



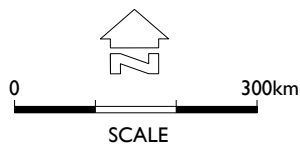
Government of **Western Australia**  
Department of **Lands**

# Land Use Guidelines

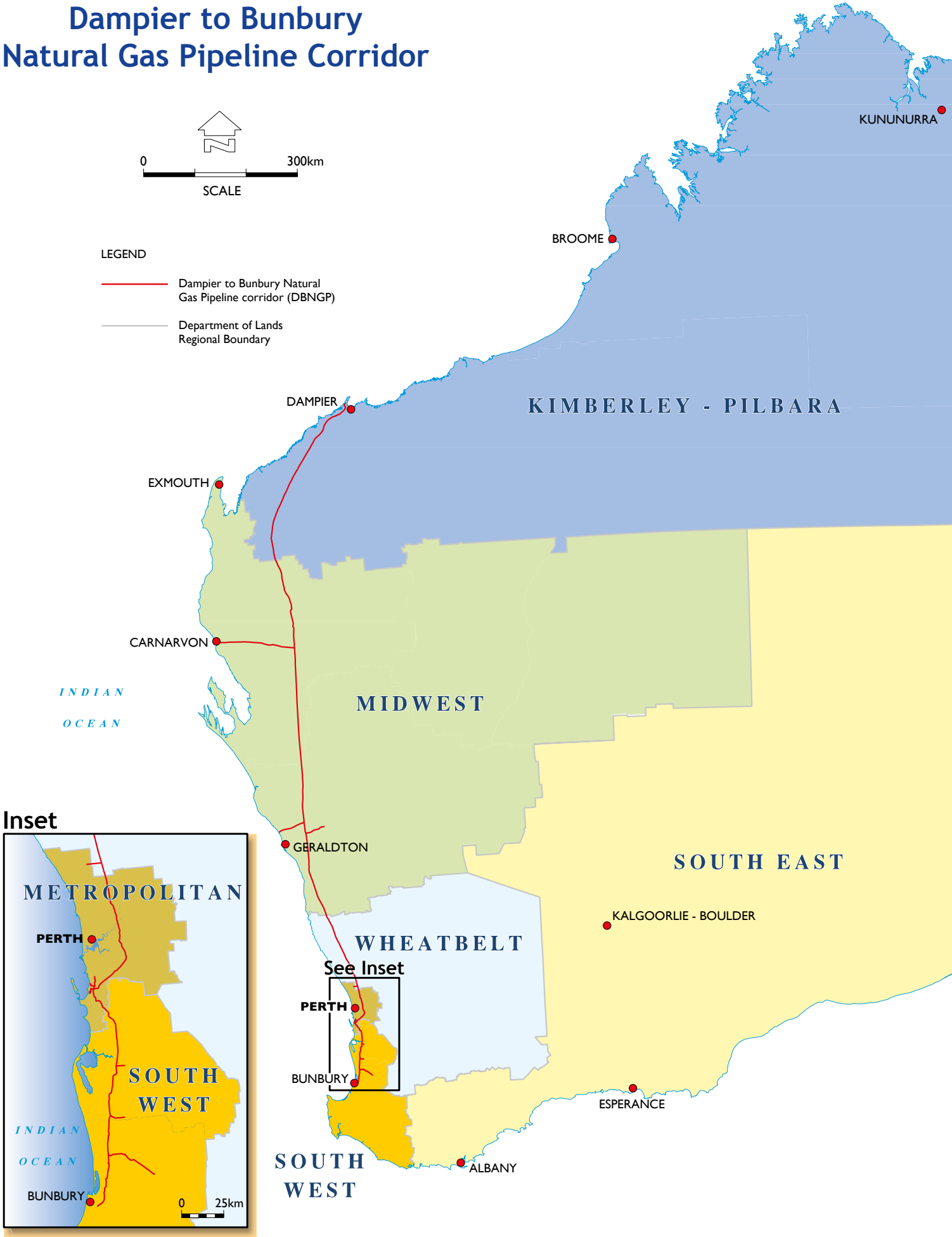
Dampier to Bunbury Natural  
Gas Pipeline Corridor



# Dampier to Bunbury Natural Gas Pipeline Corridor



- LEGEND
- Dampier to Bunbury Natural Gas Pipeline corridor (DBNGP)
  - Department of Lands Regional Boundary





# Contents

<b>Background</b>	4	Maintaining Line of Sight	10
<b>Overview of the Guidelines</b>	5	Underground Services	
Disclaimer		Above Ground Services	
<b>Dampier to Bunbury Pipeline Act 1997</b>	6	<b>Planning Approval</b>	11
DBNGP Corridor Overview		Planning Bulletin 87 – High Pressure Gas Pipelines	
<b>Operation</b>	7	<b>Request for Use of the DBNGP Corridor</b>	12
Fuelling Industry		Dial Before You Dig	
Route Selection and Impact		Section 41 Application	13
Operation and Maintenance		Approval Process	
<b>Land Use</b>	8	Unauthorised Use of the DBNGP Corridor	
Pipeline Safety Regulations		How to Contact the Infrastructure	
Access Rights		Corridors Team	14
<b>Land Owner and Third Party Use</b>	9	Checklist for Proposed Works	
Exemptions		In the Case of an Emergency	
Agriculture (including horticulture) and General Vegetation		<b>Glossary</b>	15



# Background



The Dampier to Bunbury Natural Gas Pipeline (DBNGP) is Australia's longest gas pipeline and one of Western Australia's most critical pieces of energy infrastructure. The DBNGP covers more than 1,597km starting from the Burrup Peninsula in the State's North West and finishing near Bunbury in the State's South West.

Under the *Dampier to Bunbury Pipeline Act 1997* (the Act), the land within the DBNGP corridor was vested in the DBNGP Land Access Minister (the Minister) and managed on behalf of the Minister by the Western Australian State Government. The Infrastructure Corridors Branch, within the Department of Lands (DoL) manages the DBNGP corridor on behalf of the Minister.

The Minister acting with the advice of the Minister for Energy manages the DBNGP corridor as an integral part of infrastructure ensuring the transportation of natural gas supplies from the North West Shelf to the South West of Western Australia. The gas is used for heavy and light industry, power generation and domestic use.

This booklet provides guidelines to land owners, developers, local and State government authorities and any other interest holders.



# Overview of the Guidelines



In considering these guidelines readers should be mindful of the central requirements of the Act. Land owners, pipeline operators and other third parties cannot use land in the DBNGP corridor in a way that is inconsistent with anything that is on, or is being done on the land in accordance with rights granted to the access right holders under section 34 of the Act.

Land owners, pipeline operators and other third parties must seek written approval from DoL, who administer the DBNGP corridor on behalf of the Minister, to carry out any work within the DBNGP corridor. Such approval can be sought only by written application to DoL. The application process and contact details can be found on pages 12-14 of these guidelines.

Some agricultural activities such as ploughing, sowing and harvesting will not require approval, but deep ripping over the DBNGP corridor will not be approved. Please refer to Land Owner and Third Party Use of the DBNGP corridor on page 9.

Use of the land within the DBNGP corridor is restricted under section 41 of the Act.

Regulation 4A of the Corridor Regulations makes it an offence to contravene such a restriction. If you are prosecuted under these provisions, you may be fined up to \$10 000.

Section 65 of the *Petroleum Pipelines Act* 1969 (PPA), provides that a person must not intentionally or recklessly (a) cause damage to, or interfere with, any pipeline: or (b) interfere with any pipeline operation. (Penalty: imprisonment for 10 years).

## Disclaimer

Note that this booklet is intended as a summary only of the practical effects of the relevant provisions of the Act and the *Dampier to Bunbury Pipeline (Corridor) Regulations* 1998 (the Corridor Regulations) made under the Act. Parties seeking further information should do so from the bodies listed in this booklet. Parties are recommended to seek their own independent legal or other professional advice as to their rights and liabilities in relation to the statutory regime governing the operation of the DBNGP corridor.





# Dampier to Bunbury Pipeline Act



The *Dampier to Bunbury Pipeline Act 1997* (the Act) provides for the sale of the existing DBNGP and for the establishment of the DBNGP corridor. It defines the requirements for the management of the DBNGP corridor as well as creating the role and function of the Minister. The provisions and restrictions imposed by the Act assists the State to enforce the PPA in order to ensure the safety and integrity of the existing and any future high pressure gas pipelines within the DBNGP corridor. The provisions imposed by the Act also ensure that all users of the DBNGP corridor are dealt with in a fair and impartial manner with regards to access.

DoL also provides input into the development of land where it impacts on the DBNGP corridor.

## DBNGP Corridor Overview

The DBNGP corridor is an area of land that houses the high-pressure gas pipelines which supplies gas to heavy and light industry consumers, electricity generation and homes within Western Australia.

The DBNGP corridor is approximately 1,597km in length from the Burrup Peninsula near the town of Dampier in the North West to Brunswick near Bunbury in the South West of Western Australia. The DBNGP corridor also includes land for various high-pressure gas pipeline laterals to service areas such as Carnarvon, Geraldton, Pinjarra, Kwinana, Waroona and Harvey.



# Operation



## Fuelling Industry

The DBNGP corridor is an important infrastructure that allows movement of energy to the South West of Western Australia. Millions of dollars' worth of gas is transported through the pipeline every day to fuel the State's industrial and domestic usage.

## Route Selection and Impact

To minimise the impact of the DBNGP corridor on land use and vice versa, the DBNGP corridor was established on pastoral/rural/semi-rural land and where feasible, adjacent to rail and road reserves and property boundaries. Also where possible, the properties through which the DBNGP corridor passes have alternative access provisions to allow for pipeline operators to conduct operations and maintenance with minimal disruption to land owners should additional pipelines be constructed in the DBNGP corridor in the future.

The route was chosen to avoid built up areas where possible, but population growth and rezoning of land has increased population density close to the DBNGP corridor. This has raised the potential for unauthorised activity being undertaken in the DBNGP corridor, which could affect the integrity of the high pressure gas pipelines.

## Operation and Maintenance

At times it is necessary for the access right holders to perform operational and maintenance activities within the DBNGP corridor. Such activities may involve four-wheel drive vehicles, trucks and earthmoving equipment.

Advance notice of such works will be given to land owners where possible. Naturally any future pipelines installed within the DBNGP corridor will require similar maintenance to comply with relevant Australian Standards.



# Land Use



The greatest risk to high-pressure gas pipelines and to the public is damage by persons unfamiliar with the requirements for safe working practices around high-pressure gas pipelines.

## Pipeline Safety Regulations

Where a pipeline is constructed within the DBNGP corridor, the area is marked by warning signs. Warning signs do not indicate the exact location of the pipelines and should only be used as an indication that high-pressure gas pipelines exist in the DBNGP corridor. DoL must be contacted before any works are conducted within the DBNGP corridor. **Please refer to How to Contact Infrastructure Corridors team on page 14.**

The access right holders are committed to the safe operation of pipelines within the DBNGP corridor which have been designed, constructed and tested in accordance with the relevant Australian Standards.

## Access Rights

For ongoing major gas related works the Minister may, if deemed appropriate, confer access right in accordance with section 34 of the Act to allow access to any specified part of the DBNGP corridor.

Access Rights are conferred for the purposes of constructing, maintaining, testing, repairing or enhancing the high-pressure gas pipelines (including any future gas pipelines) or for any incidental purpose. They are not exclusive, but may be exercised by any person acting on behalf of either the holder of those rights or the nominee of such holder.

The Minister may consult with other Government agencies and with affected/interested parties where appropriate in order to determine whether or not to confer the access right and if so, the conditions upon which the access right is to be conferred.





# Land Owner and Third Party Use



## Exemptions

The only agricultural/farming activities exempted from submitting a written request for approval to DoL are ploughing, sowing and harvesting activities provided that:

- the weight of the machinery used does not exceed 10 tonnes per axle
- the soil is not disturbed below a depth of 300mm
- the existing land contours are not altered
- the nominal depth of the pipeline cover is not reduced.

Please note that all other agricultural activities including the removal, replacement and installation of posts and fencing must be forwarded to DoL for approval before any work commences within the DBNGP corridor.

## Agriculture (including horticulture) and General Vegetation

Land within the DBNGP corridor is used for agricultural (including some horticultural) purposes. The Land Use Guidelines aims to preserve maximum usage of land for the land owner, particularly with respect to field crops.

Land owners and proponents must seek approval for the planting of vegetation for horticultural and other general purposes including shrubs, orchards and vineyards within the DBNGP corridor.

Approval is likely to be granted provided there is compliance with the following:

- vegetation roots must not exceed 300mm in depth
- vegetation must not be planted directly over any pipeline
- vegetation must not obstruct the line of sight between the warning marker signs.

Deep rooted vegetation and trees are **unlikely** to be approved.

Land owners and proponents should be aware that the approval to plant vegetation within the DBNGP corridor may be granted on the condition that crops, vines, orchards and/or shrubs within the DBNGP corridor may be removed at any time, at the landowner/proponent's expense with no liability for loss on the part of the Minister or the State, in circumstances where this is inconsistent with rights conferred to pipeline operators under section 34 of the Act.

## Maintaining Line of Sight

Under the relevant Australian Standard AS2885, access right holders need to ensure line vegetation does **not obstruct the line of sight between the warning marker signs.**

Higher or more frequent signs installed at the expense of the land owner may be considered as an alternative to clearing vegetation/ crops.

## Underground Services

Consent for underground services, including electrical cables, water pipes and reticulation, may be granted provided the following conditions are complied with:

- There must be a minimum clearance of 300mm above and 300mm below any gas pipeline within the full width of the DBNGP corridor. However as services may be affected if existing or future pipelines require emergency repair or maintenance, a 600mm clearance above and 600mm below the pipeline is recommended.
- Special protection such as concrete casing, steel casing or concrete culvert and lid may be required to be installed at the expense of the proponent installing the services.
- All crossings must be at right angles.
- There is provision for corrosion protection test points (including interference test points), bonding and location of ground beds as necessary.
- A qualified body at the proponent's cost will assess the impact of induced voltages and interference.



## Above Ground Services

All activities, including digging, drilling, trenching, drainage, land levelling and contouring, use of vibrating machinery and transportation of heavy loads, within the DBNGP corridor will require **prior written approval** from the Minister.

Requests may be received from property owners, Government departments and other parties to perform work within the DBNGP corridor. All requests will be assessed in terms of their potential to interfere with the exercise of existing access rights conferred within the DBNGP corridor, and access rights likely to be granted in the future.

Fencing may be approved provided that all crossings are at right angles to the DBNGP corridor. Land owners and other third parties should note that approval is required for the removal, replacement (even if using the same hole) and installation of posts and fencing.

Above ground services (towers, poles, and antennae) are generally discouraged, particularly adjacent to surface/above ground pipeline facilities.

Activities and structures that are not **approved** on the DBNGP corridor include:

- airstrips
- use and storage of explosives, flammables, corrosives
- blasting
- construction of storm water basins, artificial lakes, swimming pools
- garbage, sandfill, refuse disposal
- installation of bill boards
- permanent storage.

Buildings and/or structures of any nature are not permitted under any circumstances within the DBNGP corridor.

If future pipeline operations impact on the placement of facilities within the DBNGP corridor, the removal, realignment or modification of these facilities will be at the cost of the proponent/ landowner.



# Planning Approval



DoL advises proponents to consult with DoL and relevant pipeline operators when considering development of land encumbered by or in the vicinity of the DBNGP corridor in the early stages of the planning proposal to ensure all relevant aspects are considered before submissions are made to the relevant authority.

Local authorities should have accurate details of the extent of the DBNGP corridor within their local government boundaries and display the DBNGP corridor within regional town planning schemes and structure plans.

## Planning Bulletin 87 – High Pressure Gas Pipelines

Planning Bulletin 87 (PB87) provides guidance on matters to be taken into account by the Western Australian Planning Commission (WAPC), Local Government Authorities and applicants in considering planning proposals within the vicinity of high pressure gas pipeline ensuring risk to people and property is within acceptable limits.

Another function of PB87 is to reduce potential risk arising from rupture of the high-pressure gas pipelines during adjacent construction works as well as to provide a consistent approach for the assessment of schemes and amendments, structure plans, subdivision and development applications.

PB87 ensures future proposals will not negatively impact the State's potential to provide the capacity required to meet long term demand for natural gas to the State.

All queries regarding the PB87 can be directed to the WAPC:

Western Australian Planning Commission

140 William Street  
PERTH WA 6000

Locked Bag 2506  
PERTH WA 6001

Phone: (08) 6551 9000  
Fax: (08) 6551 9001  
[www.wapc.wa.gov.au](http://www.wapc.wa.gov.au)



# Request for Use

## Request for Use of the DBNGP Corridor

Prior to commencement of works within the DBNGP corridor, all parties must submit a written application for approval from the Minister.

Works are deemed to include but are not limited to the following activities:

- excavation, compaction and potholing
- drilling (horizontal, directional or vertical boring)
- road/driveway/rail (new construction, upgrade, resurface, maintenance, paving or vehicle crossing)
- fence /wall (construction, replacement, removal or installation of post/stakes)
- electrical (installation of cables, overhead transmission lines or telecommunications cable and replacement of power poles)
- installation of pipe (water, drainage, sewer or reticulation)
- firebreak
- landscaping.



Applicants are advised to submit an application at the earliest possible stage to allow sufficient time for assessment. Submissions should include the following information:

- land description and map identifying location of the proposed works
- type of works to be carried out
- intended future use of the land
- type and weight of machinery that will be used
- timeframe of the works
- any plans or diagrams of the works.

## Dial Before You Dig

Land owners and third parties wishing to conduct works within any parcel of land are advised to contact Dial Before You Dig (DBYD) to identify any services within the vicinity.

DBYD will require information pertaining to:

- location of the works
- type of works to be carried out
- any plans or diagrams of the works.

This information is then distributed by DBYD to all relevant agencies. DoL will provide the necessary information for any party wishing to conduct works within/in the vicinity of the DBNGP corridor.



DBYD can be contacted by dialling 1100 or by visiting [www.1100.com.au](http://www.1100.com.au)



## Section 41 Application

Under section 41 (S41) of the Act, DoL may approve works that are not gas pipeline related activities within the DBNGP corridor. DoL will seek comments from the access right holders, and other relevant parties. The written conditional approval includes conditions considered necessary for the works to proceed in a safe and technically sound manner.

DoL will also seek an indemnity from the proponent for all proposed works within the DBNGP corridor and will need to be signed by the proponent and returned to DoL prior to DoL finalising its response.

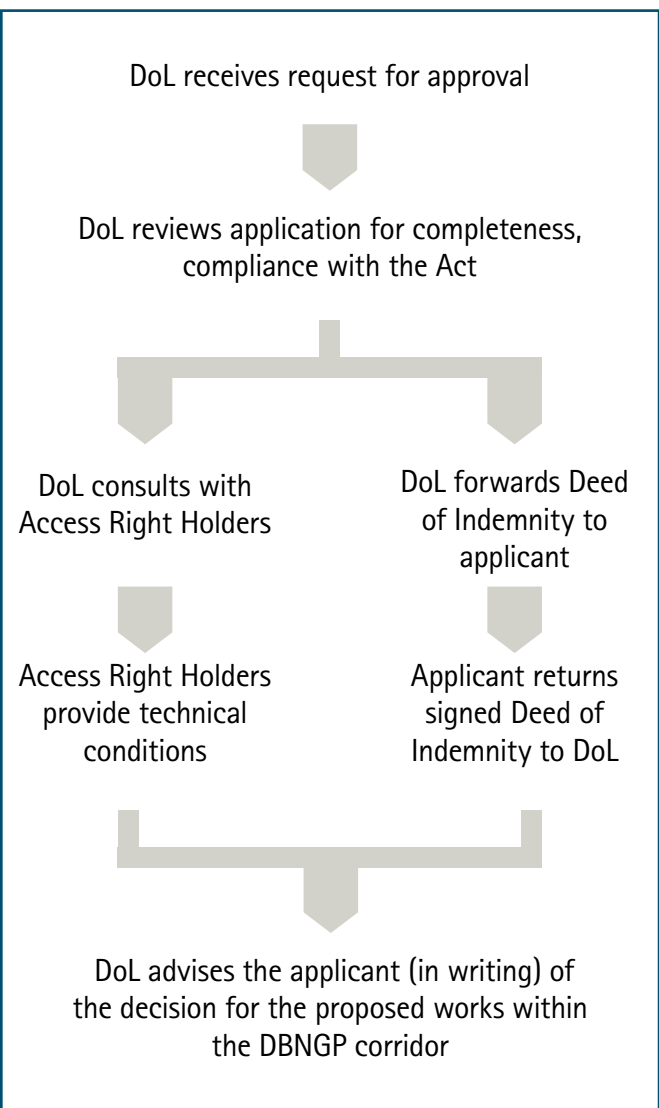
Please note that any approval granted under section 41 of the Act does not remove the obligation of the proponent to obtain permission from landowners and other authorities or legislation for access to land.

## Approval Process

The approval process is relevant to all land that is within the DBNGP corridor and is estimated to take a minimum of three weeks from when the application is submitted, depending on the nature of the application.

If a section 41 approval is granted, the proponent must contact the relevant access right holders as advised by DoL to satisfy the technical conditions provided by them in the interest of protecting their assets within the DBNGP corridor.

The approval process is outlined in the following flow chart.



## Unauthorised Use of the DBNGP Corridor

Any unauthorised use of land within the DBNGP corridor is an offence under section 41(4) of the Act and Regulation 4A of Corridor Regulations. If you are prosecuted under these provisions, you may be fined up to \$10 000.





## How to Contact the Infrastructure Corridors Team

Written applications are to be forwarded to:

Manager Infrastructure Corridors  
Department of Lands  
PO Box 1143  
WEST PERTH WA 6872

For further information, please contact:

Phone: (08) 6552 4400

Fax: (08) 6552 4420

Email: [infrastructure.corridors@lands.wa.gov.au](mailto:infrastructure.corridors@lands.wa.gov.au)

Infrastructure Corridors  
Department of Lands  
140 William Street  
Perth WA 6000

To find out more about Infrastructure Corridors and the DBNGP corridor, visit: [www.lands.wa.gov.au](http://www.lands.wa.gov.au)  
(Click on Dampier Bunbury Pipeline Act 1997)



## Checklist for Proposed Works

1. Contact DBYD by dialling 1100 prior to the commencement of works within any parcel of land to identify all services within the area.

Supply the following information:

- location of the works
  - type of works to be carried out
  - any plans or diagrams of the works.
2. Complete and submit the "Application to Undertake Activities or Works in the Dampier to Bunbury Natural Gas Pipeline Corridor, section 41 of the Act" to DoL for approval to work within the DBNGP corridor.

The application must include:

- land description and map identifying location of the proposed works
- type of works to be carried out
- intended future use of land
- type and weight of machinery that will be used
- timeframe of the works
- any plans or diagrams of the works to support the application.

## In the Case of an Emergency

In the case of an emergency immediately phone 000

- Ensure your own safety first
- Advise any bystanders of the danger
- Keep a clear distance of at least 100m from the pipeline and move up wind
- **Do not start any vehicles**
- Do not attempt to extinguish any ignited gas fires on your own
- Advise emergency services of the location of the emergency, including injuries and/or property damage
- Call 000 and ask for the fire service should there be a gas leak.



# Glossary



Corridor Regulations	<i>Dampier to Bunbury Pipeline (Corridor) Regulations 1998</i>
DBNGP	Dampier to Bunbury Natural Gas Pipeline
DBYD	Dial Before You Dig
PPA	<i>Petroleum Pipelines Act 1969</i>
DoL	Department of Lands
DBP	Dampier Bunbury Pipeline
the Act	<i>Dampier to Bunbury Pipeline Act 1997</i>
the Minister	DBNGP Land Access Minister
WAPC	Western Australian Planning Commission





#### Contact Infrastructure Corridors Team

---

Manager Infrastructure Corridors  
Department of Lands

140 William Street  
Perth WA 6000

PO Box 1221  
WEST PERTH WA 6872

Phone: (08) 6552 4400  
Fax: (08) 6552 4420  
Email: [infrastructure.corridors@lands.wa.gov.au](mailto:infrastructure.corridors@lands.wa.gov.au)

Land Use Guidelines published in 2016 by the  
Department of Lands.