



Policy Name: **Wastewater Treatment and Disposal Policy**

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**1. Purpose**

The purpose of this policy is to establish criteria to improve the health and amenity within the District Council of Cooper Pedy through the orderly control of wastewater systems in accordance with the requirements of this Policy.

**2. Definitions**

**Aerobic Wastewater Treatment System (AWTS)** - a system that treats effluent by biological processes in the presence of oxygen,

**Designated town area** – Residential, Residential (Aboveground, Town Centre, Mixed Use, Industry, Industry (Deferred), Recreation (A) and Recreation (B).

**Emergency situation** - Incidences where a situation occurs that presents the possibility of causing a major health hazard or injurious to health that needs immediate remediation,

**Existing dwellings, commercial and industrial buildings** – existing buildings within the designated town area which have been substantially completed and occupied,

**New dwellings, commercial and industrial buildings** – buildings which have not been substantially completed or occupied or the subject an application for development approval lodged on or after the date this Policy is adopted by Council,

**Septic tank** - A tank receiving the discharge of sewage and sullage wastes from sanitary fixtures including a water closet, bath, basin, shower, laundry trough, washing machine, kitchen sink and similar plumbing fixtures,

**Shafts or soakage well** - The effective contact area of a shaft or soakage well is the area of the base and wall, with the diameter of the shaft or well taken as the diameter of the excavation and the depth of the shaft or well taken as the depth below the inlet,

**Subsurface soakage** - A trench, bed, shaft, well or pipe system from which effluent percolates into the soil, as determined by the Standard,

**Standard** – Standard for the construction, installation and operation of Septic Tank Systems in South Australia and Supplement B, (Aerobic Wastewater Treatment System) as amended,

**Wastewater system** - Includes any system providing for the collection, treatment and/or disposal of wastes from a Water Closet, bath, basin, shower, laundry trough clothes or dish washing machine, kitchen sink or similar plumbing fixtures, in solid or liquid form being treated by biological, chemical or artificial means.

### **3. Background**

Properties within the Council area have been provided with a range of different methods of waste disposal. Since the Development Plan was adopted in September 2005 applications to undertake a new development within the designated town area were required, as a condition of Development Plan Consent, to install a septic tank. Some but not all development undertaken outside of the designated town area installed septic tanks and the others constructed shafts or soakage wells. Development, which incorporated waste disposal were required to treat and dispose of wastewater within the boundaries of the property that generates the wastewater. No individual properties are ever the same therefore different management options may apply. Wastewater, no matter where it comes from can transmit disease and cause environmental damage. For this reason it is essential that adequate attention be given to the siting, design, installation, operation and maintenance of any wastewater treatment and disposal system.

### **4. Objectives**

The objectives of this policy are to:-

- safeguard occupants from illness caused by the unsatisfactory discharge and disposal of waste water,
- establish procedural requirements pertaining to the installation of waste water systems, which Council can enforce and administer,
- ensure all requirements of the standard are complied with.

### **5. Principles**

#### **Existing and Future Sewer Mains**

The owner of an allotment which abuts a roadway and that roadway has a sewer main installed, must;  
within 2 years of the installation of the sewer main or the adoption by Council of this Policy, whichever is the later, or if an existing insanitary condition exists within 6 months from the installation of the sewer main or the adoption by Council of this Policy, whichever is the later, connect the existing onsite sewer system. The owner must lodge an application with Council for approval to connect to the sewer main, together with all relevant fees and particulars in accordance with this Policy.

This Policy has been written with due regard to the future needs for extending the existing sewer main within the District Council of Coober Pedy. This Policy recognises any extension to the sewer main may not occur in the near future and shall be subject to financial restrictions.

## **Existing Residences**

No new shafts or soakage wells to be constructed within the designated town area unless treated by a septic tank, prior to discharge into the shaft. In emergency situations where the existing shaft is not functioning and wastewater is pooling at ground surface level, creating an unsafe and insanitary condition another shaft can be constructed subject to provision of a junction for the installation of a septic tank. An application must be lodged with Council for the installation of the septic tank and the septic tank must be installed within 3 months from the date of the emergency situation arising.

An application, together with all relevant fees and particulars must be lodged with and approved by Council prior to any works being commenced.

If subsurface soakage is the approved method of disposal the technical requirements prescribed in the subheading of new residences in this policy must be complied with.

No new shaft or soakage well shall be constructed out of the designated town area unless an application is lodged with and approved by Council in accordance with Council's Wastewater and Disposal procedures and Council's Fees and Charges Schedule.

An application to Council for the installation of any waste water system must be accompanied by a site plan drawn to scale which accurately depicts the location of the system in relation to buildings on the site and allotment boundaries.

## **New Residences**

No shafts or soakage wells shall be constructed in the designated town area. All new residences unable to be connected to sewer in the designated town area must have a septic tank or AWTS installed. An application, together with all relevant fees and particulars must be lodged with and approved by Council prior to any works being commenced.

If subsurface soakage is the approved method of disposal the following requirements need compliance for a house with up to 6 persons:

- sufficient allotment area to allow for 90 square metres of sub surface soakage trenches (not lineal metres),
- sub surface soakage trenches can vary in length, with a minimum length of 45 metres @ 1.2metres wide or a minimum length of 27 metres @ 2.5 metres wide,
- by use of a distribution box up to 3 trenches can be constructed to achieve the required length with a minimum distance of 2.5m between trenches,
- septic tank and soakage need to be a minimum distance of 2.5m from all buildings and site boundaries,

- the soil permeability shall be determined in accordance with the Standard for the construction, installation and operation of Septic Tank Systems in South Australia,
- a suitable local source of 40mm aggregate used to surround the soakage boxes,
- soakage trenches cannot be driven over unless approved alternative materials used.

No new shaft or soakage well shall be constructed out of the designated town area unless an application is lodged with and approved by Council in accordance with Council's Wastewater and Disposal procedures and Council's Fees and Charges Schedule.

An application to Council for the installation of any waste water system must be accompanied by a site plan drawn to scale which accurately depicts the location of the system in relation to buildings on the site and allotment boundaries.

If the requirements for subsurface disposal cannot be achieved the alternative method for the installation of an Aerobic Wastewater Treatment System that for a house with up to 6 persons requires a designated irrigation area of 200 square metres that cannot be used for recreational purposes, i.e. BBQ's,

### **Commercial Premises**

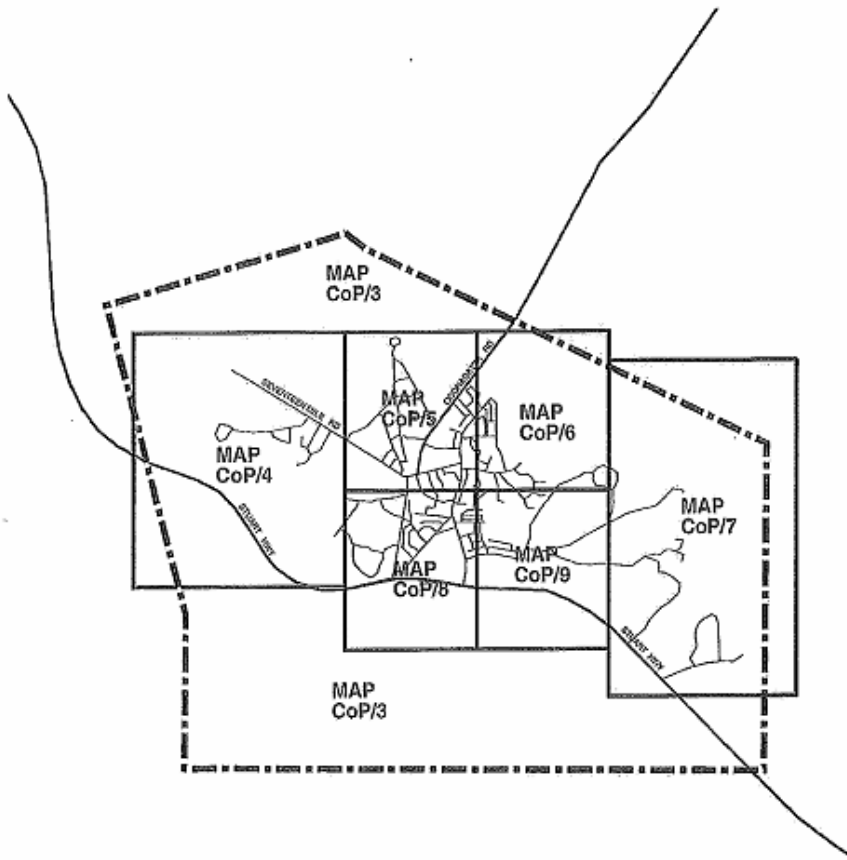
All new commercial and industrial buildings must have a septic tank or AWTS installed unless connected to the Sewerage System. An application, together with all relevant fees and particulars must be lodged with and approved by Council prior to any works being commenced.

If subsurface soakage is the approved method of disposal the following requirements for a building or buildings with up to 6 persons must be must be complied with:

- sufficient allotment area to allow for 90 square metres of sub surface soakage trenches (not lineal metres),
- sub surface soakage trenches can vary in length, with a minimum of length of 45 metres @ 1.2metres wide or a length of 27 metres @ a maximum width of 2.5 metres,
- by use of a distribution box up to 3 trenches can be constructed to achieve the required length with a minimum distance of 2.5m between trenches,
- septic tank and soakage need to be a minimum distance of 2.5m from all buildings and site boundaries,
- the soil permeability shall be determined in accordance with the Standard for the construction, installation and operation of Septic Tank Systems in South Australia,
- a suitable local source of 40mm aggregate used to surround the soakage boxes,

- soakage trenches cannot be driven over unless approved alternative materials used.

An application to Council for the installation of any waste water system must be accompanied by a site plan drawn to scale which accurately depicts the location of the system in relation to buildings on the site and allotment boundaries.



For the purposes of the Development Plan unless otherwise clearly indicated, the zone/policy area boundaries depicted on or intended to be fixed by Maps CoP/3 to CoP/9 inclusive shall be read as conforming in all respects (as the case may require) to the land division boundaries, to the centre line of roads or drain reserves or to the title boundaries, or to imaginary straight lines joining the positions defined by survey or by the requirements shown on the said maps against which the said zone/policy area boundaries are shown or otherwise as indicated.

Scale 1:20000

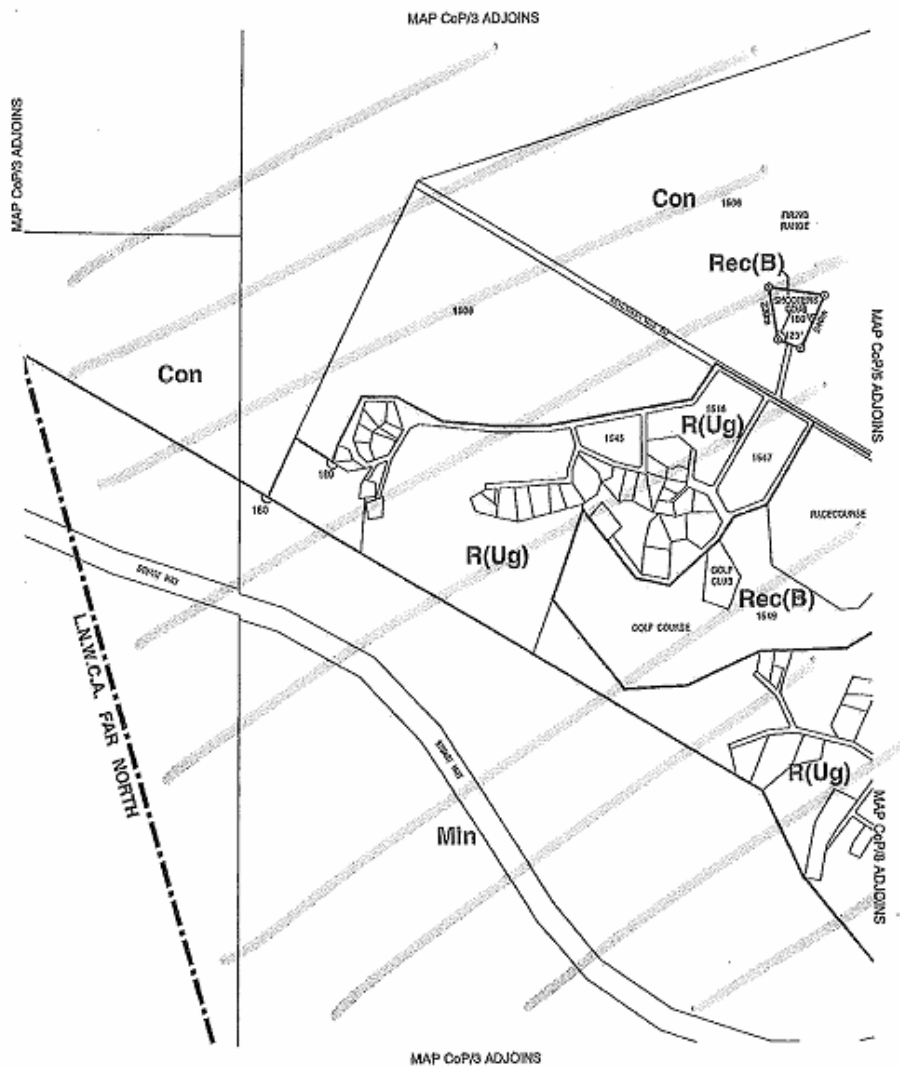


*Septic, subject of individual site assessment  
Otherwise shaft OK*

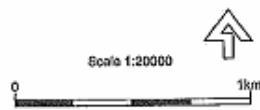
Development Plan Boundary

**COOBER PEDY (D.C.)  
INDEX  
MAP CoP/2**

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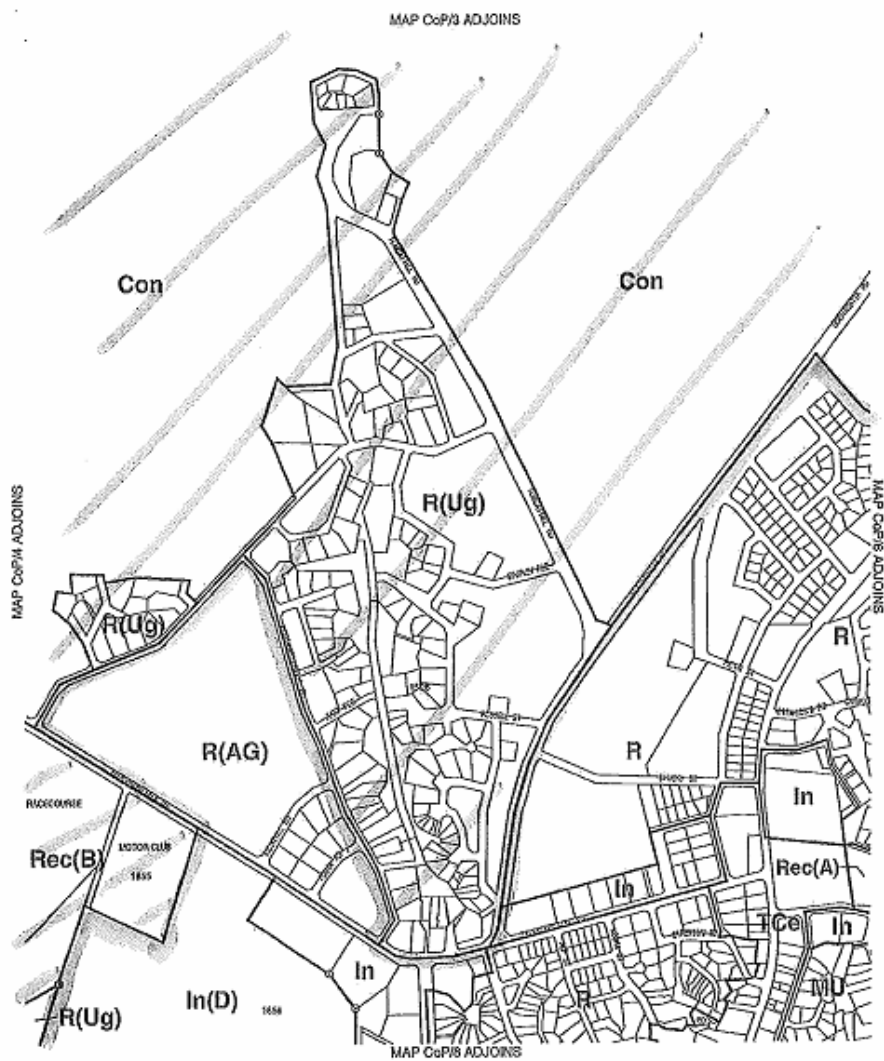


- R(Ug) Residential (Underground)
- Con Conservation
- Min Mining
- Rec(B) Recreation (B)
- Zone Boundary
- Development Plan Boundary

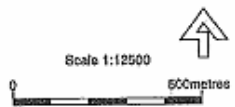


**COOBER PEDY (D.C.)  
ZONES  
MAP CoP/4**

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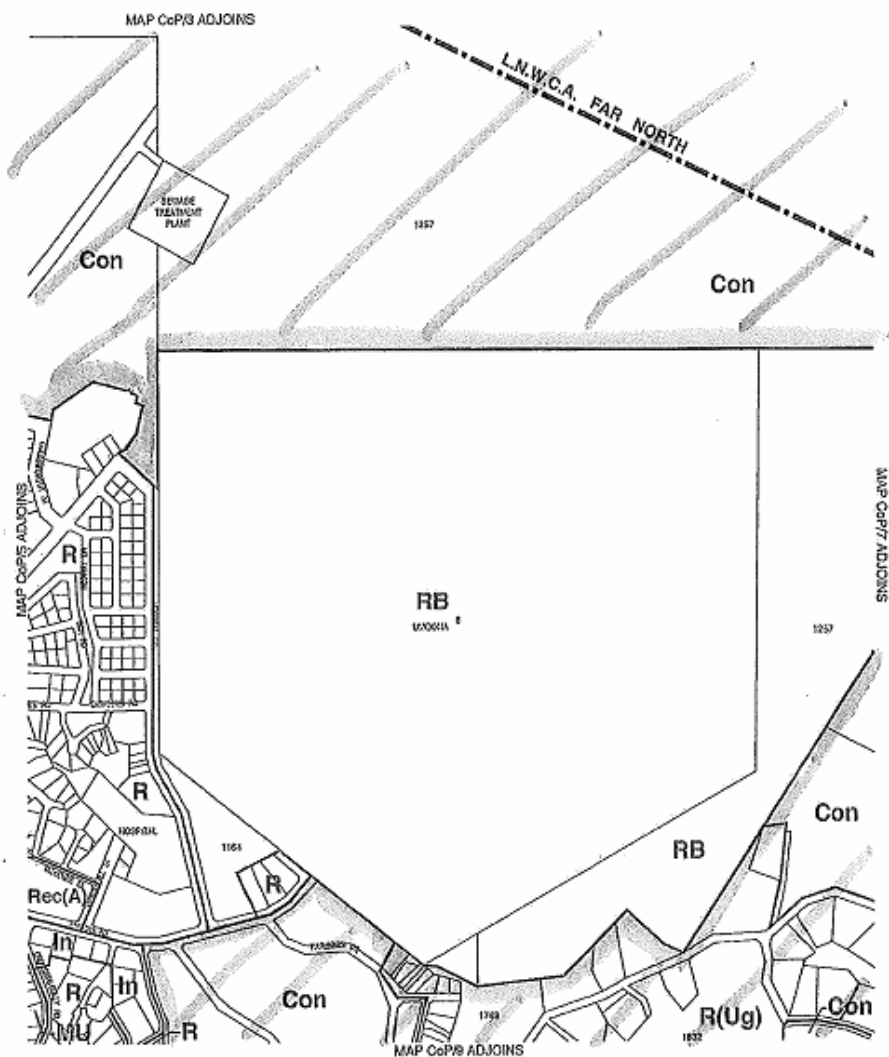
- R Residential
- R(AG) Residential (Aboveground)
- R(Ug) Residential (Underground)
- Tce Town Centre
- MU Mixed Use
- In Industry
- In(D) Industry (Deferred)
- Con Conservation
- Rec(A) Recreation (A)
- Rec(B) Recreation (B)
- Zone Boundary



**COOBER PEDY (D.C.)  
ZONES  
MAP CoP/5**

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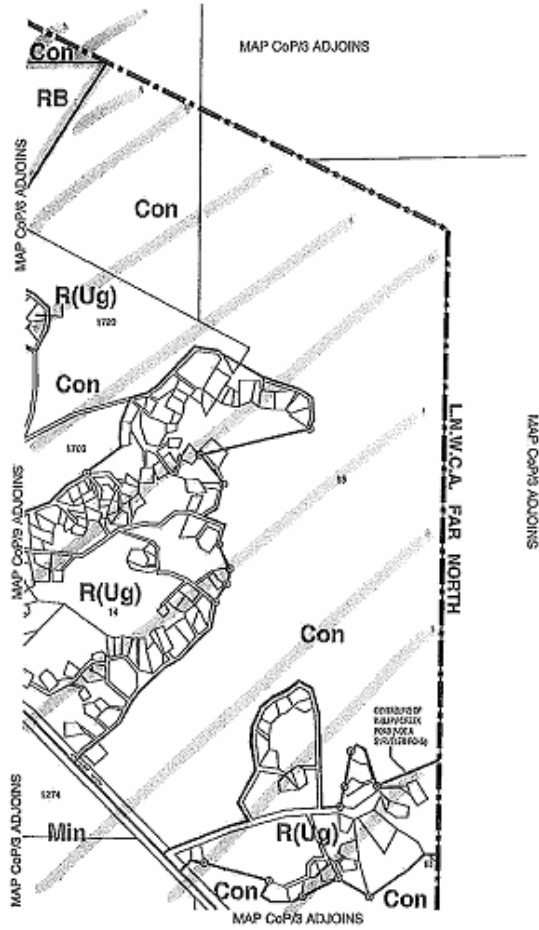




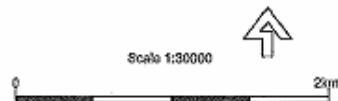
- R Residential
- RB Residential B (Umooona)
- R(Ug) Residential (Underground)
- Rec(A) Recreation (A)
- MU Mixed Use
- In Industry
- Con Conservation
- Zone Boundary
- Development Plan Boundary



**COOBER PEDY (D.C.)  
ZONES  
MAP CoP/6**  
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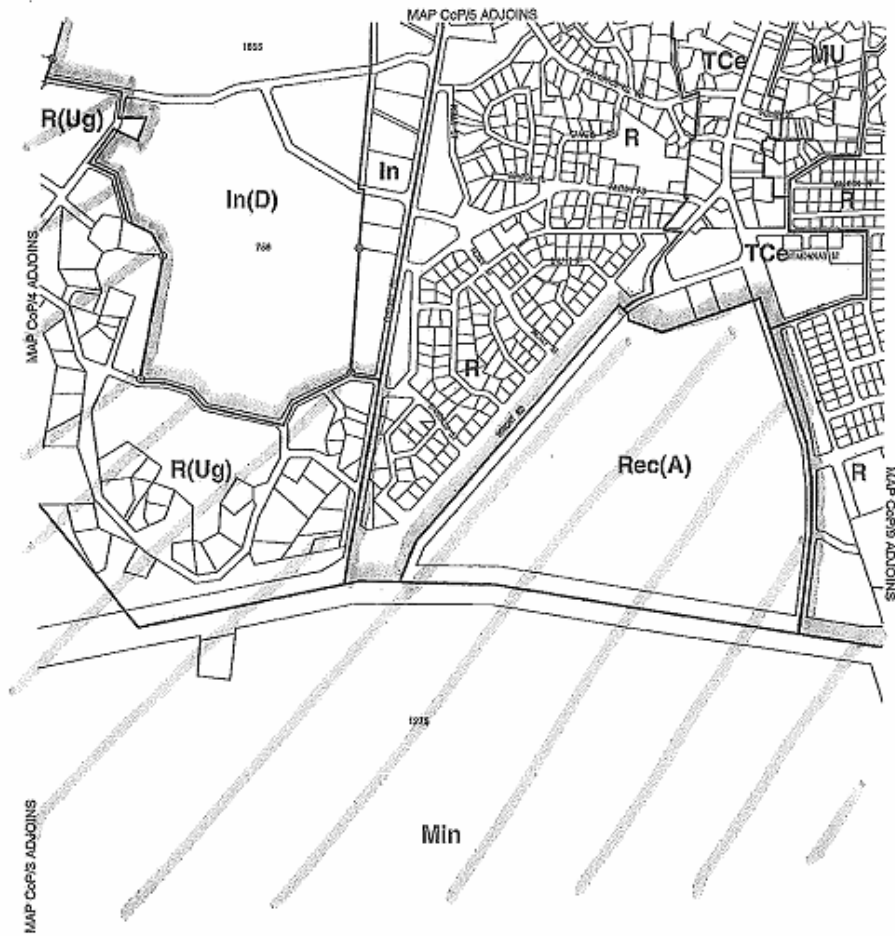


- RB Residential B (Umoona)
- R(Ug) Residential (Underground)
- Con Conservation
- Min Mining
- Zone Boundary
- MAP CoP/8 Development Plan Boundary

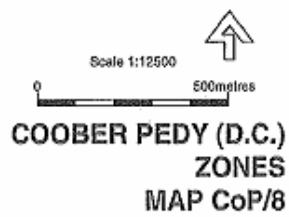


**COOBER PEDY (D.C.)  
ZONES  
MAP CoP/7**

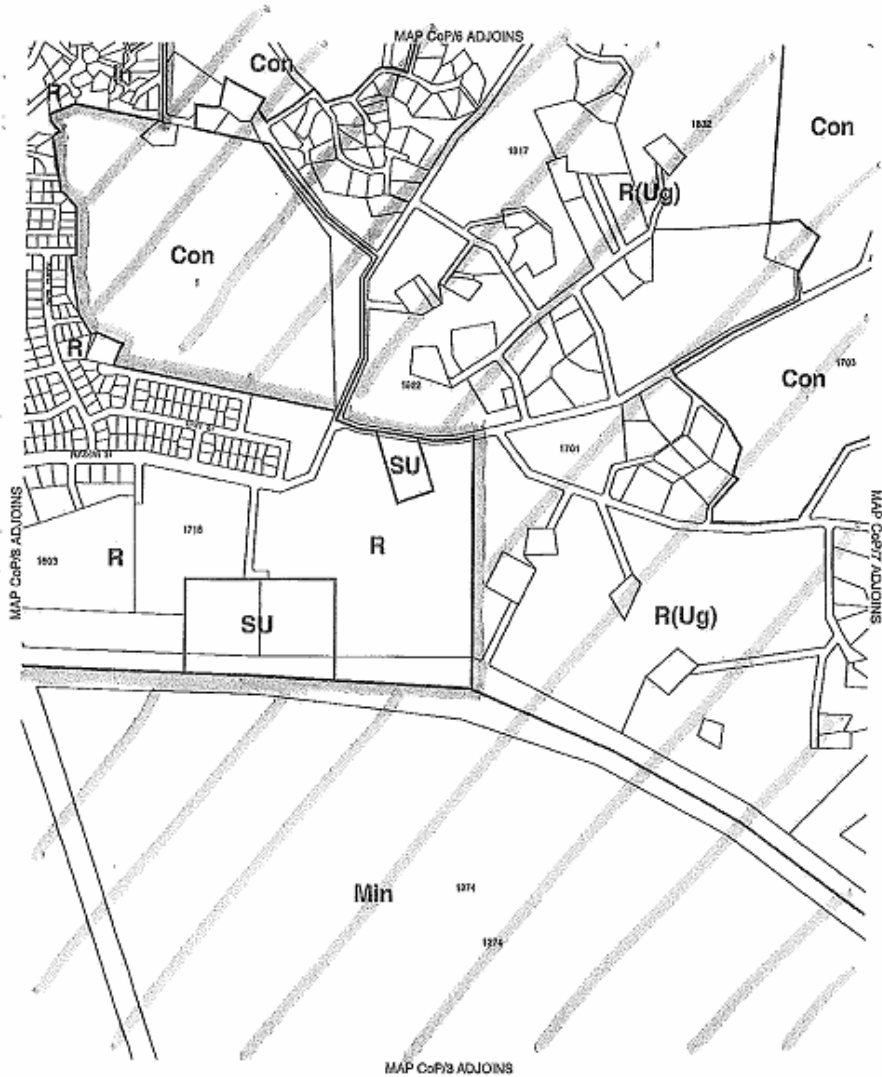
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- R Residential
- R(Ug) Residential (Underground)
- TCe Town Centre
- MU Mixed Use
- In Industry
- In(D) Industry (Deferred)
- Min Mining
- Rec(A) Recreation (A)
- Zone Boundary



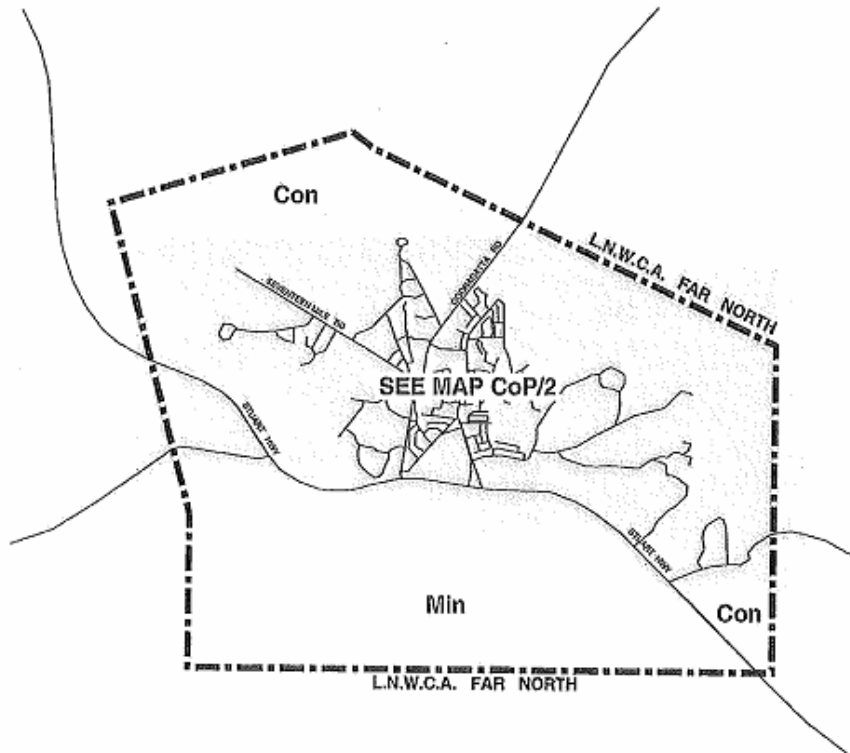
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- R Residential
- R(Ug) Residential (Underground)
- In Industry
- Con Conservation
- Min Mining
- SU Special Uses
- Zone Boundary

  
 Scale 1:12500  
  
**COOBER PEDY (D.C.)**  
**ZONES**  
**MAP CoP/9**

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See Index Map CoP/2 for reference to enlargements  
in the shaded area

Con Conservation  
Min Mining  
— Zone Boundary  
- - - - - Development Plan Boundary



**COOBER PEDY (D.C.)  
ZONES  
MAP CoP/3**

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