

25ADL-0467
17 JULY 2025

Engagement Summary Report

Kingston CWMS Expansion

Rosetown, Wyomi and Pinks Beach

KINGSTON DISTRICT COUNCIL



Engagement Summary Report

17 July 2025

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We acknowledge the Kaurna People as the Traditional Custodians of the land on which we work and pay respect to their Elders past, present and emerging.

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1. Introduction

The Kingston District Council (Council) is looking to extend its Community Wastewater Management Scheme (CWMS) to the areas of Rosetown, Wyomi and Pinks Beach. Hutchings Court is currently also included in the proposed service area.

Wastewater management in these areas is currently the responsibility of the property owner and is managed through onsite wastewater systems.

It is highly likely that current onsite wastewater management practices are impacting on groundwater supplies presenting risks to the environment and public health.

To address these concerns, Council has made a commitment to extending the CWMS. Support has also been provided by the Local Government Association (LGA) of SA CWMS Management Committee, prioritising this CWMS as part of the State and Local Governments subsidy funding partnership.

Financial contributions to connect to the CWMS will be required from individual property owners, as well as ongoing service fees. Property owners will also be responsible for any onsite works associated with connecting to the CWMS.

URPS were engaged by Council to consult with property owners in Pinks Beach, Wyomi and Rosetown about the expansion of the CWMS and importantly to gather feedback on the proposal. The engagement was focused on building community awareness and understanding of the environmental, health, infrastructure and financial benefits and impacts of the project and what will be required from them as property owners.

The engagement also sought to understand how Council can best support property owners in the delivery of the extended CWMS, particularly in relation to cost recognising that this may be a barrier to achieving community support.

This report summarises the feedback received through the engagement process using both qualitative and quantitative methods. The report presents key insights to assist Council in making decisions about whether the CWMS is progressed. It will also assist in meeting the expectations of the LGA SA to secure grant funding should Council decide to proceed to the next phase of the project.

2. Approach to engagement

The following engagement activities were delivered to meet the identified engagement objectives and support project outcomes. The delivery of activities met Council's Public Consultation Policy requirements, opening on 11 June and closing on 9 July 2025.

The engagement activities included the following:

Engagement activity	Date	Participation numbers
Mail out	Friday, 13 June (sent via Australia Post)	All property owners within the service areas of Rosetown, Wyomi and Pinks Beach
Key stakeholder meeting	Wednesday, 18 June, 2pm	6
Community Forum (in-person)	Monday, 23 June, 6pm	67
Community Drop-in Sessions (in-person)	Tuesday, 24 June, 10am-3pm and 4pm-7pm Wednesday, 25 June, 9am- 2pm	22
Community Forum (Online)	Monday, 20 June, 6pm	41
Feedback form	Available online from 11 June to 9 July	107

2.1 Promotional activities

The engagement activities were promoted via the following methods to maximise participation:

- Dedicated webpage on Council website, providing copies of all engagement collateral (including Community Forum presentation) as well as technical and economic impact reports
- Two articles in the Council e-newsletter, distributed to all subscribers (approximately 1500)
- Facebook posts promoting the engagement process and activities
- Information pack (refer details in section 2.2 of this report) posted to all property owners within the proposed service area of the extended CWMS
- Posters promoting the engagement sessions and feedback form at key businesses throughout Kingston
- Word of mouth including via key stakeholders (refer details in section 2.3 of this report).

2.2 Information pack

A detailed information pack was developed to support raising awareness about the project and what it means for property owners. It also promoted the engagement activities and invited feedback.

The information pack included:

- A letter to property owners outlining the proposal and promoting the engagement activities
- Fact sheet and Frequently Asked Questions
- Hard-copy feedback form (as well as a QR Code and weblink to the online version).

The information pack was mailed (via Australia Post) to all property owners within the service area proposed for the extended CWMS. It was also made available at all in-person information sessions and at the Council office in Kingston.

The information pack is included in Appendix A.

2.3 Key Reference Group meeting

Ahead of the consultation commencing, 5 key stakeholders were invited to attend a Key Reference Group meeting. These key stakeholders included representatives of local businesses, developers, plumbers and real estate agents. These key stakeholders were identified by Council as being influential within the community, and trusted sources for information.

The first meeting was held on Wednesday 18 June with six invitees attending. An informal format was taken for the meeting, with representatives provided with an overview of the project and the upcoming engagement opportunities. A copy of the information pack was also provided to attendees.

The group discussed some of the technical aspects of the project and shared their views on the proposal with the majority in support. They also shared what they thought would be the sentiment amongst property owners, with cost identified as a key barrier.

Concern was raised about the information packs having not arrived in property owner letterboxes yet. Additional suggestions to promote the upcoming engagement were made including posters in key Kingston businesses. Attendees were also encouraged to promote the engagement opportunities via their own networks and relationships.

Though the real estate agent representatives were not in attendance at the Key Reference Group meeting, conversations with representatives occurred at the drop-in information sessions. The feedback from these representatives was that the extension of the CWMS would increase property values within the service area and would aid development.

A second meeting with key stakeholders was scheduled for Wednesday 2 July to discuss the outcomes of the engagement activities and what informal discussion were occurring within the community. The meeting was cancelled however due to lack of key stakeholder availability.

It is intended that a meeting of key stakeholders will be convened once Council have decided on whether the CWMS extension will be progressed to the next stage.

2.4 Community forum

An in-person community forum was held on Monday, 23 June 2025 at 6pm at the Kingston District Hall. This session provided an opportunity to hear more about the proposal and to ask questions in a public forum.

About 67 property owners attended the community forum (as recorded upon entry). There was equal representation from property owners in Pinks Beach (20 attendees), Rosetown (17 attendees) and Wyomi (16 attendees).

The community forum was opened by Mayor Jeff Pope and facilitated by Jane Wilson of URPS.

The format for the community forum was in two parts:

1. Presentations from subject matter experts including representatives of Council, LGA SA and technical and financial consultants, providing an overview of the CWMS extension proposal including:
 - Project context and overview
 - Technical overview
 - LGA CWMS Program and funding
 - Cost, timing and support options
2. Question and answer session where attendees were invited to ask questions from a panel of presenters including the Environmental Health Officer.

Members of the LGA CWMS Committee and broader Council attended the session in an observation capacity.

The presentation is included in Appendix B along with a record of the questions asked at the community forum in Appendix C.

There was mixed sentiment about the proposal, with some questioning the basis for the proposal, expressing concern about the cost implications on property owners who may not be able to afford it, and questions about the engagement process asking *'why aren't property owners being allowed to vote'*.

Others expressed support for the CWMS extension saying that the environmental and health risks need to be addressed and that the project is needed for the town to develop.

Several questions were asked and responded to about the technical aspects of the scheme along with the timing and process of connection.

All attendees were encouraged to attend additional information sessions and to formally submit feedback via the feedback form.

2.5 Community drop-in sessions

Drop-in information sessions were held at the Meet.Make.Create space at the Kingston District Hall on the following days and times:

- Tuesday, 24 June, 10am-3pm and 4pm-7pm
- Wednesday, 25 June, 9am-2pm

These sessions provided property owners the opportunity to discuss the project and individual circumstances with team members on a one-on-one basis. It was also an opportunity for Council to share further information about what financial support mechanisms are available for those experiencing hardship.

About 22 people attended the drop-in sessions. Most attendees had not attended the community forum on the previous night and were keen to understand what was being proposed and what it means for them. The overall sentiment was supportive for the CWMS extension.

There were a couple of people who had attended the community forum that came to the drop-in sessions to ask specific questions. This included one property owner who expressed serious concern about the cost implications of the scheme.

Other attendees raised:

- Consideration to delaying or exempting those properties that have functioning onsite wastewater management systems (example given of an envirocycle system)
- Consideration to delaying or exempting those properties that don't intend to be developed (example given of two land parcels, one behind the other, where one is used as a 'backyard')
- Expansion of service area within Rosetown to include properties along Bullocky Town Road, North Terrace etc.

Attendees were encouraged to provide feedback via the feedback form, with hard copies made available at the drop-in sessions.

2.6 Online Community Forum

An online community forum was held online on Monday, 30 June at 6pm. Attendees were required to register in advance to receive the MS Teams link.

This online community forum provided the opportunity for property owners not residing in the area or those that were unable to attend the in-person community forum the opportunity to hear about the project and to ask questions.

About 40 people attended the online community forum, with over half (22) of attendees owning property in Wyomi. Member for MacKillop, Nick McBride MP and members of the LGA CWMS Committee also attended the session, largely in an observation capacity.

The online community forum took a similar format to the in-person community forum, with the same formal presentations presented by subject matter experts followed by the opportunity for questions from attendees.

Questions were encouraged via the 'chat' function in MS Teams. The questions focused on responsibility for delivery (i.e. what is the role of SA Water), cost of connection and payment options available and technical details of the CWMS extension. Questions received at the online community forum are included in Attachment C.

Attendees were encouraged to provide formal feedback via the feedback form.

3. Property owner feedback

Throughout the engagement period, property owners were encouraged to provide formal written feedback in the proposed expansion of the CWMS via a feedback form. The feedback form was mailed to property owners as part of the information package, provided at all in-person information sessions and available online via the Council website.

No other method i.e. social media comments, informal feedback provided at information sessions etc was accepted as formal feedback about the proposed expansion of the CWMS.

107 responses were received. There were three duplicate responses that were provided by the same property owner/s which related the same property/s. In these cases, responses were counted as a single response with the information consolidated. Where there was conflicting information, the content of the latest response has been used as it was evident that the first response was submitted prior to the information sessions being held.

3.1 Property details

The feedback form requested respondents to indicate how many properties they owned within the service area. While 107 responses were received, these responses related to 135 properties recognising that some respondents own multiple properties within the service area. This is a high response rate with a thorough data from which to draw insight for decision-making.

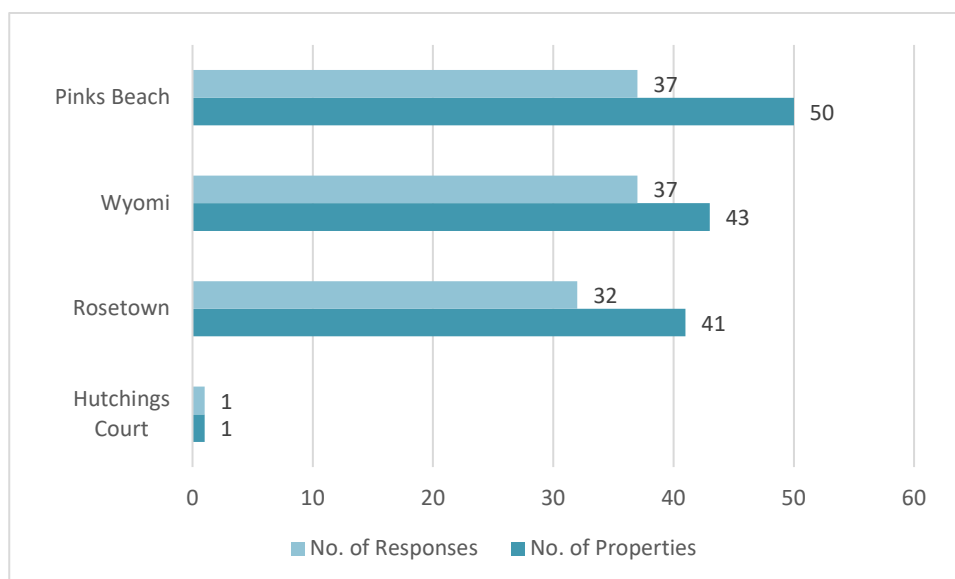


Figure 1: Overall responses received by area

For reporting purposes, the number of properties (135) will be used as the reference for the remainder of the report, rather than the number of responses received (107). This provides for more accurate analysis of the feedback received given that the extension of the CWMS is based on the number of property connections and that all property owners were provided the opportunity to participate.

Along with the number of properties, the status of each of these properties (i.e. dwelling, vacant etc) and whether they had an onsite wastewater management system was sought to be understood. Where property owners indicated only infrastructure such as rainwater tanks and sheds without a dwelling, this has been counted as vacant for the purposes of this report.

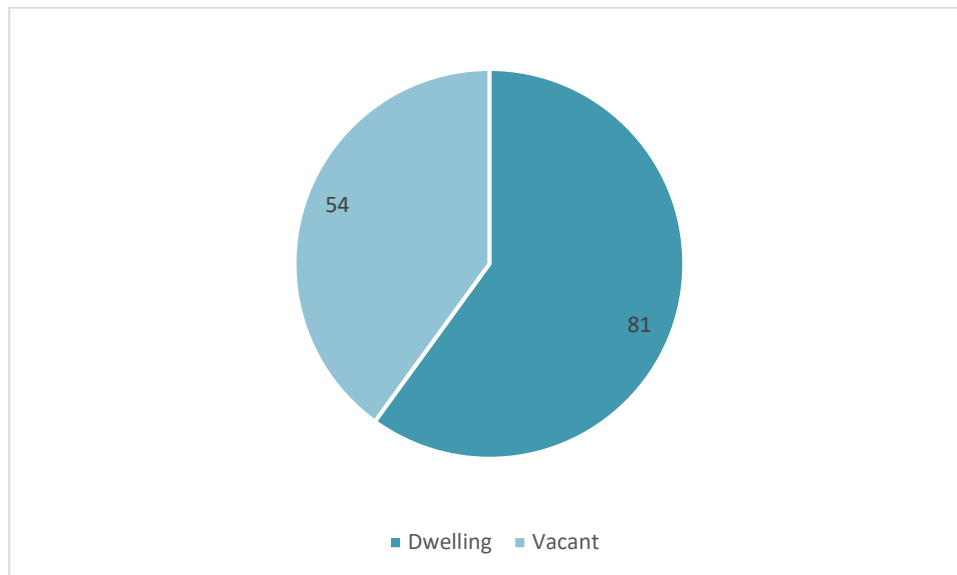


Figure 2: Overall number of properties by type

Owners that indicated that there was a dwelling on the property, also indicated that they had some type of onsite wastewater management system. For some this was a holding tank.

3.2 Timing for connection

Owners were asked to provide an indication of when they would like to connect their property to the CWMS, with owners highlighting 83 properties for connection 'as soon as possible' (60) or 'deferred for up to 2 years' (23). These owners indicated support for the scheme saying:

'There is no other option but to progress the CWMS system which probably should have happened many years ago for future sustainability'

'I wish for this to go ahead. It is holding the township development up'.

'This is a sound and vital infrastructure development plan for Kingston. We are very keen for it all to commence as soon as practical'.

'Great idea, currently a mismatch of bores and septic systems, Rosetown has generally been under-developed and it's great to see the Kingston Council actively pursuing this'.

'I believe it is a vital step toward securing the long-term health, sustainability and liveability of our community'.

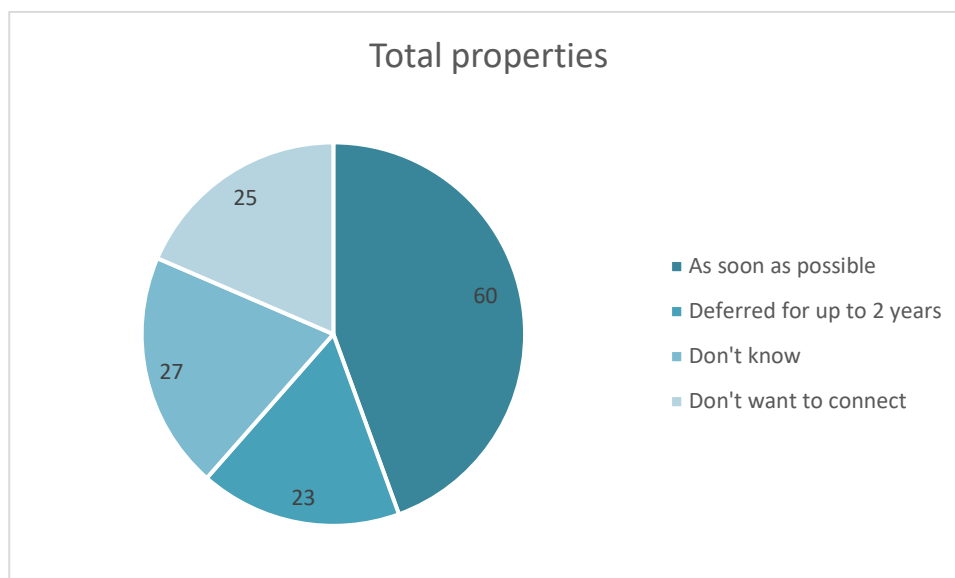


Figure 3: Overall timing for connection by property

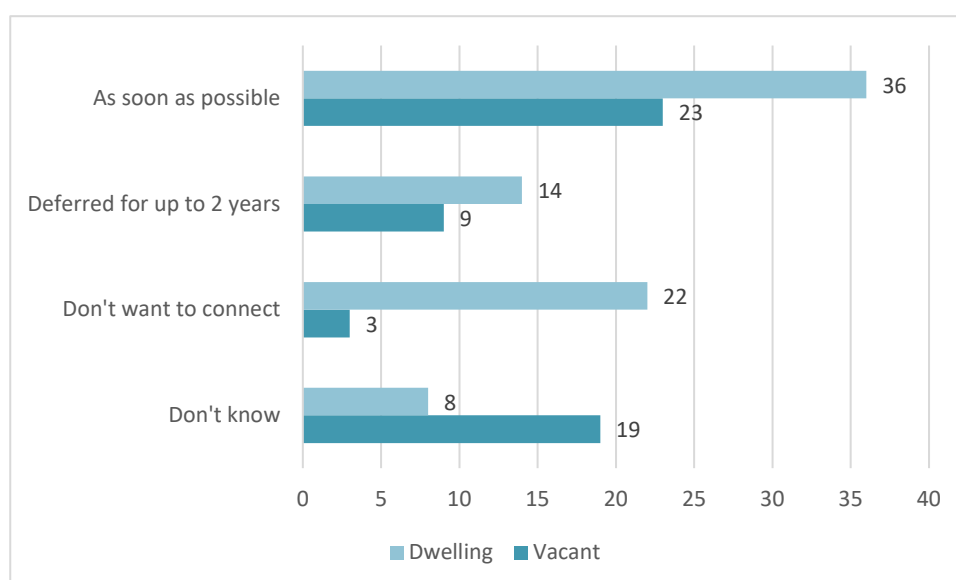


Figure 4: Overall timing for connection by property type

Property owners were also invited to express different timing as free form text. Owners of 36 properties took this opportunity to comment that they weren't sure about the timing for connection. Reasons given were focused on alignment with the development of properties where currently vacant, needing more information about costs and requirements and wanting to connect at the time their existing onsite wastewater management system is no longer functional.

Owners of 25 properties expressed that they don't want to connect to the CWMS. Most of these property owners indicated that cost was a barrier, commenting:

'I would like to reiterate that I did NOT request the connection, and I believe it is unfair to be charged for a service I have not asked for and do not require as I have a fully functioning septic that works fine and within my budget.'

'Don't see why we should have to bear the cost for something we don't want or need.'

'Don't want to pay, don't want to connect.'

Other reasons provided for not wanting to connect to the CWMS included:

- Having a functional on-site system
- The property being a holiday house, with minimal use through the year.
- Having installed a system recently (i.e. enviro-cycle)
- Property for sale.

3.3 Payment preferences – connection fee

The feedback form asked property owners to indicate how they would like to pay the capital charge associated with expanding the CWMS. Two selection options were provided being 'Upfront payment' or 'Payment options (example: up to 10-year repayment option)'. It was evenly split between the two options, with owners of 51 properties selecting 'Payment option' as the preferred method, and owners of 41 properties selecting 'Upfront payment'.

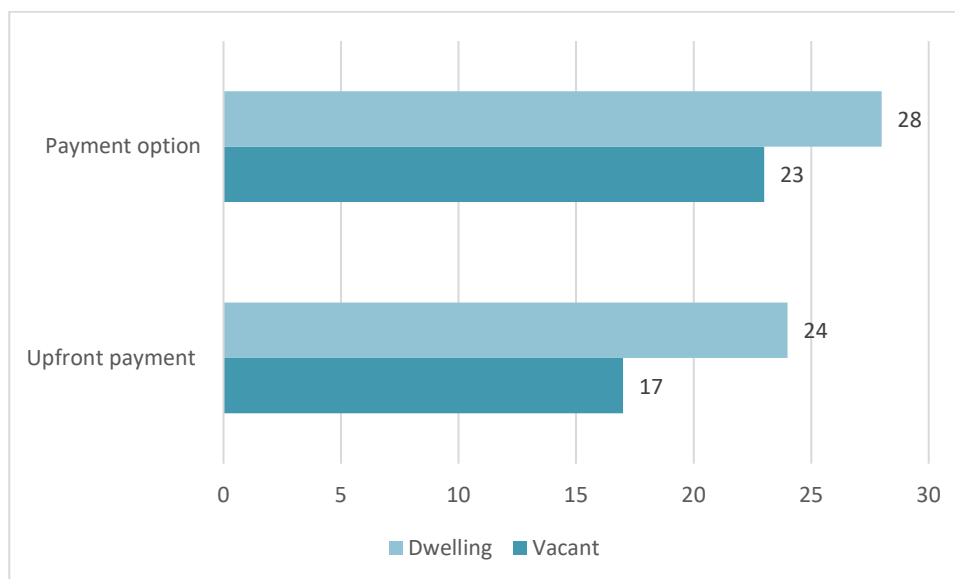


Figure 5: Overall preference for connection fee payment by property type

Property owners could also suggest alternative options by selecting the 'Other' category and adding free form text. The owners of 43 properties took this opportunity with many iterating that they didn't want to pay at all to connect to the CWMS or said that they needed final costing information before they could decide.

Other comments included:

'Shorter term repayment options may suit better if made available'

'Unsure at this time - further information required on options'

'Would probably pay half upfront and do the rest on payment plan'

'Depends on the cost, \$2500 or under upfront would be fine'

3.4 Local plumber agreements

Connection to the CWMS will require a licensed plumber to connect the individual property to the connection point of the CWMS. Respondents were asked to indicate whether they would be interested in Council establishing agreements with local licensed plumbers to undertake connection works on their property/s. Respondents were given the option of indicating 'Yes, I would be interested', 'Maybe, I'd like more details' and 'No, I'd prefer to arrange my own licensed plumber'.

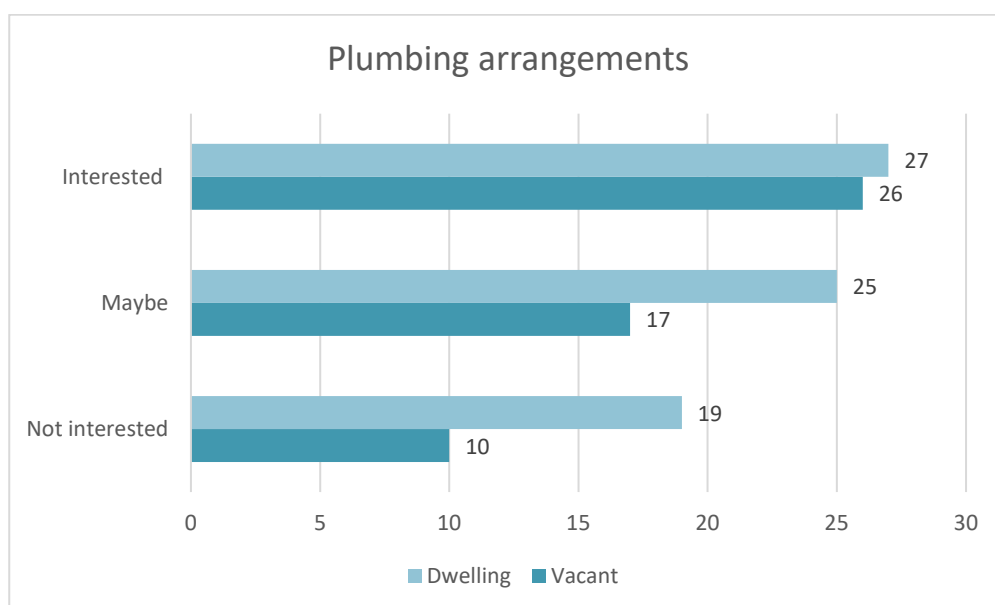


Figure 6: Overall interest in plumbing arrangement by property type

Owners of 53 properties indicated that they 'would be interested', with representatives of another 42 properties indicating that they may be interested after receiving further information including costs and terms.

Representatives of 29 properties indicated that they would prefer to arrange their own licensed plumber, while representatives of 14 (10 dwellings and 4 vacant) properties chose not to provide a response. Many of those selecting 'Not interested' or not providing a response indicated that they do not want to connect to the CWMS.

3.5 Other feedback

The final questions on the feedback form invited further suggestions of what Council could provide to make connection to the CWMS easier along with any other comments. All verbatim comments (redacted) included in the feedback are included in Appendix D.

Many took the opportunity to reiterate their support or otherwise for the project.

Property owners suggested several ways that the Council could provide greater support for property owners to connect to the extended CWMS which included provision of:

- transparent ongoing communication and engagement about costs, timing for delivery and individual property assessments/requirement
- exemption or deferral for recently installed compliant systems (e.g., installed within the past 2–3 years)
- interest free or low interest loans to assist with connection costs
- flexibility to continue use of compliant systems until the end of their functional lifespan or until significant failure occurs

Property owners also suggested that the Golf Course, or other recipient, should pay to receive the recycled water produced by the extension. This was viewed as a way of offsetting some of the costs for connection to property owners.

Many property owners also expressed a desire for mains water to be connected as part of this project, or at the very least the infrastructure to provide mains water in the future be provided (i.e. laying water mains at the same time as sewer mains in the same trench).

3.6 Pinks Beach

37 of the 107 responses were received from owners with property in Pinks Beach. These responses related to 50 properties. Of the 50 properties, 34 properties are developed and 16 are vacant.

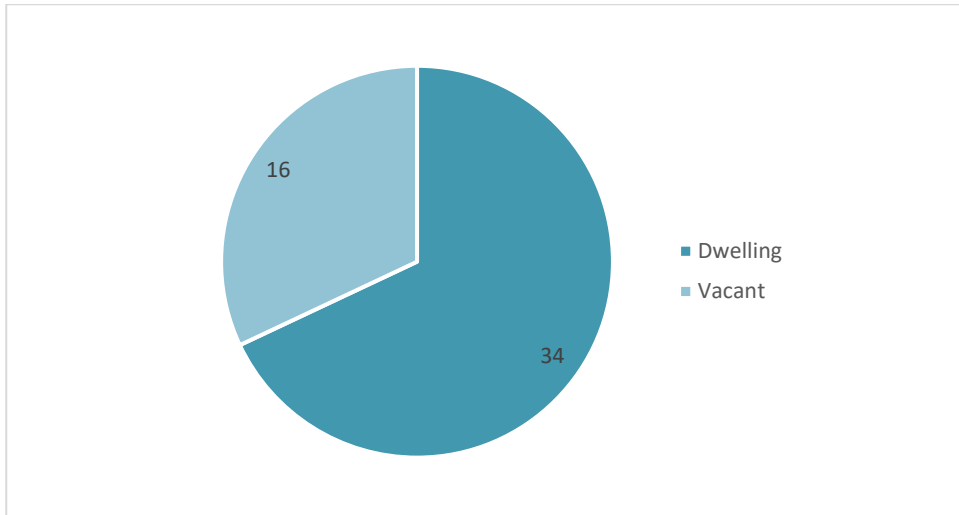


Figure 7: Pinks Beach – number of properties by type

3.6.1 Timing for connection

Owners of 30 properties in Pinks Beach would like to connect to the CWMS as soon as possible or deferred for up to 2 years. This included 22 properties with dwellings.

Owners that didn't select one of the provided options indicated that they don't want to connect to the CWMS, or they would like more information about the proposal before indicating their preference.

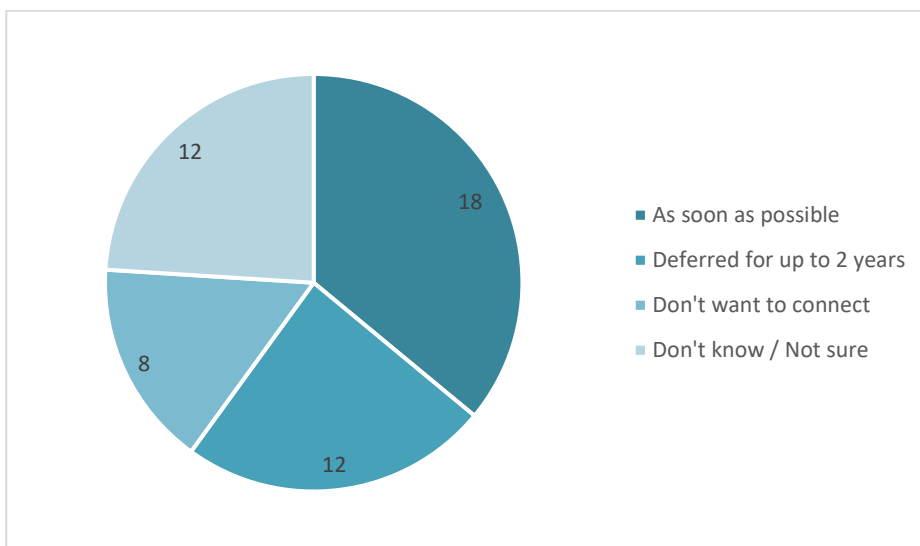


Figure 8: Pinks Beach - timing for connection by property

3.6.2 Payment preferences – Connection fee

Owners of 11 properties in Pinks Beach indicated that they would like to pay the CWMS connection fee upfront. Owners of a further 24 properties indicated that they would look to pay by a payment arrangement. There were 15 properties where the owners didn't provide a response however commented that they needed to understand the final costs before reaching a decision or they couldn't afford to pay.

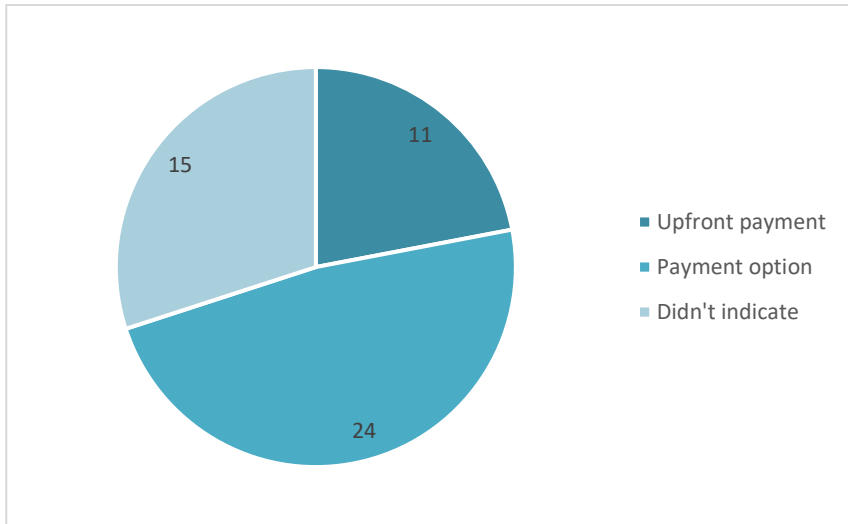


Figure 9: Pinks Beach – preference for connection fee payment

3.6.3 Local plumber agreements

When asked whether they would be interested in Council establishing agreements with local licensed plumbers to undertake connection works on their property/s, owners of 18 properties indicated that they would be. Owners of a further 17 properties indicated that they maybe if provided with more information.

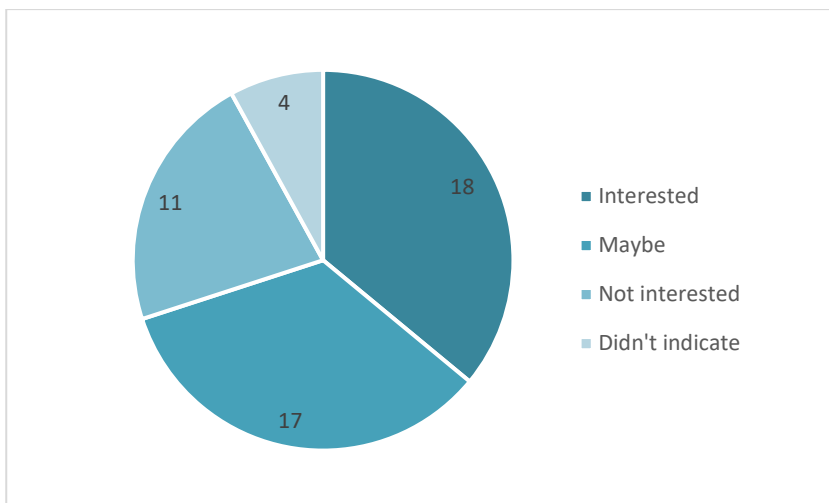


Figure 10: Pinks Beach – interest in plumbing arrangement by property type

3.7 Wyomi

36 of the 107 responses were received from owners with property in Wyomi. These responses related to 43 properties. Of the 43 properties, 29 properties are developed and 14 are vacant.

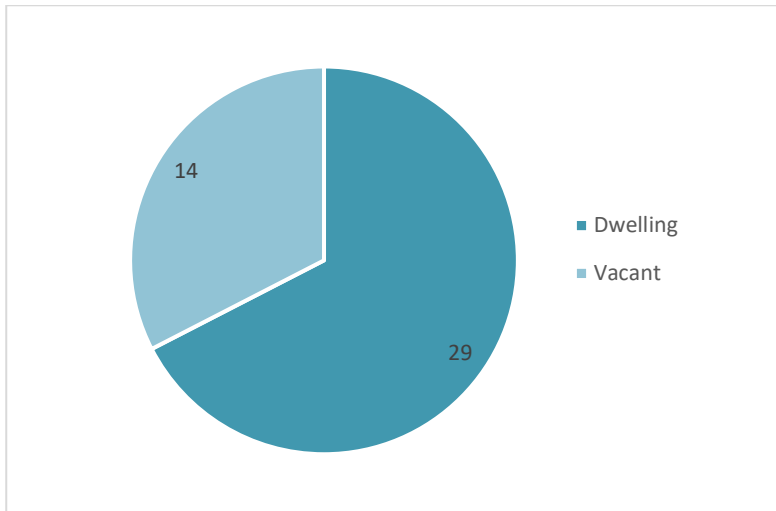


Figure 21: Wyomi – number of properties by type

3.7.1 Timing for connection

Owners of 29 properties in Wyomi would like to connect to the CWMS as soon as possible (26) or deferred for up to 2 years (3). This included 19 properties with dwellings.

Owners that didn't select one of the provided options indicated that they don't want to connect to the CWMS, the property is for sale or they would like more information about the proposal before indicating their preference.

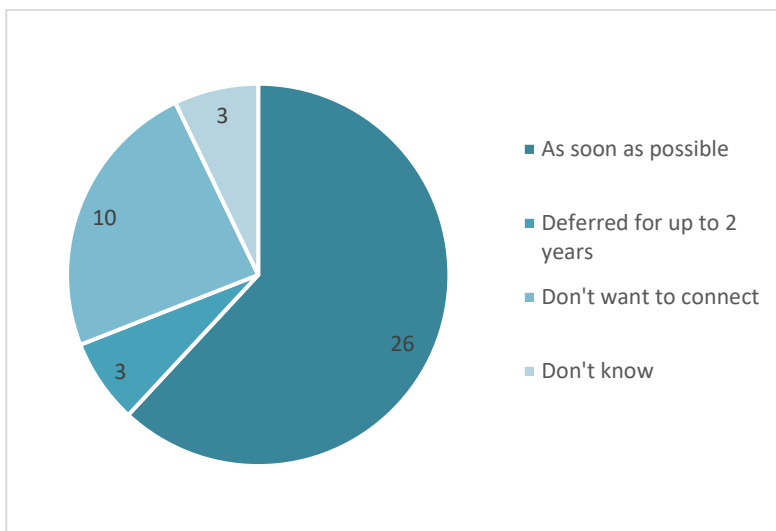


Figure 32: Wyomi – timing for connection by property

3.7.2 Payment preferences – Connection fee

Owners of 17 properties in Wyomi indicated that they would like to pay the CWMS connection fee upfront. Owners of 10 properties indicated that they would look to pay via a payment arrangement.

There were 16 properties where the owners didn't provide a response however commented that they would select the most 'cost effective' option or needed more information before reaching a decision. There were also several owners that shared that they can't afford to pay.

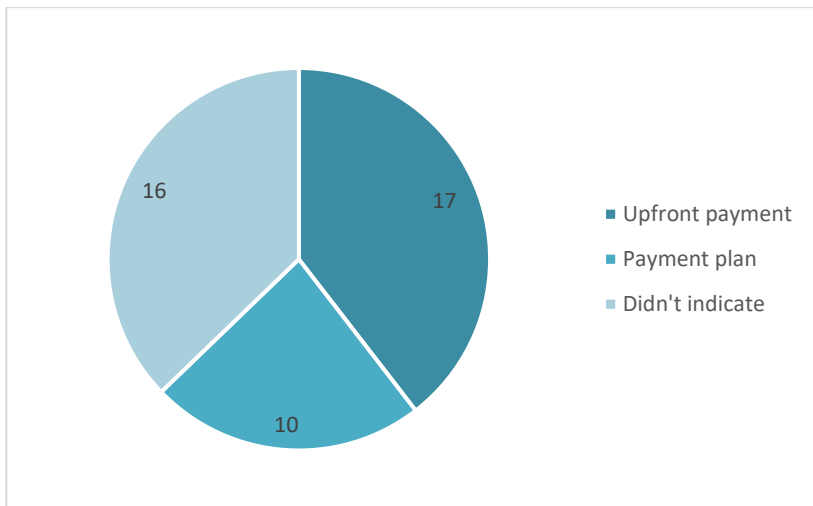


Figure 43: Wyomi – preference for connection fee payment

3.7.3 Local plumber agreements

When asked whether they would be interested in Council establishing agreements with local licensed plumbers to undertake connection works on their property/s, responses were evenly split between interested (14), maybe interested (13) and not interested (13).

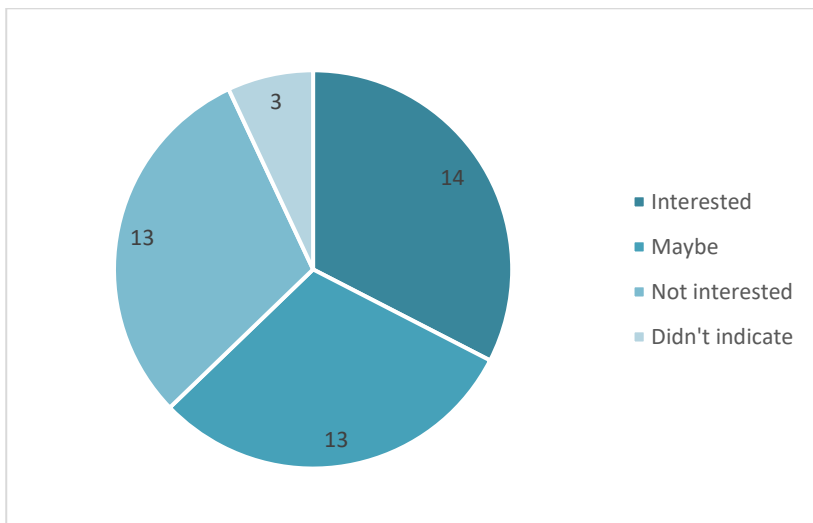


Figure 54: Wyomi – interest in plumbing arrangements

3.8 Rosetown

32 of the 107 responses were received from owners with property in Rosetown. These responses related to 41 properties. Of the 41 properties, a higher proportion of these properties are vacant (24 properties).

Included in the responses were some properties on Bullocky Town Road that currently fall outside of the service area however have expressed interest in connecting.

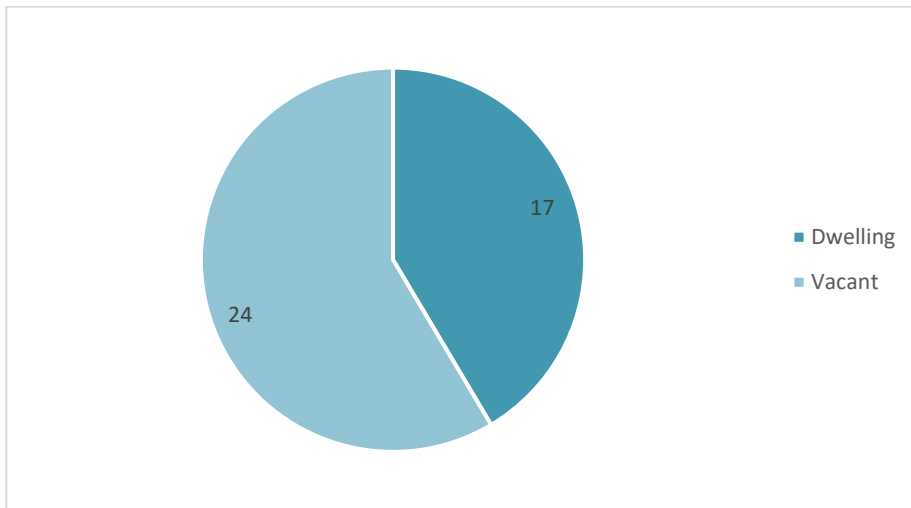


Figure 15: Rosetown – number of properties by type

3.8.1 Timing for connection

Owners of 16 properties in Rosetown would like to connect to the CWMS as soon as possible. 7 of these properties have dwellings, with the remaining 9 vacant and looking to develop. Owners of another 7 properties would look to defer connection up to 2 years with 6 of these properties currently vacant. All six properties where owners indicated that they don't want to connect to the CWMS have dwellings.

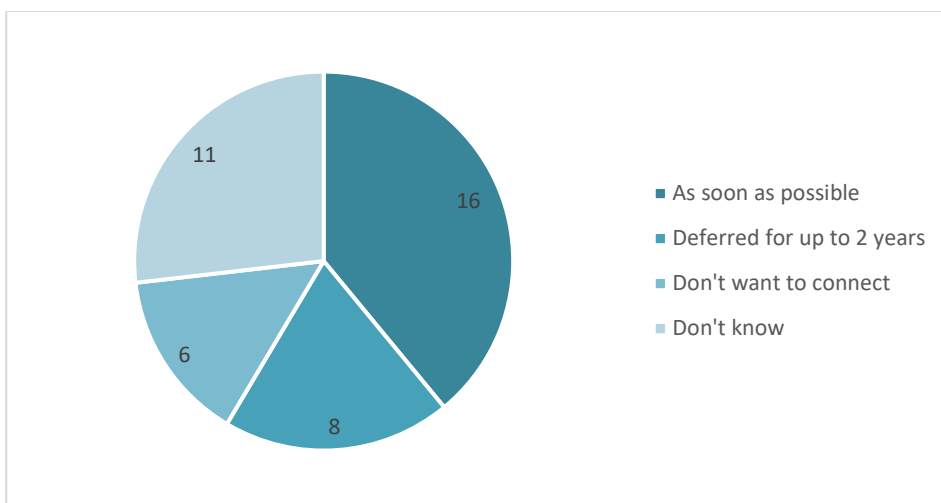


Figure 66: Rosetown – timing for connection by property

3.8.2 Payment preferences – Connection fee

Owners of 13 properties in Rosetown that indicated that they would like to pay the CWMS connection fee upfront. Of these 5 properties have dwellings and 8 properties are vacant.

Owners of a further 17 properties indicated that they would look to pay via a payment arrangement. With the majority of these being vacant properties (14).

There were 11 properties where the owners didn't provide a response however commented that they needed more information before reaching a decision. There were also several owners that reiterated that they don't want to connect to the CWMS.

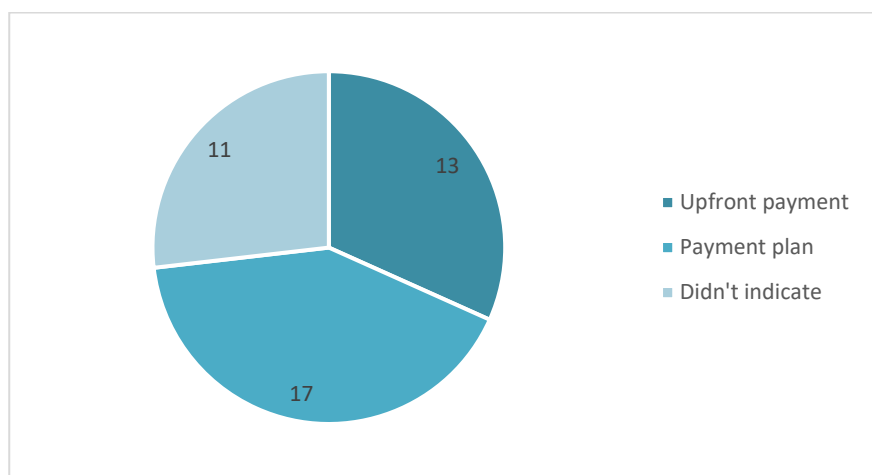


Figure 77: Rosetown – preference for connection fee payment

3.8.3 Local plumber agreements

There was a lot of interest in Council establishing payment arrangements with local licensed plumbers in Rosetown, with owners of 21 properties expressing interest. Owners of a further 12 properties indicated that they may be interested if provided with more information about this.

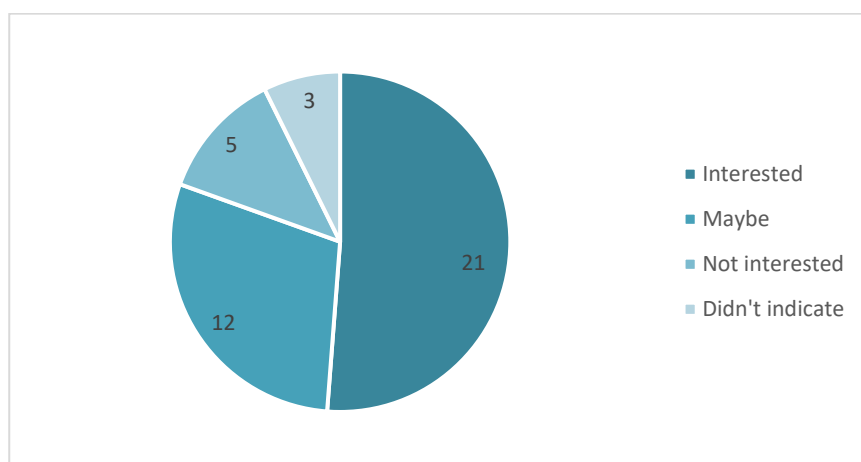


Figure 88: Rosetown – interest in plumbing arrangements

3.9 Hutchings Court

Only one owner of one property in Hutchings Court provided feedback. This response indicated that they don't want to connect to the CWMS having only recently installed an onsite wastewater management system.

4. Key insights

A strong participation rate was received during engagement on the proposed extension of the CWMS to the areas of Pinks Beach, Wyomi and Rosetown. This included completion of 107 feedback forms relating to 135 properties within the proposed service area. There was also good representation from all areas in the feedback provided.

In deliberating on the future direction for the CWMS expansion, the following key insights can be drawn from to inform Councils decision making:

Overall support and timing to connect

This engagement has revealed that there is support for the expansion of the CWMS. Owners of 83 properties have expressed that they would like to connect to the scheme 'as soon as possible' (60) or 'deferred for up to 2 years' (23).

The key barrier to those property owners not wishing to connect to the CWMS (25) was the financial commitment required. Other reasons for not wanting to connect included having a functional on-site system, that the property being a holiday house with minimal use, having recently installed a system and property is for sale.

Connection charge – payment options

Of those property owners supporting progression of the project, there was even distribution of those who would look to pay the capital contribution up front and those that would seek a payment option. Many property owners would like to understand further details on the final cost and the arrangements available to be able to make their own informed decision.

Local plumber arrangements

The feedback received indicated that there is strong interest in Council establishing arrangements with licensed plumbers. Owners of 53 properties indicated that they 'would be interested', with representatives of another 42 properties indicating that they may be interested after receiving further information including costs and terms.

26 owners with properties that are currently vacant indicated interest. This may need to be further investigated to ensure understanding of what is being proposed as vacant blocks are unlikely to have any onsite plumbing.

Other suggested support mechanisms

Property owners suggested several ways that the Council could provide greater support for property owners to connect to the extended CWMS which included provision of:

- transparent ongoing communication and engagement about costs, timing for delivery and individual property assessments/requirement noting that there were questions raised during this engagement that will require response once more details are known

- exemption or deferral for recently installed compliant systems (e.g., installed within the past 2–3 years)
- interest free or low interest loans to assist with connection costs.
- flexibility to continue use of compliant systems until the end of their functional lifespan or until significant failure occurs.

Appendix A

Information pack

Letter

Fact Sheet and Frequently Asked Questions

Feedback Form

Ref 91/2025
File 14/65/1.22



17 July 2025

NAME

Address 1

Address 2

Address 3

Address 4

COUNCIL OFFICE

Address

29 Holland Street
Kingston SE
South Australia 5275

Telephone

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Email

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South Australia 5275

Telephone

08 8767 3070

POSTAL ADDRESS

PO Box 321
Kingston SE
SOUTH AUSTRALIA 5275

www.kingstondc.sa.gov.au

Dear Property Owner,

Re: Community Wastewater Management Scheme Extension – Rosetown, Wyomi and Pinks Beach

Kingston District Council is proposing an extension of the Community Wastewater Management Scheme (CWMS) to Rosetown, Wyomi and Pinks Beach.

The CWMS will collect, treat and re-use wastewater (sewage) from septic tanks on individual properties. The system will be owned and operated by Council, removing the need for individual on-site systems which is currently your responsibility.

Council is aware that a high percentage of on-site wastewater systems were installed prior to 1998 and may be at, or nearing, the end of their useful life. When a system reaches this stage they begin to not operate effectively; and will eventually result in the system failing. It is important to consider the increased likelihood of future system failure and develop long-term solutions for wastewater management.

As there is no water supply available to these areas, groundwater is heavily relied upon for domestic use via onsite bores.

Following advice from SA Health, Council successfully applied for funding from the Local Government of SA CWMS Program. This has enabled Council to engage with engineers to assess options to address the issues and develop a concept plan to extend the CWMS. The funding will also allow costs to property owners to implement the CWMS extension to be significantly reduced.

Connecting properties to the CWMS will protect our precious groundwater by addressing the current risks to public health and the environment from aging and non-compliant on-site wastewater systems and mitigate the future costs of replacement of failing systems.

You can read more about the proposed CWMS extension in the enclosed Fact Sheet.

Community engagement is now open and will close at 5pm, Wednesday 9 July 2025.

You can share your thoughts on the proposal by completing the feedback form enclosed or online via the QR Code below.

We also encourage you to join us at an up-coming information sessions to learn more about the CWMS and what this means for you and your property. It is also an opportunity to ask your questions of our project team.

Community Forum

6pm, Monday 23 June 2025 at the Kingston District Hall, Agnes Street Kingston

Community Drop-In Sessions

Tuesday 24 June 2025 – 10am to 3pm and 4pm to 7pm

Wednesday 25 June 2025 – 9am to 2pm

All drop-in sessions at the Kingston District Hall, Agnes Street Kingston

Online Community Forum

6pm, Monday 30 June 2025 via Microsoft Teams

Registration is required, please email tarmfield@kingstondc.sa.gov.au or phone 08 8767 2033.

Your feedback will assist Council in formalising a position on the funding proposal for the CWMS extension and arrangements it can put in place for residents. We will keep you informed of the outcomes and next steps.

If you require further information ahead of the community information sessions, please direct your enquiries to Brett Holmes, Director Infrastructure & Operations on 0427 799 371 or Ian Hart, Chief Executive Officer on 0408 809 712.

Yours sincerely,



Jeff Pope
Mayor

0407 114 700
mayor@kingstondc.sa.gov.au



Ian Hart
Chief Executive Officer

0408 809 712
ceo@kingstondc.sa.gov.au



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.

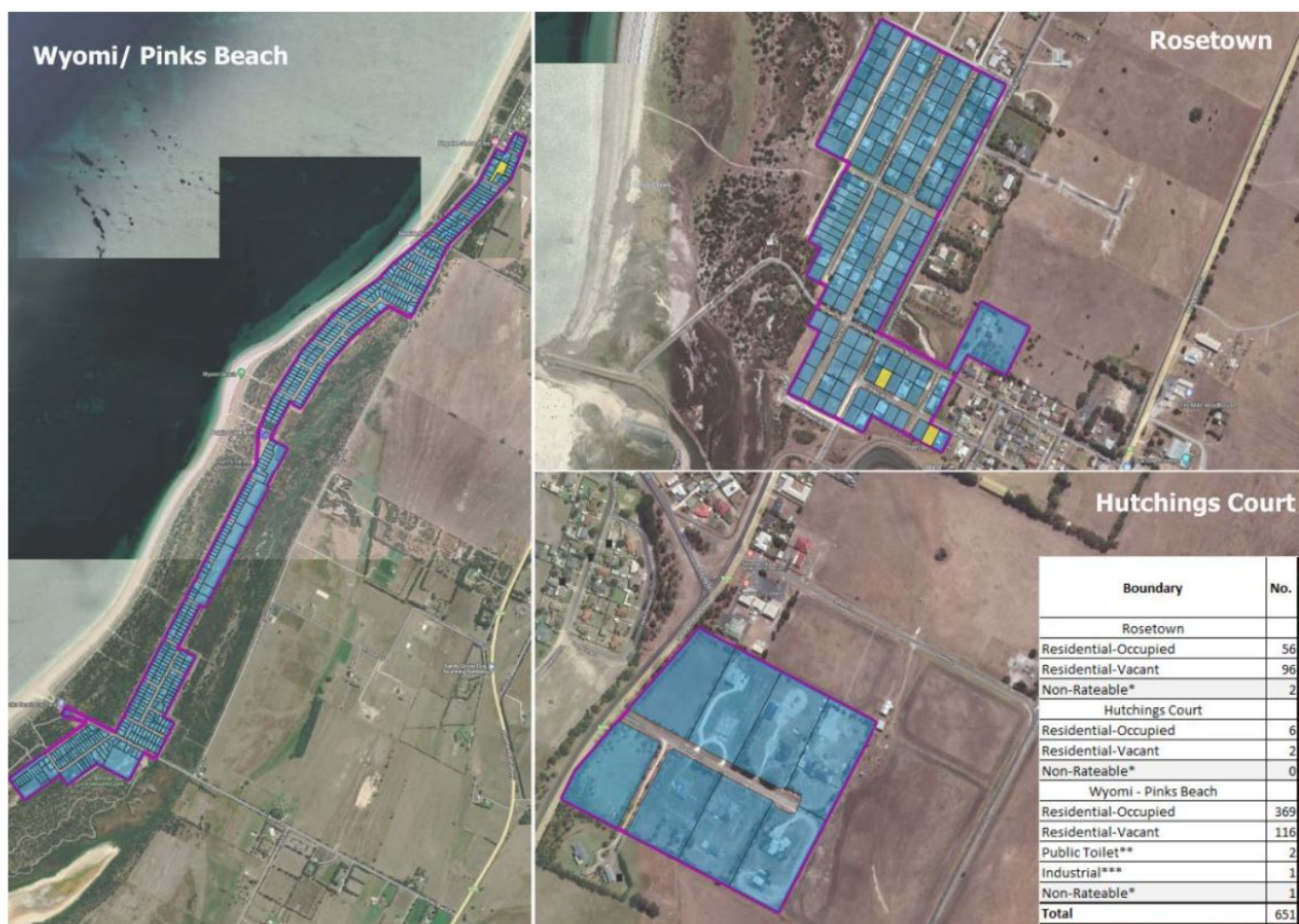
A CWMS will protect our precious groundwater supplies, which are relied upon for drinking and other domestic uses. It will remove the current risks to public health and the environment by installing a system which transfers wastewater to an off-site treatment facility.

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.



General Feedback Form

Contact Details

First Name _____

Last Name _____

Address _____

Email _____

Phone Number _____

Property Details

How many properties do you own in the areas of Rosetown, Wyomi and Pinks Beach?

☐ 1

☐ 3

☐ 2

☐ 4 or more

Is your property/s developed? (Please describe for each property i.e. dwelling, shed, vacant, currently building)

Does your property/s have a functioning on-site wastewater management system? (Please describe for each property i.e. septic tank, holding tank, other)

Connection and Payment

When would you like to connect your property/s to the CWMS?

☐ As soon as possible

☐ Deferred for up to 2 years

☐ Other (please specify) _____

How would you like to pay the capital charge?

☐ Upfront

☐ Payment Options (Example: up to 10 year repayment period)

☐ Other (please specify) _____

☐ Yes, I would be interested

☐ Maybe, I'd like more details

☐ No, I'd prefer to arrange my own licensed plumber

Is there any other support that you think Council could provide to make connection to the CWMS easier for you?

[illegible][illegible]

Thank you for taking the time to provide your feedback, this will assist Council in formalising a position on the funding proposal for the CWMS extension and arrangements it can put in place for residents.

Appendix B

Community Forum presentation

Kingston CWMS Extension

Rosetown, Wyomi & Pinks Beach

Community Forum
Monday 30 June 2025



Project Overview

- Proposed CWMS Extension to the areas of Rosetown, Wyomi and Pinks Beach
- 651 new connections
- Proposed concept design to provide future long-term solution to wastewater management
- Development of concept design funded by the Local Government Association's (LGA) CWMS Program
- Role of Council – operate CWMS current and new, manage project, collect contributions



Wyomi/ Pinks Beach



Rosetown



Hutchings Court



Boundary	No.
Rosetown	
Residential-Occupied	56
Residential-Vacant	96
Non-Rateable*	2
Hutchings Court	
Residential-Occupied	6
Residential-Vacant	2
Non-Rateable*	0
Wyomi - Pinks Beach	
Residential-Occupied	369
Residential-Vacant	116
Public Toilet**	2
Industrial***	1
Non-Rateable*	1
Total	651

Project Funding

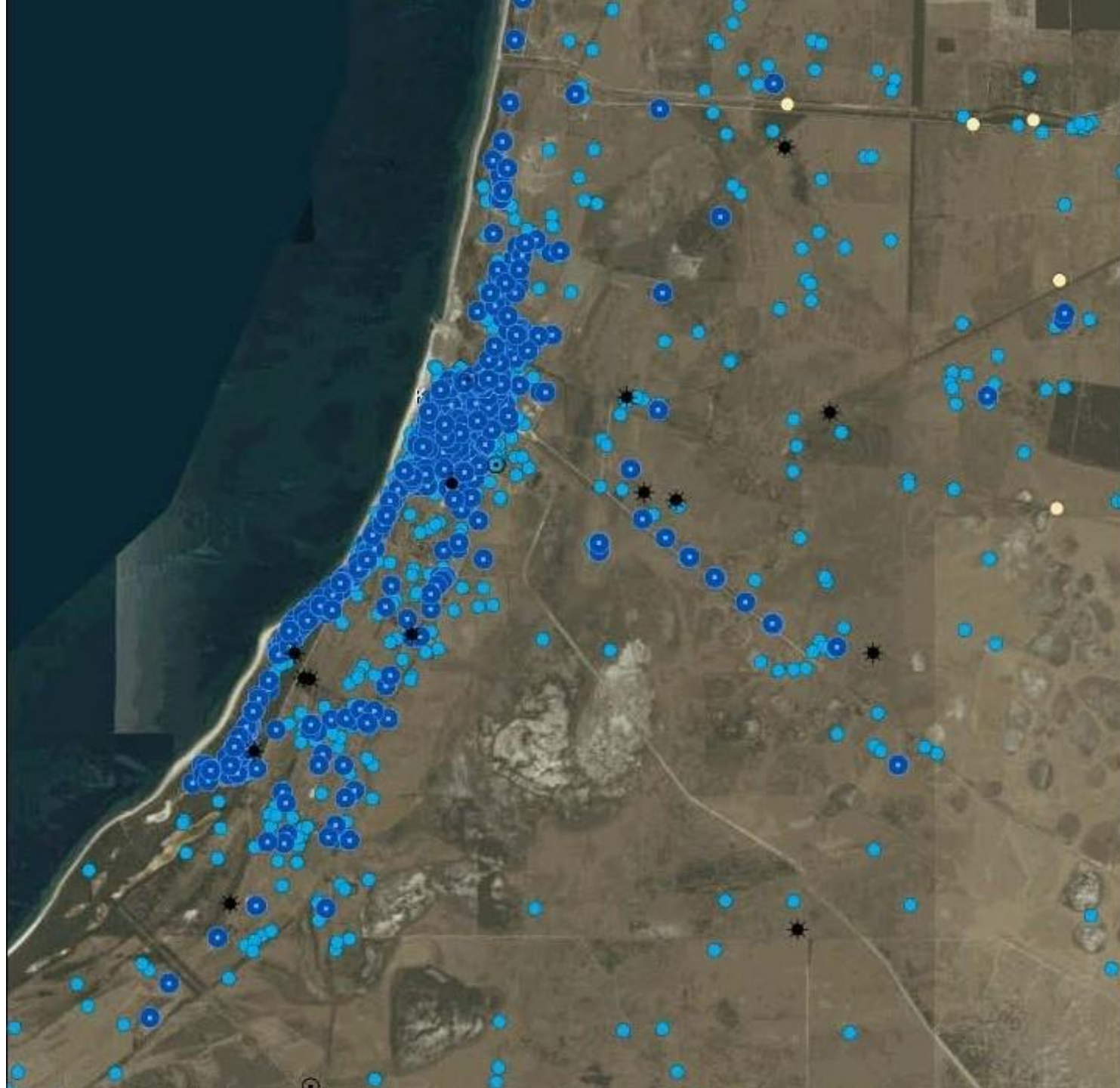
- Funding received from the Local Government Association's CWMS Program
- Kingston has been prioritised over many other SA Councils for funding
- Based on current projections, the subsidy will cover approximately 75% of the total construction cost
- \$18.5m indicative subsidy toward a circa \$25m project



Why is the CWMS Extension needed?

- Many current on-site wastewater systems are at higher risk of failure due to their age and may already be failing
 - 57% were installed prior to 1998 – nearing the end of useful life
- 80-90% of existing allotments fall within 50m of existing bores and wells
- Potential impact to groundwater, environment and human health
- Barrier to development and growth to meet the known and expected demand for new housing





June 17, 25

Drillholes

-  *Water Well*
-  *Domestic Water Well*
-  *Engineering Well*

-  *Mineral Well*
-  *Petroleum Well*
-  *Water point*

Water Connection

- Council has received the following advice from SA Water

“The townships of Rosetown, Wyomi and Pinks Beach are located in areas where the water supply system is constrained. Whilst SA Water does have plans to renew assets at the Kingston Water Treatment plant, there are no plans to augment the water supply system to include these townships in the current or subsequent regulatory business period which ends in 2032.”

- Council will continue to liaise with SA Water on a possible solution for potable water connection into the future



What are the benefits to the property owner?

- To understand the benefits, Council undertook an Economic Impact and Cost Benefit Assessment (CBA) for the project
- The CBA covers various impacts – job creation, economic ripple impacts, stimulus for new housing growth and the expected uplift in property prices
- The benefits outweigh the costs in the medium to long term and provide security and de-risk future expenditure



What work has been completed to date?

- Two studies completed:
 - Tonkins – CWMS Options Assessment
 - WGA – Geotechnical, Survey Specification & Concept Design
- Groundwater levels, drilling, test holes at the Kingston Golf Course for Irrigation
- Concept design for three options:
 - Gravity collection network
 - Pressure collection network
 - Vacuum collection network





WGA

Kingston SE CWMS Extension

Kingston SE CWMS

Proposed Scope

- There are a total of 651 allotments in the Kingston SE township under consideration for the concept design; in Hutchings Ct, Rosetown, Wyomi and Pinks Beach. These connections are currently not serviced by the township's existing Community Wastewater Management System (CWMS) network, and so are considered to be a new scheme.
- The new CWMS is proposed to include:
 - Connection for each property (gravity or low-pressure connections depending on area within township)
 - Collection network to deliver wastewater to the Wastewater Treatment Plant (WWTP) (vacuum or pressure pump station options currently proposed)
 - A new WWTP – facultative lagoon type plant, similar to the existing treatment system
 - A new recycled water reuse pipeline and irrigation area – Golf Course

Proposed Design Flows

- Design Average Daily Flow:
 - Stage 1, Pinks Beach and Wyomi: 190 kL/day (489 residential connections)
 - Ultimate Flow, Pinks, Beach, Wyomi, Rosetown, Hutchings Ct: 254 kL/day (651 connections)
- Ultimate Flows - Around 90ML/annum available for reuse/irrigation (lagoon type WWTP with 38ML storage lagoon)



Site Constraints

Geotechnical and Groundwater Conditions

- Groundwater levels in Pinks Beach and Rosetown were found to be <1.5 m below ground level on average. This will require dewatering provisions to be made during construction for deeper installations, and during any future scheme repairs/maintenance. Where possible, depths of pipes should be minimized to reduce dewatering needs.
- Groundwater testing in Rosetown indicates high salinity and corrosive components – pipes and pump stations will be designed with appropriate concrete mixes and specialized epoxy coatings
- Geotechnical information indicates that excavation is typically possible using conventional earthmoving machinery up to a depth of 4 m, where limestone/calcarene becomes more prevalent throughout the area.

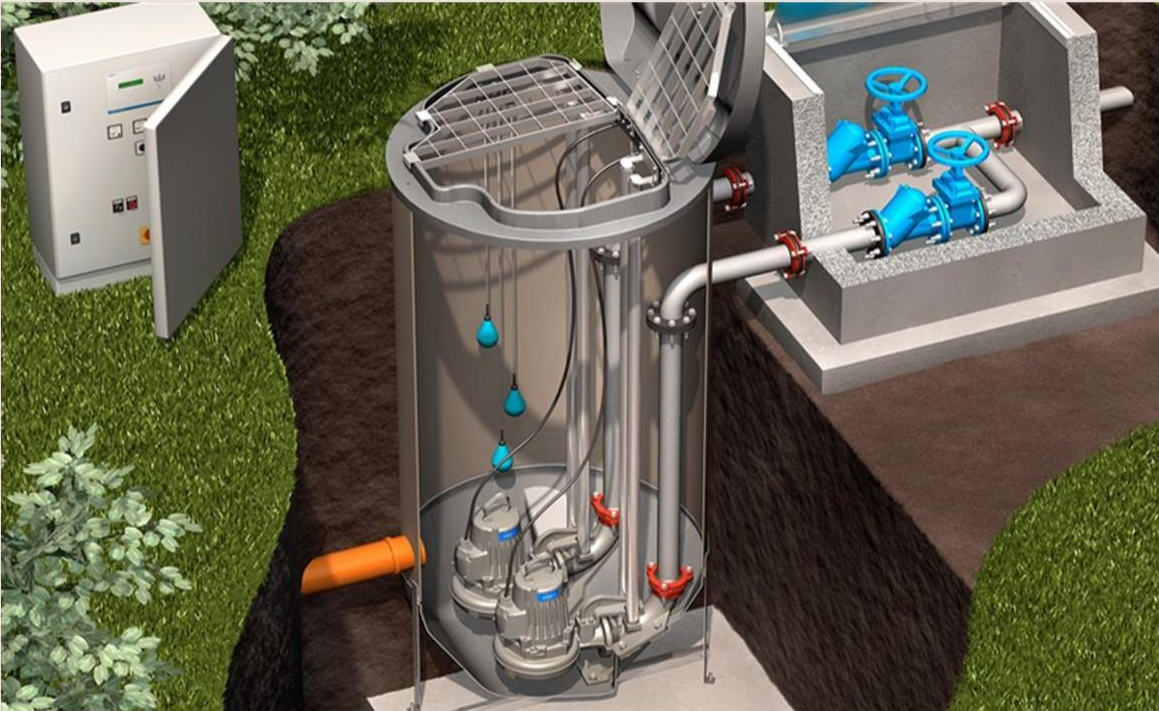
Wastewater Collection System Options

Advantages and Disadvantages

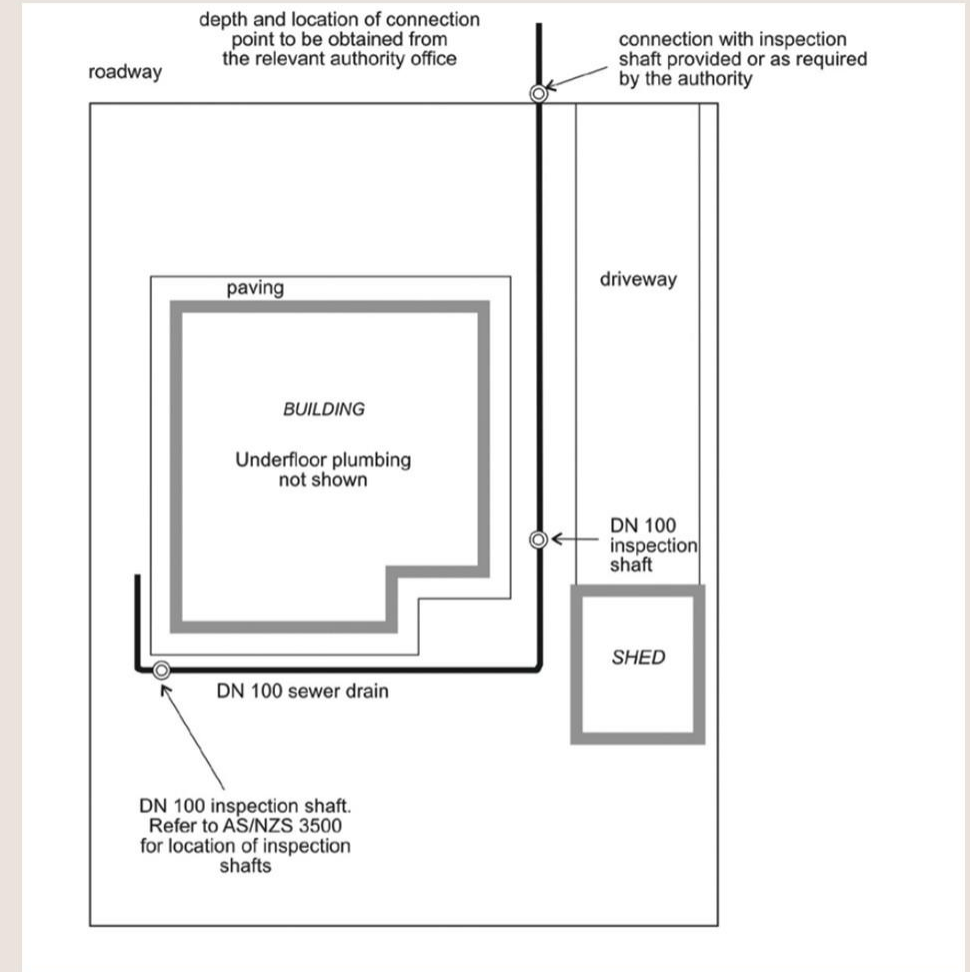
System	Advantages	Disadvantages
Gravity System with Transfer Pump Station	• Low maintenance for gravity connections. • Minimal infrastructure required on each property.	• Layout of the township requires that either additional transfer pump stations be included, or deep construction of mains. • Presence of groundwater is an issue for areas around Kingston, increasing construction costs and potential maintenance issues • Transfer pump stations will be required, which are costly, require space and can cause both odour and amenity issues.
Low Pressure System	• Shallow installation for pipelines / reduced interaction with groundwater • Fast construction timeframe, Horizontal Directional Drill is possible • Minimise disruption and reinstatement due to narrower trench and smaller pipe size	• Pumps typically have a design life of 10-15 years and will require replacement. • Power outage and mechanical failure risks. • Gas entrapment could prevent the network from efficient operation. • Some sections of network could require frequent flushing to remove solids.
Vacuum System	• Shallow installation for pipelines / reduced interaction with groundwater • Minimise disruption and reinstatement due to narrower trench and smaller pipe size	• Main pump station for each area of the township will be large and deep, requiring specialised coatings • 1 vacuum pit for 4-6 connections, valves will require regular maintenance/replacement

Wastewater Collection System

Gravity Sewer, Transfer Pump Station



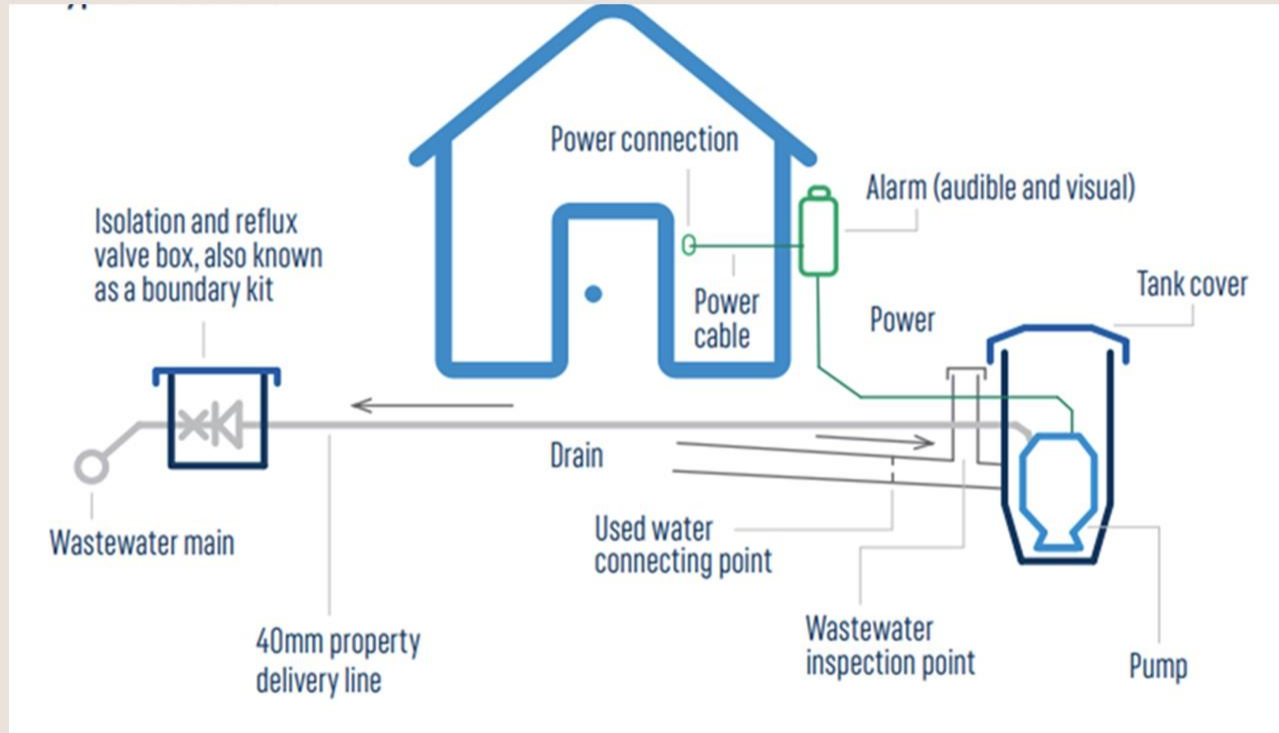
Transfer Pump Station



Typical Gravity Sewer Connection

Wastewater Collection System

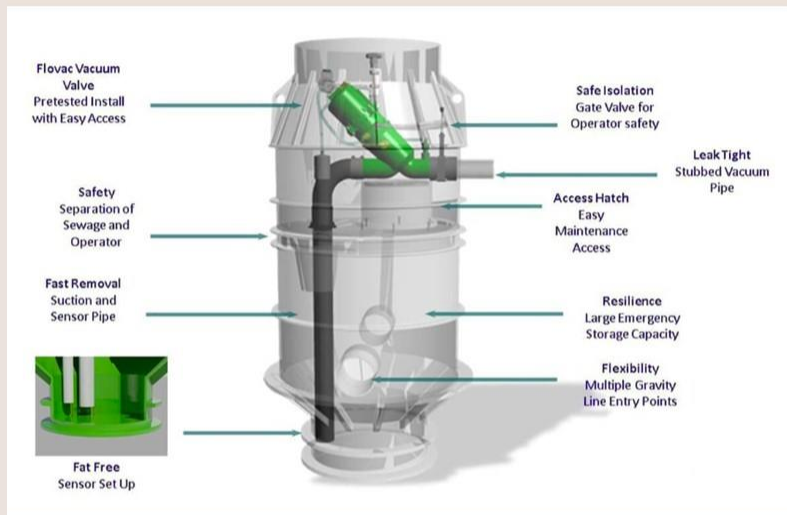
Low-pressure Sewer



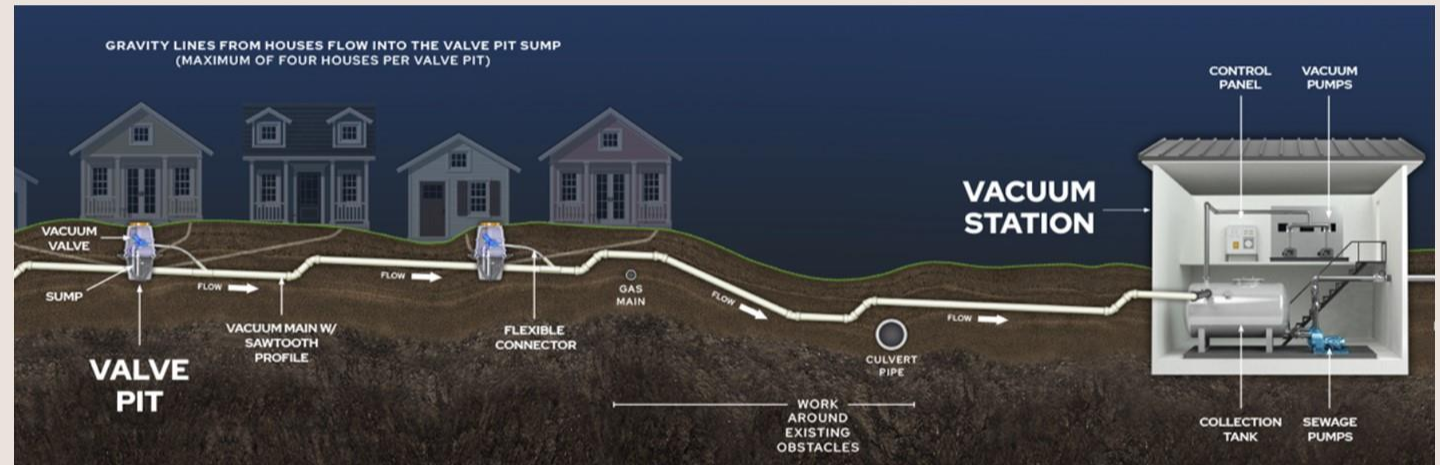
Typical Low-Pressure Sewer Connection

Wastewater Collection System

Vacuum Sewer

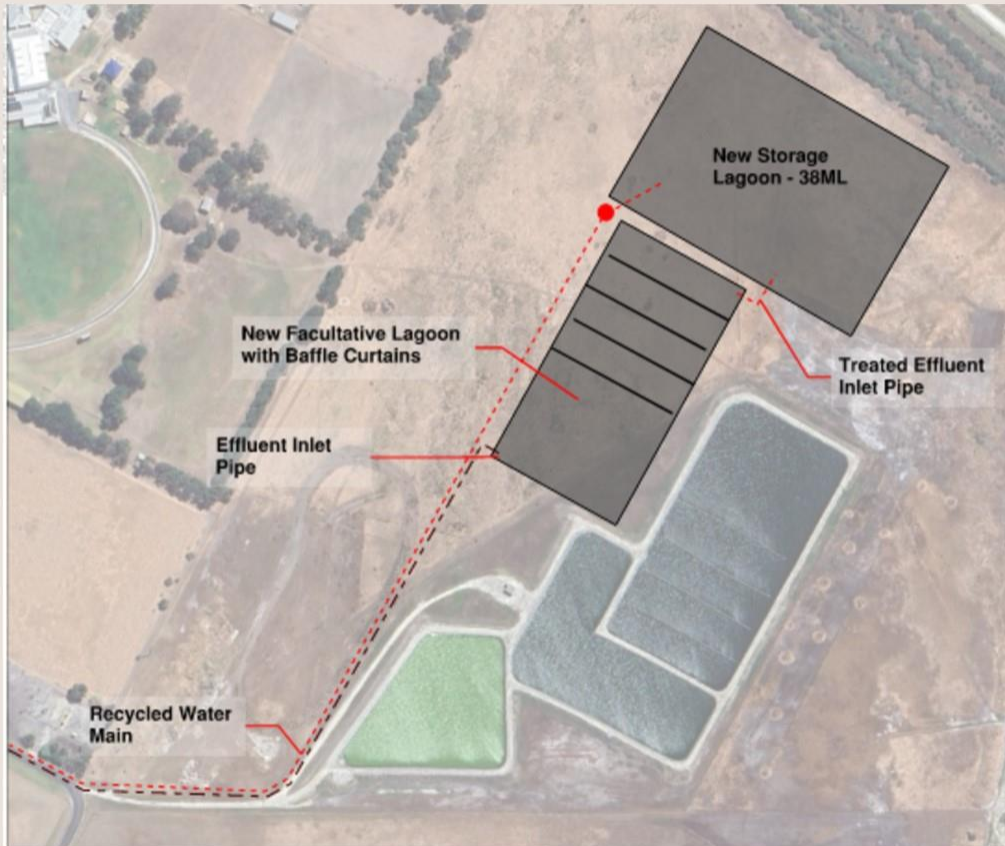


Vacuum Collection Pit
(1 per 4-6 houses)



Vacuum Pipeline to Vacuum
Pump Station

Wastewater Treatment – Lagoon Type WWTP



Advantages

- Easy to operate
- Low energy demand
- Small operation and maintenance needs
- Treatment is not sensitive to power failure
- Whole-of-life cost is usually less than mechanical plant

Disadvantages

- Large footprint
- Larger buffer zone – 350 m (>1000 Equivalent Persons)
- Require cut and fill to build earthen water storages.
- Poor soil conditions (rocks) and high ground water could significantly increase construction costs
- Greater risk of groundwater contamination
- Cannot be located within:
 - 100m of a bank of major watercourse
 - 200m of a busy public roads
 - 50m of other public roads
 - Within a floodplain

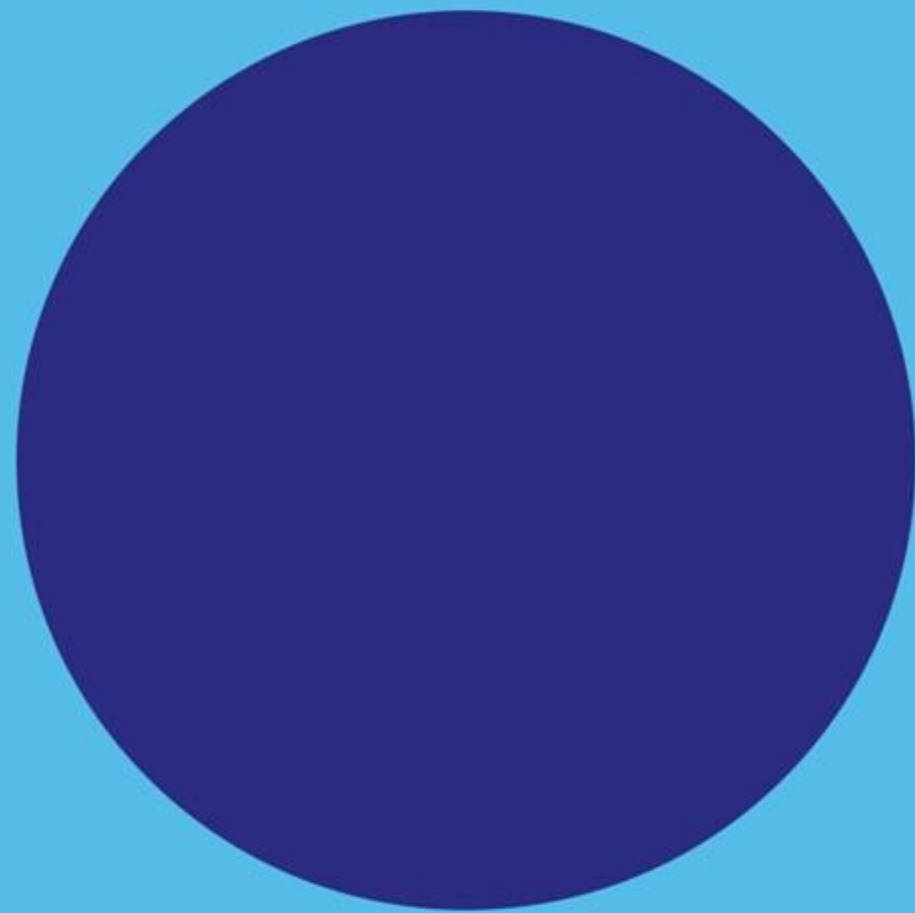


Recycled Wastewater Reuse System

- **Reuse Option – Golf Club (22 ha)**
 - Irrigation of golf course – Demand estimated to be 170 ML/annum
 - Located 1km from WWTP, along planned collection rising main route.



LGA CWMS Program



About us

LGA South Australia is here to help local government build stronger communities.

Our members and community are at the heart of everything we do. Because we know if our local governments are thriving, then our communities are, too.

Learn more about LGA South Australia: lga.sa.gov.au

LGA CWMS Program

- The LGA CWMS Program provides subsidies to enable new CWMS infrastructure to be constructed where SA Water does not provide services and enable equity to SA Water pricing for regional wastewater schemes.
- Currently in the 8th year of a 10 year Program, which expires on 30 June 2027.
- Funding of ~ \$5M per annum.

LGA CWMS Program

- Funding is distributed aligned to Public Health and Environmental risks.
- Assessments to inform the project priority list is undertaken by SA Health and The Environment Protection Authority.
- There is a priority list reviewed annually and currently has 36 potential new CWMS projects across the state seeking funding.

How is the Funding Calculated

- Equity between SA Water customers and Council customers.
- Subsidy is calculated so that contributions from rate payers are no higher than if they were connected to SA Water.
- Subsidy calculations take into account:
 - Revenue generated assuming SA Water charges and connection costs were applied
 - Connection fee (currently \$7405 for 2024/25 financial year, per new connection)
 - Annual service charge (based on property capital value)
 - Difference between SA Water revenue and Council operating costs
- Subsidy = Whole Of Life* cost minus SA Water equivalent revenue (over a 50 year period)
- *capital, maintenance and operational costs (via NPV Calculation)

How is the Funding Calculated

- The SA Water Connection fee used for Grant Funding:

Year	Connection Fee	Increase from Previous year	Increase since 20/21
2020/21	\$ 4,987.00	-	-
2021/22	\$ 5,082.00	2%	2%
2022/23	\$ 5,245.00	3%	5%
2023/24	\$ 6,906.00	32%	38%
2024/25	\$ 7,405.00	7%	48%

- The SA Water Connection fee has risen on an annual basis
- 48% increase in 5 years

NEW KINGSTON CWMS – LGA GRANT

- The Project encompassing 651 new connections has an estimated up front Capital Cost \$24.98M.
- An estimated 50 year whole of life operating cost of \$28.59M – includes Capital / Asset renewal and operating costs**
- ** in 2025 costs using a 4% NPV Calculation over 50 years
- LGA – TOTAL GRANT TO COUNCIL ~ \$18.55M
- **This equates to a \$28,500 Subsidy per connection.**

Cost, timing and support options

The dollars....



Three payment streams

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

1. Capital recovery charge / Connection charge
 2. Individual costs to connect dwelling to connection point (plumbing)
 3. Ongoing annual service charge (vacant/occupied)
- 

1. Upfront Capital Charge & Payment Options

- Properties on the new CWMS network will be asked to pay a connection fee
- Fee to be based on SA Water equivalent connection charge
- Finance options to be provided by Council

Payment Options

- 1. 10 Year Payment Plan – Recover upfront charge through quarterly payment instalments over a ten-year period (including interest and administration)**
 - Estimated at approximately \$240* per quarter, based on current SA Water Connection Charges
- 2. Upfront payment, no interest or administration charges**
 - Currently \$7,405 for current financial year, per new connection (subject to change on 1 July)
- 3. Other options that may be considered by Council following consultation**

All of the above is subject to detailed designs, the outcomes of this consultation process, approval of the State Government funding and approval by Council.



2. Onsite costs to connect property to CWMS network

- Costs for licensed plumber to connect your property to CWMS network
- **Costs vary depending on what is required on individual property**
 - **Cost estimates range from \$1,000 to \$5,000 per connection**
- Council may consider agreements with landowners and licensed plumbers to support you with these costs, which could include potential payment arrangements



3. Annual Service Charge

- Wastewater is an essential service, regulated by ESCOSA and the requirements of the Local Government Act
- Council is required to set service charges to achieve full cost recovery (no more and no less)
- The CWMS Subsidy seeks to ensure that Council can provide ongoing operations of the new CWMS for a cost equivalent to SA Water Service Charges
- Current CWMS Service Charge (Financial year 2025/26)
 - \$624 Occupied
 - \$253 Vacant
- Separate vs Uniform Future Service Charge – To be confirmed
- Council estimates show current annual service charges (on an inflation adjusted basis) should be maintained under the new combined network



Payment Support

- State Government Concessions – ‘Cost of Living Concession’ for sewerage and water services;
- Postponement of rates for State Senior Card holders – apply to Council;
- Payment Plan – as envisaged, payment options will be made available to new connections;
- Council’s Financial Hardship Policy – to assist people experiencing financial hardship to manage their bills



Timeframes for connections

- Connections must be completed by licensed plumber in accordance with the legislation*

**South Australian Public Health (Wastewater) Regulations 2013*

Subject to Council Decision:

- Grace period to connect?
- Time to pay connection fee?
- Application fees reduced or waived?

This is your opportunity to have your say





We want to hear from you

Representatives from the following organisations:

Kington District Council & Environmental Health Officer
Local Government Association of SA
BRM Advisory

We want to hear from you

Online Feedback Form



Community engagement closes at 5pm, Wednesday 9 July 2025.



Appendix C

Summary of questions/ statements made at Community Forums

In-person Community Forum – Monday, 23 June 2005

1. What area will you start first?
2. How do we stop this? Vote?
3. Why isn't it going to a vote, sceptical that Council has already made its mind up. Concerned about cost of living.
4. Leaving existing septic/ pipes, what will change?
5. Current system working well.
6. Reference to another community that only paid \$90 for new system (metro area).
7. Against – already has a new septic tank/ bore. This will be an extra cost. The \$24million is an estimation, in 2-3 years the cost will be higher.
8. Plumbing fees will also increase in 2-3 years time.
9. What consideration has been given to people who want to live off the grid? Using a worm septic system.
10. If the end goal is safe ground water if we do our own system and its monitored, can't LGA support if system not up to par?
11. Lives at Pinks beach for 25 plus years, when Nash Ave is under water, we can't flush our toilets. In favour of proposal.
12. Use cement septic tanks and bleed off effluent.
13. Currently I have a septic at rear of property, is this able to be connected, or will I need a new one?
14. Location of new system? Accessibility?
15. What sort of turn around, 1, 2, 5 years do we have to save up for it?
16. Will we be selling the irrigation water or giving it away?
17. If grey water is ok to be pumped at Golf Course, Foreshore, what is the difference to current system?
18. Ratepayer are already paying rates, why do we need to pay \$7,405 extra?
19. Does Council plan to put potable water thought these areas as well?

20. How will a new sewer system affect property values?
21. The new system could cause a lot of properties to come onto the market therefore decreasing value of properties.
22. In terms of future subdivisions, how do you work out their contribution?
23. Scaleability of design, does it allow for development / expansion?
24. Can we connect, if we are currently outside the scope? (Rosetown)
25. If we don't go ahead with project, what is a cost of a failed system?
26. Who will assess if our current system is suitable to connect?
27. If system not good enough to connect, how much will it cost to connect to system, and is Council prepared to subsidise that?
28. If current septic is not acceptable, how will it be replaced?
29. True cost of system failing, when end of life, won't be able to afford to replace and will system become non-compliant, therefore dwelling becomes uninhabitable.
30. When will Council assess if your septic is not up to scratch?
31. What is the timeframe for having your septic pumped out and connecting to new? What happens if water table is too high when pumping out tank?

Online Community Forum – Monday, 30 June 2005

1. Can you please advise what part of the Local Government Act allows Council to pass on capital infrastructure costs to only certain/specific residents? Comparison, Cape Jaffa Marina dredging works, are they paid by only Cape Jaffa marina residents?
2. Just to confirm please: we still need to have a septic onsite? If we were to redevelop our property, would we need to still have a septic, or can we connect directly from the household to the main?
3. If wastewater management is considered an essential service, how can SA Water say no to providing an essential service to townships. Surely this is a Government/SA Water problem which requires negotiation and action at a much higher level than local government. SA Water would have agreements with government to provide a certain level of essential services. Are they failing in provision of essential services, and therefore failing in their obligations to SA Government in their contract to provide services.
4. Does that also mean that we will periodically need to pump the solids from our septic - at our (additional) cost?
5. just wanted to know if a recording of this meeting will be made available

6. How will rate payers and new house developments know they are receiving a good deal compared to other LGA's around SA?
7. One more to be sure: we'll have the option pay about \$7500 up front, or about \$10,000 over ten years (\$250 quarter). Can we do quarterly for a few years, and then pay the remainder out if things change?

Appendix D

Feedback form verbatim comments

Note: Comments have been redacted to retain anonymity

Pinks Beach – Verbatim comments (redacted)

Response	Other support suggestions	Any other comments
1	-	-
2	-	-
3	-	Its a great idea and opportunity. Such a waisted opportunity that water is not being supplied while the trenches are there
4	-	If there is considerable expense to upgrade our system to the required standard for connection, we may have to enter into the deferred payment.
5	No other support required	Solids should be disposed of in the same manner. Any area disturbed during installation must be returned to its original condition. Prefer full sewer system.
6	-	-
7	I have signed an initial contract to build on the block. I will look to alter the plans now to remove septic as it is a significant cost but will now delay building. Certainly and timing of implementation and design plans would assist in being able to time construction.	When can plans be submitted without septic system in place?
8	-	-
9	I do appreciate the information (research done), grants and the effort put in, obviously alot. More information on the annual service charge. I forgot to ask how residents of Kingston pay this now and the price, ask if it is similar. How much will this grown annually? I am curious about if both sides of the street will be sone at the same time? If I cannot access driveway, I would like to park across street, I can only hope not too much mess left. Yes plumber	My biggest concern is the tree roots. I have been at my address for 4 full years, 2 years I have cut tree roots from next door, going to my water tanks. [REDACTED]

	mess will be bigger, I shall prepare for this. Honestly I am very very concerned about the rates, this all increases, need to be outlined, explained very deeply with payment plans please.	These tree roots will go to CWMS.
10	What are the annual fees if not connected to Cwms?	It seems remiss to spend the money installing this system and not undertake extension of the SA water mains/drinking water at the same time.
11	-	1. If you're claiming the septic tank/system may be "at or nearing the end of their useful life". What is the point of connecting the sewerage main to it? 2. If my calculations are correct, \$255 per quarter over ten years equals \$10200. Is this what you're saying is the cost to individual properties? 3. It must have been convenient for you to have letters arrive on or after the dates of the Community Forum and Community Drop-In Sessions.
12	I would like to rebuild hopefully in future ,budget dependent, and then possible hook up unless i can have a environmental set up	Why is it necessary to have it hooked up as a no to very low income earner i cant afford 2 x bills , the ground water at pinks is susceptible to flooding due to butchers gap drain gate not monitored correctly (WHICH SHOULD BE A DROP WEIR LIKE BLACKFORDS DRAIN) and the butchers gap park having a water gate damaged (have photos) so water floods in to low areas , the ground water is so brackish and smelly i wouldnt use it to wash or water anything
12a	I think a bottom dollar fixed price so we know what we are up for	As i have said before and now understand how this hopefully will work , but as i have come from mount barker and their grey water cwsm is currently 400 dollars a year , i get they have more people on it , but they have alot more waste too , i see what most of the town pay now per year and once set up the cost per year should in reality drop slightly because there will be 651 extra paying , , if as you say make it easier to develop my block than lets get it done
12b	I think it all comes to affordable cost and if you can't afford to pay upfront you have pay more in copping interest surely the government can assist on interest free loans?	Cost and ongoing maintenance costs need to be kept low. The main population is retirees coming for lower cost of living. It needs to be done correctly the first time.

12c	Id be happy if it got connected if it was heavily subsidised from government or rumours of epa , also a plumber that is honest and wont shaft us ,set price	Id be happy if it got connected if it was heavily subsidised , not even mountbarker (the most expensive council in state)is that expensive compared the the price your saying ,they charge 400 buck per year with a free pump out every 3 years , your document say 255 per quarter , thats 1020 per year , where does the price go next year or year after and so on , i can almost be certain it wont stay at 255 per quarter for 10 years , then what do we get for all that money after 10 years or do rates go back down after 10 years , please supply a up front cost , and not just a quartly cost , the cost your saying will put alot of people below the poverty line ,,,, the bores should be registered and if active, they pay for a licence , other wise shut the bores , ground water is not good , brackish , you cant drink it and i wouldnt even wash in it , Also it says water wont be comming out to any of the cwms areas ,
13	Yes involve the goverment	
14	Yes we are affected and currently cannot build due to the current situation as we own a block in Marine Parade We would have built but consider a holding tank unsustainable We are waiting on this to progress in order to build otherwise the block is useless to us We bought under the impression we could build on it [REDACTED]	There is no other option but to progress the CWMS system which probably should have happened many years ago for future sustainability'
15	-	Form should have come with a pre-paid addressed envelope
16	-	-
17	Good communication throughout the process required	-
18	-	Congratulations to the Council for a well structured and informative meeting. The professional persons were well spoken, informative and received and answered all questions in a professional manner.
19	It is unclear as to the cost in that is it a connection fee to Council or to the plumber who does the work from the current septic to the main pipe, or both?	A good initiative. Just concerned about the cost and payment details.
20		All for it to get done. Should have been done years ago!
21	Free inspection / meeting with us to look over current properties and discuss each one. Relatively new septic on our property that may not need updating.	-

22	We would be better able to answer this when we see more details of the design	-
23	What type of system do you need to be able to connect in?	I may not need to connect, but just making enquiries in case I put in a second waster water septic system.
24	No	Will I have to connect to water mains?
25	No	No
26	-	We have no desire to sell we have ownership for more than 25 years. We replaced the septic and bore. We bought because it was self sufficient. Our whole hose toilet included is rainwater. We would spend no more than 30 days a year there very rude to be told this has to happen, and feel bullied by the state government
27	-	-
28	Give us up front information on timeframes, costs etc, so an informed decision can be made	-
29	As I just have vacant land so far, I just need to understand when the connection would happen. I.e. at the time of building a property? (land purchased in December 2024)	Would it be better to wait until this is approved and set up before building?

30	-	[REDACTED] I am writing to express my support for the proposed CWMS system for Rosetown, Wyomi and Pinks Beach and to raise several points I believe are important in considering the future of this essential project. Firstly, I would like to acknowledge the work already undertaken prior to the recent community meeting - including site investigations, technical assessments, and planning. These steps clearly demonstrate that Council has taken this issue seriously and invested effort into understanding the needs of the township. I want to make it clear that I strongly support the implementation of the CWMS system. I believe it is a vital step toward securing the long term health, sustainability and liveability of our community. In addition to the public health benefits, I also want to highlight some broader positive impacts this project could have: - Critical Infrastructure Investment: The CWMS will significantly strengthen the towns infrastructure and ensure it can cope with future growth, development and environmental pressures. - Economic Opportunity: The presence of construction crews during the project could bring valuable economic activity to the town. Local businesses - including cafes, restaurants, motels, caravan parks, airbnbs and short term rentals - stand to benefit from increased foot traffic and demand. - Council Financial Relief: I would also like to highlight the cost savings of this project would bring to the Council. By connecting to the CWMS, it would eliminate the need for council-funded pumping of our properties holding tank at [REDACTED], thereby saving the Council ongoing maintenance cost and resources. That said, I also want to raise a few key concerns and questions: 1. At what point does the issue become a public health concern? If underground water or nearby environments are being affected, I believe its important to address whether this constitutes a health risk to residents - especially the more vulnerable members of our community. 2. What is the duty of care of elected councillors - particularly if the project does not proceed? As elected representatives, Councillors have a duty of care to protect the wellbeing of residents. If the project does not proceed, I believe its important to consider what that means for the ongoing health and safety of our community not to mention the health of the environment and precious underground water. I would appreciate clarity on how these concerns will be address if the CWMS is not
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		implemented. 3. Options to split the project? Is there any opportunity to proceed with only the Pinks Beach section of the project; if there is clear support from residents in that area? This may provide a way forward even if broader support is still being developed elsewhere. In addition to the above, I encourage Council to consider the following: - While community feedback may be mixed, this is a matter of necessity - not preference. I understand that not all infrastructure projects receive unanimous support, but this issue affects the towns future. The risk to public health, water safety, and environmental wellbeing is too great to ignore. I urge Council to act in the interest of long term sustainability and safety. - Environmental responsibility must be a priority. Failing to act may result in future environmental damage, groundwater contamination, or non-compliance with EPA or state regulations. - Council has an opportunity to show strong leadership. This is a chance to demonstrate vision, foresight, and commitment to the future of our town - a decision that will be looked back on as responsible and necessary. - Delaying this project will likely lead to increased costs. Rising construction and material costs, along with potential delays in contractor availability, could make this project harder to deliver the longer it is postponed. I would also like to emphasise that this level of funding is only available now. The likelihood of receiving such a substantial amount of grant money in the future is extremely slim. This current funding offer from the LGA removes financial pressure from Council's own coffers and alleviates future budgeting constraints. Quite simply, this project would not be feasible without the LGA's grant funding that is currently on the table. Finally, I urge Council to consider the cost of inaction - both financially and environmentally - and to move forward with this project with the urgency it deserves. I appreciate the work already done and look forward to seeing strong leadership and decisive action from Council. Thank you for your time and consideration. [REDACTED]
31	-	Has there been an estimated costing made for each property yet ?
32	Not happy with short notice of works decision CWMS theres been NO consultation at all just rumors. I only heard about it after reading the news if I hadnt read the paper I would've been none the	-

	wiser. Our information pack only turned up Friday 20/6/25 - pretty poor!!	
33	-	I think if the drainage does not go back in the ground our bore will probably run dry. It is only use for lawn.
34	Do not want this.	Not asked for Not wanted Cannot afford it Do not wish to participate in this scheme I bought here for cheaper living without extra ongoing cost.
35	-	Living on pension is hard enough now, rising insurance electricity, gas, telephone, food, fuel, where does the extra money come from to pay for this
36	A grant of subsidy for properties facing financial hardship At this time, the cost is unaffordable and could lead to serious financial strain and mental health issues	I would like to reiterate that I did NOT request the connection and I believe it is unfair to be charged for a service I have not asked for and do not require as I have a fully functioning septic that works fine and within my budget. The capital charge represents a significant and unexpected financial burden, which I cannot reasonably afford. I am concerned that being forced to pay this cost will place me at risk of serious financial hardship, effect my mental health and wellbeing or even losing my home. I respectfully request the Council review my case and consider options such as waiting the charge or gaining grants through the federal government.
36a	We will be fighting this all the way. I have contacted my [REDACTED] about council forcing people into debt without democratic process.	The stress and mental health council is inflicting on Rate payers is undemocratic. The discrimination I have endured via Council is in the process of being reported [REDACTED] [REDACTED] [REDACTED] Not to mention life threatening. The scare tactics used on residents and dishonesty are criminal.
37	-	So is this being forced upon home owners? At what cost? And late rates will obviously go up to at what extra cost?

Wyomi – Verbatim comments (redacted)

Response	Other support suggestions	Any other comments
1	No, Council has provided adequate support, time and information.	Council has [REDACTED] my full support for proceeding with the CWMS extension to Rosetown, Wyomi and Pinks.
2	-	-
3	-	This project should go ahead ASAP Risk of ground water contamination by leaking effluent systems cannot be ignored.
4	-	-
5	As long as we are notified so can be onsite to see the connection so we can mark onsite map where the connection is	-
6	None at the moment	-
7	-	-
8	Be open with time frames of deliverables to enable forward planning of house construction.	Would mains water be installed at the same time in the same trenching?
9	-	-
10	-	-
11	-	We would like to see consultation with SA Water for future infrastructure to be installed at the time CWMS trenching is done. It seems ludicrous to not future proof the towns needs by at least putting in the SA Water pipework for a future connection to town water supply if needed. It is never going to be more cost effective than doing it at the same time as the CWMS!
12	-	This is a sound and vital infrastructure development plan for Kingston. We are very keen for it all to commence as soon as practical.
13	Yes , I'd like to hook straight up to the cwms, so I don't have to worry about the cost of a septic and holding tank.	We are building now so we need to work this out soon
14	-	-
15	Keep us informed and let us know cost asap	-

16	- The restrictions around construction near easement & assets. - Time Frame - Design consideration from existing into proposed new sewer. will pumps be required?	-
17	If the project goes ahead with a full sewer system, what happens to the old septic tank? Does it/ should it get filled in or removed as the empty tank will be a OHS issue on most properties.	-
18	-	-
19	-	Is there going to be mains water supplied at the same time? If you are already running pipes surely this could be an option.
20	-	Extremely disappointing to have this forced upon residents. How about spending the money to establish a functional boat ramp, reliable internet and phone service for the Wyomi area and now a new jetty. These are things that will take this town into the future and encourage people to move here or visit the town NOT a CWMS. Not everyone has the ability to find this kind of money that the council will be forcing us to pay
21	-	-
22	-	-
23	property is for sale	-
24	-	-
25	Low interest loans to those to finance connection	Council has proposed treated water be given to golf course. I disagree golf course should a fee for water at least 50% of current SA water charges
26	No	With funding from the Local Government of SA CWMS Program on offer it is important that this project goes ahead.
27	-	-
28	Not at this time.	-
29		-
30	Interest free loan	Run town water with it.
31	It's to costly so more financial support is required.	The septic tank is fine. The house is a holiday home so only used for 8 weeks per year so cannot warrant the cost of connection.

32	I'm happy to connect to new system if council refunds me the \$30000 I spent on the recycling system they made compulsory at the time of build (2017)	You need to come up with solutions for new houses built with expensive new systems. This is disgraceful
33	-	I am against the project as we only use the holiday home for a month a year and system works fine
34	-	Do not wish to connect.
35	Done want this at all!! Will not allow people on my property!	But don't come on my property!!
36	-	-
37	-	To support future development and growth, Kingston needs this to happen now

Rosetown – Verbatim comments (redacted)

Response	Other support suggestions	Any other comments
1	I'm fine with the info provided to date	Why would you not consider installation of town water delivery infrastructure in Rosetown at the same time whilst all of the piping for CWMS is being put underground?
2	Do you intend to sell the treated effluent for irrigation purposes. This would be an income stream to reduce maintenance costs and help struggling farmers and promote vegetable cropping in the area - jobs - or infrastructure to get the water from the settlement ponds to the golf club should be paid for by the golf club or the Council. It is unfair for participants of the now system to for it when the whole town benefits from the golf club. User pays?	I am worried for people less fortunate than myself - pensioners - who do not have disposable income to pay their share. In this case believe that a caveat should be applied so it can be settled on selling their property. I would like to see specific policy, so future sub-divisions pay a similar cost for delivery of the service on future sub-divisions even if the government subsidy has finished. I dont want to be subsidise future developers.
3	Keeping us all updated with any costs i.e full payment upfront cost would be helpful ASAP	will the local plumber work within the area with a discount for the vacant land.
4	-	I think it's important you get across the message that saying no is not an option to ensure the future of the town. I don't think people comprehend the cost if they don't connect to waste management as in unable to put another septic tank in due to planning restrictions. That is the message you need to push home.
5	-	Putting the town water infrastructure in, even if not connected at the same time trenches are dug for cwms would save time and \$ having to re trench down the track.
6	I'm definitely keen to get connected, would like updates on the CWMS progress and what time frame council will start construction.	We've had our land for 3 years and will be looking forward to living in Rosetown as soon as we can. We are in the process of building a shed, rainwater tanks then house to be built after that [REDACTED]
7	-	-

8	I think if civil effort will be put in to supply a sewerage system then a potable water supply should also be included in the areas that do not have potable water (eg; Rosetown developments). To have to re-do civil works again later would come at significant additional cost to council and landowners.	-
9	I think the block of land on [REDACTED] that we own should be exempt from connection fees as it will not be developed. If it ever does get developed that is when it should be charged for connection.	I support Council in this scheme.
10	-	-
11	I think the payment plan thing works well	will we get to nominate where we would like the connection point, eg: with a waste control system with off site treatment, land division may be possible, and a connection point to suit any thoughts of land division or dual occupancy type development would be good.
12	No	With a waste water pipes being dug is there any chance at the same time to run mains water through it at the same time?
13	-	I really feel this will be a wasted opportunity to provide water when installing this system if the two are not combined. If you are going to dig trenches, then town water should be installed at the same time. I feel that water is more important than a sewerage system as if people had water available for drinking and gardens then they would not need to install bores which will remove that part of the issue. I do understand that SA Water are in charge of this, but I believe some serious lobbying on this issue should be undertaken.
14	This needs to be done as soon as possible for town to develop.	Is this also providing drainage for king tides and floods which we recently experienced?
15	No, I wish for this to go ahead. It is holding the township development up.	The payment system I feel will be accepted but there is no cost to compare options
16	-	-
17	I respectfully request that Council consider the following: - a transitional exemption or deferral for recently installed compliant systems (e.g., installed within the past 2–3 years). - a reduction or waiver of capital contributions for property owners who can demonstrate recent installation costs, - a case-by-case flexibility to	I recently completed development of a new dwelling [REDACTED] including the full installation of a compliant on-site septic system, as required under my development approval granted in early 2023 ([REDACTED]) This system cost \$19,000 in total for a soakage septic system to suit 4 bedroom dwelling in Zone C, and was installed in good faith

	continue use of compliant systems until the end of their functional lifespan or until significant failure occurs	following all council and regulatory requirements. I was not made fully aware at the time of building approvals that installation of a CWMS extension to Rosetown was being actively considered. No direct information was provided to me about interim options at the time of building approvals. Had this information been known or disclosed during the approvals process, I would have reconsidered proceeding with such a significant investment in an on-site system. The current proposal to make CWMS connection mandatory will result in: - the likely decommissioning of my relatively new system, - a second substantial financial outlay, including the capital contribution (~\$10,200 over 10 years), connection costs, and annual service fees - a sense of frustration and inequity, given that I have already borne the full cost of wastewater compliance on my property recently. Furthermore, the requirement to pay a capital contribution (~\$10,200 over 10 years) adds a financial liability that could negatively impact the resale value of my property: - Buyers may be deterred by the ongoing quarterly payments unless I pay it out upfront. - The decommissioning of a nearly new septic system may be perceived as wasted value. - The presence of this liability reduces the property's appeal compared to similar properties not subject to the same charge. I respectfully request that the Council consider the following: - a transitional exemption or deferral for recently installed compliant systems (e.g., installed within the past 2–3 years). - a reduction or waiver of capital contributions for property owners who can demonstrate recent installation costs, - a case-by-case flexibility to continue use of compliant systems until the end of their functional lifespan or until significant failure occurs. I fully support efforts to protect groundwater and improve wastewater infrastructure. However, I believe that property owners who have acted in good faith under current regulations should not be penalised with duplicated costs. Please confirm receipt of this submission, and advise whether individual cases like mine will be considered in the final design and implementation
18	-	-
19	-	Great idea, currently a mismatch of bores and septic systems, Rosetown has generally been under-developed and its great to see the Kingston Council actively pursuing this

20	-	-
21	Financial support	Do not want to be connected
22	Not presently. Just to continue consultative process and be informed.	Im more concerned about encroachment of sea water other these blocks from Maria Creek at present
23	-	-
24	-	-
25	This needs to be done for town to develop	Like to know cost of project to me. Is this also protecting king tide drainage as we just experienced?
26		I would like Council to consider extending the CWMS system to include the block north of North Terrace, Rosetown. These allotments are 4000m2 smaller than the allotments in Hutchings Court, which are included. Due to the low groundwater I would love the opportunity to connect my future development into the new CWMS system. There is currently two smaller allotments on the other side of the road from me which would also benefit greatly from the service as they are only 1000m2 approx and if a neighbour was to drill a bore anywhere near the boundary it would render their block unable to have an onsite wastewater system. I would also like to point out the possible subdivision potential of the allotments in this area. If the system was to extend into this area these allotments could easily mirror the allotments south of North Terrace and have 4 x 1000m2 lots which would help relieve the short supply of allotments in town and generate more rate revenue for Council. Thank you for considering my submission for extension to include [REDACTED].
27	listen to residents and investors before going ahead with this project	Because there was not wastewater management system in Rosetown when I built there I had no choice but to invest in a septic tank. For this reason I have no interest in connecting to the CWMS or paying for the ongoing maintenance of something I never asked for and will never need.
28	NO I do not want it - full stop	NO No no no no do not want it.
29	I am currently not included in the plans for the CWMS due to my land size, but would like to be considered for connection. Due to the high groundwater levels normally seen in winter and since the recent flooding of the Rosetown area, it makes sense for me to be connected.	-

30	None	My septic is working fine I'm not interested in paying any money most houses out at rosetown are relatively new compared to Wyomi your proposal doesn't even cover all of rosetown it's a waste of taxpayers money the ground your poor excuse about ground water is a joke what about all the pesticides the farmers a putting into it not to mention our ground water out at rosetown is full of salt how about you concentrate on a boat ramp and jetty that would benefit Kingston more. waste of taxpayers money I'm not interested and not paying anything
31	-	We don't need this system
32	-	Forcing property owners to pay for a system they do not need because of poor foresight when subdividing blocks should not be a ratepayer problem. Given the ongoing increases to cost of living council thinking it can add this hugely significant expense to ratepayers is outrageous.

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