Trade Waste
Charging Framework & Rates 2020-21

LOGAN CITY COUNCIL

1. INTRODUCTION

1.1 Trade Waste Definition

The *Water Supply (Safety and Reliability) Act 2008* defines trade waste as water-borne waste from business, trade or manufacturing premises, other than:

- Waste that is a prohibited substance; or
- Human waste (i.e. domestic sewage); or
- Stormwater.

1.2 Acceptance of Trade Waste

Council provides a wastewater system primarily for the transport and treatment of domestic sewage. However, Council may also accept trade waste where it is satisfied that compliance with all legislative requirements and wastewater treatment plant licence conditions will be maintained.

1.3 Trade Waste Implications

Trade waste may contain significantly increased organic strength compared to that of domestic sewage and may also contain other substances such as high levels of fats and grease, heavy metals, organic solvents and chlorinated organic substances. These pollutants can harm people, the environment and the wastewater system.

1.4 Trade Waste Management Objectives

Council's objectives in managing the discharge of trade waste to the wastewater system are to:

- Protect and preserve the health and safety of personnel and the public;
- Protect the environment;
- Protect wastewater infrastructure;
- Protect wastewater treatment processes; and
- Facilitate re-use of treated effluent and biosolids.

1.5 Related Documents

Council has prepared the following documents which relate to the *Charging Framework & Rates*:

- *Sewer Admission Standards*;
- *Pre-Treatment Requirements*; and
- *Trade Waste Approval Conditions*.

These documents can be found on Council's website (www.logan.qld.gov.au).

2. CHARGING FRAMEWORK

2.1 User-Pays Charging System

Council applies a user-pays charging system which provides economic incentives to minimise waste generation. Charges are calculated for each connection located on a property based upon the volume and strength of the trade waste discharged. The charges consist of the following:

- A fixed service charge (i.e. a base charge);
- A variable volumetric charge;
- A variable charge for pollutants in excess of prescribed limits; and
- Analysis charges to determine discharge strength (fee for service).

Whilst trade waste charges are calculated for each connection located on a property, sole responsibility for payment resides with the property owner. The property owner may choose to recover the charges from their tenants under normal commercial arrangements.

2.2 Trade Waste Categories

Based on the *Sewer Admission Standards*, Council has established a number of categories to reflect the level of pollutants contained in the trade waste discharge. These categories are the primary source used to determine the applicable charge types as detailed in Table 1.

Table 1: Trade Waste Charge Types

Category	Base Charges	Volumetric Charges	Excess Pollutants	Analysis Charges
Category 1 – Low Strength	Yes	No	No	No
Category 2 – Medium Strength	Yes	Yes	No	No
Category 3 – High Strength	Yes	Yes	No	No
Category 4 – Very High Strength	Yes	Yes	No	No
Category 5 – Special	Yes	Yes	Yes	Yes
Category 6 – Cooling Towers	Yes	Yes	No	No

Note 1: Category 5 includes the following:

- Connections exceeding the pollutant limits for Category 4.
- Connections discharging volumes greater than 10 megalitres (ML) per annum.
- Connections operating in certain industries including metal finishing and waste disposal.
- New connections where sample analysis is required to determine discharge strength.
- Any other connections as determined by Council.

2.3 Trade Waste Activities

Council has developed a list of trade waste activities and related categories based on the typical level of pollutants contained in the discharge. These are outlined in Table 2. The following is applicable:

- Unless otherwise determined by Council, the nominated trade waste activities will be used to assign the category for each connection located on a property based on the operations of the occupant (or previous occupant if vacant);
- For certain trade waste activities where multiple categories may be applied (e.g. Food Industry), the assigned category will depend upon the actual level of pollutants contained in the discharge as determined via sample analysis (refer **Section 2.5**);
- For a new connection where multiple categories may be applied (e.g. Food Industry), allocation to a category will be based on the following:
    - Where the new connection shares a pre-treatment device with other existing connections, the same category will be applied as the existing connections;
    - Where the new connection does not share a pre-treatment device but there are other similar trade waste generators operating throughout the city, the same category will be applied until audit sample analysis has been undertaken; and
    - Where the new connection does not share a pre-treatment device and there are no other similar trade waste generators operating throughout the city, the new connection will be assigned to Category 5.

Table 2: Trade Waste Activities

	Trade Waste Activity	Cat 1	Cat 2	Cat 3	Cat 4	Cat 5	Cat 6
A	Food Industry	No	Yes	Yes	Yes	Yes	No
B	Food Industry - Minor	Yes	No	No	No	No	No
C	Food Industry - Community	No	Yes	Yes	Yes	Yes	No
D	Wash Bays	No	Yes	No	No	No	No
E	Laundry & Dry Cleaning	No	Yes	No	No	No	No
F	Personal Care Services	Yes	No	No	No	No	No
G	Veterinary & Animal Care	Yes	No	No	No	No	No
H	Metal Coating & Finishing	No	No	No	No	Yes	No
I	Waste Disposal	No	No	No	No	Yes	No
J	General Manufacturing	Yes	Yes	Yes	Yes	Yes	No
K	Cooling Towers	No	No	No	No	No	Yes
L	Miscellaneous	Yes	Yes	Yes	Yes	Yes	No

Note 1: Refer to Appendix A for further description of the trade waste activities.

2.4 Category Pollutant Limits

For the majority of connections, strength is generally determined based on two (2) common pollutants, namely Biochemical Oxygen Demand (BOD) and Chemical Oxygen Demand (COD). Table 3 presents the limits used to assign categories to connections. The highest result for each connection is applied.

Table 3: Category Pollutant Limits

Category	BOD	COD
Category 1 – Low Strength	< 200 mg/l	< 300 mg/l
Category 2 – Medium Strength	200 – 799 mg/l	300 – 1,199 mg/l
Category 3 – High Strength	800 – 1,599 mg/l	1,200 – 2,399 mg/l
Category 4 – Very High Strength	1,600 – 2,399 mg/l	2,400 – 3,599 mg/l
Category 5 – Special	=> 2,400 mg/l	=> 3,600 mg/l
Category 6 – Cooling Towers	N/A	N/A

2.5 Sample Analysis

The collection and analysis of samples may be required to determine conformance with the category pollutant limits and the calculation of excess pollutants charges. Additional information in relation to the sampling standards, methods and other requirements is provided in the *Sewer Admission Standards*. Analysis charges may also be applicable (refer **Section 3.2**).

2.5.1 Audit Samples

Council reserves the right to collect audit samples to determine the level of pollutants discharged from pre-treatment devices. The costs of audit samples will be borne by Council.

2.5.2 Deemed Analysis Results

Based on the risk to the wastewater system, the volumes discharged and the consistency of previous samples, Council may deem the analysis results for a pre-treatment device to determine the applicable category or to calculate excess pollutant charges for Category 5 connections. Council may undertake audit samples to confirm continued alignment with the deemed analysis results. Significant variances may result in adjustment to the assigned category or the need to implement a regular sampling program.

2.5.3 Regular Sampling Program

Where deemed analysis results are not applied by Council, Category 5 connections will be required to have samples regularly collected and analysed to determine the level of excess pollutants. The costs of samples will be borne by the trade waste generators.

3. TRADE WASTE CHARGES

Council applies trade waste charges to recover costs associated with the management of the service, together with the transport and treatment of the discharge. The charges levied each financial year are in accordance with the annual budget adopted by Council.

3.1 Base Charges

Table 4 presents the base charges for 2020-21. Base charges are applied to recover costs associated with the management of the trade waste service which includes the following activities.

- Reviewing plumbing applications in relation to trade waste connections;
- Ensuring suitable pre-treatment devices are installed and regularly serviced;
- Assessing and issuing trade waste approvals, including applying specific conditions;
- Conducting site inspections, audits and investigations to ensure compliance is maintained;
- Performing catchment monitoring studies to control potential hazards and risks;
- Providing advice, education and awareness to trade waste generators; and
- Improving trade waste management practices to achieve cleaner production.

Table 4: Base Charges 2020-21

Tier	Annual Charge	Quarter Charge	Connection
Tier 1	$420.32	$105.08	Category 1
Tier 2	$717.72	$179.43	Categories 2 to 6

The following conditions are applicable:

- Base charges are applied for each approved trade waste connection on a property;
- Property owners are billed base charges quarterly in advance via the property rates notice;
- Base charges will apply whilst a connection remains operational, irrespective of whether or not the premises are occupied or vacant;
- Base charges will be pro-rated by quarter for new connections or disconnections occurring on the property throughout the financial year;
- Disconnections require the implementation of measures to physically prevent the discharge of trade waste to the wastewater system. This may include the removal of a plumbing fit-out at a premise (e.g. tenancy) or making a pre-treatment device inoperable; and
- The property owner is responsible for notifying Council that the required disconnection works have been implemented. The measures undertaken to prevent the discharge of trade waste to the wastewater system must be inspected and approved by Council.

3.2 Volumetric Charges

Trade waste contains pollutants which can shorten the useful life of wastewater system assets, cause additional asset maintenance to be undertaken and require further processing at treatment plants to ensure the final effluent meets environmental regulations. Accordingly, volumetric charges are applied to recover the transport and treatment costs of the trade waste discharged.

The charges are calculated for each connection on a property based on the volume and strength of the trade waste discharged. Property owners are billed quarterly in arrears via the property rates notice. The following tables present the rates for 2020-21. Additional information in relation to the excess pollutant charges and discharge volume measurement is provided in subsequent sections.

Table 5: Volumetric Charges 2020-21

Category	Unit	Rate	Excess Pollutants	Analysis Charges
Category 1 – Low Strength	No	No	No	No
Category 2 – Medium Strength	Kilolitre	$1.7111	No	No
Category 3 – High Strength	Kilolitre	$3.4956	No	No
Category 4 – Very High Strength	Kilolitre	$5.4510	No	No
Category 5 – Special	Kilolitre	$1.7111	Table 6	Table 7
Category 6 – Cooling Towers	Kilolitre	$1.2834	No	No

Table 6: Excess Pollutant Rates 2020-21

Pollutants	Unit	Rate
Biochemical Oxygen Demand	Kilogram	$3.1522
Chemical Oxygen Demand	Kilogram	$1.1527
Non-Filterable Residue	Kilogram	$3.9846
Total Oil & Grease	Kilogram	$2.8298
Other Pollutants	Kilogram	$2.8018

Table 7: Analysis Charges 2020-21

Analysis Category	Unit	Rate
Standard	Each	$347.60
Non-Standard	Each	$278.76

3.2.1 Excess Pollutant Charges

The *Sewer Admission Standards* prescribe limits for general and controlled substances discharged to the wastewater system. Excess pollutant charges are applicable where Council determines via sample analysis that the limits have been exceeded. The following is applicable:

- Table 8 presents the limits for a selection of general substances commonly found in domestic sewage and produced by most trade waste generators;
- Table 9 presents the limits for various controlled substances not generally found in domestic sewage and produced by specific industries, such as metal finishing and waste disposal; and
- Charges are calculated based on the kilograms of each pollutant produced over the specified limits, except only BOD or COD will be applied, whichever results in the highest charge.

Table 8: General Substance Limits 2020-21

Pollutants	Symbol	Measure	Limit
Ammonia	N	mg/litre	100
Biochemical Oxygen Demand	BOD	mg/litre	800
Chemical Oxygen Demand	COD	mg/litre	1,200
Non-Filterable Residue	NFR	mg/litre	200
Total Dissolved Solids	TDS	mg/litre	5,000
Total Kjeldahl Nitrogen (as N)	TKN	mg/litre	150
Total Oil & Grease	TOG	mg/litre	200
Total Phosphorus	P	mg/litre	20

Table 9: Controlled Substance Limits 2020-21

Pollutants	Symbol	Measure	Limit
Aluminium	Al	mg/litre	100
Chromium - Total	Cr	mg/litre	3
Iron	Fe	mg/litre	10
Fluoride	F	mg/litre	30
Nickel	Ni	mg/litre	1
Zinc	Zn	mg/litre	1

3.2.2 Discharge Volume Measurement

Discharge volumes are measured to calculate the charges for each connection on a property. Where applicable, allowances may be deducted to account for domestic sewage or water not discharged to the wastewater system. The following tables present detailed information.

Table 10: Discharge Volume Measurement

Element	Description
Direct Measurement	• Direct measurement is the primary method employed by Council to determine the discharge volumes for each connection. • Volumes are determined via an approved flow measurement device, such as a trade waste meter, magnetic flow meter, hour run meter or tenancy water meter installed on the premises. Depending on the plumbing configuration, multiple devices may be required. • Meters are read each quarter by Council. In some instances, the property owner (or representative) may read the meters and provide Council with the required information.
Indirect Measurement	• Indirect measurement uses the water consumption as measured at the property boundary water meter, less allowances to account for domestic sewage or water not discharged to the wastewater system. • This approach is not common and can only be used where approved by Council. • Boundary water meters are read each quarter by Council for the purposes of calculating property water bills.
Allowances	• Council may deduct allowances to account for domestic sewage or water not discharged to the wastewater system. • This will depend on the plumbing configuration, discharge volume measurement method and operations of the trade waste generator. The allowances are detailed in Tables 11 and 12.
Estimates	• Council reserves the right to apply estimated discharge volumes in the following circumstances: o Where an approved flow measurement device is determined to be defective, or unable to be read, an estimate will be calculated based upon the previous history of the premises. o Where the indirect measurement method is employed and the application of standard allowances results in nil / minimal flows, or it is not possible to calculate a discharge volume, a minimum volume of 200kL per annum will be applied.

Table 11: Standard Allowances

Allowances	Description
Pedestal	• An annual allowance of 45kL per pedestal is deducted from the total volume to account for domestic sewage. This allowance is applied where boundary water meter reads are used, or where trade waste meters are installed in a plumbing location preceding the toilets.
Industry	• Where boundary water meter reads are used to determine volumes, an allowance is applied to account for other domestic sewage or water not discharged to the wastewater system (e.g. irrigation). • A standard 10% allowance is applied to most industries. Aged care facilities and hospitals receive a 25% allowance due to additional showers located on the property. The amount is calculated after any pedestal allowances have been deducted.
Water-in-Product	• For certain products or processes, such as preparing bakery items or making pizza dough or laundering clothes, there may be a portion of the water used on site that is identified as retained in the products or evaporated during production processes. • Water-in-Product allowances are applied where trade waste meters or tenancy water meters are installed. The amount is calculated after applicable pedestal allowances have been deducted. • Standard allowances based on industry benchmarks include: ○ Bakeries = 20% ○ Pubs and clubs (bar allowance) = 20% ○ Pizza shops = 10% ○ Laundries = 15%

Table 12: Non-Standard Allowances

Allowances	Description
Proven Usage	• Similar to Water-In-Product allowances, a non-standard allowance for proven water retention or evaporation may be applied based upon a product recipe or manufacturing process. The onus of proof for the volume allowance to be applied resides with the trade waste generator and must be approved by Council.

Leakage	• Allowances may be applied to account for water leaks. These are applied as one-off fixed deductions and will generally be calculated based upon the previous trade waste volume history.

3.3 Hydrogen Sulphide Charges

Where Council determines an approved trade waste connection produces levels of Hydrogen Sulphide in excess of the limits detailed in the *Sewer Admission Standards*, it will install monitoring equipment at an identified discharge point to the sewerage system. The following charges will be applied.

3.3.1 Additional Base Charge

An additional base charge of $4,000 per annum will apply to the connection in addition to the standard base charge (refer **Section 3.1**). The additional base charge relates to the annual costs associated with the acquisition, calibration and repair of the monitoring equipment.

3.3.2 Exceedance Charge

Where Council determines through the use of the installed monitoring equipment that the connection produces Hydrogen Sulphide at a level whereby the eight hour time-weighted average exceeds 10ppm during any day, then an exceedance charge of $1,320 per day will apply.

From the date of the monitoring equipment installation, Council will apply a grace period of six months to enable the connection to enhance their systems and processes in order to comply with the limits detailed in the *Sewer Admission Standards*.

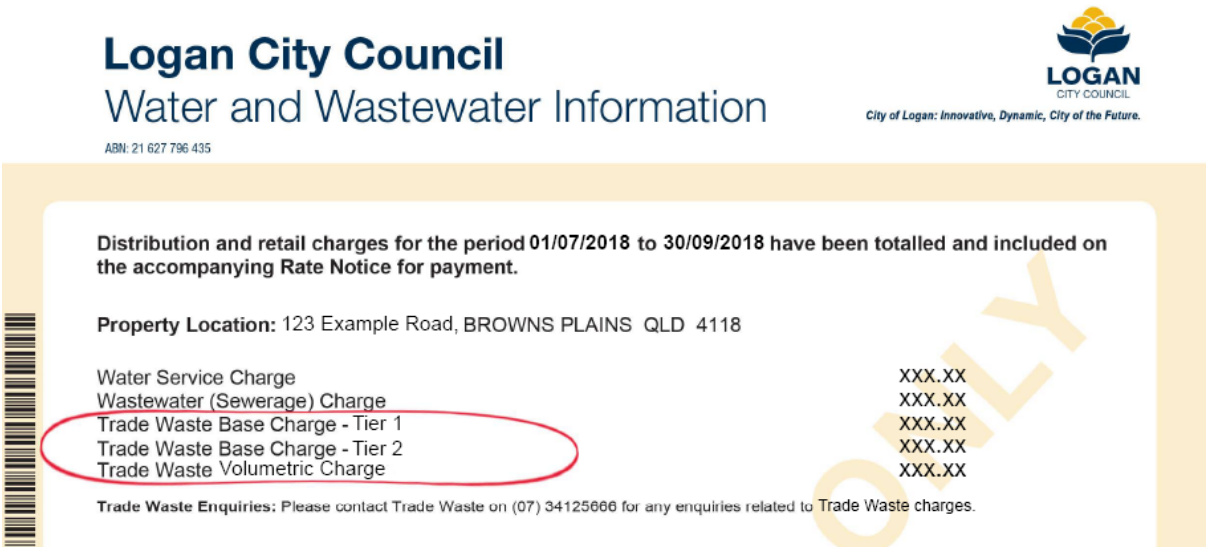
4. COLLECTION OF TRADE WASTE CHARGES

Trade waste charges are calculated for each approved trade waste connection located on a property and are issued on the rates notice each quarter. The amount thereof shall be a debt due by the owner of the property. If the charges are not paid within the prescribed time after service of the rates notice, the outstanding amount shall be charged interest at a rate per annum specified by Council.

4.1 Rates Notice

The trade waste charges will appear on the *Water and Wastewater Information* sheet attached to the rates notice. Figure 1 provides an example. All water and wastewater charges, including the trade waste charges, are totalled and the amount is included on the main rates notice.

Figure 1: Example Rates Notice



Logan City Council
Water and Wastewater Information
ABN: 21 627 796 435

LOGAN CITY COUNCIL
City of Logan: Innovative, Dynamic, City of the Future.

Distribution and retail charges for the period 01/07/2018 to 30/09/2018 have been totalled and included on the accompanying Rate Notice for payment.

Property Location: 123 Example Road, BROWNS PLAINS QLD 4118

Water Service Charge	XXX.XX
Wastewater (Sewerage) Charge	XXX.XX
Trade Waste Base Charge - Tier 1	XXX.XX
Trade Waste Base Charge - Tier 2	XXX.XX
Trade Waste Volumetric Charge	XXX.XX

Trade Waste Enquiries: Please contact Trade Waste on (07) 34125666 for any enquiries related to Trade Waste charges.

4.2 Payment Methods

As the trade waste charges are included on the rates notice, all methods for the payment of rates will be available to property owners. Additionally, for property owners experiencing financial difficulty, payment options may be available in accordance with Council's *Financial Hardship Policy*. Property owners can contact Council to find out more information about these options.

4.3 GST Implications

Any general, separate or special rates and charges included in the rates notice are excluded from GST by the determination of the Commonwealth Treasurer per Division 81 and Division 38-I of the Goods and Services Tax Act (1999). Hence, trade waste charges issued by Council do not attract GST.

4.4 Recovery of Charges by Property Owner

The property owner may choose to recover the trade waste charges from their tenants under normal commercial arrangements. To assist property owners with the recovery of charges, Council will provide property owners with the information as detailed in Table 13.

Table 13: Charges Information

Connection Type	Information Provided
Single Connection	• For properties where there is only a single trade waste connection, Council will not provide any additional information. The amount to be recovered is the sum of the trade waste charges as detailed on the *Water and Wastewater Information* sheet attached to the rates notice.
Multiple Connections	• For properties where there are multiple trade waste connections, Council will provide the following information via email: ○ *Base Charges Summary* (refer **Section 4.4.1**) ○ *Volumetric Charges Summary* (refer **Section 4.4.2**) • To receive this information, the property owner (or representative) must register their email address with Council.

4.4.1 Base Charges Summary

The *Base Charges Summary* details the quarterly base charges payable for each connection located on a property for the financial year, together with the business name of the last known occupant. It is issued at the start of each financial year and updated during the year when there have been changes, such as new connections or disconnections.

4.4.2 Volumetric Charges Summary

The *Volumetric Charges Summary* details the volumetric charges payable for each connection located on a property for the previous quarter, together with the business name of the last known occupant. It is issued at the end of each quarter.

4.4.3 GST Implications

GST is generally payable by tenants in relation to trade waste charges issued by property owners. GST can generally be recovered by tenants via Input Tax Credits claimed on their Business Activity Statements. Council strongly recommends that property owners and tenants seek their own financial advice in relation to all GST matters.

5. NON-COMPLIANCE RELATED CHARGES

Council treats non-compliance with the Trade Waste Approval conditions very seriously as it may harm people, the environment or the wastewater system.

5.1 Cost Recovery

Council reserves the right to recover costs associated with non-compliance of approval conditions. This may include, but not be limited to, costs associated with:

- Transporting and treating the trade waste discharged;
- Undertaking inspections, investigations and audit samples;
- Installation of equipment and monitoring devices;
- Non-routine cleaning or maintenance of the wastewater system;
- Repair of damage caused to the wastewater system;
- Implementing emergency and enforcement activities;
- Applicable penalties in accordance with legislation; and
- Legal, administration, interest and other applicable costs.

5.2 Recovery Method & Timelines

Depending on the nature of the non-compliance and ongoing implications, Council reserves the right to determine the applicable payment method and timelines to recover the costs. This may include, but not be limited to one of, or a combination of, the following:

- One-off payment of the total cost recovery amount;
- Division of the total cost recovery amount across multiple payments; and
- A loading applied to the volumetric charges to recover ongoing costs.

Unless otherwise determined, the charges will be added to the property rates notice in accordance with the normal trade waste charges (refer **Section 4**).

APPENDIX A

The following table presents descriptions of the trade waste activities.

Appendix A: Trade Waste Activity Descriptions

Trade Waste Activity		Description
A	**Food Industry**	• Generators engaged in physical or chemical transformation of raw materials into new food products or beverages fit for human or animal consumption. Examples include: ○ Meat, poultry and seafood processors (e.g. abattoirs) ○ Milk, cream and cheese processors (e.g. dairies) ○ Bread, cake, pastry and biscuit makers (e.g. bakeries) ○ Frozen food and meal manufacturers ○ Fruit and vegetable processors ○ Drink and alcoholic beverage manufacturers ○ Animal feed manufacturers • Generators engaged in providing food or beverage services, such as the preparation and serving of meals and beverages for consumption by customers, both on and off-site. Examples include: ○ Cafes, restaurants and takeaways ○ Pubs, clubs, taverns and bars ○ Catering services • Generators engaged in wholesale and retail trading which includes food and beverages made or prepared on-site. ○ Butchers, poultry retailers, fishmongers etc. ○ Delicatessens, small goods retailers, specialty foods etc. ○ Supermarkets with butchery, bakery, delicatessen etc.
B	**Food Industry - Minor**	• Generators engaged in providing food or beverage services on an infrequent basis or at a level of operation that would have minimal wastewater system risks. Examples include: ○ School and sporting ground canteens, kiosks etc. ○ Childcare centre kitchenettes (e.g. container rinse) ○ Community halls, museums, performing arts venues etc. ○ Service stations / convenience stores with pre-packaged food warmers and drink dispensers

Trade Waste Activity		Description
C	**Food Industry - Community**	• Generators engaged in providing food or beverage services as part of healthcare, aged care and community services. Examples include: ○ Hospitals and medical facilities ○ Aged care facilities, nursing homes, retirement villages ○ Church groups and community centres
D	**Wash Bays**	• Generators utilising a wash bay for the purposes of cleaning vehicles, plant and equipment. Examples include: ○ Vehicle wash and detailing operations ○ Vehicle retail / wholesale operations ○ Mechanical workshops and smash repairs
E	**Laundry & Dry Cleaning**	• Generators engaged in providing commercial laundry and/or dry cleaning services. Examples include: ○ Laundromats and dry cleaners ○ Laundries in hospitals, aged care facilities etc.
F	**Personal Care Services**	• Generators engaged in providing personal care services to customers on-site. Examples include: ○ Hairdressers ○ Nail and skin care ○ Beauty salons
G	**Veterinary & Animal Care**	• Generators engaged in providing veterinary services, animal hospitals and accommodation facilities. • Generators engaged in the sale of animals maintained on site such as pet shops and aquariums. • Generators engaged in providing washing and grooming services to animals.
H	**Metal Coating & Finishing**	• Generators engaged in engraving, polishing, heat treating, plating, galvanising, anodising, colouring, plastic dipping, ceramic coating or finishing of metals or metal products. • Generators engaged in manufacturing or fabricating metal products, including the physical or chemical transformation of materials, substances or components into new products.

Trade Waste Activity		Description
I	**Waste Disposal**	• Generators engaged in domestic, commercial and industrial waste disposal where leachate or liquid waste is discharged to the wastewater system. Examples include: ○ Landfills ○ Portable toilets
J	**General Manufacturing**	• Generators engaged in physical or chemical transformation of materials, substances or components into new products including, but not limited to: ○ Textiles, leather, clothing and footwear ○ Wood and paper products ○ Printing products ○ Petroleum and coal products ○ Chemical products ○ Polymer and rubber products ○ Non-metallic mineral products ○ Transport, machinery and equipment
K	**Cooling Towers**	• Cooling towers which discharge to the wastewater system. Examples include: ○ Shopping centres and cinemas ○ Manufacturing and extrusion plants
L	**Miscellaneous**	• Generators not in previous activities which discharge to the wastewater system.