

Living With Electricity Easements and Infrastructure

We require electricity easements to maintain and safely operate Essential Energy infrastructure. Infrastructure includes powerlines (wires), power poles, stays, substations, underground powerlines, switching stations, padmount transformers, pillars, and streetlights.

While this is not an exhaustive list, Essential Energy should be consulted when electricity assets could be affected. We understand customers need to know what can and cannot occur in an electricity easement, whether the property is owned or rented.

What is an easement?

An easement is a registered legal right applying to land.

Put simply, an easement allows a person to enter someone else's property so they can install and maintain facilities like powerlines and cables.

Easements can vary in size and width. Further information on electricity easements can be found in *Essential Energy's Easement Policy CEOP8046*. You can obtain a copy by phoning **13 23 91**.

Why are easements necessary?

Easements ensure the safety of residents living, working, and playing near powerlines. Their presence helps prevent incidents occurring that could cause serious injury or even death. Easements are also created to give Essential Energy clear, 24-hour access to its infrastructure.

It's important to keep easements clear at all times so regular maintenance, line upgrades, damage or technical faults can be attended to immediately.

Do I need permission to build near electricity infrastructure or within an easement?

Yes. You cannot build within a registered electricity easement without written approval from Essential

Energy. Written approval is also required when there is no registered easement protecting electrical infrastructure as per the *Electricity Supply Act 1995*. Section 53 of this Act provides protection to the infrastructure similar to a registered easement.

If electricity infrastructure is located near any proposed works, and an easement does not exist over the land, it is your responsibility to contact Essential Energy to obtain approval for the works.

How does an easement affect what I can do with my property?

An easement affects the use of your property by controlling what you can build, what size trees you can plant and what outdoor activities you can carry out within the easement.



Version: 20250328

Living With Electricity Easements and Infrastructure

What are my responsibilities regarding electricity easements?

You must provide continuous, unobstructed access of at least 5 metres wide along the full length of the easement to allow Essential Energy staff 24-hour access to its electricity infrastructure.

You must not place any obstruction in the easement within 5 metres of a powerline, transformer, pole, equipment or supporting guy, or within 10 metres of a steel powerline structure.

It's important to be aware you may be liable for any costs caused by damage to the electricity network.

How do I know if there are easements on my property?

You can contact your solicitor or NSW Land Registry Services to obtain a Land Title record, to obtain details of any easements on your property. You can also contact Essential Energy in the case there is electricity infrastructure on your property.

What happens if I have already completed works near electricity infrastructure or within an electricity easement?

Please contact us as soon as possible to discuss the matter. Safety breaches may have been created and this may need to be rectified.

IMPORTANT NOTE

This information is a general guide only. Site specific restrictions may also apply. Please refer to *Essential Energy's Easement Policy CEOP8046* for further details; call 13 23 91 for a copy.

What activities are allowed within an easement or near electricity infrastructure?

Permitted activities

These activities are permitted in electricity easements or near electricity infrastructure provided Essential Energy's infrastructure remains accessible at all times.



Agricultural activities, subject to restrictions on machinery height of under 4.6 metres



Most domestic recreational activities (excluding the flying of kites and model aircraft)



Gardening, provided that mature plant height is under 4 metres



Vehicle parking, provided vehicle height is under 4.6 metres and not connected to services



Storage of non-flammable or non-combustible materials, under 2.5 metres if climbable (no shipping containers)



Minor structures under 2.5 metres such as washing lines, barbecues, or playground equipment (provided that metallic parts are earthed)

Living With Electricity Easements and Infrastructure

Controlled activities

The following activities may be permitted within electricity easements or near electricity infrastructure with written approval from Essential Energy.



Operation of machinery not exceeding 4.6 metres in height



Building of fencing and yards



Landscaping (provided that mature plant height is under 4 metres)



Use of irrigation equipment



Installation of utilities such as electricity, telephone, and water



Outbuildings such as sheds, stables, garages, and carports



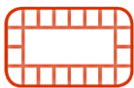
Additions of unroofed verandas and pergolas to residences



Sporting and recreational facilities (including tennis courts)



Swimming pools, if the pool is within 30 metres of a powerline structure



The development of subdivisions (including the construction of roads)



Excavation



Quarrying activities, earthworks, and dam construction

Prohibited activities

Some activities are not permitted in an electricity easement or near electricity infrastructure for the safety of both the community and operation of the electricity infrastructure.



The construction of houses, buildings, or other substantial structures



The installation of fixed plant or equipment



The storage of flammable materials or explosives



Flying of kites or model aircraft



The storage of garbage materials or fallen timber



Planting of any vegetation which exceeds 4 metres in height



Any obstructions placed within 5 metres of any part of a powerline, pole or supporting guy or 10 metres of a steel structure

MORE INFORMATION

For more information, or if there's any doubt regarding your requirements, please email: land.encroachments@essentialenergy.com.au