



**Adelaide
Plains
Council**

Two Wells CWMS proposal Online Session

19/11/2025

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Community Forum

- Proposed Community Wastewater Management System (CWMS) for the Two Wells township.
- Will service around **400** properties in the original township area.
- Aims to provide a long-term, sustainable wastewater solution.
- Funded through the LGA CWMS Program.
- The system would be built, operated, and maintained by Council (not a private provider like Alano).
- Includes sewer mains and new pump stations transferring wastewater to the existing treatment plant.
- Property owners in the area would no longer maintain their own onsite systems.

Why We're Proposing It

- Property owners currently maintain their own wastewater systems.
- Many systems are ageing or failing, creating potential public health and environmental risks.
- 10 properties have already received Section 92 Public Health Notices.
- Failures are often underreported with many rely on extra pump outs to manage issues.
- Many of the following properties cannot meet modern wastewater code requirements.
 - 295 properties use septic or holding tanks.
 - 107 are on blocks under 1,000m².
 - 171 are on blocks under 1,200m².
 - Many sites would be very difficult upgrade systems to Code.

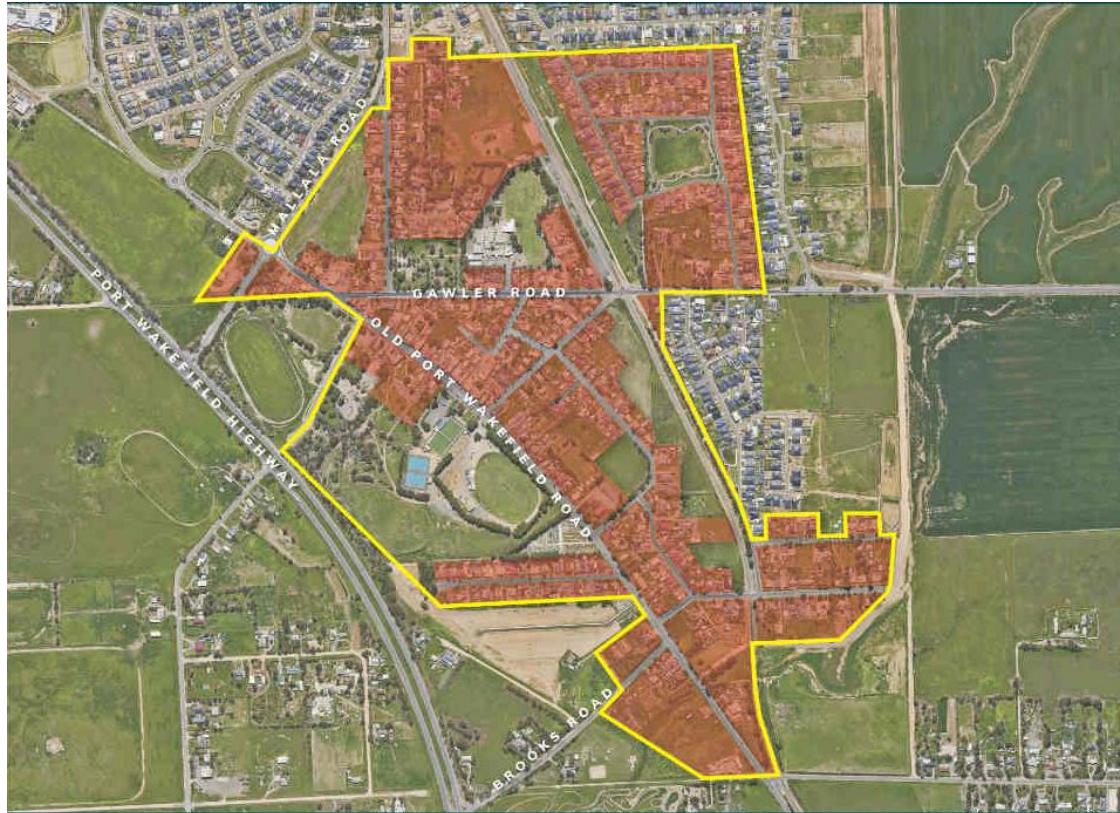
Why We're Proposing It

- Under the Public Health Act 2011 and Wastewater Regulations 2013, on-site systems must meet strict standards.
- Non-compliant systems can receive a Section 92 Public Health Notice requiring costly upgrades.
- If the CWMS doesn't proceed, Council will need to decide how to manage approvals for non-compliant systems.

The Benefits

- No more need for individual system maintenance.
- Provides a safe, reliable, cost effective, and long-term wastewater solution.
- Protects public health and the environment.
- Supports future development and economic growth.

Project Area





WGA

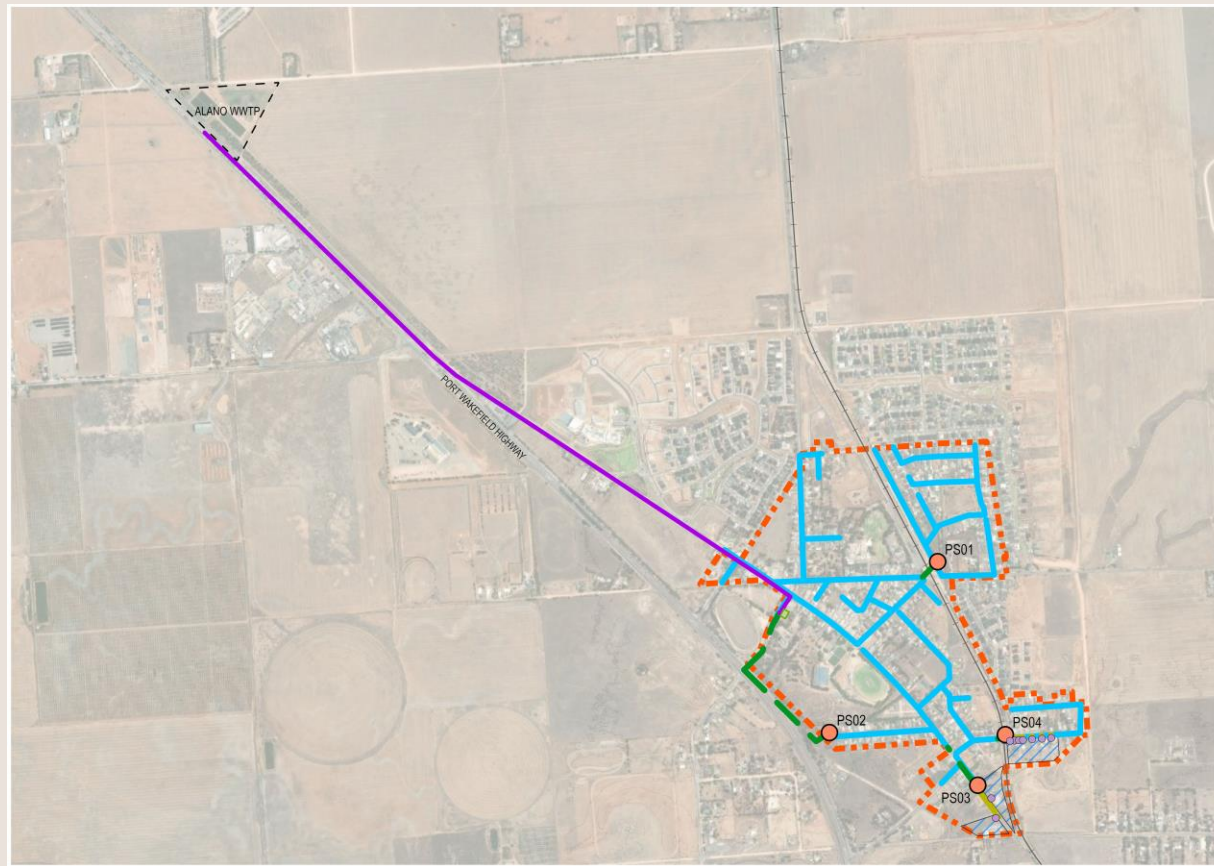
Two Wells CWMS

Two Wells CWMS

Proposed Scope

There are a total of 417 allotments in the Two Wells township that are included in the concept design. The existing allotments are currently serviced by either a septic and soakage systems or an aerobic wastewater treatment system.

- The new full sewer CWMS is proposed to include:
 - Connection for each property (gravity or low-pressure connections depending on the topography within the township).
 - For gravity systems, an Inspection Point (IP) will be installed at all properties boundaries for the property owner's connection.
 - For the low-pressure systems, a pump chamber with a connection line to the main sewer will be installed.
 - Gravity Sewer Mains
 - Four transfer pump stations and rising mains
 - Connection of the collection system to the Alano Utilities wastewater network for treatment downstream at the existing wastewater treatment plant.



Proposed CWMS

Proposed Design

Design Basis

- Fully occupied allotments at a rate of 2.6 people/property and a flow rate of 170 L/p/day
- Residential Connections – 417
- Commercial Connections - 11

Flows

- Design Average Daily Flow:
 - Residential Flows -184 kL/day
 - Commercial Flows – 17.47 kL/day

Geotechnical and Groundwater Conditions

- Geotechnical investigation was carried out on Old Port Wakefield Road.
- Boreholes were drilled to 8m depths. Groundwater was not encountered during the geotechnical investigation.
- No materials such as rock, collapsible soil, calcrete, which could cause impediments during construction, was found.

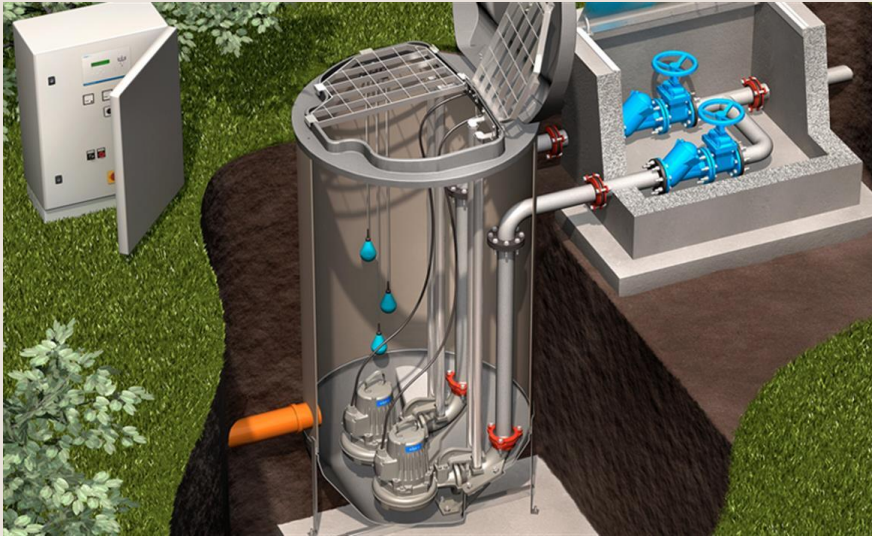
Wastewater Collection System Options

Advantages and Disadvantages

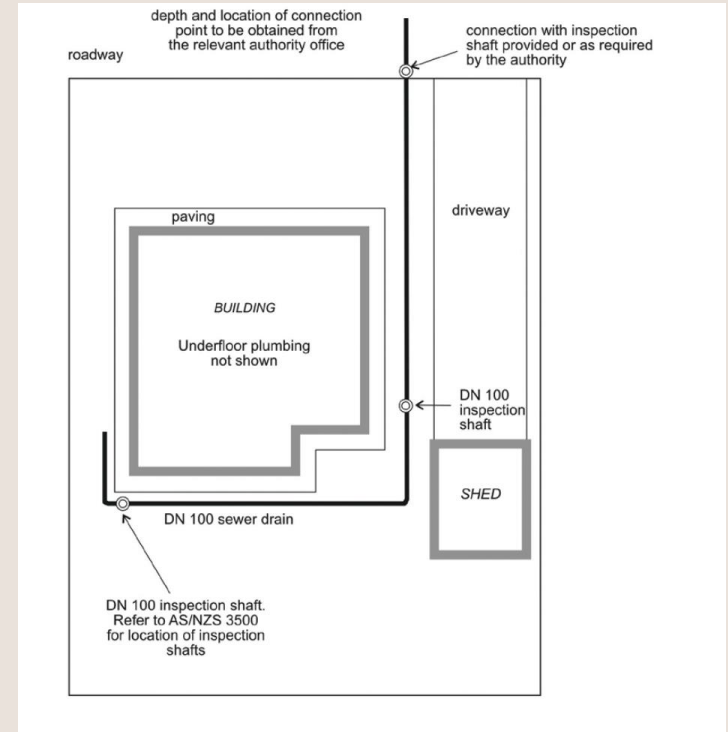
System	Advantages	Disadvantages
Gravity System with Transfer Pump Station	• Low maintenance for gravity connections. • Minimal infrastructure required on each property.	• Layout of the township requires that either additional transfer pump stations be included, or deep construction of mains. • Transfer 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.

Wastewater Collection System

Gravity Sewer, Transfer Pump Station



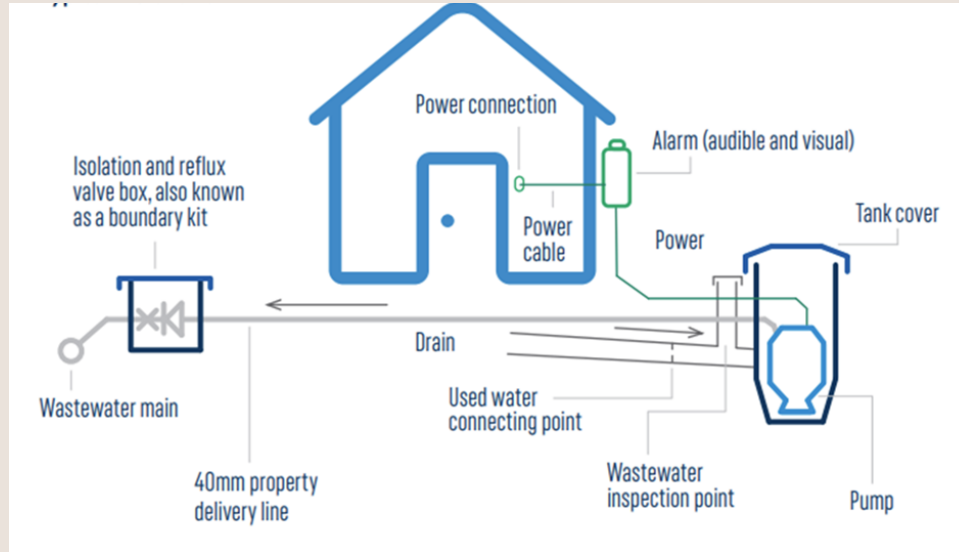
Transfer Pump Station



Typical Gravity Sewer Connection

Wastewater Collection System

Low-pressure Sewer



Typical Low-Pressure Sewer Connection

Maintenance of Existing Systems

Septic Tank and Soakage Systems

- Septic Tanks need desludging every 4-5 years. Around \$250 - \$300 per pump out.
- Design life of 20-30 years.
- Cost of replacement system \$30,000-\$50,000 (including soakage bed)

Aerated Wastewater System (AWTS)

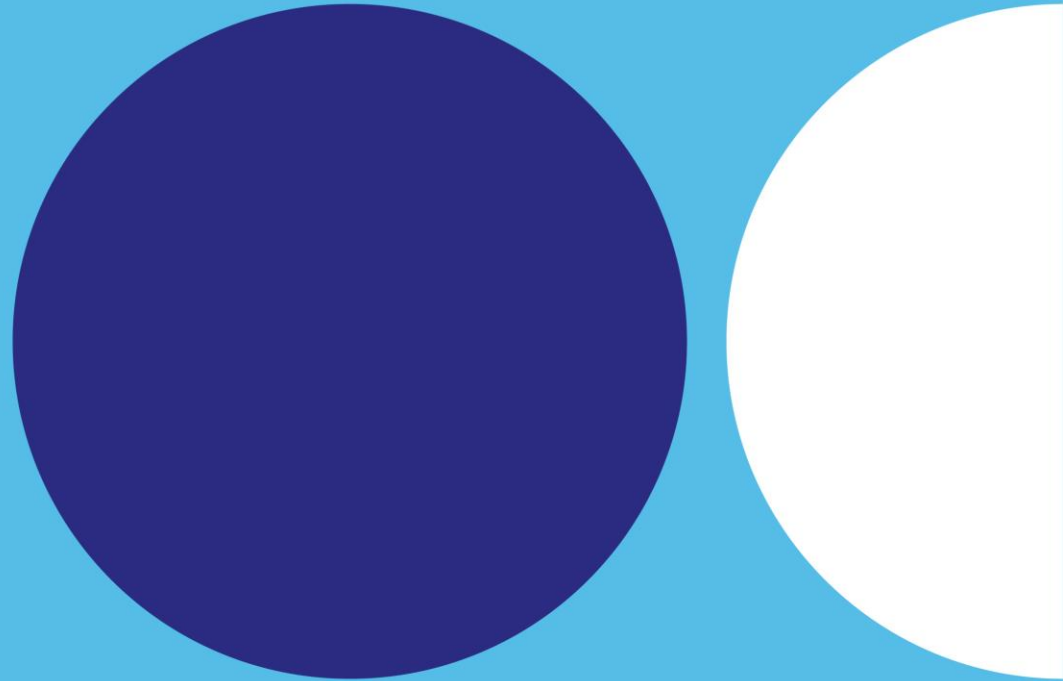
- AWTS systems require 3-month mandatory servicing with a cost of \$360/year.
- Design life of 20-30 years.
- Cost of replacement system - \$30,000

WGA



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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 9th year of a 10 year Program, which expires on 30 June 2027.
- Funding of ~ \$5M per annum is provided by the State Government

LGA CWMS Program

- Funding is distributed aligned to Public Health and Environmental risks.
- Each scheme is assessed to inform a project priority list, the assessment is undertaken by SA Health and The Environment Protection Authority.
- There is a priority list reviewed annually and currently has 38 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 as a scheme.
- Subsidy calculations take into account:
 - Revenue generated assuming SA Water charges and connection costs were applied to the properties.
 - Connection fee (currently \$7,488 for current financial year, per new connection)
 - SA Water Augmentation Fee (currently \$2,560 for current financial year, per new connection)
 - Annual service charge (based on property capital value)
 - Difference between SA Water revenue and Council capital & 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/Augmentation fee used for Grant Funding:

Year	Connection Fee	Increase from Previous year	Increase since 20/21	SA Water Augmentation Fee - Res	SA Water Augmentation Fee - Commercial / Industrial
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%	\$1,250.00	\$2,813.00
2025/26	\$ 7,448.00	0.60%	49%	\$2,560.00	\$5,760.00

- The Connection fee has risen on an annual basis
- SA Water introduced a new Augmentation fee effective 1/7/2024 for new connections to sewerage infrastructure in the Greater Adelaide Region will be charged an augmentation charge in respect of each connection or new allotment ****

Two Wells CWMS – LGA GRANT

*Council preferred option – Council Collection Network – Private Treatment.

- The Project has an Estimated up front Capital Cost *of* \$9.7M
- The estimated 50 year whole of life operating cost is \$11.7M – which includes Capital / Asset renewal and operating costs**
- ** in 2025 costs using a 4% NPV Calculation
- If Detailed design results in increased estimated costs these are funded by an increased in grant – not by customers.

Two Wells CWMS – LGA INDICATIVE GRANT

*Council preferred option – Council Collection Network – Private Treatment.

- LGA – TOTAL GRANT TO COUNCIL ~ \$3M for ~400 Connections

~ \$7,500 Subsidy per connection

lga. South
Australia

What will it Cost

- Property owners will contribute to both construction and operation:
 - 1. Capital Charge / Connection Fee**
 - 2. Annual Service Charge**
 - 3. Property Connection Cost** – plumbing works on your property.

What will it Cost

Cost Type	Description	Estimated Amount (25/26)	Frequency
Capital Charge	Equivalent to SA Water connection	\$7,448	One-off
Augmentation Charge	As per SA Water Housing Road Map	\$2,560	One-off
Annual Service Charge	Regulated, full cost recovery (ESCOSA)	\$630/year	Annual
Property Connection	Licensed plumber connection	\$2,000–\$9,000 (estimate)	One-off

Payment Options

- 2–10 year payment plan: Quarterly instalments (includes interest and admin).
- Upfront payment: No interest or admin fees.
- Other options: May be considered after consultation.

Payment Assistance

- If paying upfront isn't possible, support is available:
 1. Payment plan;
 2. Extension of time to make the payment; and
 3. Postponement/remission
- Options outlined in Council's Financial Hardship Policy and the Financial Hardship Procedure on website for more information.

Timeframes

- If approved, construction is expected in 2027–2028.
- Properties in the service area will be required to connect once available.
- Council may allow a grace period for some properties (to be confirmed).

Next Steps & Contact

- Community feedback period open.
- Council to consider feedback and decide whether to proceed.
- Further updates will be provided via Council's website.