



GUIDELINES FOR THE INSTALLATION OF AN APPARATUS FOR THE TREATMENT OF SEWAGE

Where deep sewer is not available to a property, an onsite wastewater disposal system must be installed. An application to install an apparatus for the treatment of sewage is required when building a new dwelling, adding additional bedrooms to an existing dwelling or when altering an existing wastewater disposal system (ie replacement of leach drains).

The most common wastewater disposal system installed within the Shire of Plantagenet is the primary treatment system (also known as septic tanks, conventional system, or standard system). This type of system consists of two septic tanks, or one large single tank with a baffle, a diverter device and two alternating leach drains. The length of the leach drains required depends on the volume of wastewater, the soil type and manufacturer of the drain. Contact a licensed plumber for further help on ascertaining the required length of leach drains for your property.

Alternative wastewater disposal options include secondary treatment systems (formerly known as ATUs), aerated wastewater treatment systems, greywater systems and composting toilets. Further information about each of these systems can be found on the WA Department of Health website.

STANDARD INSTALLATION REQUIREMENTS

1.0 SEPTIC TANKS AND LEACH DRAINS

The following requirements must be observed when considering the location of standard septic tanks and leach drain installations.

- Leach drains must be located a minimum of 600mm above any impervious clay or rock layer. This may require the drains to be installed above natural ground level (ie semi or fully inverted).
- Unless otherwise approved, leach drains must be laid in a straight line parallel to ground contours and be at least 2m apart.
- Leach drains must not be installed within 1.8m of any septic tank, building, structure or property boundary. Where leach drains are required to be semi or fully inverted, a minimum distance of 3m will apply.
- Leach drains must not be located where they will be driven over or parked on.
- Septic tanks must not be installed within 1.2m of any building, structure, or property boundary.
- All subsoil drainage and stormwater must be discharged or diverted away from the leach drain soakage field.
- Leach drains must be installed a minimum of 6m from any sub-soil or open drainage system, 30m from any well or bore intended for human consumption and 100m from any wetland or public water supply bore.

2.0 PUMP AND SUMPS

When a fully or semi-inverted leach drain is required, the finished floor level of the dwelling may not be sufficient to enable discharge into the leach drain by gravitation. In this case, a pump and sump tank will be required. Below is a set of standard conditions for when a pump and sump are required.

- The approved pump must be automatically operated, electrically driven, permanently installed and equipped with an approved warning device (such as an alarm and flashing light).
- The sump tank must have a minimum capacity of 1,000L.
- Sump lids must be at ground level and sealed to prevent the escape of odours or the entry of surface stormwater.

HOW TO APPLY FOR APPROVAL

- A completed application form (Application to Construct or Install an Apparatus for the Treatment of Sewage) must be submitted along with –
 - A site soil classification report. As a minimum, the soil report must provide soil profile details at the septic disposal area (soil type and texture) to a depth of at least 1.2 metres and the depth of the winter water table.
 - Two copies of a site plan of the property accurately drawn to scale including -
 - boundaries and location of all existing or planned buildings
 - location of plumbing lines, septic tanks, and leach drains
 - dimensions and measurements of the system.
 - Payment of the application fee as per the Shire of Plantagenet fees and charges

Do not start work on the installation of a system until you have been issued a Permit to Construct.

REQUIREMENTS FOR FINAL INSPECTION

Prior to backfilling the newly installed system an appointment must be made for an inspection by the Shire of Plantagenet Environmental Health Officer to ensure the system is installed correctly. For a final inspection to be conducted the following criteria should be followed -

- 24 hours notice must be given for all site inspection requests.
- The entire system is to be left exposed for final inspection.

Within 7 days on the final inspection taking place, an ‘as-constructed’ plumbers plan must be submitted to the Shire of Plantagenet. The lodgement of this plan is the responsibility of the property owner. Once the final installation of the system has been approved, then a ‘Permit to Use’ will be issued to the property owner.

Please note that it is an offence to use a system prior to receiving a ‘Permit to Use’ by the local government. The regulations do not allow for a retrospective approval to be issued.

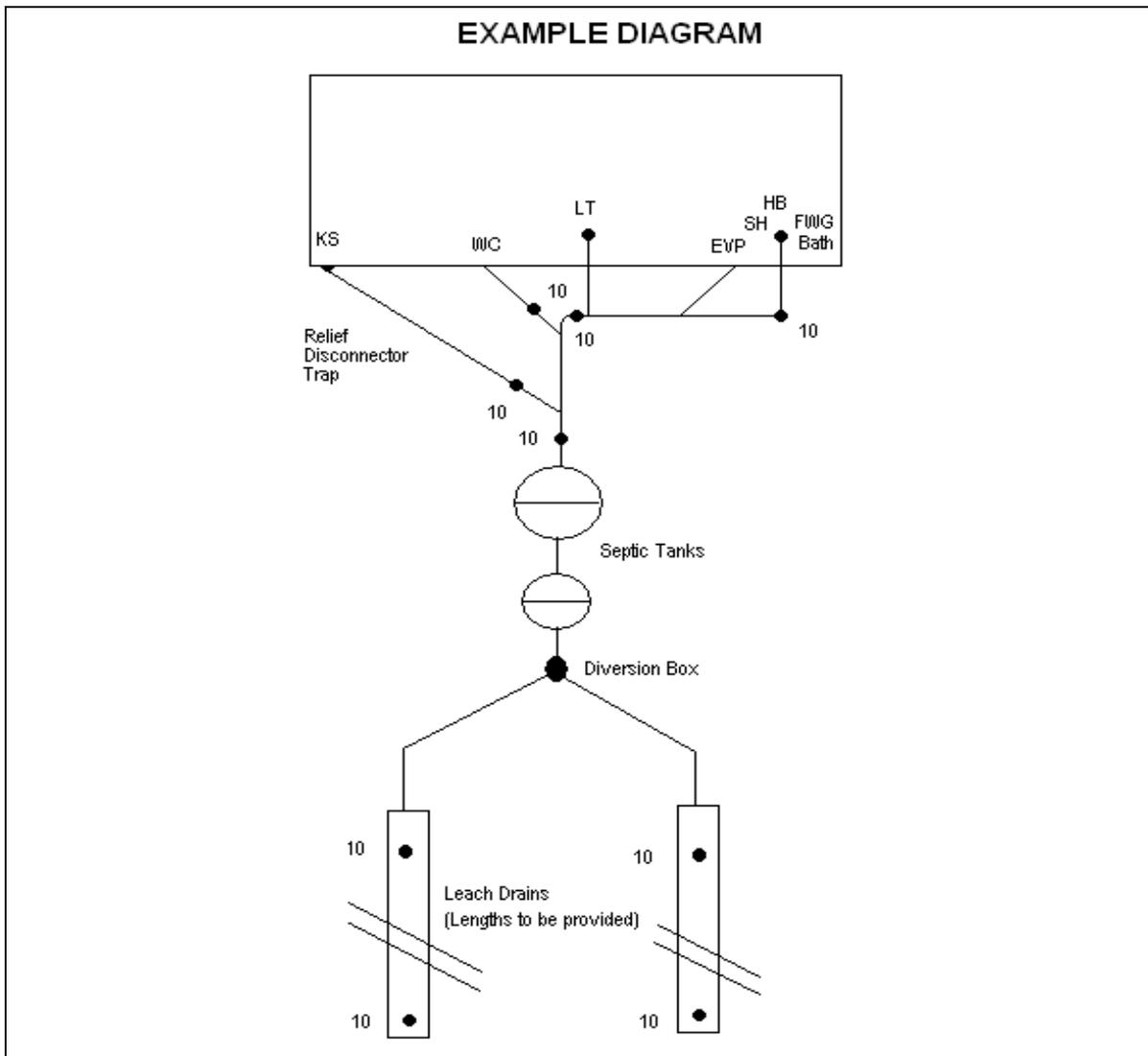


**EXAMPLE SITE PLAN FOR THE CONSTRUCTION AND INSTALLATION OF
AN APPARATUS FOR THE TREATMENT OF SEWAGE**

NAME (Block Letters): John Smith

Lot: 25 Location: 6391 Street: Discovery Drive

Suburb/Locality: Mount Barker



**NOTE: TWO ACCURATELY DRAWN BLOCK PLANS OF THE PREMISES ARE
REQUIRED AT A SCALE OF NOT LESS THAN 1:100.**