

FACT SHEET

GUIDELINES TO INSTALLING A SEPTIC TANK & SOAKAGE SYSTEM

Information about the Septic Tank and Soakage System

This is one of the most common forms of wastewater systems subject to the suitability of the soil. The wastewater from the house flows to the septic tank where the sludge, fats and oils are separated from the liquid. This liquid then flows to a sub-surface soakage system which is generally the soakage trench.

On-Site Soakage Systems

The most common forms on On-Site Soakage Systems are the tunnel system using plastic tunnel or the perforated pipe system however with the advances in technology, pressurised systems are also now being approved.

The soakage trench can be installed in single or multiple runs depending on the size of the allotment and direction of landfall.

To determine what size soakage system you require you will need to engage a Wastewater Engineer who will take soil samples of your property and determine whether the site is suitable for such a system. A Wastewater Application will not receive approval until an Engineer's report has been received.

A septic tank with a capacity of 3000L is designed for 6 people however if there are more than 6 people the size of the septic tank will need to be increased. The tank has been designed so that it needs to be desludged every 4 years.

To ensure the septic tank and soakage system is working efficiently, no person shall permit or cause any of the following discharges into the septic system:

- any stormwater, including roof and rainwater tank overflow and surface drainage waters;
- any backflush water from a swimming pool or water softener;
- any discharge or backflush from a spa bath/pool in excess of 680L capacity;
- any sanitary napkin, clothing, 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 a septic tank.

Information to be provided to Council to obtain approval

An application form

You will need to complete an "Application for an On-site Wastewater Works Approval" form that is available from the Council Offices based at Mannum, Morgan and Cambrai or online at www.mid-murray.sa.gov.au. The application form **must** be completed and signed by both the owner and applicant.

Application Fee

An application fee is required. Fees can be found on Council's website at www.mid-murray.sa.gov.au or by contacting the Council Office. This application fee covers the examination of the application to ensure it complies with the current legal regulations, the approval and inspections of both pre-approval and of the installed system.

Wastewater Engineer's Report

A Wastewater Engineer's report must be provided to determine whether the soil is able to handle sub surface soakage. Some soils are high in clay and therefore unable to be used for soakage. The Engineer will also

Contact

PO Box 28
Mannum SA 5238
T: (08) 8569 0100
E: postbox@mid-murray.sa.gov.au

Principal Office

49 Adelaide Road
Mannum SA 5238

Cambrai Office

Main Street
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Morgan Office

Cnr Fourth & Eight Streets
Morgan SA 5320

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consider other factors on the allotment such as watercourses and bores and whether there is adequate setback to accommodate an on-site wastewater system.

Site Layout Plan

Site layout plan drawn to scale of 1 in 500 must be included with your application that details:

- block dimensions;
- contours indicating natural ground fall;
- proposed location of the building and all other structures including sheds, swimming pools and paving etc;
- position of the proposed septic tank and soakage area showing all setback distance from boundaries, buildings including sheds, paving and swimming pools;
- details of any site modification eg benching, cutting and filling;
- details and location of any diversion trenches to collect surface or migrating subsurface water;
- details and location of storm, surface and roof water disposal;
- details of any well, bore, dam used or likely to be used for human and or domestic use;
- details of any water source used for agricultural, aquacultural or stock purposes;
- details of any water course, identified on a current 1:50 000 Department of Environment and Water topographic map, used or likely to be used for human and or domestic purposes.

Building Layout Plan (Plumbing plan)

A detailed building layout plan drawn to a scale of 1 in 100 must be included with your application that details:

- the position and description of all sanitary fixtures to be connected to the septic tank system – e.g. toilets, basin, showers, bath, laundry, kitchen;
- the method of connecting the fixtures to the drainage systems including location of the drains, positions and size of traps – sanitary fixture, floor waste and overflow relief gully, vents and waste pipes.;
- whether there is a spa bath that is more than 120 litres or there is a food waste disposal unit installed.

Maintenance of Septic Tank

To ensure your septic system is working properly, it is important to look after your system. Septic tanks should:

- be desludged every 4 years;
- regularly be checked for any debris, grass or tree roots from around the lid area and removed;
- strong bleaches or detergents should not be placed down the septic system. It will kill the bacteria that is needed to break down the sewerage and cause odour issues.

Council cannot issue approval until the following information has been submitted:

- a completed application form, signed by the owner and applicant;
- an application fee;
- a site layout plan showing the location of the septic tank and soakage system in relation to the dwelling, driveways, boundaries and sheds;
- a Wastewater Engineer's report;
- a building layout plan detailing all sanitary plumbing.

Failure to provide this information will result in delays in approval.

For further information, please feel free to contact Council on 8569 0100.

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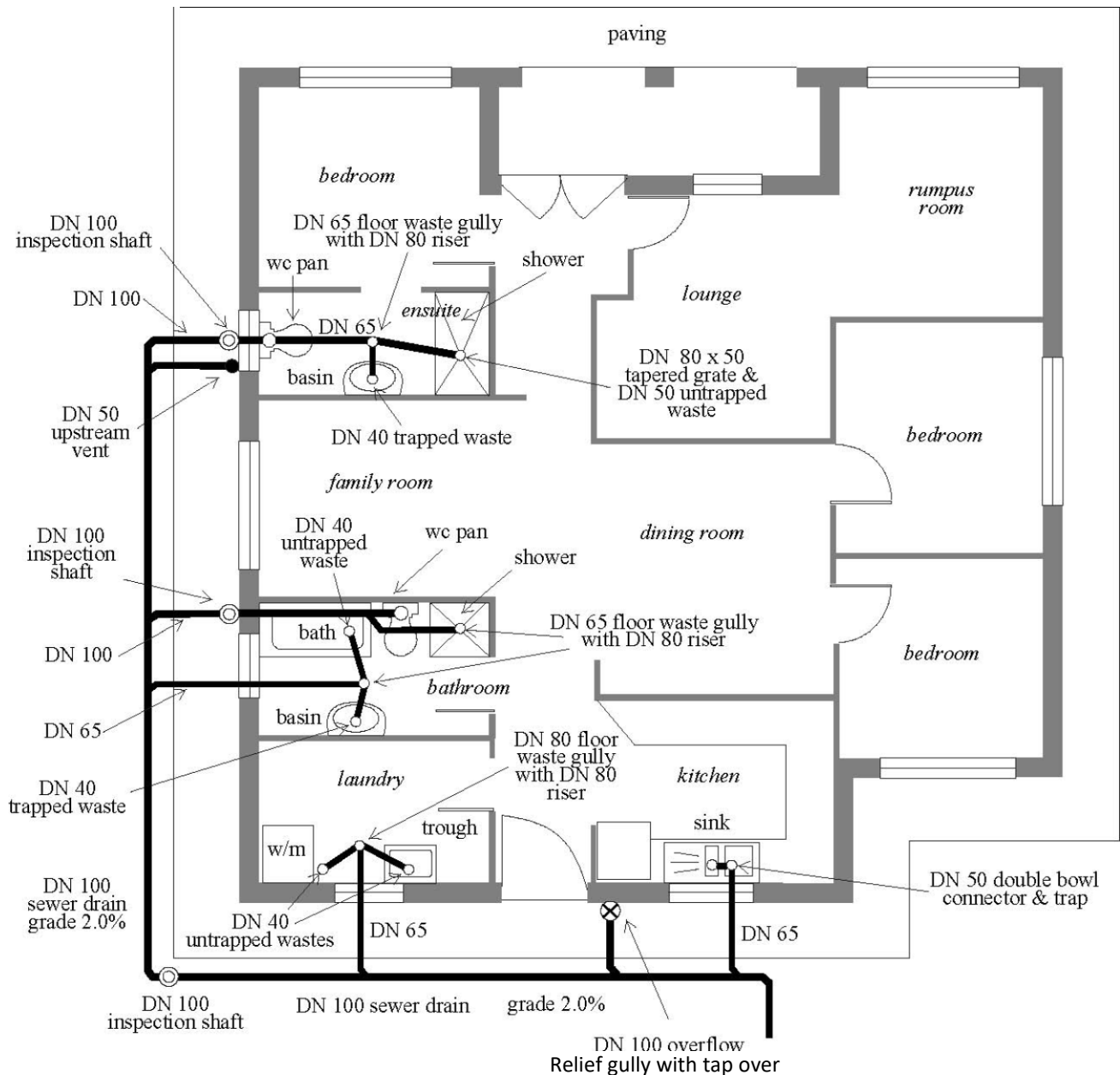
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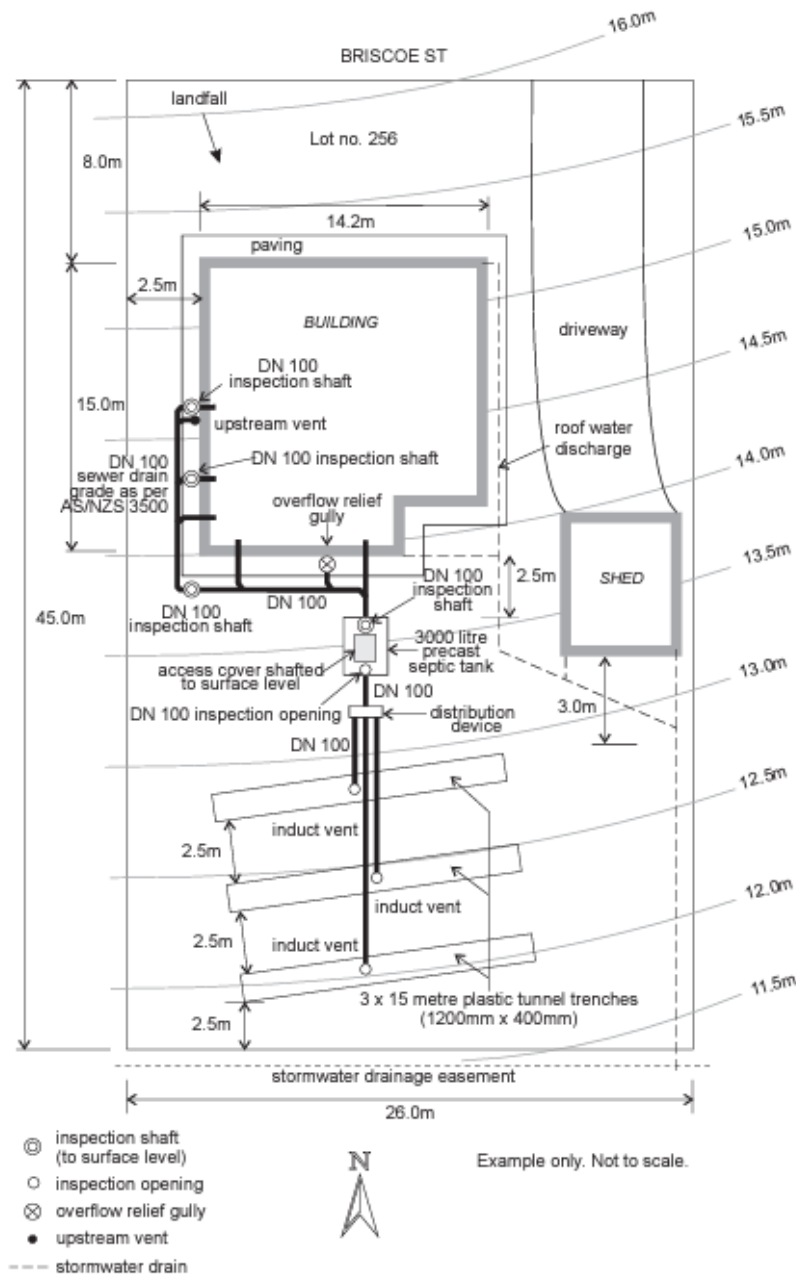
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