



## **GUIDELINES TO INSTALLING A SEPTIC TANK & HOLDING TANK**

### **Information about the septic tank and holding tank**

A holding tank system for a dwelling utilises a septic tank to treat effluent which flows into a holding tank. The holding tank must be pumped out by a licenced contractor and the contents removed from the site and disposed of in accordance with the contractor's licence conditions.

Holding tanks will only be allowed in shack areas along the River Murray where there are 5 shacks or less and there are no intentions of installing a common effluent system. If you are unsure, please contact one of Council's Environmental Health Officers.

The minimum capacity of a holding tank is 4000L and is installed with a 3000L septic tank. Holding tanks must have an audible and visible alarm located in either the kitchen or laundry to let the owner know when the tank is nearing full capacity and must be pumped out.

A copy of the cartnote when the holding tank is pumped out must be provided to Council.

Please note:- Persons who undertake development requiring on-site containment for off-site disposal by tanker to an approved disposal site are required to:

- Inform all users of the premises of the requirements;

- In the event of sale of the premises, to advise would-be purchasers of the requirements and obligations;
- Ensure that the system does not overflow or discharge any of the sewerage or effluent, treated effluent or reclaimed water onto the site or elsewhere except as approved;
- Inform all users that any discharge from the system could result in penalties of up to \$30,000 or if the discharge is to a water supply (eg River Murray and lakes) up to \$60,000.

A septic tank with a capacity of 3000L has been designed so that it needs to be desludged every 4 years. If the capacity of the septic tank is increased, then the desludging frequency will also change.

If you have any questions relating to the Septic Tank and Holding Tank System, please contact Council's Environmental Health Officers at the Cambrai Office on 8564 6020.

### **Information to be provided to Council to obtain approval**

#### **An application form**

The application form must be completed and signed by both the owner and applicant.

### **Application Fee**

An application fee payable to the Council.

New development (excluding transportable dwellings) ....	\$499.00
New development (transportable dwellings & new shacks) ...	\$371.00
Upgrading or repair of waste control system .....	\$243.00
Shack (existing) development .....	\$243.00

This application fees 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.

### **Site Layout Plan**

A detailed 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 the holding tank showing all setback distances from boundaries, buildings including sheds and paving, septic tank and holding tank 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, Water and Natural Resources 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 holding tank – 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.

Council cannot issue approval until:

- a completed application form, signed by the owner and applicant, has been submitted;
- an application fee has been submitted;
- a site layout plan has been submitted;
- a building layout plan detailing all plumbing has been submitted.

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

For further information contact the Development and Environmental Services Section of the Mid Murray Council on 08 8564 6020.

### Information Sheets

Information Sheets are available to help answer many of your Planning enquiries.

We also have many Information Guides available regarding Planning and Building Issues.

These Information Guides are available from our Cambrai, Mannum and Morgan offices. You can also see them on our website at [www.mid-murray.sa.gov.au](http://www.mid-murray.sa.gov.au)



**Mid Murray Council**

**Phone: 8564 6020**

**Fax: 8569 1931**

**Main Street, Cambrai**

**49 Adelaide Road, Mannum**

**Fourth Street, Morgan**

**Email: [postbox@mid-murray.sa.gov.au](mailto:postbox@mid-murray.sa.gov.au)**

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

**PO Box 28, Mannum SA 5238**