

LIVING WITH ELECTRICITY EASEMENTS AND INFRASTRUCTURE.



Easements

Distributors of electricity, such as Essential Energy, require electricity easements to maintain and safely operate their infrastructure.

Essential Energy's infrastructure includes such things as, powerlines (wires), power poles, stays, substations, underground powerlines, switching stations, padmount transformers, pillars, and streetlights. This is not an exhaustive list and Essential Energy should be consulted when electricity assets could be affected.

Essential Energy understands that customers need to know what can and cannot occur in an electricity easement, whether the property is owned or rented.

This brochure is designed to answer some of the most common questions related to electricity easements, activities planned near electricity infrastructure or easements must be approved by Essential Energy prior to the activity occurring.

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. They help 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 is 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 required when there is no registered easement protecting electrical infrastructure protected by 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.

What are my responsibilities regarding electricity easements?

You must provide continuous, unobstructed access of at least 5.0 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.

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

You can contact your solicitor or the Lands Titles Office regarding further details of easements on your property.

You can also contact Essential Energy should there be electricity infrastructure on your property.

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

Essential Energy asks that you contact us as soon as possible to discuss the matter. Safety breaches may have been created and may need to be rectified.

The information contained in this brochure is a general guide only. Site specific restrictions may also apply, please refer to *Essential Energy's Easement Policy CEOP8046* for further details.

If there is any doubt regarding your requirements please email landr.encroachments@essentialenergy.com.au

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

Permitted



Agriculture



Recreation Activities



Gardening



Vehicle parking



Storage



Minor structures

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 4.0 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, barbeques, or playground equipment (provided that metallic parts are earthed).

Controlled



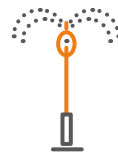
Machinery



Fencing & yards



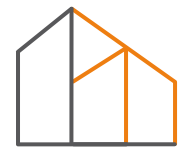
Landscaping



Irrigation equipment



Utilities



Outbuildings



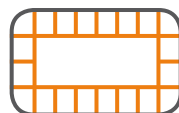
Pergolas & verandahs



Sporting facilities



Swimming pools



Subdivision development



Excavation



Quarrying activities

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Controlled

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 4.0 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 30.0 metres of a powerline structure
- The development of subdivisions (including the construction of roads)
- Excavation
- Quarrying activities, earthworks, and dam construction.

Prohibited



Construction of structures



Fixed plant & equipment



Flammable materials



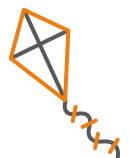
Garbage storage



Tall vegetation



Obstructions



Flying objects

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
- The storage of garbage materials or fallen timber
- Planting of any vegetation which exceeds 4.0 metres in height
- Any obstructions placed within 5.0 metres of any part of a powerline, pole or supporting guy or 10.0 metres of a steel structure
- Flying of kites or model aircraft.