

project factsheet

February 2010

Living with an Easement

Melbourne Water is currently in the final stages of acquiring easements on private land along the entire 70km length of the Sugarloaf Pipeline. The easement is generally 15 metres in width, although this does vary in some areas.

Generally, an easement should not impact on landowners on a day-to-day basis. However, there are some considerations landowners must be conscious of before making any improvements to the land within the easement. This fact sheet provides straightforward advice to landowners about living with an easement.

An easement

The two main reasons for acquiring an easement are:

- to protect the Sugarloaf Pipeline from any structures or works that may interfere with its function
- to enable Melbourne Water to inspect and maintain the Sugarloaf Pipeline and support fittings (such as air and scour valves).

All landowners should by now have been sent a copy of the 'Memorandum of Common Provisions', which expressly details yours and Melbourne Water's rights and obligations in respect to the Sugarloaf Pipeline easement. If you have not received this important document please call the Sugarloaf Pipeline information line: 1800 453 753.

Melbourne Water's access to the easement

In order to ensure the Sugarloaf Pipeline continues to operate efficiently, Melbourne Water will occasionally need access to the easement for inspection and maintenance purposes. Most access will be for inspection purposes only; however, where maintenance or defect repairs are required some plant equipment may be used. Melbourne Water will advise you at least seven days in advance of any such programmed inspections or maintenance visits.

In the unlikely event of an emergency with the Sugarloaf Pipeline and/or its

support fittings, Melbourne Water may need immediate access to the easement. In such situations, Melbourne Water will endeavour to keep landowners informed of the situation and how it may affect their property.

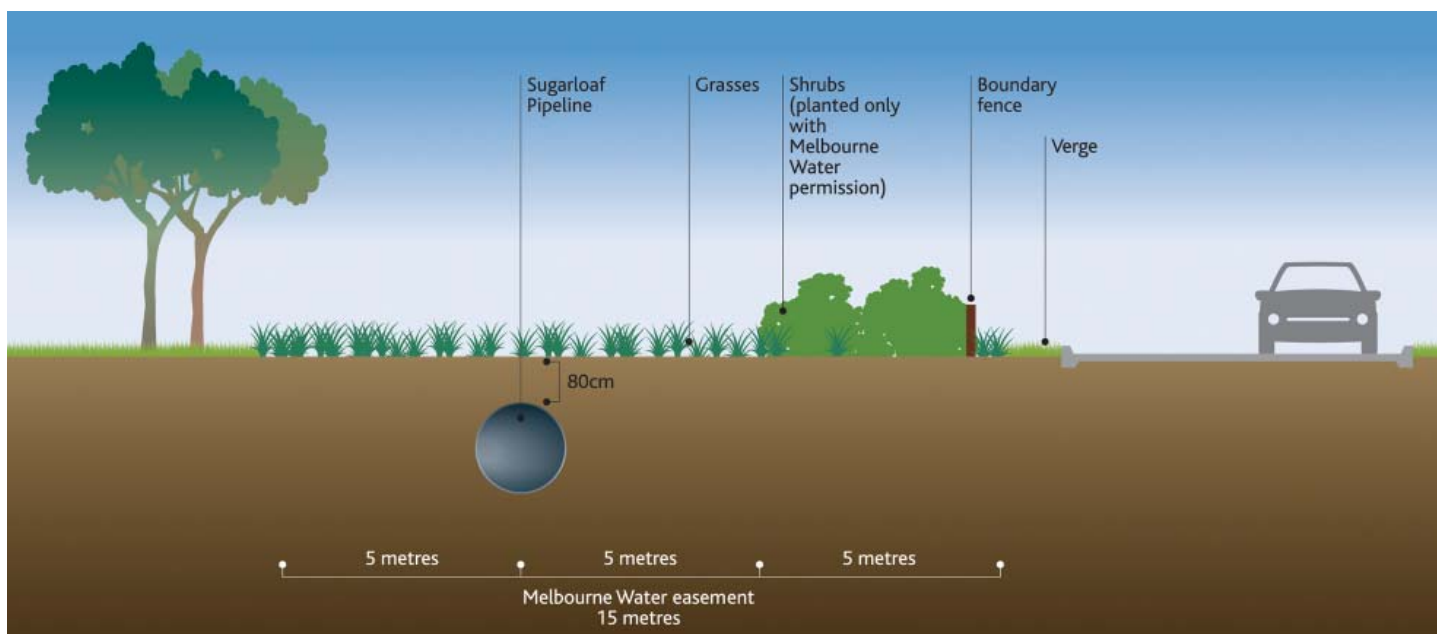
Buried service lines

Landowners intending to bury services such as data or electrical power lines, water or drainage pipes within or across the easement will first need to consult Melbourne Water. Burying such services without permission could pose a safety risk to Melbourne Water employees should they need to dig in the easement.

Cultivating

Within the easement, cultivating to a depth of 400mm is allowable to sow crops, reseed pastures or to create fire breaks. A two-metre uncultivated access is required around all Sugarloaf Pipeline fittings, such as air and scour valves. If landowners intend cultivating or digging deeper than 400mm within the easement,





Typical Sugarloaf Pipeline easement and planting layout

Melbourne Water must be consulted before commencing the activity.

Structures, foundations or pavements

The building of structures, foundations, pavements or any other improvement is not permitted within the easement.

Nor is it possible for landowners to landscape or alter the fall or profile of the land over the easement.

Trees, shrubs, plants

Planting of trees, shrubs and other vegetation in the easement could interfere with the Sugarloaf Pipeline or Melbourne Water's ability to inspect and maintain the pipeline and/or its support fittings.

The Memorandum of Common Provisions details landowners' obligations before planting vegetation in the easement. In particular, Clause 4.1 requires landowners

to obtain written consent from Melbourne Water before planting any trees or shrubs inside the easement.

To assist landowners, Melbourne Water has consented to some planting of vegetation within the easement and offers the guidance in the table below.

As a landowners, if you are in any doubt about what you can do on the easement call the Sugarloaf Pipeline information line on 1800 453 753.

Plants	Examples	Guidance
Grasses or equivalent plants	Rosemary, jasmine, butterfly bush, corn flowers, caraway, white cosmos, marigold, wormwood, tansy, dill, daisy, fernleaf, yarrow, digitalis, hollyhock, asters, salvia, rye grass, crocus, etc	These types of plants can be planted within the easement.
Shrubs	Echinacea, sunflower, Boronia, bottle brush, banksia (small), English box (small), roses, Waratah, etc	Must not be planted within the easement without first gaining approval from Melbourne Water.
Grapevines		Must not be planted within the easement; however, grapevines may be planted anywhere outside the easement. Due to the risk of damage to the Sugarloaf Pipeline during installation of the vines and associated structures, it is recommended Melbourne Water be contacted regarding the location of the easement prior to any work commencing.
Trees	Maple, oak, silver birch, hazelnut, elm, olive, Irish yew, pittosporum, melaleuca, eucalyptus, lilly pilly, etc	Must not be planted within the easement.