

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. 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 metres wide along the full length of the easement to allow Essential Energy

Living with electricity easements and infrastructure

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?

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

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



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



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



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



Gardening, provided that mature plant height is under 4 metres



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

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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



Additions of unroofed **verandas and pergolas** to residences



Building of **fencing and yards**



Sporting and recreational facilities (including tennis courts)



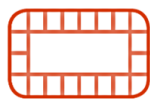
Landscaping (provided that mature plant height is under 4 metres)



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



Use of **irrigation equipment**



The **development of subdivisions** (including the construction of roads)



Installation of **utilities** such as electricity, telephone, and water



Excavation



Outbuildings such as sheds, stables, garages, and carports



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 **storage of garbage** materials or fallen timber



The installation of **fixed plant or equipment**



Planting of any **vegetation** which exceeds 4 metres in height



The storage of **flammable materials** or explosives



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



Flying of **kites or model aircraft**.

MORE INFORMATION

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