



GUIDANCE INFORMATION FOR THE INSTALLATION OF AN ONSITE EFFLUENT DISPOSAL SYSTEM

Council would value your positive response to the following information, as this will expedite the processing of your application, and the final inspection of the system.

APPLICATION - (PLEASE READ CAREFULLY)

- Septic tanks will not be approved where existing sewerage system is within 90 metres
- A Septic Tank application is required when submitting new house plans or whenever altering an existing system (ie. replacement of leach drains).
- All plumbing work to be carried out by a licenced plumber.

FOR PROMPT PROCESSING OF YOUR SEPTIC APPLICATION:

- It must be submitted with the related Building application;
- it must show a site plan to scale identifying contours, boundaries and buildings;
- it must show all plumbing fitting and fixtures;
- it must detail all dimensions and measurements of the system;
- it must provide the name of the plumber or contact person and their numbers;
- it must be accompanied by a cheque, payable to the Shire of Plantagenet as per fee schedule

Do not start work on this installation until you have approval.

FOR A FINAL INSPECTION TO BE CARRIED OUT THE FOLLOWING CRITERIA SHALL BE MET:

- 24 hours notice must be given for all site inspections;
- the entire system is to be exposed for final inspection;
- any change to the approved plan must be detailed and submitted; and
- as constructed plan of the disposal system and Certificate of Compliance are to be provided at the time of inspection.

1.0 INSTALLATION - COMBINED SEPTIC TANKS SYSTEM

- Septic Tank systems can only be installed by a licensed plumber.
- Septic Tanks shall not be constructed closer than 1.22m to the foundations of any house, or other buildings or the boundary of any lot.
- A separate bottom may be provided for each tank in a series type installation if the tanks are spaced not less than 1.0m or more than 1.8m apart.

2.0 DIVERTER DEVICES

An approved manually controlled diversion mechanism shall be provided so that the flow from the second septic tank can be diverted to either leach drains as required (suggested once every 6-12 months).

3.0 COMBINED LEACH DRAINS

- “Alternating” Leach Drain Systems, minimum size shall be in accordance with the table below with a minimum distance of 3.6m apart. The size of disposal drains is based on gravel, loam and clay soils.

Number of Bedrooms	Minimum Infiltrative Area (m ²)	Standard, Concrete * Leach Drains (No. x Length)	Rein Plastic Standard Leach Drain (No. x Length)	Atlantis Plastic Leach Drain (No. x Length) (No. x modules)
3 or less	38.1	2 x 12m	2 x 15m	2 x 14m
4 or more	41.5	2 x 13m	2 x 17m	2 x 15m
(x) Each additional bedroom above 4	N/A	2 x (13 + x)m	2 x (17 + 2x)m	2 x (15 + x)m

* Concrete Leach drains 610mm x 610mm

- Top of leach drains are to have a minimum soil cover of 100mm and not more than 300mm below the natural ground level.
- The Leach Drain shall be an approved system.
- The Leach Drain shall not be situated closer than 1.8m from any septic tank, building, or boundary of a lot. Where the Leach Drain is fully/semi inverted above the ground level the distances shall be 3 metres from septic tanks, buildings and lot boundaries.
- Where leach drains are fully/semi inverted there shall be 3 metres of clean sand fill on either side of the leach drains. Sand fill is to be suitable retained.
- Leach drains must be located at least 30 metres from a bore or well.
- 25mm-30mm graded blue metal to be placed on both sides and ends of leach drains to a depth of 600mm x 300mm width

HEALTH VENTILATION REQUIREMENTS

These health requirements have been designed as an easy guide to aid correct installment of ventilation systems in sanitary areas.

- 1.0 W/C (Toilet) with a sealed or sliding window, requires a mechanical flume vent (M.F.V) in the W/C, ducted to the external air.
- 2.0 W/C where the window is short glazed, requires a flume vent (F.V) in the anteroom (air lock), ducted to the external air.
- 3.0 W/C which has an external covered structure (e.g.; verandah) extending beyond 2.4m requires a sealed/sliding window with mechanical flumed ventilation (M.F.V), ducted to the external air.
- 4.0 Bathroom/ensuites without a W/C require a ceiling vent.
- 5.0 Bathroom/ensuites with a W/C requires mechanical flume ventilation (M.F.V), ducted to the external air.
- 6.0 Bathrooms, laundries and W/C'S require a graded floor waste.
- 7.0 Kitchens supplied with mechanical flume ventilation is highly recommended.

PLEASE ENSURE YOUR BUILDING COMPLIES WITH THE RELEVANT CRITERIA.

GENERAL REQUIREMENTS:

GUTTERS

All buildings shall be provided with gutters (spouting) and downpipes.

DOWNPIPES

To be piped clear of sandpad, footings and leach drains to soak wells/council drains/5 metre leach drain in 3 metres of sandfill, retained by a brick wall/clay bund or existing disposal system.

PLEASE NOTE:

It is the builder's responsibility to ensure that the floor height is sufficient to enable effluent to discharge to the leach drain by gravitation. If this is not the case then a pump and pump tank may need to be installed.

Leach drain not to be constructed within 6 metres of sub-soil drainage system or open drainage channel.

A rubbish disposal bin shall be on the building site during the construction of the building.

This dwelling must not be occupied without being inspected by the local authority permitting use of the apparatus for the bacteriolytic treatment of sewerage.

PENALTY - \$1,000.00

BUILDERS - OWNERS - PLUMBERS PLEASE NOTE:

If the site is excavated unduly and a low floor level created, then drainage problems may result.

****DISCLAIMER****

This information sheet is a guide only. Verification with original Local Laws, Planning Schemes, and other relevant documents is recommended for detailed references. The Shire of Plantagenet accepts no responsibility for errors or omissions.

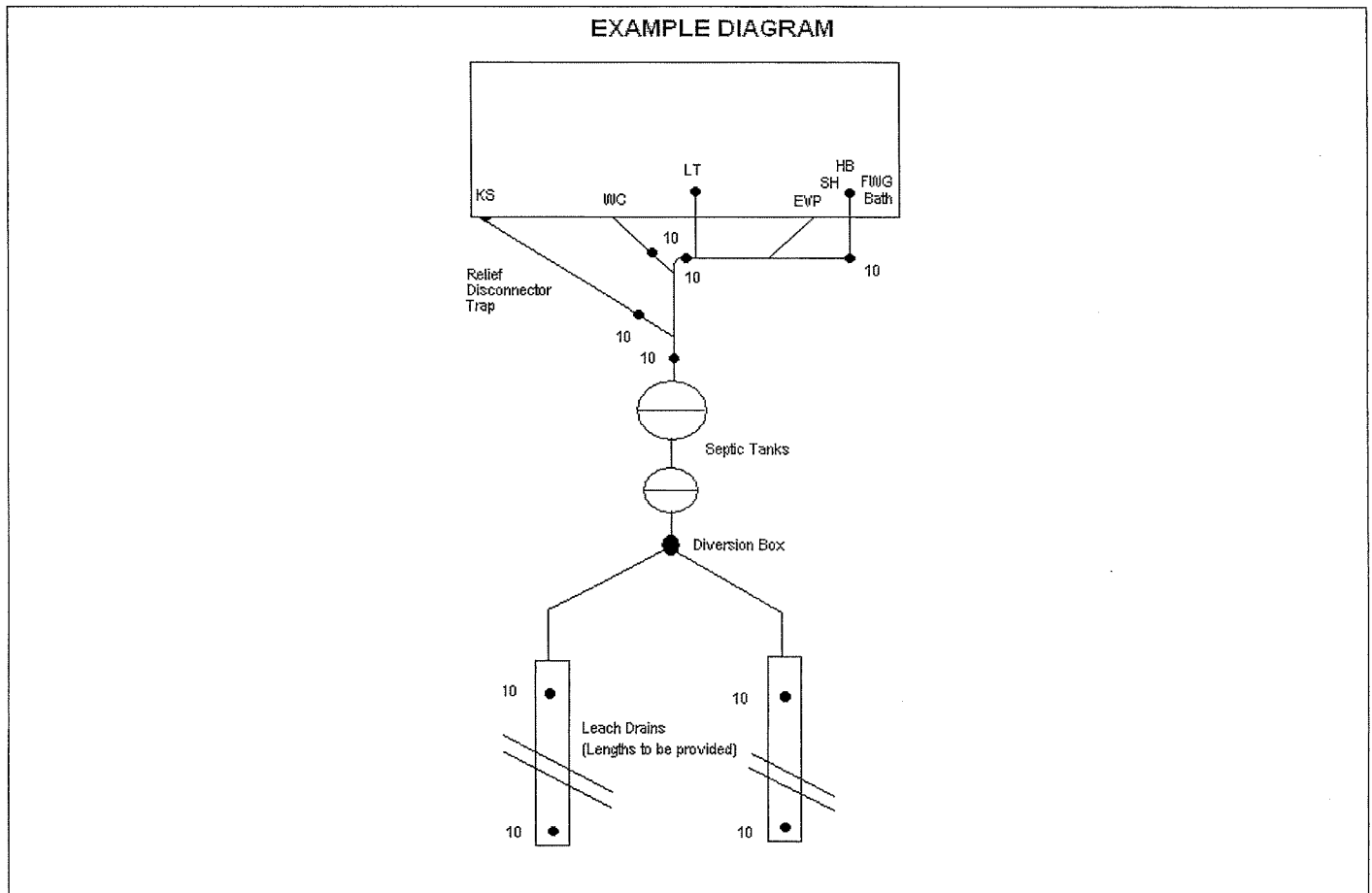


EXAMPLE SITE PLAN FOR THE CONSTRUCTION AND
INSTALLATION OF AN APPARATUS
FOR THE TREATMENT OF SEWAGE

NAME (Block Letters): John Smith

Lot: 25 Location: 6391 Street: Discovery Drive

Suburb/Locality: Mount Barker



NOTE: TWO (2) ACCURATELY DRAWN BLOCK PLANS OF THE PREMISES ARE REQUIRED AT A SCALE OF NOT LESS THAN 1:100.