

# Land Owner Rights

Yallourn Gas Pipeline |  
June 2026



**EnergyAustralia**  
LIGHT THE WAY

EnergyAustralia Pty Ltd ABN 99 086 014 968 (EA) is proposing to construct a new high-pressure gas pipeline to transport natural gas from the Longford to Dandenong Pipeline (LDP) to the Yallourn Power Station site. The pipeline would supply gas to a proposed gas-fired power station that EA is assessing at the site, as part of the Yallourn Energy Security Precinct.

The following information is intended to inform you of the consultation process associated with the development of the proposed Yallourn Gas Pipeline, and to explain your rights as a land owner or occupier.

## Consultation Process

EA is committed to ensuring that you, as a land owner or occupier potentially affected by the proposed pipeline route, are kept informed and that all issues are recorded and addressed promptly.

This information has been prepared specifically for land owners and occupiers — our key stakeholders — whose land may be affected by the proposed pipeline. EA has successfully undertaken pipeline and power station projects in the past, and we believe our experience will help make this a smooth process for all concerned.

### Communication method

Most of the communication EA undertakes with you in the initial phase will be by phone, email or an online or hybrid meeting with a company representative. We believe this is the best way to keep you informed of our progress, to receive your feedback, and to understand the key concerns we should factor into our planning.

Initial consultation will be followed up by telephone conversations and emails to establish protocols for future contact. EA may also hold information sessions and send project updates by post or email. We aim to be open and transparent in our communications — if you have a preference for how you would like to be contacted, please let us know.

EA maintains a Stakeholder Communications Log to capture key issues raised by you and ensure they are actioned.

### Record keeping

EA, in accordance with its Privacy Policy, will keep a record of all consultations and conversations with you in a dedicated database, and you will be advised in writing of any specific outcomes that directly affect you. Records of meetings, correspondence and project documentation will be supplied to the Department of Energy, Environment and Climate Action (DEECA) as required, as evidence of appropriate consultation.

## EnergyAustralia's Responsibilities

In order to own and operate this pipeline, EA must be issued a Pipeline Licence by the Minister for Energy and Resources under the Pipelines Act 2005 (Vic).

We will work towards selecting an appropriate pipeline alignment in consultation with you. We will also co-ordinate the survey activities on your land, such as technical and environmental surveys. Any concerns can be raised with the EA project team at the contact details on the following page.

## Your Rights as a Land Owner or Occupier

### Consent to enter

Your rights will be clearly outlined in the land access agreement, which will include land access protocols setting out commitments in relation to survey, construction and operation activities, and the creation of the easement instrument.

Initially, we will consult with you and subsequently issue a formal Notice of Intention to Enter your property for the purpose of conducting a survey. If an agreement for entry to land cannot be reached, we may apply to the Minister for consent to enter your land after a 14-day period has elapsed after the giving of the Notice of Intention to Enter Land for Survey. A copy of the application will be provided to you. Reasons for refusing entry may be provided to the Minister for Energy and Resources within 7 days of receipt of the copy of our application to the Minister. If granted, we will provide you with a copy of the Minister's consent before first entering the land under that consent.

### Easement agreement

Upon establishing a pipeline route, we will provide notice of the proposed pipeline and negotiate an option agreement for an easement with each land owner and occupier. You may obtain a land valuation from an independent valuer. Once all approvals have been granted for the proposed pipeline, we will exercise the option and register the easement with Land Use Victoria. If the approvals and licences are not obtained, the option agreement will lapse and the land access agreement will be terminated.

### Compulsory acquisition

If agreement on the acquisition of an easement cannot be reached, EA may apply to the Minister for compulsory acquisition of the easement under the Pipelines Act 2005 (Vic), after a six-month negotiation period or a reduced period at the discretion of the Minister as per Section 90(3).

If this process is used, the land owner and any occupier will initially receive a Notice of Intention to Acquire, accompanied by a copy of the application and a Statement of Rights and Obligations, as recommended in the APGA/VFF Pipeline Easement Guidelines and as required under the Land Acquisition and Compensation Act 1986 (Vic).

The owner or any occupier may make a written submission to DEECA about the application on or before the submission date stated in the application. It is expected that the Minister will make a decision regarding compulsory acquisition within 28 days of the submission date. Further information regarding this process will be provided at a later time if this avenue is taken.

## Compensation

Land owners and occupiers are entitled to fair and reasonable compensation for loss or disturbance caused by the installation of the pipeline on their property.

## Dispute resolution

If a dispute arises, it will be our goal to resolve it directly with you. 10 business days will be applied to resolving the issue and, if agreement cannot be reached, an independent arbitrator will be appointed. This does not preclude you from seeking formal mediation or referring the matter to the Victorian Civil and Administrative Tribunal (VCAT).

## Seeking Independent Advice

Owners and occupiers of land may seek independent advice on the pipeline proposal. The organisations below can provide further information on the pipeline licence process and easement acquisition. Legal advice can be obtained from the Law Institute of Victoria and Victoria Legal Aid.

## Relevant organisations

Organisation	Contact details
Department of Energy, Environment and Climate Action (DEECA) – Pipeline Regulation	Email: <a href="mailto:pipeline.regulation@deeca.vic.gov.au">pipeline.regulation@deeca.vic.gov.au</a> Phone: 03 8508 1000 (24 hours) Post: PO Box 500, East Melbourne VIC 3002 <a href="http://www.energy.vic.gov.au">www.energy.vic.gov.au</a>
Energy Safe Victoria (ESV)	Level 22, 2 Southbank Boulevard, Southbank VIC 3006 Gas Technical Helpline: 1800 652 563 Email: <a href="mailto:gastechnicalenquiry@energysafe.vic.gov.au">gastechnicalenquiry@energysafe.vic.gov.au</a> <a href="http://www.energysafe.vic.gov.au">www.energysafe.vic.gov.au</a>
Victorian Farmers Federation (VFF)	Farrer House, Level 5, 24 Collins Street, Melbourne VIC 3000 Phone: 1300 882 833 <a href="http://www.vff.org.au">www.vff.org.au</a>

## Further Information

If there is any information you would like clarified, please contact the EnergyAustralia Yallourn Gas Pipeline project team using the details below.

## Contact us

	EnergyAustralia – Yallourn Gas Pipeline
Phone	1800 574 947
Email	<a href="mailto:community.yallourn@energyaustralia.com.au">community.yallourn@energyaustralia.com.au</a>
Website	<a href="http://www.transformingyallourn.com.au">www.transformingyallourn.com.au</a>
Community Hub	228 Commercial Road, Morwell (open Wednesdays, 10am–3pm, or by appointment)
Post	PO Box 444, Moe VIC 3825

