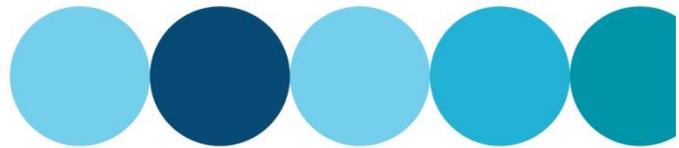


Wastewater pumping stations in Public Open Spaces



Water Corporation preferred location for wastewater pumping stations in consultation with Local Authorities

Water Corporation's preference is for wastewater pumping stations to be located within local public open space (POS) areas. The scale and operations associated with the majority of small pumping stations are usually compatible with the use of parks and passive open spaces. Local parks are also sometimes located at the topographical low point in the subdivision and are therefore often well suited to the location of a local pumping station.



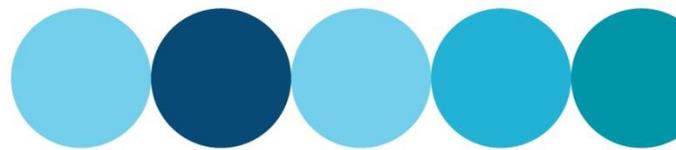
Larger scale/capacity pumping stations that typically perform a regional scale function require the identification of a much larger land parcel that would typically be acquired by Water Corporation at or prior to the subdivision stage and are not the subject of this information sheet.

POS areas are usually identified on the local structure plan that precedes subdivision. If a wastewater pumping station is required within the structure plan area, the local structure plan should identify and nominate a suitable location, size and configuration for the pumping station and indicate the extent of its long term odour buffer based on advice obtained from Water Corporation. A developer will engage with Water Corporation when it is creating the local structure plan through the land planning process.

Easement

In practice, POS areas are ceded free of cost at the subdivision stage and are shown on the endorsed Deposited Plan of Subdivision as a "Reserve for Recreation" or as a "Reserve for Recreation and Drainage". POS areas are ultimately vested with the Local Government for its use and management.

During the subdivision process, in order to identify and secure the area within the POS that is required to accommodate a local waste water pumping station, an easement must be created in favour of Water Corporation under section 167 of the *Planning and Development Act 2005* and depicted as "33b" on the Deposited Plan of subdivision.



Water Corporation's responsibilities

The easement allows Water Corporation to undertake works to construct the pumping station and associated underground infrastructure within the easement area and to operate and maintain, repair or improve the pumping station and associated pipes and infrastructure as necessary.

Water Corporation will:

- Use reasonable endeavours to minimise disruption to the local POS and carry out any works associated with the pumping station in a timely manner;
- Fill in, consolidate and level off any holes or trenches caused by Water Corporation's work or use of the easement;
- Re-instate/repair the easement area and any affected land in the POS to the same state, standard and condition that it existed in prior to the commencement of such works; and
- Construct in a manner to minimise pollution or contamination of the environment, either in or on the POS.

Local Authority's responsibilities

Water Corporation is committed to favourable outcomes and will work with the Local Government to ensure its activities will have minimal impact and maximise the ability to use the POS area. The Local Government is entitled to landscape, maintain and irrigate the POS area but must not construct or erect any building or improvement over the easement, or plant any substantial trees or shrubs on the easement; or permit anything that hinders Water Corporation's access and use of the easement.

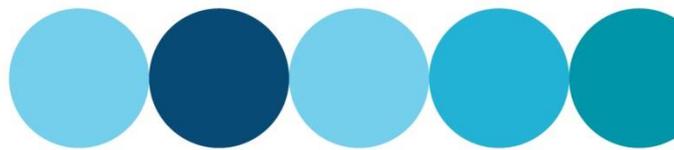
The following uses are considered to be suitable and compatible within the easement area -

- play equipment
- landscaping, including turf
- paths
- irrigation
- line marking on pavement for games

The following would be considered unsuitable on the easement:-

- permanent structures
- buildings
- large or deep-rooted trees and shrubs (greater than 1.5m height)
- BBQ's, cooking and eating facilities

In determining suitable uses in, around and above Water Corporation infrastructure, the Corporation will use its "Working near our assets" guidelines as well as Asset Management and OHS requirements.



Maintenance

Water Corporation will seek an arrangement with the relevant Local Government for the maintenance of the area surrounding the wastewater pumping station as part of the normal POS maintenance schedule including maintaining grassed areas etc. that are within vicinity of the pumping station.

Water Corporation would typically be responsible for the upkeep and maintenance of any areas within the pumping station easement that cannot easily or safely be accessed (e.g. between slabs that are difficult to be accessed by the Council's mowers).

Some pumping station sites utilise local drainage sumps within POS areas as an emergency overflow. In the very unlikely event there is an overflow to the sump, the Corporation will be responsible for clean-up and rehabilitation.

Above ground electrical cabinets are installed with wastewater pumping stations. If these are subject to graffiti and the Local Government has an anti-graffiti policy then it is open to the Local Government to include the cabinets in its anti-graffiti paint program. If graffiti problems persist, the Corporation would look to including the cabinets in its 'Splash of Colour' program to cover the cabinet with commissioned artwork to visually enhance the cabinets and to mitigate graffiti incidents.

References

For further examples and detail refer to the Wastewater Pumping Stations in Public Open Space R1A



Wastewater Pumping
Stations in Public Ope

Contact us

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