

## Major projects and impacts on the landowner

Melbourne Water recognises the importance of working closely with the local community on the delivery of our projects.

We have considerable experience and expertise in managing the construction of similar projects, including construction of pipelines along major arterial roads, such as Punt Road, and through environmentally sensitive areas. This is achieved in strict accordance with comprehensive environmental and community policies and procedures.

Whilst a general route has been identified for the Sugarloaf Pipeline, the specific alignment has not been finalised. This will be done in close consultation with affected landowners as part of the detailed design process, which Melbourne Water is now undertaking.

Melbourne Water will need to access private land to build the pipeline and to create an easement to protect the pipeline. This is necessary so the pipeline can be accessed if necessary for future maintenance. Its location will be registered on titles.

The easement will be approximately 15 metres wide; however during construction it is expected that we will require a strip of land approximately 30 metres wide for construction purposes.

Our intention is for the pipeline to be underground, particularly on privately owned land. As a rule, the pipeline will be a minimum of about one metre deep;

however, where it crosses major roads or rivers it is likely to be greater than 1.5 metres deep.

The easement will restrict the construction of significant buildings over the pipeline, but is unlikely to affect land uses such as grazing. We will work with affected landowners to minimise disruption to the current and future use of their land as a result of the pipeline.

The easement will generally not be fenced and access will be maintained. The only exception to this is where above ground fittings will be required at some locations and these will require protection from damage.

No rezoning of land will be required for construction of the pipeline.

### Acquisition of the pipeline easement

Compensation for an easement and rental for the workspace occupied during construction will be assessed by an independent, certified, practising valuer. Melbourne Water will pay compensation to landowners, including costs associated with the creation of an easement and for occupation during construction. The surface of the land will be restored as near as practicable to its condition before construction.

Melbourne Water will be constructing the pipeline under the provisions of the Water Act 1989. Melbourne Water can compulsorily acquire the easement and the process for this is outlined in the

Land Acquisition and Compensation Act 1986.

In most cases there will be a requirement to *register* an easement rather than *purchase* a strip of land. Consultation will be undertaken with affected landowners to agree the compensation payment related to the registration of easements.

When the route of the pipeline is decided in consultation with landowners a notice to enter the property will be given. This will be not less than one month prior to entry. An individual landowner's needs will be met wherever possible. Negotiations will be carried out as quickly as possible after the issue of an offer letter that will contain the easement affected area. In some cases the compensation may be agreed prior to entry onto the land.

### Inquiries welcome

Melbourne Water welcomes inquiries on the Sugarloaf Pipeline Project.

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