

	ENVIRONMENTAL MANAGEMENT INFORMATION FOR SEPTIC TANK INSTALLATION APPLICATIONS	Version Number Issued : Next Review GDS20:	2 July 2012 July 2013 5.71.6
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SEPTIC FEE: \$197.50 CONNECTION TO CWMS: \$197.50

APPLICATION PROCEDURES

- Regulation 12 of the Public and Environmental Health (Waste Control) Regulations 2010 ('the Regulations') empowers Council to require an application to be certified by a technical expert. Accordingly, all applications must include a certificate from a geotechnical engineer, stating that the design of the installation (as shown on the plans), will comply with the requirements of the Regulations and other applicable Standards.
- Regulation 13 of the Regulations empowers Council to impose conditions in relation to the installation and operation of a waste control system. One of the conditions is that all work relative to the installation of the waste control system must be carried out by a qualified plumber.

MINIMUM SIZE REQUIREMENTS

- 3 000 litre all purpose septic tank.
- 45 metres poly tunnel soakage trench 1.2 metres wide, or 27 metres 2.5 metres wide (where mains water supply)
- 38 metres poly tunnel soakage trench 1.2 metres wide, or 23 metres 2.5 metres wide (where roof catchment water supply).

[Variations to these soakage area requirements may be applicable subject to geotechnical classification]

- Effluent holding tank(s) for pumping purposes to be a minimum of 500 litre capacity.
- All tanks to be of a design approved by the Department of Health.

Technical information relating to the installation of septic tanks, soakage trenches, etc will only be provided to engineers and qualified plumbers.

Non-approved systems installed prior to 15 May 1995 will not comply due to changes to installation standards.

Systems approved by the South Australian Health Commission (SAHC) prior to 15 May 1995 will remain approved, provided that:

- No part of the system is situated beyond the defined allotment boundaries,
- No variation to the system has occurred since approval; and
- No variation to the plumbing fixtures within the building has occurred since approval

All internal plumbing must be brought up to the Standards set down in the National Plumbing Code AS 3500 Part 2 prior to requesting a final approval inspection certificate.

Applications which are not approved will be returned to the applicant with an indication of the reason for non-approval; eg incorrect information or insufficient information.

An engineer or qualified plumber should be consulted for advice in respect of a non-approved application.

PROHIBITED DISCHARGES

Unless otherwise approved, no person shall permit or cause any of the following discharges into a septic tank system:

- Any stormwater, including roof and rainwater overflow and surface drainage waters;
- Any back flush waters from a swimming pool or water softener;
- Any discharge or back flush from a spa bath / pool in excess of 680 litres capacity;
- Any sanitary napkin, clothing or plastic material or liner;
- Any trade waste;
- Any petrol or other flammable or explosive substance whether solid, liquid or gaseous;
- Any disinfectant or deodorant, antiseptic or germicide powder or fluid, unless specifically stated to be suitable for use in septic tanks;
- Salt water; or
- Any other matter or substance which would impair the effective working of a septic tank.

DE-SLUDGING

Residential septic tanks are sized to accommodate sludge and scum accumulation for a period of two (2) to four (4) years.

Approval will be conditional upon de-sludging the tank every two (2) to four (4) years. Failure to do so, will result in the solid contents flowing through to the disposal system and causing failure of that system.

In commercial and other non-residential situation, the frequency of de-sludging will be more frequent than that for residential septic tanks.

Where the septic tank is connected to a Community Wastewater Management Scheme (CWMS), the Council will coordinate the cyclical de-sludging as part of a bulk tender and a service charge will be levied on the property when this occurs.

EFFLUENT DISPOSAL AREA REQUIREMENTS

- Soakage areas must not be subject to vehicular traffic as such traffic will compact the soil and severely impair the operation of the system.
- All roof and surface waters must be diverted away from the disposal area.

Set Back Distances

- 2.5 metres – from septic tanks, pumping tanks, allotment boundaries, diversion trenches, including soakage trenches, soakage wells or other sub surface disposal system.
- 3.0 metres – down slope from a building or a swimming pool, or where the site is flat, 3.0 metres from any point of the building or swimming pool.
- 6.0 metres – up slope from a building or swimming pool.
- 50.0 metres – from any well, bore or dam used or likely to be used for human and/or domestic use.
- 50.0 metres – from a water course, identified on a current series 1:50,000 topographic map, or used or likely to be used for human or domestic purposes.
- 50.0 metres – from a water source used for agricultural or stock purposes.
- A septic tank must be positioned at least 2.5 metres from all buildings, allotment boundaries and effluent disposal systems.

ABOVE GROUND DISPOSAL OF EFFLUENT

- Effluent from a septic tank is not permitted to be disposed of above ground.
- Sullage water (shower, bath, laundry) is not permitted to be disposed of above ground.
- Disposal of waste water of any type above ground requires the installation of a specialised treatment system. Contact an engineer or qualified plumber for technical information.

APPLICATION FORM

The application form requires completion of all sections relating to the following:

1. Owner / applicant.
2. Location of the installation.
3. Premises and systems.
4. Non standard fixtures.
5. Septic tank.
6. Land capability assessment.
7. Disposal method.
8. Declaration and signatures of the owner and applicant.

To assist with the identification of the site, the site must be identified with a sign, clearly visible from the roadway, showing the owner's name and the allotment number.

In situations where the septic system is to be connected to a CWMS, the application should be accompanied by an application to connect to the relevant CWMS.

SITE LAYOUT PLAN

A site layout plan must be provided, drawn to a scale of 1:200 showing:

1. Block dimensions.
2. Contours indication natural ground fall.
3. Proposed location of all building(s) & other structures, including shed(s), swimming pools & paving.
4. Position of the proposed septic tank, pump sump, distribution sump and effluent disposal system, including distances from boundaries, buildings etc.
5. Location of any buildings on the boundary alignment.
6. Details of any site modifications eg benching, cutting, filling.
7. Details and location of any diversion trenches to collect surface or migrating subsurface water.
8. Details and location of storm, surface and roof water disposal.
9. Details of any well, bore or dam used or likely to be used for human and / or domestic purposes.
10. Details of any water source used for agricultural, aqua-cultural or stock purposes.
11. Details of any water course, identified on a current 1:50,000 topographic map, used or likely to be used for human or domestic purposes.
12. Type of proposed septic tank eg precast or constructed in-situ.
13. Capacity of the proposed septic tank and / or pump tank.
14. Method of effluent disposal.
15. Full details of the disposal system, including length, width and depth.
16. Depth from surface level to the top of the nominated method of effluent disposal.
17. Where connection to CWMS is available, show the line of drain and the connection point.

BUILDING LAYOUT PLAN

A detailed building layout plan must be provided drawn to a scale of 1:100 showing:

- The position and description of all the sanitary fixtures to be connected to the septic tank eg water closet pan, basin, bath, shower, laundry trough, washing machine, kitchen sink, dishwasher, food waste disposal unit and spa bath together with its capacity.
- Method of connecting the fixtures to the drainage system including location of the sewer drain, inspection openings, and inspection shafts, junctions and bends, size and grade of sewer drain, position and size of traps (sanitary fixtures, floor waste and overflow relief gully), vents and waste pipes.
- The intended use of the building eg house, flats, units, office, shop, hotel, etc.
- The intended use of the rooms within the building eg bedroom, kitchen, family, office, consulting room, dining, bar etc.
- For non residential buildings eg offices, shops, hotels, hospitals – it is necessary to state the maximum number of persons using the system.

GENERAL

- Use of the waste disposal system shall not commence until a Final Approval Certificate has been issued to the applicant by Council.
- Waste control technical installation codes may be purchased from –
Public Health SA, Department for Health, Environmental Health Branch, Environmental Health Assessment, PO Box 6, Rundle Mall SA 5000
Telephone Hotline No: 08 8226 7107
Website: <http://www.dh.sa.gov.au/pehs/branches/wastewater/onsite-systems.htm>
- Waste control technical installation codes **cannot** be procured from The Flinders Ranges Council.
- The Final Approval Certificate should be retained permanently as proof of an approval installation.