

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: Casuarina MOD 10- Advice about buffer to SPS
Date: Tuesday, 16 October 2018 10:41:58 AM
Attachments: [image001.jpg](#)

Hi Alana,

We have confirmed the following with Council regarding the buffer zone for the SPS.

The Tweed Shire Council Development Design Specification D12 – Sewerage system Section D12.20.3 (c) states the following:

“The distance to any residential or commercial lot boundary is to be maximised to prevent odour, noise and nuisance issues. Unless specific TSC approval is obtained, pump stations shall be located in public open space with at least a 50m buffer between the pump station, collector manhole or vent and adjacent property boundary. If the buffer is less than 50m, the designer must provide justification of the adequacy of the final buffer width with respect to the size of the pumping station, septic conditions of received flows, odour control measures and locality for approval by the Director.”

The 30 meter buffer has been allowed, based on a risk matrix that we used to determine the minimum allowable distance based on multiple considerations such as upstream sewer flows, nearby development heights, etc.

In terms of why a buffer is not required between the pumping station and the playground, Council advised this is because people use playgrounds and parks temporarily (ie: a few hours) whereas homes/ businesses are of a permanent nature where nuisance issues such as odour and noise are of more concern. Therefore, Council does not have any buffer zone requirements for sewer pumping stations around playgrounds and parks, but does have one around residences and commercial areas.

Development Design Specification D12 referenced above is available at the following link;

<https://www.tweed.nsw.gov.au/Controls/Planning/Documents/PlanningDocs/D12%20Sewerage%20System%20v1.11.pdf>

Please don't hesitate to let me know if you have any further queries.

Kind regards

Emma Butcher

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