



Fact Sheet & Frequently Asked Questions

Rosetown, Wyomi and Pinks Beach currently rely on on-site wastewater systems to treat and manage wastewater. Many of these systems are at the risk of failure due to their age and/or are not meeting current standards for management or setback requirements.

Council is proposing an extension to the Community Wastewater Management Scheme (CWMS) in Kingston to 651 properties in the areas of Rosetown, Wyomi and Pinks Beach. A proposed concept design has been developed, to provide a future long-term solution to wastewater management including estimated costings. The development of this concept design has been funded by the Local Government Association's (LGA) CWMS Program.

The CWMS will protect our precious groundwater supplies and address the current risks to public health and the environment.

About the CWMS Extension

What is a Community Wastewater Management Scheme (CWMS)?

A CWMS is a communal system that collects, treats and manages wastewater generated in a safe, cost effective and environmentally sustainable way.

It works by collecting wastewater by means of a full sewer or from septic tanks on individual properties and transferring it through pipes and pumping stations to a treatment facility. Once treated, the recycled water can then be reused.

Why is a CWMS needed?

Currently you are responsible for managing your water using an on-site wastewater system.

Over half of these on-site wastewater systems were installed before 1998 and are at a higher risk of failure due to their age. Small property sizes, existing groundwater bores and proximity of some properties to the coastal high-water mark are making it increasingly difficult for an on-site wastewater system to operate and meet the current standards.

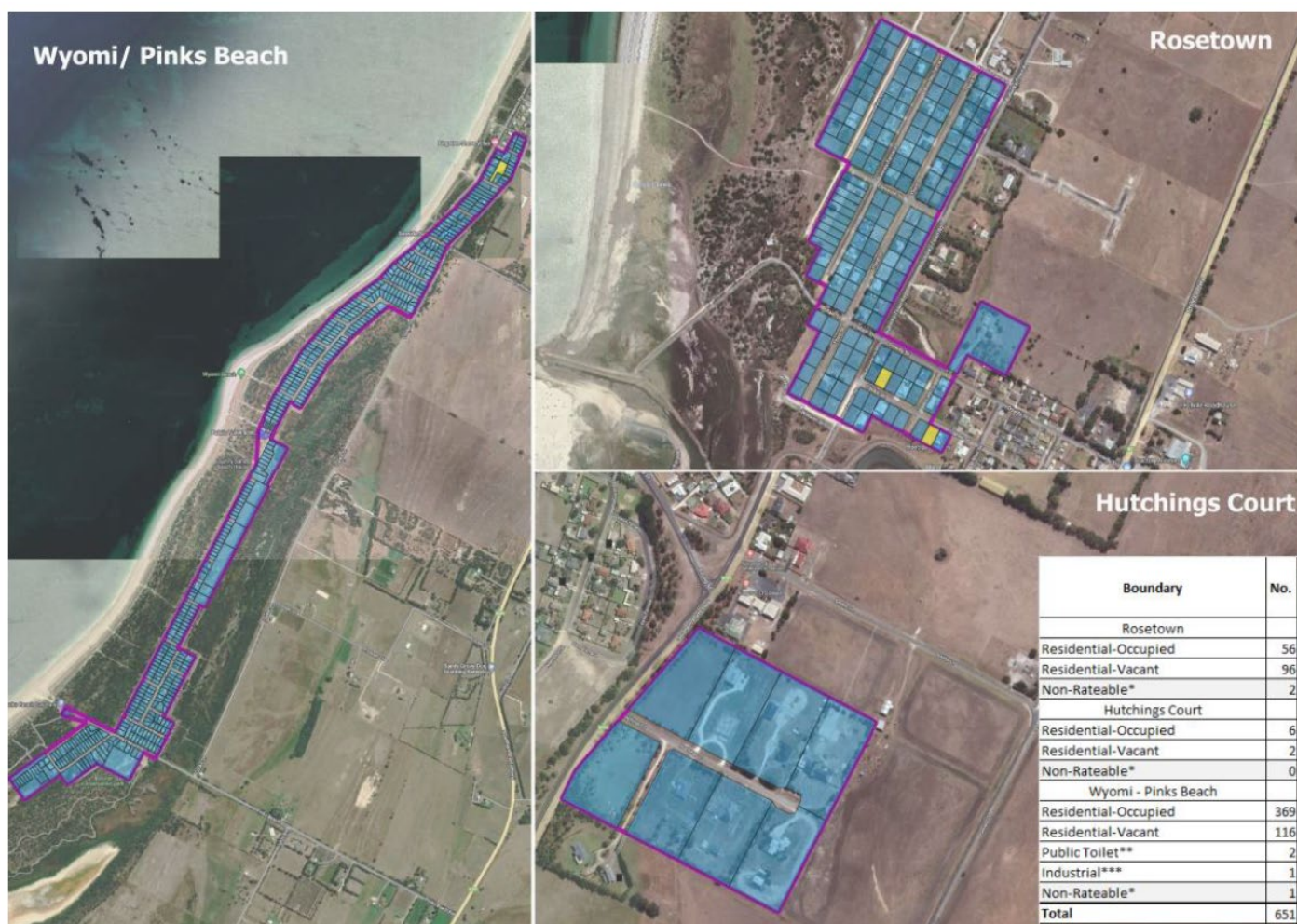
A CWMS will protect our precious groundwater supplies, which are relied upon for drinking and other domestic uses. It will remove the current risks to public health and the environment by installing a system which transfers wastewater to an off-site treatment facility.

A CWMS will also foster regional development and economic growth by enabling properties to be developed. Many have been unable to do so given the lack of a communal treatment system and inability to install an on-site wastewater system.

It will also make it easier for you to make improvements to your property, for example extend your dwelling, build a shed or install a pool (subject to approval) and make better use of the land previously used for treated wastewater disposal.

What areas will the CWMS service?

The expanded CWMS network will service the areas of Rosetown, Wyomi and Pinks Beach. The map below shows the exact catchment area for these locations.



What is the proposed CWMS concept design for Rosetown, Wyomi and Pinks Beach?

The proposed concept includes three possible collection network options. During the detailed design further investigation will occur and determine a system that is the most appropriate and cost-effective option.

The current options include:

- Gravity collection network – effluent will drain from the properties septic tank to a gravity main.
- Pressure collection network – effluent will drain from the properties septic tank to a small property pump sump and then enter into a common rising main.
- Vacuum collection network - effluent will drain from the properties septic tank to a shared vacuum pit (this will typically service 4-6 properties).

The type of system that your property will be connected to will be determined during detailed design and will depend on local site and environmental conditions (such as groundwater).

Once the wastewater has been collected from individual properties it will then be transferred to a facultative lagoon for further treatment.

At this stage the proposed CWMS is only a concept, and if Council proceeds to detailed design, the above options may vary or the option for a full sewer may be considered.

What happens if the CWMS does not go ahead and my existing system is failing?

Under the South Australian Public Health Act 2011 and Wastewater Regulations (2013) there are requirements that must be met in operating an on-site wastewater management system.

If it is found that your on-site system doesn't meet these requirements, a Section 92 Public Health Notice would be issued. The Public Health Notice would provide directions on what action needs to be taken to ensure compliance, and associated timeframes for completion. All actions, including the costs, would be your responsibility.

If compliance isn't achieved in accordance with the Public Health Notice issued, further enforcement action can be taken including a dwelling being declared uninhabitable.

If you need to upgrade your system and are unable to meet the setback requirements from bores, under the wastewater code there will be restrictions on the type of onsite wastewater system that can be installed. Your only option at this point in time would be a holding tank or approved alternative treatment and containment system. These options can be expensive and may not be appropriate for long-term management. If the CWMS does not proceed Council will decide how it will approve systems at these sites.

Connecting to the CWMS

How do I connect to the CWMS?

You will require a licensed plumber to connect your property to the CWMS.

If you have a current on-site wastewater system, plumbing will need to be diverted from your current on-site system to the new CWMS connection point.

I have a vacant block, can I connect to the CWMS?

About 270 properties within the service areas of the CWMS currently don't have a dwelling. Some of these properties have been unable to develop as they cannot meet the required standards for installation of an on-site wastewater system.

If you own one of these properties, you will be able to connect to the CWMS, removing the need to have an on-site wastewater system. This will make it easier to receive approval to develop. Once the CWMS is available to connect to, on-site wastewater systems will no longer be approved for installation.

Do I have to connect to the CWMS?

Yes, if your property has a connection, you will eventually be required to connect to the CWMS. Council may consider a grace period for some properties, however the circumstances and time period that this may be allowed has not been determined.

What happens to my on-site wastewater system?

During detailed design the location, size and condition of current on-site systems will be investigated to ensure they are compliant and to determine where/if they will be connected. If a full sewer system is considered during detailed design your existing on-site wastewater system would be decommissioned.



CWMS costs and payment options

What will it cost to connect to the CWMS?

The Local Government Association of South Australia (LGA), through its partnership with State Government will provide a substantial subsidy towards the costs of the Project. Based on current projections, the subsidy will cover approximately 75% of the total construction cost. The remaining funding will be provided by Council and then recovered from property owners who abut the CWMS network extension.

Property owners will be required to contribute to both the construction and ongoing operation of the CWMS. This is collected through payment of:

Capital recovery charge

- Council will meet the funding shortfall between the total capital cost of the Project and the funding provided by the State Government subsidy. It is proposed that the funding shortfall will be recovered, over time, from the 651 property owners who abut the CWMS network extension via a payment arrangement.
- The payment arrangement proposed is for the funding shortfall to be repaid to Council by property owners over a ten year period, through quarterly instalments. Based on current estimates, the quarterly instalment amount is expected to be approximately \$255 per quarter.
- Council will recover its interest charges and administration costs relating to the financing at cost, based on the favourable interest rates it receives from the Local Government Financing Authority.
- Property owners who wish to pay for their share of the project costs upfront, will have the ability to do so, thus avoiding the proposed payment arrangement and future interest and administration charges.
- The capital recovery charge is expected to be broadly proportionate to the amount that a metropolitan Adelaide resident would pay to connect to the existing SA Water sewerage infrastructure.
- The numbers above are indicative only and are subject to change based on detailed designs, the outcomes of this consultation process, approval of the State Government funding and approval by Council.

Annual Service Fee

- Ongoing annual service fees will be determined on a full cost recovery basis in accordance with the regulatory framework which applies to the operation of wastewater businesses.
- Service fee will appear as part of your annual rates notice.

Individual costs to connect dwelling to connection point

- Costs for licensed plumber to connect property to CWMS connection point.
- Costs vary depending on what is required on individual property.
- Council may be able to support landowners in establishing agreements with licensed plumbers to undertake works.

All costs will be applied to a single property. If you own multiple properties within the CWMS service area, you will be required to pay the associated costs for each property (i.e. if you own two properties, you will pay two capital charges).

Are there payment options available?

We understand that it may not be possible for you to pay the capital charge up front. That's why we are offering different ways to pay.

We can discuss an individual payment arrangement which enables you to pay the capital charge over time. Interest will be applied to this payment method.

We are also exploring the opportunity to establish agreements with property owners and licensed plumbers to support you with the costs of connecting your property to the CWMS.

We welcome other ideas on how we can support you with this transition.

What financial assistance is available?

If you are experiencing financial hardship, assistance may be available through the following services:

- Cost of Living Concession – SA Government
- Council Rates Hardship Policy - Kingston District Council
- Postponement of Rates for Seniors - Local Government Act 1999

Applications for financial assistance can be made to the relevant support agency. Eligibility criteria apply to access these services.

CWMS Operation

Who will build, operate and maintain the CWMS?

We will build, operate and maintain the CWMS. This includes the sewerage pipes and pump stations to transfer the wastewater (effluent) from individual properties to the treatment facility as well as the treatment plant.

You will pay an annual fee for the CWMS service as part of your rates notice.

Will the treated wastewater be reused?

After being treated, the recycled water will be used to irrigate the Kingston Golf Course. This is a great way to keep the fairway green while reducing the amount of groundwater used for irrigation.

Implementing the CWMS

When will the CWMS be available for connection?

Should the proposal proceed, the next step would be to undertake detailed design of the CWMS. Following detailed design, we expect that construction of the new sewer pipes, pump station and treatment facility would start in mid 2026 (subject to LGA funding). Connection to the CWMS is expected to be available around mid 2027.

We will keep you informed each step of the way and work with you to ensure that you are ready to connect when the time comes.

Will drinking water be delivered as part of this project?

The water supply system in the areas of Rosetown, Wyomi and Pinks Beach is constrained. SA Water operates and maintains the Kingston Water Treatment plant and currently has no plans to extend water supply from this facility to include these areas.