

Standard Conditions of Approval - Septic Tanks and Leach Drains

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE FULLY COMPLIED WITH BEFORE A PERMIT TO USE APPARATUS TO ALLOW OCCUPATION OF THE HOME WILL BE ISSUED.

1. The leach drains are to be positioned by the District Environmental Health Officer with the Builder and Plumber before the site works commence, any additional conditions which have been imposed on the application must be complied with.
2. The leach drains shall be positioned 30 metres from any creek, bore or well, unless other wise approved, and at least 6 metres from any open drain or subsoil drain.
3. Storm water and subsoil drainage (where installed) shall be discharged away from the leach drain soakage area.
4. Unless otherwise approved, the leach drains shall be two independent leach drains with an effective depth of 600mm and an overall depth of 750mm. The effective internal width shall be 600mm. The length shall be as prescribed by the "Approval to Construct of Install an Apparatus for the Treatment of Sewage". An approved diversion mechanism shall be provided.
5. The leach drains are to be installed such that
 - the base of the leach drains are at natural ground level;
 - the base of the leach drains are 450mm below natural ground level;
 - the lids of the system are at natural ground level.

and a standard condition requires encasing the entire leach drain with 300mm of 20mm blue metal (or other approved aggregate of similar size). Leach drains shall have no more than 300mm of cover material over them.

6. The leach drains shall be positioned 1.8 metres from any boundary, building or structure. Unless otherwise approved, the leach drains shall be positioned to run parallel to ground contours as indicated on the site plans.
7. The leach drains are/are not required to be further encased in 1500mm of clean, coarse, non cohesive sand on either side. Sand fill above natural ground level shall be retained by an impervious barrier.
8. Where a pump system is installed, an approved alarm device is required. The pump line shall go to a diversion mechanism.
9. Rock should be removed by a licensed shot firer or rock breaking machine and the bottom of the leach drain area fractured to a depth of not less than 600mm below the base of the leach drains.
10. A Major Plumbing Work Compliance Certificate shall be submitted upon completion of all major plumbing works.

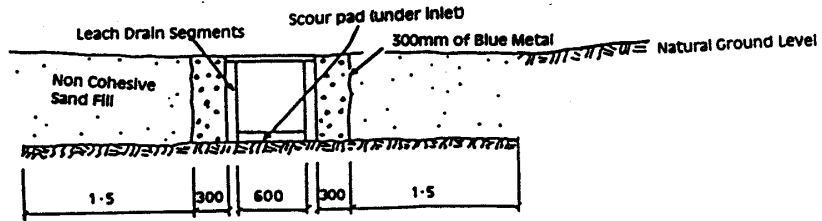
NOTE: THE CONDITIONS WHICH HAVE BEEN APPLIED TO YOUR APPLICATION HAVE RESULTED FROM A SITE ASSESSMENT AND MAY BE ALTERED BY THE COUNCIL IF SITE WORKS RELATING TO THE INSTALLATION REVEAL CONDITIONS WHICH COULD NOT BE OBSERVED AT THE TIME OF THE INITIAL SITE INSPECTION.

Environmental Health Officer

LEACH DRAIN AT NATURAL GROUND LEVEL

Lids of the Leach Drain at Natural Ground Level

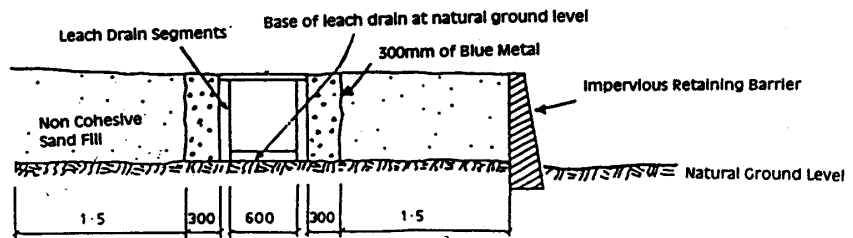
View from the Side:



FULLY INVERTED LEACH DRAIN

Base of the Leach Drain at Natural Ground Level

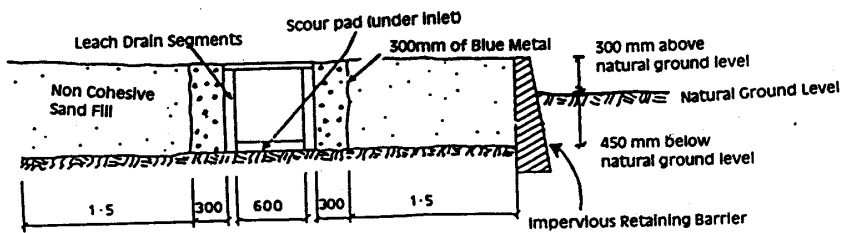
View from the Side:



SEMI INVERTED LEACH DRAIN

Base of the Leach Drain 450mm below Natural Ground Level

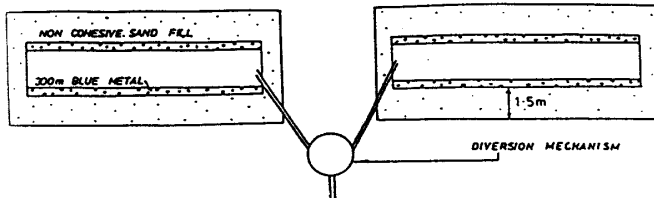
View from the Side:



PLAN FOR HEAVY SOIL

Leach Drains End to End

View from Above:



Leach Drains Parallel

