



Subdivision and development guidelines

These guidelines provide additional requirements for subdivision and development proposals in the vicinity of Transgrid's high voltage electricity network, to help protect public safety and the network, and maintain Transgrid's access for maintenance and emergencies.

These guidelines are to be read in conjunction with the Transgrid easement guidelines.

In general, to avoid unacceptable risks to public safety and the operation of the network:

- Where the subdivision of transmission line easements cannot be avoided, then open space uses – that do not encourage people to congregate under the transmission lines or close to electricity infrastructure – should be given preference over other uses, such as residential or commercial.
- Subdivision proposals that could encourage unauthorised encroachments (for example, small lot residential subdivisions where the majority, or all, usable outdoor space in a proposed lot is located within a transmission line easement), will not be supported.
- Boundaries for new subdivided properties should not be located within the easement.

Subdivision and development requirements:

Any subdivision or development proposal in the vicinity of Transgrid high voltage transmission line easements must provide:

- **Access** – continuous and unobstructed access to the transmission line and its structures is required at all times for Transgrid plant and personnel.
- **A safe unobstructed working platform** – around transmission line structures for Transgrid's maintenance and emergency works (the exclusion zone). Activities and developments (including all structures and obstructions) must:
 - where transmission lines are 132kV and below:
 - > be located at least 20 metres away from any part of a transmission structure or guy wire;
 - > for metallic structures, be located at least 22 metres away from any part of a transmission structure or guy wire;
 - > be located at least 10 metres from the centre of the transmission line;
 - where transmission lines are 220kV and above:
 - > be located at least 30 metres away from any part of a transmission line structure or guy wire;
 - > be located at least 17 metres from the centre of the transmission line.

See the Easement Guidelines for more information on the exclusion zone.

- **Roads, streets etc (including kerb to property boundaries) and intersections** – shall not be located within 20 metres of any transmission line structure or guy. Where roads and intersections are proposed within 30 metres of a structure or guy, consideration will need to be given to structure earthing modifications and the need for vehicle impact protection.
- **Intersections** must not be located within the exclusion zone.
- **Clearances** – developments must meet the clearances requirements set out in AS7000:2010 overhead line design.
- **Street lighting:**
 - Proposed roadway locations must also take into consideration any street lighting requirements to ensure that clearance requirements can be met. The design clearances should include consideration of future maintenance safety issues.
 - Transmission line outages will not be provided for street light maintenance.

- **Fencing:**

- Where fences are installed, access gates must also be installed in an agreed location and fitted with a Transgrid lock.
- Transgrid's Fencing Guidelines must be complied with.

- **Electrical safety risks:**

- No metallic fencing, services or other infrastructure shall be located within 22 metres of structures and guys for 132kV and below transmission lines, or 30 metres for 220kV and above transmission lines.
- Subdivisions and other developments shall not encourage the congregation of people under transmission lines or close to electricity infrastructure.

- **Services:**

- All underground services installed within 30 metres of a transmission line structure shall be non-metallic.
- Utility services, whether above or below ground, shall not be installed on the easement without Transgrid's permission.

- **Excavation:**

- Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without Transgrid's permission.
- Permission will not normally be granted for such work within 20 metres of any structure or supporting guy.

- **Boundaries:**

- For new subdivided properties, boundaries should not be located within the easement.
- Fenced boundaries for all new properties in the subdivision shall not be within 30 metres of any transmission line structure and should not restrict access to the easement.

- **New titles:**

- A "Restriction-as-User" (88B Instrument) is required to be placed on the titles of any created lots that may become affected by a transmission line easement.

Plans required to be submitted to Transgrid via the online Easement Portal:

	Proposals that do not change ground levels	Proposals that change ground levels
A detailed, legible and to-scale plan showing property boundaries, proposal and distance of proposal to Transgrid's easement and structures	✓	✓
For large scale subdivisions, a Site Plan showing all new access points and access ways to the easement and structures	✓	✓
A three dimensional CAD drawing in 3D-DXF format (Small scale subdivisions can provide survey levels for any proposed changes to ground levels within the easement)		✓
Description of proposal with height, depth and location of proposed activities/structures/development	✓	✓

Prior to and during construction:

The development plans must provide the following:

- Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement area without Transgrid's permission.
- Where temporary vehicular access or parking (during the construction period) is within 20 metres of a transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage. Plans must be submitted to Transgrid for permission as part of the overall proposal.
- The easement shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction materials.



Post construction:

- New titles:
 - Please ensure that the "Restriction-as-User" (88B Instrument) is placed on the titles of any created lots that may become affected by a transmission line easement.

Costs:

The Developer shall bear all costs of any specialist design studies, Transgrid supervision, reconstruction or modification of the transmission line and its components, including consultation and design required to maintain clearances due to proposed ground level changes; road crossings within the easement; or due to any damage to the transmission line arising from the development.



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