

# FACT SHEET

## Kroehns Landing Community Wastewater Management System



### Information about connecting to the Kroehns Landing Community Wastewater Management System (CWMS)

The scheme at Kroehns Landing is called a Community Wastewater Management System (CWMS), which means that you must have a septic tank and a pump chamber to pump effluent to Council's treatment plant where it is simply aerated and chlorinated prior to being discharged at the irrigation site via sprinklers.

#### How do I apply to connect to the scheme?

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](http://www.mid-murray.sa.gov.au).

#### What do I need to provide with the application?

With your application form, you will need to provide:

A detailed plumbing shown on a House Layout Plan (Figure 1) drawn to a scale of 1 in 100 showing:-

- the position and description of all the sanitary fixtures to be connected to the septic tank e.g. water closet, basin, bath, shower, laundry trough, washing machine, kitchen sink, dishwasher, food waste disposal unit or spa bath (together with its capacity);
- location of the CWMS drain, inspection openings, junctions and bends, size and fall of CWMS drain, position and size of traps (sanitary fixtures, floor and drain), vents and waste pipes;
- the intended use of the rooms within the building e.g. bedroom, kitchen, family, office, consulting room, dining, bar etc.

A detailed Site Layout Plan (Figure 2) drawn to a scale of 1 in 100 showing:-

- block dimensions;
- location of the building and all other structures, sheds, swimming pool, paving and driveways;
- position of the proposed septic tank and pump sump and proposed pipeline, including distances from buildings, boundaries etc.

#### Do I have to pay a fee?

Yes, an application fee is required. Fees can be found on Council's website at [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au) or by contacting the Council office.

#### How long will the approval take?

The approval of your application will take about twenty (20) working days to approve, provided that all necessary information is included. Delays will occur if all information is not submitted.

#### What infrastructure am I required to put on my site?

You are required to install the following:

- a septic tank with minimum capacity of 3000L;
- a pump chamber with a minimum capacity of 620 litres;
- either a Grundfos AP12-40-04 or a Davey D75A pump.

If you wish to use another pump, then you will be required to provide an Engineers report to certify that the pump is equivalent to the Grundfos and Davey pumps and will not compromise the Kroehns Landing CWMS.

#### Can I install the plumbing myself?

People performing or contracted to carry out any plumbing or drainage work must be licensed and/or registered under the Plumbers, Gas Fitters and Electricians Act 1995.

#### Contact

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

#### Principal Office

49 Adelaide Road  
Mannum SA 5238

#### Cambrai Office

Main Street  
Cambrai SA 5353

#### Morgan Office

Cnr Fourth & Eight Streets  
Morgan SA 5320

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### Are any inspections needed?

Council will undertake a site inspection at the following stages:

- water testing for underfloor plumbing;
- installation of drain and tanks;
- when the connection to the scheme is being undertaken.

The contractor doing the work is required to notify Council at least one business day prior to work being undertaken to book a site inspection of the work with Council's Environmental Health Officer.

It is your obligation to ensure that this notification is given.

### Can I use my existing septic tank?

Your existing septic tank can be used provided that it is in good condition and is of an approved capacity. You must obtain a letter from your liquid waste removalist or a plumber to state that the existing septic tank is in good condition and also the approximate size of the tank.

## Maintenance of Septic Tank and Pump Chamber

### Septic Tank

The septic tank is the first point of contact for your effluent – both solids and liquid. It is divided by a wall in the middle, called a baffle. The solids settle in the first section, the liquid effluent then flows into the second section and from there flows into the pump chamber. The septic tank needs to be desludged every 4 years to prevent any solids from overflowing into the pump chamber.

### Pump Chamber

The pump chamber is where the effluent liquid flows into from the septic tank. When the liquid in the pump chamber has reached a certain level, the pump will turn on and pump the liquid effluent out through the valve box (connection point) into the rising main to the treatment plant.

### Looking after your Septic Tank

- Council provides a regular desludging program every 4 years to desludge the septic tank.
- Regularly lift the lid of your septic tank riser and pump chamber and inspect the lid area for tree roots. If tree roots are found around the lid, then use a suitable commercially available product and spray around the lid area to prohibit further root growth.
- Don't plant any "water seeking" plants close to your septic tank and pump chamber as the roots will enter the tanks.
- The septic tank is not designed to handle some chemicals or solids because they can affect the bacteria that break down the solids. Things such as the following should not be put into your waste control system:-
  - any stormwater, including roof and rain water tank overflow and surface drainage waters;
  - any backflush waters from a swimming pool or water softener;
  - any discharge or backflush from a spa bath/pool in excess of 680 litres capacity;
  - any sanitary napkins, 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 a septic tank.

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This is a picture of tree roots that had grown in a pump chamber and actually prevented the pump from working. This caused the effluent to back up from the septic tank and into the house.

### What to do if...

#### The pump is continually running – creating a humming sound, then the...

- Valve box or the connection point may have a problem - contact Council.
- Float switch may be faulty. Contact your electrician.
- Pump may be faulty. Contact your electrician.

#### The alarm light goes on for the pump or if there is no noise and the pump is not working

- Float Switch may be faulty.
- Pump circuit breaker may have tripped off.
- The pump chamber may be full of roots that may be preventing the pump from working – open the lid and check there are no roots. If there are roots, remove them.
- If there are no roots, the pump may be faulty – contact your plumber or electrician.

**Please note:** If the pump fails, then the original approved pump for this scheme must be installed. If the incorrect pump is installed it either may not work properly or may damage other components of the scheme. You may be held liable for all the damages incurred to neighbouring properties.

If you have any other questions relating to the Kroehns Landing CWMS, please feel free to contact the Council Office on 8569 0100.

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Figure 1

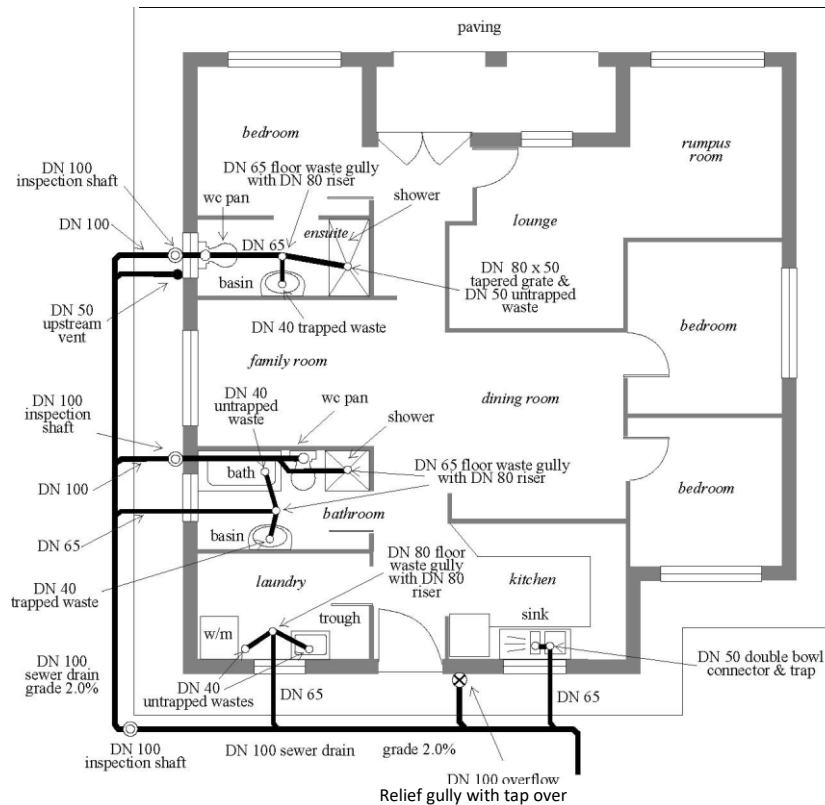
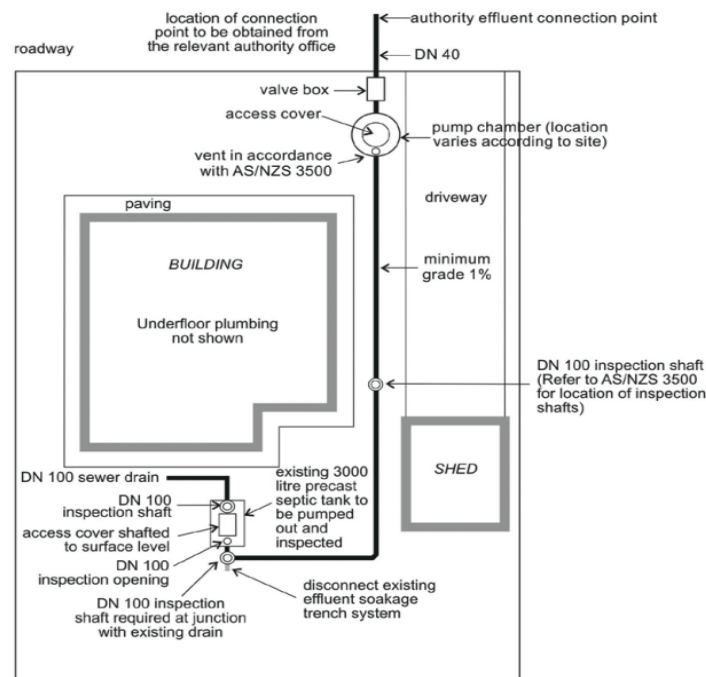


Figure 2



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