

Pipelines Factsheet

Developers and Local Councils – Victoria

General information



Maintenance and inspection activities on a section of a pipeline.

Pipelines are an important part of Viva Energy's energy supply chain in Victoria. The primary purpose of these pipelines is to transport gas, crude oil or fuel safely, reliably and efficiently. Viva Energy operates and maintains a number of high pressure licensed pipelines in Victoria. These pipelines transport either crude oil or refined petroleum products like diesel, LPG, petrol, or aviation fuels. Viva Energy supplies around half of Victoria's liquid fuel requirements.

Pipelines are regulated under the Pipelines Act (2005) and are constructed, operated and maintained in accordance with Australian Standard (AS2885). Licensed pipelines in Victoria are regulated by Energy Safe Victoria (ESV).

Pipelines design

AS2885 is the national best practice standard for the design and operation of high pressure, steel pipelines.

In general, pipelines are designed to take into account the known and proposed land uses and the likely risks in the range of environments through which they traverse.

For example, the risks that rural and urban environments present to a pipeline are different, and the consequences of an incident to a high pressure pipeline in a rural environment may be significantly different from a similar incident in an urban environment.

A key safety principle of risk assessment when designing pipelines for all environments is the ALARP approach; that is, that all risks to the pipeline are to be kept As Low As Reasonably Practicable (ALARP).

Pipeline easements and corridors

Viva Energy's pipelines are laid through pipeline corridors, usually within easements. These easements are located on a variety of land uses that range from private land to parks, rural land, roadways, railways and businesses to name a few.

Pipelines are referenced (registered) on land titles as either easements or licenses for Crown land, rail and road.

In order for Viva Energy to fulfil its Pipeline License requirements and/or undertake maintenance works, access is required to its pipelines on a regular or ad hoc basis.



Pipeline easement marked by warning signs.

Potential development near pipelines – your role

Planners and developers play a key role in identifying and locating pipelines early in the planning process to ensure that developers and contractors are aware of the associated requirements, risks and issues around pipeline protection and safety.



Additional protection works over a section of a pipeline near a proposed development.

With an increasing amount of development in Victoria there is the potential for a development to be in close proximity to a pipeline.

There are many stakeholders involved during the development process including developers, land owners, responsible authorities, government, planning departments, neighbouring businesses and the community.

Regulatory information about developments near pipelines can be found in the Information Bulletin published by ESV at:

<https://www.esv.vic.gov.au/wp-content/uploads/2017/03/GPIS-Information-Bulletin-1.pdf>

Consequence area

The carrying of hazardous liquids through pipelines at high pressure is an activity that requires potential risks to the environment and public safety to be strictly managed.

It is important for planners and developers to understand the implications of urban encroachment on pipeline easements.

Pipelines have "consequence areas" that extend beyond the area of the pipeline easement. The known land use and consequence area would have been considered at the time the pipeline was designed and constructed.

As population densities are increasing near pipelines, this may affect the risk profile for which that section of pipeline was originally designed.



Large scale works may be required as part of additional protection works on pipelines which require substantial forward planning.

What is a high consequence area?

High Consequence Areas (HCAs), as defined by AS2885, include developments such as broad-scale residential subdivisions, retirement homes, hospitals and schools.

The presence of a pipeline and the consequence area should be considered during the early stages of planning, including sub divisions, and the locations of high density developments such as apartments, schools, hospitals and shopping centres.

In such cases, it is necessary to assess the risks and, where necessary, undertake measures to either reduce the risk to the pipeline or to reduce the consequence of a potential failure to the pipeline.

These measures require substantial forward planning as they take time and the costs can be significant

Planning, development and pipelines

Viva Energy should be considered as a 'referral agency' to provide advice on developments in the vicinity of its pipelines, to ensure risk-informed land use planning practices can be adopted.

The responsible authority is the link between the pipeline owners and operators and the developers and planners.

It is important that any planning, development or changes near the pipeline are advised to Viva Energy in the concept stages such that the work will not interfere with the pipeline and vice versa. With early consultation, future delays and costly resolutions can be avoided.

Planning on developing or redeveloping land?

Viva Energy can provide advice during the planning process for high consequence area developments, to ensure that risk-informed land use planning practices can be adopted. This is particularly important in mitigating potential risks and addressing any encroachment matters with proposed solutions to benefit both the integrity of the pipeline and the community.

The risks associated with land use changes must be managed to the requirements of the Australian Standards. Early consultation is very important.

Where development is being considered for an area which contains a pipeline, it is essential that the development proponents ask the following questions and follow these steps:

- Are you considering developing land?
- Does the land have an easement with a pipeline?
- Have you contacted council to obtain land use of planning schemes that may identify pipelines in the vicinity of the proposed development?
- Complete a 'Dial Before You Dig' request. Is there a Viva Energy pipeline registered?

Please contact Viva Energy to discuss how we can assist in the early stages of planning.



Excavation works to expose a section of a pipeline (top). Preparation works ahead of recoating of a pipeline (centre). Back filling of a section of a pipeline after protection works have been completed (bottom).

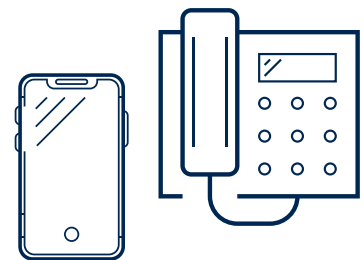
Important information for developers

There are constraints with respect to the use of the land on and near pipelines.

In addition to complying with the requirements set out in AS2885, Viva Energy may require that anyone who proposes to carry out works in the vicinity of its pipelines:

- a) grants an easement to Viva Energy which contains provisions to ensure that the pipeline will be adequately protected both during and after the development and that Viva Energy will continue to have rights to access the pipeline for routine or ad hoc maintenance and inspections; and/or
- b) enter into an agreement with Viva Energy in relation to the proposed development, which may include indemnities by the authority or developer in respect of any damage to the pipelines arising from the development and provision for recovery of Viva Energy costs in relation to any works which it is required to carry out to protect the pipeline prior to the development proceeding.

The work Viva Energy may need to undertake could involve additional protection of the pipeline. The cost of this work will be borne by the developer.



How to contact us

If you have any other questions about pipelines, please contact:

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