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Synergy Reference No: NIS06634

SEPTIC TANKS

In an endeavour to protect the environmental quality of the local harbours and other water bodies in the Albany area, the City of Albany has adopted the practice of assessing all applications for on-site effluent disposal on health and environmental grounds.

If the property on which the disposal system is to be installed is located in an environmentally sensitive location then it may be necessary to install an alternative disposal system rather than a conventional septic tank and leach drain.

Effluent disposal systems produce a quantity of nutrients and unless these are contained on-site, they will enter the general environment and can adversely effect the natural aquatic and surrounding wetland environment of the area.

Council's Environmental Health staff can provide advice on the type of the required system for a specific area prior to the submission of your application.

To further assist in minimising the impact of disposal systems on the environment, Council requires all properties within 91 metres of an existing sewerage scheme to be connected to this facility.

For Prompt Processing, Your Application Should:

- Be submitted with Building applications;
- Include two copies of the plans;
- Show a site plan to scale identifying contours, boundaries and buildings;
- Show all plumbing fittings and fixtures;

- Detail all dimensions and measurements of the system; and
- Provide the name of the plumber or contact person and their phone numbers

You may commence installation as soon as approval has been obtained.

Fees

The fee for most applications is \$180.00 and this is payable at the time you collect your building license.

Additional fees are payable where the application needs to be submitted to the Health Department of WA or where a reinspection is required.

Installation Of Septic Tanks

- Disposal systems are to be installed by a licensed plumber.
- Septic tanks shall not be constructed closer than 1.22m to the foundations of any house, or other building, or the boundary of any lot, unless otherwise approved by Council.
- Generally leach drains shall not be installed closer than 1.8m from the foundation of any house, or other building, or boundary of any lot, unless otherwise approved by Council.
- The disposal system will need to be a specific distance from water bodies and bores etc, depending upon health and environmental considerations.

Diverter Devices

- The diverter is to have a concrete box with a hinged metal lid at ground level for protection and easy identification.
- The materials used for construction of diverters are to be of non-corrosive quality for long term maintenance free operation.

Leach Drain Systems

- “Alternating” Leach Drain Systems, minimum size shall be in accordance with the below table with a minimum separation distance of 3.0m.
- Leach drains are not to be installed in clay.
- Leach drains are to be installed on a level grade and have a final earth cover of no less than 150mm.
- The leach drain shall be an approved reinforced concrete segment type, the joints sealed with weak mortar or an approved plastic leach drain may be used.
- All conditions of application approval are to be complied with.

Inspection Of Disposal Facility

- 24 hours notice must be given for all site inspections;
- The entire system is to be exposed for final inspection and testing;
- The septic tanks and drainage lines are to be filled with water or air pressure tested;
- An “as constructed” diagram is to be provided at the time of inspection;
- A completion certification will be issued by the inspecting officer.

Operation Of Disposal Facility

The installation of a leach drain system incorporates a diverter device. The purpose of this device is to allow the effluent to be alternated between the two leach drains.

For the system to operate effectively, it is recommended the leach drains be alternated in their use every six months.

NUMBER OF BEDROOMS	SOIL CLASSIFICATION				
	SAND			LOAMS & GRAVELS	
	MINIMUM INFILTRATIVE AREA (M ²)	FRENCH, LEACH OR EVAPORATION DRAIN	SOAK WELLS	MINIMUM INFILTRATIVE AREA (M ²)	FRENCH, LEACH OR EVAPORATION DRAIN NO. X LENGTH
2 or less	18.8	2 x 6m	3	28.2	2 x 9m
3	25.4	2 x 8m	4	38.1	2 x 12m
4 or more	27.6	2 x 9m	4	41.5	2 x 13m

**** DISCLAIMER ****

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

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