



# Greenways Landing Communal Wastewater Management System (CWMS) Maintenance Information Sheet

Your property is connected to the Greenways Landing CWMS, which means that you will have a septic tank and a pump chamber containing a Grundfos AP 12-40-04 or a Davey D75A pump located on your property. The connection to your property is a pit near the boundary containing a valve and two non-return valves.

## **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. 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 solids overflowing into your 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.



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.
- Pump may be faulty.

#### ***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 damage to the other pumps.

If you have any other questions relating to the Greenways Landing CWMS, please feel free to contact the Environmental Health Officer at the Cambrai Office on 8564 6020.



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