

Pipeline Alignment and Construction

Fact Sheet 3 – October 2016

Frequently Asked Questions

Why is the pipeline on my property?

The proposed pipeline alignment has been planned, where possible, to follow existing road easements and property boundaries. Planning also takes into account avoiding significant areas of flora and fauna, including the habitat of the Giant Gippsland Earth Worm, and/or Aboriginal Cultural Heritage sites. Although the alignment has been planned to take the most direct route, avoiding high hills and steep slopes is important in minimising the construction and operational costs of the project.

A large proportion of pipeline will be laid within easements on private property. South Gippsland Water investigated positioning the pipeline along the road, however, many sections of the road reserve have limited space and others have areas of endangered vegetation and large trees which are of environmental significance.

How big will the easement on my property be?

Easements will be approximately four meters wide and follow the property boundary where possible. The pipeline will be below ground with a minimum of 800mm coverage. A number of infrastructure components such as isolation, air and scour valves will be above ground and potentially on private property. Information with respect to the positioning of these valves will be provided to individual land owners.

What can I do on my land once my easement is in place?

While the pipeline is under construction, South Gippsland Water will provide temporary fencing, where required, to secure the affected area. Once construction and reinstatement are completed, any temporary fencing will be removed and land owners will be able to continue to utilise the area.

In undertaking construction works, South Gippsland Water is required to minimise the impact it causes to each property and to then reinstate, as close as possible, to pre-construction condition. In such matters, South Gippsland Water will carry out works in co-operation with each land owner.

Once the pipeline is operational, South Gippsland Water may occasionally need to access the easement for maintenance purposes. It is advisable for land owners to keep the easement as clear as is practical of non-permanent obstacles so that access and maintenance can be carried out; structures are not permitted to be built over the easement.

It is also important for land owners to carefully consider the type of plants, if any, near the easement. Many plants have the potential to cause problems. Trees, in particular, have extensive root systems that can infiltrate pipes. It is advisable for land owners to discuss plans with South Gippsland Water prior to planting vegetation within or near the easement.

[I'm certified organic / my milk company has strict requirements.](#)

South Gippsland Water is keen to work with land owners to take the individual requirements of each property and business into consideration. For requirements associated with organic certification or milk supply, land owners are asked to liaise with project staff to ensure South Gippsland Water is aware of relevant guidelines and requirements.

[Do I get compensated and how does the process work?](#)

Where the pipeline is laid through private property, South Gippsland Water will follow the requirements of the *Land Acquisition and Compensation Act 1986* to compulsorily acquire easements and in ensuring that land owners are appropriately compensated.

The *Land Acquisition and Compensation Act 1986* sets out the legal process that must be followed for the compulsory acquisition of easements and associated land owner compensation. The process includes an assessment of the impact of the easement by an independent valuer.

There are a number of legal steps in completing the acquisition process:

Survey of Land	Underway
Land Valuations	Over three months commencing November 2016
Notice of Intention	February 2017
Notice of Acquisition	To be confirmed
Compensation	To be confirmed

[How will I know the valuation and compensation are fair?](#)

The Valuer-General appoints an independent organisation(s) to complete the valuation process on behalf of South Gippsland Water. The valuation process is based on an assessment of the Market Value of the land i.e. the amount of money that would have been paid for the interest in the land.

Elements of compensation may include (if applicable):

Severance	Any reduction in land market value due to easement severing the property
Special value	Takes into account any additional value the land may have to the landowner above market value
Disturbance	Other costs to the landowner caused by the easement (other than land value)
Solatium	Additional payments up to 10% of the market value of land acquired

Land owners can choose to seek independent legal and valuation advice, and South Gippsland Water will pay legal, valuation and other professional expenses necessarily incurred as a result of the acquisition of the easement. However, if you choose this option, please be aware that in some circumstances, not all the expenses you incur will be reasonable. In these situations, you will therefore need to bear these expenses yourself.

South Gippsland Water will at all times work with each land owner to arrive at fair and reasonable compensation and will provide further information on this process as the project progresses.

What happens when you want to access my property?

South Gippsland Water will seek prior permission to enter property. The Corporation will work with land owners to ensure all individual requirements are understood and, where possible, adhered to, including property security and Bio Security considerations.

When are you going to start construction?

At this stage, construction is due to commence in the first half of 2017, with pipeline construction on private property due to commence in the second half of 2017. The level of construction activity will reduce during the wetter months in order to minimise disruption to land owners. South Gippsland Water will provide updated information via its website and special interest register which can be found on the Projects page at www.sgwater.com.au.

South Gippsland Water's Pledge

South Gippsland Water recognises that the construction of the Lance Creek Water Connection will be disruptive to affected land owners. We commit to minimise this impact and to work in partnership with land owners; the Corporation pledges to:

- Be honest, transparent and accessible
- Listen with integrity
- Minimise impact on the land owner's property, business and lifestyle
- Ensure a fair process for acquisition and compensation for the land owner, while minimising costs to the South Gippsland Water customer base
- Be present, involved and contactable for the long-term.

Meet the Lance Creek Water Connection Team

Dean DeMenech	Project Supervisor
Glen Baldwin	Senior Project Supervisor
Nathan Lucas	Project Engineer and Liaison Officer
Chris Hindle	Senior Project Engineer
John Pruyn	Project Delivery Manager
Mark Lynch	General Manager Infrastructure and Planning

South Gippsland Water has created a specialist team for the Lance Creek Water Connection project. At any time, should further information regarding the project and/or a particular property be required, please contact the team on 1300 851 636 or email Nathan Lucas on nlucas@sgwater.com.au.

Keeping Up-To-Date

To find out more about the Lance Creek Water Connection and to receive regular updates, visit the Project page at www.sgwater.com.au. Also follow us on Facebook and Twitter @SthGippsWater.