



East Grampians Rural Pipeline Project Project Delivery Update

The purpose of this information sheet is to update you on the progress of the East Grampians Rural Pipeline Project and you're receiving this because you are a landowner within, or adjacent to, the project area.

In this information sheet, we provide answers to some of the frequently asked questions we've encountered during similar projects and our landholder consultation.

*Certified to best practice standards
ISO 9001 / 14001 and AS/NZS 4801*

Frequently Asked Questions:

Why does the pipeline route need to go across my property and not be located on the road reserve?

Many of the highly valued native flora and fauna in the region are located in road reserves which have been less impacted by human activity so we are avoiding pipeline works in the road reserves where possible. Many Aboriginal historic and sacred sites are located close to water courses so we are also staying clear of these where possible.

When we take all these constraints into account, it is inevitable that we must cross private farming land for much of the pipeline route. If we were to install the pipeline in road reserves, cost would increase significantly and potentially make the project unfeasible.

What are the construction techniques for larger diameter pipe?

Typically, the construction techniques used for polyvinyl chloride (PVC) material pipelines sized between 150 mm and 450 mm diameter will be:

1. Pipes in packs are strung out along alignment.
2. Grader removes stubble to windrow over a 15 m width.
3. Grader removes topsoil to windrow over a 15 m width.
4. Trencher or excavator digs trench with spoil windrowed separately to topsoil.
5. Pipe placed and joined in trench.
6. Spoil is sieved to get fine material around pipe.
7. Spoil is replaced as backfill and compacted.
8. Topsoil is graded back over.
9. Stubble is graded back over.

All construction traffic is within the 15 m corridor that has been stripped of topsoil. Contractors can lay approximately 1.5 km of pipe per day. There is typically nothing left protruding above the ground in the paddock - all valves and air valves are offset to the road reserve wherever feasible. This technique has been used extensively for rural pipe installation with great results and in most cases you cannot tell where the pipe was put in after the paddock is back to normal use.



Photos are for illustrative purposes only

What are the construction techniques for smaller diameter pipe?

Polyethylene (PE or “poly”), pipelines that are 200mm diameter or less can be installed through the same process as the larger pipes, or can be laid by directly ripping the pipe into the ground with a custom-made plough device. This process causes less disturbance and is quicker than trenching, but cannot be used effectively in very hard or rocky ground.



What if there is a lot of rock along the alignment?

Rocky areas are avoided wherever feasible, but it is inevitable that rock will be encountered during construction. Where rock is encountered on the pipeline route, excavators will typically be used to enable trenching through the area. In some cases, it may be feasible to make a minor realignment of the pipe to avoid a limited area of hard rock.

How far below the ground will the pipeline be?

The top of the pipeline will be at least 600 mm (two feet) below the surface.

What are the impacts of having the pipeline on my property, will I be able to use the land above the pipeline?

Yes, for normal farming and domestic activities. However, you will not be able to build permanent structures or buildings over the pipeline. Similarly, you will need to be mindful of the pipeline location when planning excavation or fencing works (especially fence strainer posts) near the pipeline. The route of the pipeline will be defined on your property by marker posts where the pipeline crosses your fence lines (similar to Telstra Cable markers).

Will the pipeline route have to be fenced off?

No. The land above the pipeline will remain as useable land and you will not have to provide any special access gates. In a very few locations, where there is a pump station or a control valve, a small area may have to be fenced off and special conditions will apply to this parcel of land. Our Land Liaison Team will discuss this with you directly if this is likely to affect you or your property ahead of construction.

How often will GWMWater need to access my property once the pipeline is installed and is in operation?

The pipeline has a life expectancy of at least 50 years. For operational and minor maintenance purposes, access may be needed at times to the pipeline however we minimise the distance of travel across your land. Access is only required when operational or maintenance activities must take place along that section of pipeline, based on our experience with other pipelines these occasions would generally be rare.

Will an easement be placed over the pipeline route and be added to my property title?

After the pipeline is installed, GWMWater has the benefit of an implied easement over the pipe which is allowed by the Water Act 1989, simply because the pipe is in the ground. This informal easement allows GWMWater the right to access the pipeline in the future for maintenance and repair. This informal easement will not be added to your property title. In some cases, GWMWater may choose to acquire formal easements over sections of pipeline (most likely the larger trunk mains) after construction. In this case, the formal easement would be added to the property title. If a formal easement is acquired on your property, you will be entitled to compensation in accordance with the Land Acquisition and Compensation Act 1986.

Will I be compensated if the pipeline is aligned through my property?

No you will not be automatically compensated if the pipeline is aligned through your property. Compensation will only be evaluated for an actual loss and not for a foreseeable or potential loss, this is in accordance with the Water Act 1989. Compensation will only be evaluated after construction has taken place. Landholders wishing to claim compensation for loss will need to submit a compensation form available from GWMWater's website or by contacting our call centre on 1300 659 961.

If I believe I am being disadvantaged by the pipeline passing across my property how do I record this formally?

The pipeline designers will do everything possible to minimise any disadvantage to you caused by the pipeline location and construction. You will have the opportunity to discuss matters of concern with GWMWater land liaison officers who can arrange to visit your property on request.

What is the construction timeline?

Construction is dependent on final planning approvals but is targeted to commence during 2021. In most cases, the construction crew will make only one pass through a paddock and have no need to come back. This means they should be in and out of each paddock in a matter of hours. We encourage landowners to fill-in and return the Land Access Agreement form so that any special access conditions can be recorded.

