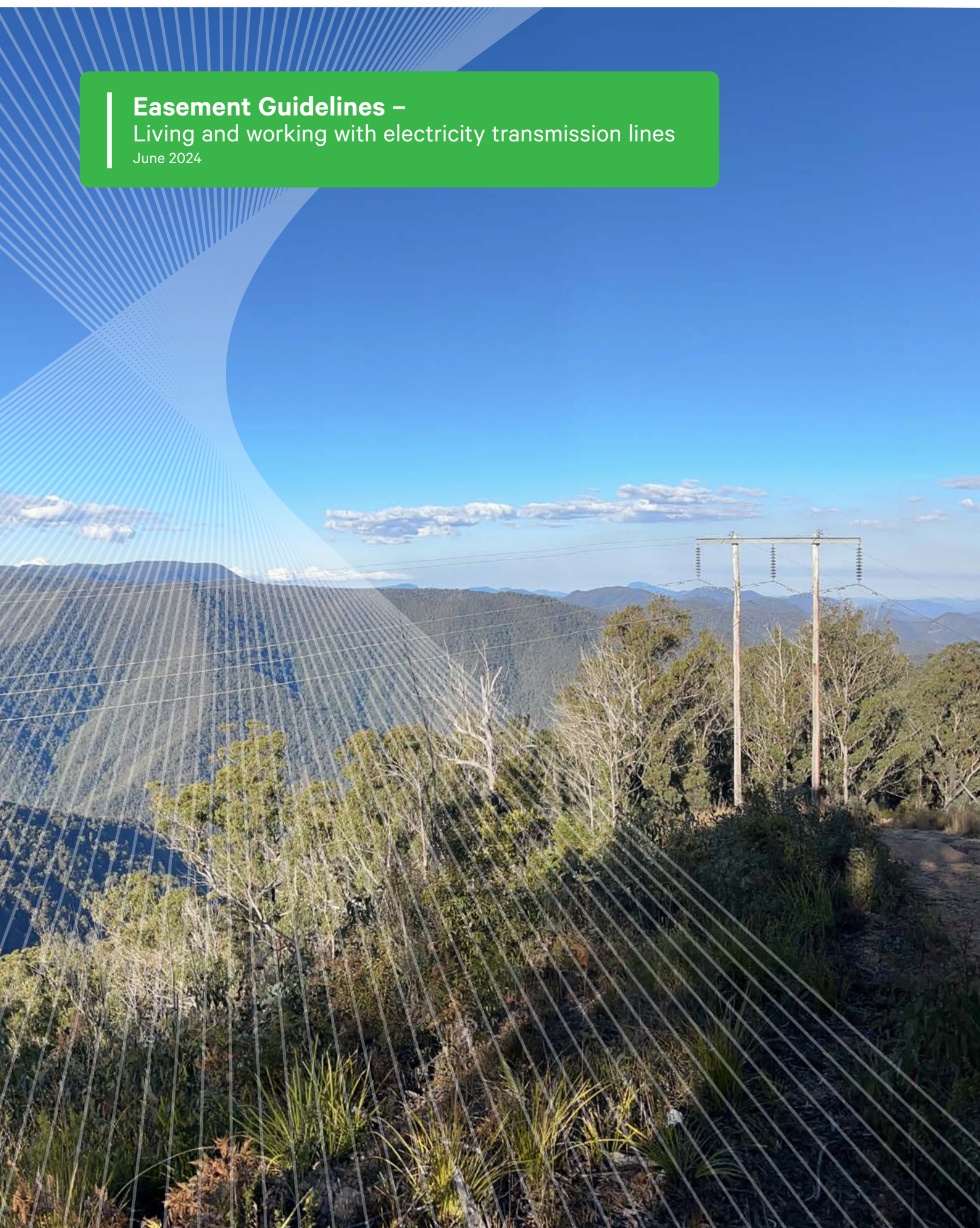


# Easement Guidelines – Living and working with electricity transmission lines

June 2024





# Contents

Planning an activity on or near a Transgrid easement?	3
1. The importance of Transgrid’s easements	3
1.1 Easements help Transgrid operate a safe and reliable network	3
1.2 What does a Transgrid easement look like?	4
1.3 What activities can be carried out within or adjacent to a Transgrid easement?	5
1.4 Validity of Transgrid’s authorisation	5
1.5 Australian and New Zealand Standards (AS/NZS)	5
1.6 Relocating or modifying Transgrid’s infrastructure	5
2. Exclusion zones within Transgrid’s easements	6
3. Permitted activities within Transgrid’s easements	8
4. Conditional activities: Does your activity require Transgrid’s conditional approval?	11
5. Prohibited activities within Transgrid’s easements	14
6. Important information for emergency services	15
7. What activities can be carried out on high voltage underground cable easements?	15
8. Transgrid’s authorisation of activities and development/construction proposals	16
9. Development application information checklist	17
10. Can I use Transgrid’s authorisation as part of my development application to Council?	18
11. Helpful guides and fact sheets	19

### Update your contact details

Correct landowner contact details are important to us so we can let you know in advance of works we may need to undertake.

If you have a Transgrid easement on your land, please scan the QR code and fill out your contact details. You can also provide your contacts via the link [Update your contact details](#).

[Update your contact details](#)



## Planning an activity on or near a Transgrid easement?

Transgrid’s Easement Guidelines contain information on activities you can and cannot undertake on our easements. All development activities that interact with any of Transgrid’s easements require Transgrid’s authorisation. This document refers to relevant guidelines, regulations and codes of practice that must be followed if you plan to work on or near a Transgrid easement.

### 1. The importance of Transgrid’s easements

#### 1.1 Easements help Transgrid operate a safe and reliable network

We all rely on electricity to power our homes and businesses, however coming into contact with high voltage electricity can cause serious injury or death.

In order to maintain network safety and reliability, Transgrid holds easements over its transmission lines and high voltage underground cables so as to control the types of activities and developments that can be safely undertaken. These easements, also known as **‘rights of way,’** grant our staff and contractors access for the construction, operation, and maintenance of Transgrid’s infrastructure.

Transgrid’s primary concern is the **safety of people, property and the environment**, and we are committed to providing a safe and reliable electricity network.

Maintaining these easements is critical to Transgrid’s daily operations, enabling access for all Transgrid staff and our contractors who perform asset maintenance and replacement activities.

For more information on electrical safety risks, please see our **[What Electrical Safety Risks Exist Around Transmission Line Fact Sheet](#)**. You can learn more about Transgrid’s electricity infrastructure by reading our **[What Is The High Voltage Transmission Network? Fact Sheet](#)**.



## 1.2 What does a Transgrid easement look like?

Transmission line easement dimensions are defined in the Easement Deed when the transmission line route is selected. More generally, the easement widths vary with voltage and design of the infrastructure. Figure 1 depicts the various infrastructure we use in the electricity network, their typical heights and easement widths.

Contact NSW Land Registry Services for detailed survey plans to determine the easement width at the interested location, such as the property you own.

The contact details for NSW Land Registry Services are 02 8776 3575 or 1300 052 637 (for regional callers), or via their website: [www.nswlrs.com.au](http://www.nswlrs.com.au)

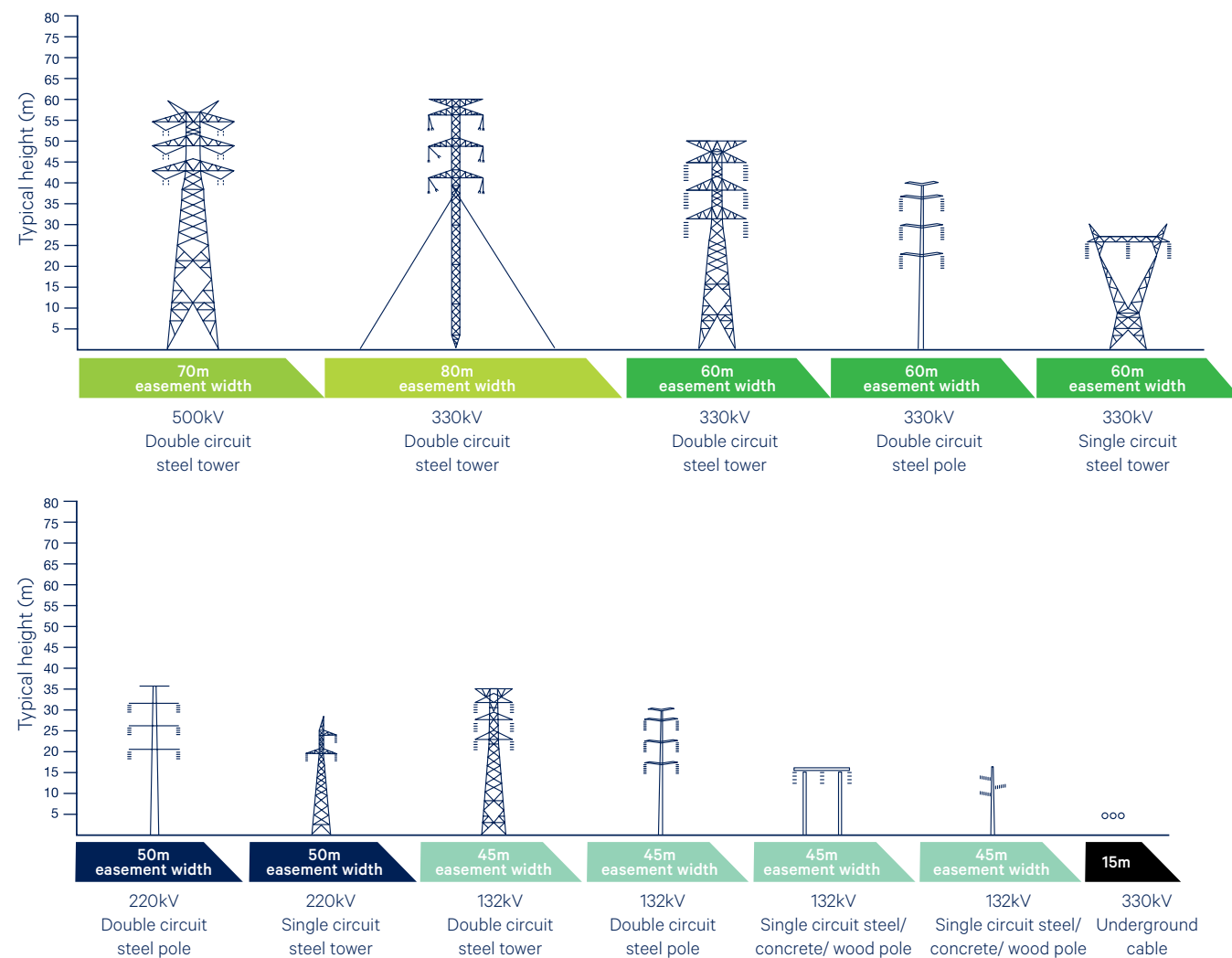


Figure 1: Figure not to scale. Typical easement widths only, may vary on a case-by-case basis. Typical height to be considered in the graph, actual size of tower can vary based on topography, location and conditions. It is best practice to engage a solicitor to check your land title for the exact location of an easement on your property.

## 1.3 What activities can be carried out within or adjacent to a Transgrid easement?

High voltage transmission lines have different safety risks from urban powerlines, i.e. the typical poles and wires in a suburban street. Transgrid encourages the principle of “prudent avoidance”<sup>1</sup>. The landowner must assess the proximity to existing or planned high voltage transmission lines when building new or renovating houses, schools, sensitive land uses and other types of development.

The objectives of the Easement Guidelines are:

- For landowners to understand whether your proposed activity within or adjacent to an electricity easement is one of the following:
  - [Section 3 Permitted activities within Transgrid's easements](#)
  - [Section 4 Conditional activities: Does your activity require Transgrid's authorisation?](#)
  - [Section 5 Prohibited activities within Transgrid's easements](#)

1. As identified by The Right Honourable Harry Gibbs Report, Inquiry into Community Needs and High Voltage Transmission Line Development, 1991 | Chapter 2 – Health and EMF: [https://www.aph.gov.au/Parliamentary\\_Business/Committees/Senate/Economics/Completed\\_inquiries/pre1996/elec/report/c02](https://www.aph.gov.au/Parliamentary_Business/Committees/Senate/Economics/Completed_inquiries/pre1996/elec/report/c02)

- For landowners to implement the relevant processes to safely complete activities. Please contact Transgrid if you have any queries related to activities in Sections 3 to 5, or if you need help interpreting the requirements of Transgrid's Easement Guidelines.

### Prior approvals:

If Transgrid grants written approval to build or undertake an activity within or adjacent to an easement, that approval will remain valid even if there are changes to our guidelines at a future date.

Activities not performed in accordance with the Easement Guidelines are at risk of being removed or relocated at the landowner's expense.

## 1.4 Validity of Transgrid's authorisation

An updated authorisation must be obtained when the proposed development changes after the application has been submitted to Transgrid. The same applies to conditional activities within or near Transgrid's easement. The Easement Guidelines may change over time and Transgrid's authorisation will be subject to the current Easement Guidelines. If an updated approval is sought, then Transgrid's Easement Guidelines current at that time will apply.

## 1.5 Australian and New Zealand Standards (AS/NZS)

This document references several AS/NZS which may be applied to activities in and around easements. Standards are documents that set out specifications, procedures and guidelines that aim to ensure products, services, and systems are safe, consistent, and reliable. For more information visit Standards Australia via <https://storestandards.org.au/>

## 1.6 Relocating or modifying Transgrid's infrastructure

A contract may be needed with Transgrid when the landowner's activities or development involves modification to electricity infrastructure and/or easement. You will be required to pay for Transgrid's costs for the modification to the electricity infrastructure and/or easement, including design and construction works.

If there are any interruptions or damages to Transgrid's transmission network and its ability to operate that arise from the development, you will be responsible for any costs associated.

You can make a modification enquiry with Transgrid's Infrastructure team at [infrastructure@transgrid.com.au](mailto:infrastructure@transgrid.com.au) or find further information on our website: <https://www.transgrid.com.au/about-us/network/network-modifications>



## 2. Exclusion zones within Transgrid's easements

Exclusion zones are stricter areas of influence around Transgrid's infrastructure. They help prevent or minimise the safety risk to the public, and the risk of interruptions to the electricity network. These exclusion zones further limit what activities are permitted and are restricted to the easement boundaries. Additionally, they enable safe access for Transgrid staff to perform work and maintenance on the infrastructure and easement.

Figures 2 and 3 provide a visual indication of how exclusion zones are applied spatially. Exclusion zones vary with voltage, structure type and location of Transgrid's transmission lines. Please contact Transgrid for help in determining the exact extent of an exclusion zone.

You can determine the voltage of Transgrid's electricity infrastructure in your area via the [Look Up and Live website/app](#). Transgrid has partnered with other networks to deliver the Look Up and Live safety campaign.

### Typical exclusion zone dimensions based on typical widths of easements are:

- Where transmission lines are 132kV and below:
  - Access exclusion zone** – within 20m from any part of structure.
  - Earthing exclusion zone** – within 22m from any part of structure.
  - Centreline exclusion zone** – within 10m either side from centre of the transmission line.
- Where transmission lines are above 132kV:
  - Access exclusion zone** – within 20m from any part of structure.
  - Earthing exclusion zone** – within 30m from any part of structure.
  - Centreline exclusion zone** – within 17m either side from centre of the transmission line.

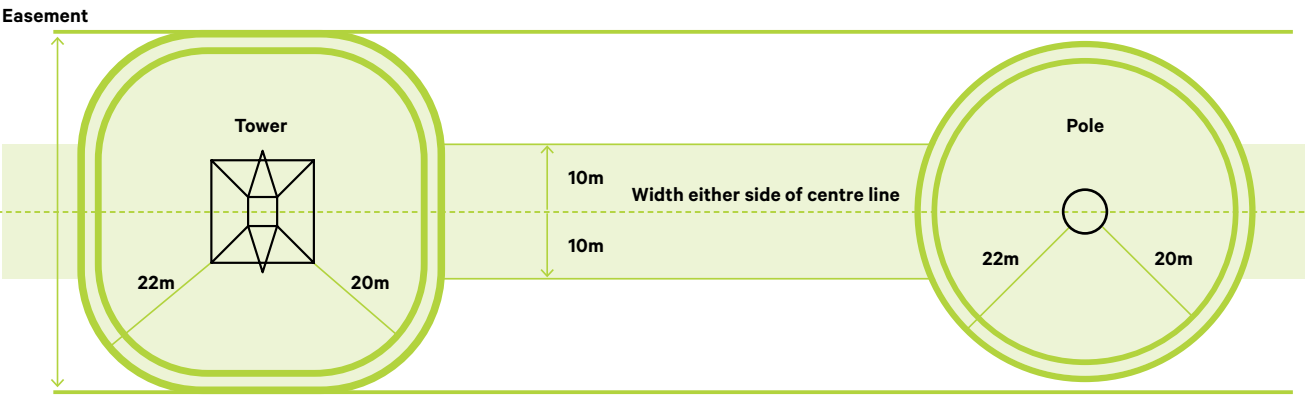


Figure 2: 132kV and below Exclusion Zone (not to scale)

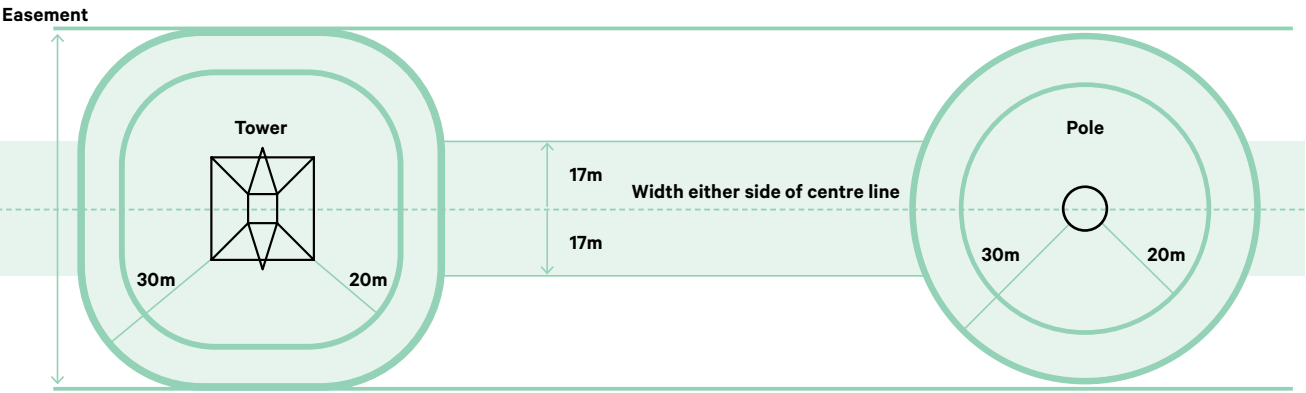


Figure 3: 220kV and above Exclusion Zone (not to scale)

Figures 2 & 3: Not to scale. Typical easement widths only, may vary on a case-by-case basis. Exact location of exclusion zones can change based on topography, location and conditions of the easement. It is best practice to engage a solicitor to check your land title for the exact location of an easement on your property.





### 3. Permitted activities within Transgrid's easements

#### Permitted activities = green

Activities that meet the permitted requirements do not require Transgrid's authorisation, as safety concerns have been suitably addressed by complying with the requirements.

If you are unsure whether your activity is permitted, please contact Transgrid by submitting an enquiry via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au)

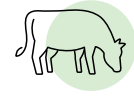
The list of permitted activities and corresponding requirements that must be demonstrated and satisfied are presented below.

#### Permitted activities and their requirements



#### 3.1 Cropping

1. Machinery shall not be greater than 4.3m in height\*.
2. Cropping is permitted inside the easement but must remain outside the access exclusion zone<sup>2</sup>.
3. Refer to **Section 3.9 for Operation of mobile plant** within the easement.



#### 3.2 Grazing

1. Grazing is permitted.



#### 3.3 All other agricultural activities including irrigation

1. Machinery shall not be greater than 4.3m in height\*.
  2. Fixed and portable machinery, including irrigation pumps and equipment, must be outside the earthing and centreline exclusion zones.
  3. No transmission line outages will be provided for agricultural activities under any circumstances.
  4. Hosing areas permitted however no solid jet of water can be directed within 4m of overhead conductors.
  5. Only non-metallic piping can be used (i.e., irrigation mains and distribution piping).
  6. No storage of fuel in easement.
  7. Refer to **Section 3.9 for Operation of mobile plant** within the easement.
- Note:
- a. Where machinery is able to extend beyond 4.3m\* above ground-level, seek verification from Transgrid that the requisite clearances can be maintained at the location(s) where the machinery will be used.
  - b. No excavation or deep ground disturbance within 20m of any fixed transmission line structure or supporting infrastructure including supporting guy wires.
  - c. Burning off activities must be outside easement.

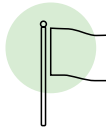


#### 3.4 Planting or cultivation of trees and shrubs

1. Planting trees and shrubs is permitted, however mature plant/tree height must be less than 4m.
2. No plantings that block or have the potential to block access to structures or access tracks inside of the easement, as outlined in the **Electrical Supply Act 1995**.
3. Must be outside the access and centreline exclusion zone.
4. Refer to **Section 3.9 for Operation of mobile plant** within the easement.

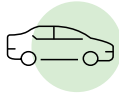
#### Do all development applications within an easement require Transgrid's permission?

Yes, all development applications require Transgrid's authorisation and are not considered permitted activities. Local Council's will notify Transgrid of affected development applications on or near our easements. Transgrid's advice will form part of a Council's determination process for a development application.



#### 3.5 Flag poles, weather vanes, signage and similar

1. Object height above ground level must be less than 4.3m.
2. Must be outside the earthing and centreline exclusion zones.
3. Structures must not be climbable.
4. All fixed metallic objects must be earthed.



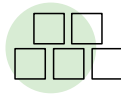
#### 3.6 Vehicle parking

1. Vehicle height above ground level must be less than 4.3m\*.
2. Must be outside access and centreline exclusion zone.
3. No storage of fuel, flammable liquid containers or carriers.
4. Caravan storage can be permitted but must not be occupied or connected (temporary storage only).



#### 3.7 Public open spaces, such as fields, cycle ways, walkways or fenced dog parks

1. No unmanned aerial vehicles (drones), kites or model aircraft may be flown within easement.
2. Structures, obstructions, seating or features (such as picnic areas) must not block access tracks to transmission line structures or guy wires and must be outside the earthing and centreline exclusion zones.
3. Parallel roads, walking tracks, footpaths, cycle ways and fenced dog parks must be located outside the earthing and centreline exclusion zones.
4. Roads, tracks, footpaths, cycle ways and fences which propose to cross the transmission line as a thoroughfare, require Transgrid's permission.
5. Refer to **Section 3.10 for Non-electric fencing and yards** for detail on what yards and fences are permitted.



#### 3.8 Storage

1. Height above ground level must be no greater than 2.5m.
2. Stored material must be non-flammable, non-combustible, non-corrosive and/or non-explosive.
3. No garbage, refuse or fallen timber or other material which could pose a bushfire risk.
4. No storage that blocks or has the potential to block access to structures or access tracks inside of the easement, as outlined in the **Electrical Supply Act 1995**.
5. Must be outside the access and centreline exclusion zones.



#### 3.9 Operation of mobile plant

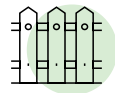
1. Cannot be extended more than 4.3m\* in height within the easement.
2. Work must be carried out in accordance with **WorkCover NSW Work Near Overhead Lines Code of Practice 2006** and **SafeWork NSW Work near overhead power lines: the basics**.

\* The maximum height for most activities including the operation of vehicles/machinery/mobile plant on an easement is 4.3m unless otherwise specified in the property's easement terms.

2. Crops must be less than 4m in height at maturity.

\* The maximum height for most activities including the operation of vehicles/machinery/mobile plant on an easement is 4.3m unless otherwise specified in the property's easement terms.





### 3.10 Non-electric fencing and yards

1. Height above ground level must be no greater than 2.5m.
2. Fencing structures cannot block access to Transgrid assets.
3. Stock yards, loading ramps, etc must be located outside the earthing and centreline exclusion zones.
4. All fixed metallic fencing and parts have specific safety risks and requirements and must follow earthing requirements as outlined in [Transgrid's Fencing Guidelines](#).



### 3.11 Domestic recreational activities including structures e.g. play equipment

1. Structure/s must be non-metallic and height above ground level must be no greater than 2.5m.
2. Floor area must be no greater than 20m<sup>2</sup>, where any portion is within easement.
3. Must not be connected to electricity supply.
4. No unmanned aerial vehicles (drones), kite flying or model aircrafts to be flown within the easement.
5. Structure must be outside the earthing and centreline exclusion zones.



## 4. Conditional activities: Does your activity require Transgrid's conditional approval?

### Conditional activities = orange

Activities or proposals that do not meet the permitted requirements outlined in Section 3 and/or are within the exclusion zone will require Transgrid's written authorisation, also known as conditional approval.

Transgrid reserves the right to assess each request for authorisation of a proposed activity, taking into account public and worker safety risks, and the safe operation, access and maintenance of Transgrid's electricity infrastructure.

Each activity that is proposed in a Transgrid easement is assessed on a case-by-case basis. Transgrid does not accept an example of a nearby site or a previously granted approval as justification for new proposed activities. Any newly proposed activity must comply with Transgrid's most current Easement Guidelines.

Before seeking Transgrid's authorisation, check that the requirements under this section are satisfied.

If a Transgrid assessment is required, Transgrid will provide one of three possible responses after assessing the proposed activity.

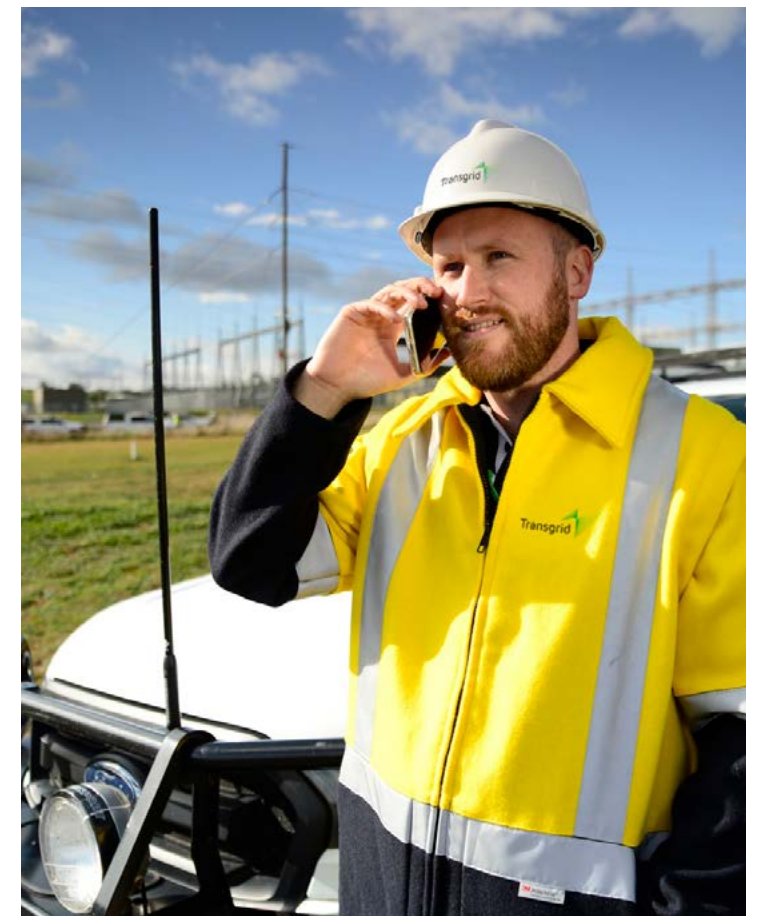
1. **Approval:** Transgrid will permit the proposed activity under the condition that the activity complies with the relevant requirements listed in Transgrid's Easement Guidelines and will not impact Transgrid's ability to operate the network safely and reliably.
2. **Conditional approval:** Transgrid will authorise the proposed activity with conditions to be met in addition to the requirements listed in this document. The authorisation will detail the conditions and the relevant requirements to be satisfied at all times. Transgrid reserves the right to withdraw its conditional authorisation in the event the stipulated conditions are not satisfied.
3. **Rejection:** Transgrid does not permit the activity and will issue a 'not-permitted' response. The proposed activity does not comply with Transgrid's Easement Guidelines. Transgrid has deemed these proposed activities could put the safe operation of the electricity network at risk.

### Do you require Transgrid's advice on how to alter an activity to ensure compliance?

In some cases, Transgrid may provide advice on how to alter a proposed activity so that it may be permitted.

Please contact Transgrid if you require advice on how you may need to alter an activity so it complies with the Easement Guidelines via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) or on 1800 222 537.

Refer to '[Section 8 Transgrid's authorisation of development/ construction activities](#)' for more information on Transgrid's process for development applications that affect Transgrid's easement.





If your proposed activity does not meet the permitted criteria in **Section 3 Permitted activities within Transgrid's easements**, and is described below, you must provide plans of the proposed activity to Transgrid so that it can be assessed/authorised against the 'conditional' criteria outlined below.



#### 4.1 Detached garages, carports, sheds, stables, pergolas and unroofed verandas

1. Height above ground level is no greater than 4.3m.
2. Structures are non-habitable.
3. All fixed metallic structures are earthed.
4. Floor area no greater than 20m<sup>2</sup>, where any part of structure is within easement.
5. Power connection is only permitted from an Isolated Supply located off the easement in accordance with **AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand wiring rules)**.
6. Must be outside the earthing and centreline exclusion zone.



#### 4.2 Sporting and recreational facilities, including tennis courts, basketball courts, playgrounds, exercise equipment

1. Provided height above ground level is no greater than 4.3m.
2. All fixed metallic structures, fencing and parts follow earthing requirements as outlined in **Transgrid's Fencing Guidelines**.
3. Must be outside the earthing and centreline exclusion zones.



#### 4.3 Native plant or other nurseries, community gardens, provided

1. Height above ground level for mature plants/tree height is no greater than 4m.
2. Structure height above ground level is no greater than 4.3m.
3. Any fixed structures, including pumps, are located outside the earthing and centreline exclusion zones.
4. All fixed metallic structures are earthed.



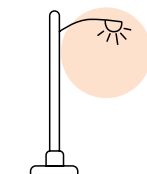
#### 4.4 Mobile plant with a height greater than 4.3m, provided

1. It is operated by accredited persons in accordance with **WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006**.



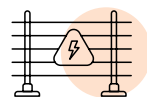
#### 4.5 In-ground swimming pools including coping

1. Transgrid must undertake a site-specific assessment at any properties where an in-ground pool in an easement is planned. To arrange contact us via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au).
2. Provided it is located at least 30m from transmission line structures or supporting guy tower.
3. Provided it is located at least 15m from transmission line centre (132kV or below) OR 25m from transmission line centre (220kV or above).
4. Power connection is only permitted from an Isolated Supply located off the easement in accordance with **AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand wiring rules)**.



#### 4.6 Lighting/external sources of power

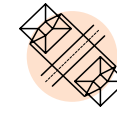
1. Must be non-climbable.
2. Height above ground level is no greater than 4.3m.
3. Must be electrically isolated outside easement and in accordance with **AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand wiring rules)**.
4. Must be outside the earthing and centreline exclusion zones.



#### 4.7 Electric fencing

1. Provided height above ground level is no greater than 2.5m.
2. Permanent electric fences are permitted provided it is connected to an isolated supply located off the easement in accordance with **AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand wiring rules)**.
3. Portable electric fences are permitted provided they are supplied from a battery powered energiser.
4. Any electric fence, permanent or portable must be outside the earthing and centreline exclusion zones.

Note: All fixed metallic structures, fencing and parts have specific safety risks and requirements and must follow earthing requirements as outlined in **Transgrid's Fencing Guidelines**.



#### 4.8 Roads and pathways that cross the transmission line as a thoroughfare

1. Where it is proposed that a road passes within the earthing exclusion zone of a transmission structure or supporting guy wires:
  - a. Transgrid may refuse consent or impose additional restrictions and other conditions.
  - b. The structure's earthing system may require modification to prevent fault currents from entering other utility services in the road. The option of raising conductors or relocation of structures, at the full cost to the proponent, may be considered.
2. Transgrid may require additional protection (such as safety barriers) where there is a risk of vehicle impact.
3. Intersections must not be located within the earthing and centreline exclusion zones.



#### 4.9 Low voltage utilities and services such as electricity, gas, telephone and water

1. Additional design and safety requirements apply and plans must be assessed by Transgrid. Please contact us via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) to arrange assessment.
2. Parallel metallic services will require specific safety assessment. Contact [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) to discuss.
3. If non-metallic, must be outside the access exclusion zone.
4. If metallic, must be outside the earthing exclusion zone.



#### 4.10 Excavation, quarrying and earth works, including dam and artificial lake construction, basins, swales, drains and dispersion channels

1. Excavation within the easement must be assessed by Transgrid.
2. Provided no generation of significant amounts of dust or smoke that can compromise the transmission line high voltage insulation.
3. Must not raise ground level, or reduce clearances below that required in **AS/NZS 7000:2016 Overhead line design**. Please contact Transgrid via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) for detail on AS/NZS 7000:2016.
4. Provided there is no ponding or water retention around Transgrid's structures.
5. Must be outside the access exclusion zone.
6. Batter no steeper than '1 in 6' where access is required by Transgrid vehicles.
7. Please contact Transgrid for detail on **AS/NZS 7000:2016 Overhead line design** via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au)



#### 4.11 Any other change in ground levels that reduce clearances below that required in **AS/NZS 7000:2016 Overhead line design**

1. Plans assessed on a case-by-case basis.



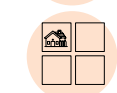
#### 4.12 Use of explosives

1. Plans assessed on a case-by-case basis.



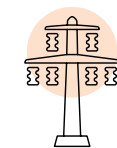
#### 4.13 Mining

1. Plans assessed on a case-by-case basis.



#### 4.14 Subdivisions (see **Subdivision and Development Guidelines**)

1. Plans assessed on a case-by-case basis.
2. Subdivisions that encourage unauthorised encroachments (for example, where the majority of usable outdoor space in a proposed lot is located within a transmission line easement), will not be permitted, due to public safety risks.



#### 4.15 Tall generation or utility structures

1. Plans assessed on a case-by-case basis.
2. Positioned such that they do not adversely impact the performance of transmission assets during normal operation or failure event or restrict inspection of transmission assets.

## 5. Prohibited activities within Transgrid's easements

### Prohibited activities = red

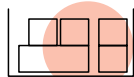
The activities listed in this section are prohibited within any part of Transgrid's easement. This is due to the higher safety risk to the public, or Transgrid's staff, and likelihood the activity would compromise the safe and reliable operation of the electricity network.

Contact Transgrid's Easements and Development Team via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) if you want to learn more on why these activities are prohibited.



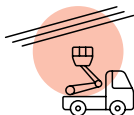
### 5.1 Buildings, accommodation and structures

1. Buildings or structures which are not listed as **permitted** or requiring Transgrid's **conditional approval**.
2. Construction of houses or any structure inhabited by a person.
3. Site construction offices or workshops.
4. Camping or permanent parking of caravans or other camping vehicles.
5. Above ground pools.



### 5.2 Fixed plant or equipment or storage compounds

1. Prohibited under all circumstances.



### 5.3 Interference with transmission lines

1. The placing of obstructions within 20m of any part of a transmission line structure or supporting guy wires.
2. Placing any obstructions on access tracks or within the easement area that restricts access.
3. Any structure whatsoever that during its construction or future maintenance will require an Accredited Person to access as per the **WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006** i.e The final structure must meet **AS/NZS 7000:2010 Overhead line design - Detailed procedures** but must be accessible by Ordinary Persons within the Ordinary Persons Zone. Please contact Transgrid for detail on **AS/NZS 7000:2010 Overhead line design - Detailed procedures** via [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au).
4. The attachment of any fence, any signage, posters, or anything else, to a transmission line structure or guy wire.
5. Any work that generates significant amounts of dust or smoke that can compromise the transmission line high voltage insulation.
6. Movement of any vehicle or plant between tower legs, within 5m of a transmission line structure, guy wire or between a guy wire and the transmission pole.
7. Kite flying or flying of model aircrafts within the easement, flying of remote controlled or unmanned aerial vehicles (such as drones).
8. Operation of any manned aircraft or balloon within 60m of any transmission line structure, guy wire or conductor.
9. Structures or objects that encourage or facilitate climbing (including working from vehicles).



### 5.4 Storage of hazardous, flammable, combustible, contaminated, corrosive or explosive substances/materials, garbage, refuse or fallen timber

1. Prohibited under all circumstances.



### 5.5 Burning off or the lighting of fires

1. Prohibited under all circumstances.



### 5.6 Unsafe work practices under Work Near Overhead Power Lines Code of Practice:

1. Any vegetation maintenance (such as felling tall trees) where the vegetation could come within the Ordinary Persons Zone as per the **WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006**.
2. Mobile plant or equipment which exceeds 4.3m in height when fully extended must be operated by a person accredited in accordance with the requirements of the **WorkCover NSW Work Near Overhead Power Lines Code of Practice 2006**. Operation by a person without such accreditation is prohibited.

## 6. Important information for emergency services

The **ENA DOC 008-2006 National Guidelines On Electrical Safety For Emergency Service Personnel** provides important safety information and risk controls relating to fighting fires near powerlines. This includes specific conditions and risk controls that apply to the use of water near powerlines.

It is expected that all emergency services are familiar with and follow the above national guidelines.

Please read **Transgrid's Managing Bushfire Risk Fact Sheet** to find important information on how we manage bushfire risk, fighting fires on or near easements and the role of emergency services in fighting bushfires near our assets.



## 7. What activities can be carried out on high voltage underground cable easements?

Underground cables are not obvious, and you may not know there is one located on your property.

A 'Before You Dig' search via [www.byda.com.au](http://www.byda.com.au) is essential prior to any excavation works.

Transgrid has prepared the **Requirements for Working in the Vicinity of Transgrid Underground Cables** to help you understand the process for working safely near high voltage underground cables.

Given the nature of underground cables, all activities that interact with Transgrid's high voltage underground cable easements require Transgrid's authorisation. Transgrid reserves the right to assess each activity and apply controls

on a case-by-case basis, taking into account public safety risks, and the safe operation, access and maintenance of Transgrid's electricity infrastructure.

Please check that your proposed activity is consistent with the Easement Guidelines before you seek Transgrid's authorisation to enable a timely response from Transgrid.

Development applications that impact a high voltage underground cable easement must comply with the information in **Section 8 Transgrid's authorisation of development/construction proposals**.

SafeWork NSW has provided the **Work Near Underground Assets - Guide** to help you complete work safely and without damage to underground services.



## 8. Transgrid’s authorisation of activities and development/ construction proposals

All development activities that interact with any of Transgrid’s easements require Transgrid’s authorisation. Transgrid’s authorisation is not the same as Council’s development consent. We advise obtaining Transgrid’s authorisation before submitting any development applications with the local Council. If Transgrid’s authorisation is required, the developer should include our authorisation with their plans to the Council to prevent delays.

Development activities should aim to avoid interacting with Transgrid’s easements at all times, and when not practicable, avoid exclusion zones and prevent the congregation of people directly under transmission lines.

Transgrid will not accept examples of nearby sites or historical approvals as precedent for new developments. This is primarily due to the continual update of the

Easement Guidelines and that authorisations granted are a reflection of the Easement Guidelines at the time of authorisation.

Development activities must not impact Transgrid’s standard operations and access for completing inspections, maintenance and/or reconstruction of the transmission lines. Council approved developments must have a safe, unobstructed area preserved directly under the transmission lines and around the transmission line structures for Transgrid’s mobile plant access.

For more complex development activities and proposals (for example, master-planned subdivision) we recommend reaching out to Transgrid and requesting a online consultation meeting.

Please communicate your request to [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) or 1800 222 537.



## 9. Development application information checklist

The following checklist outlines the extent of detail and information that Transgrid requires from any proposed development application. Transgrid’s Easements & Development Team will review requests and issue a determination response on proposed developments near or on Transgrid’s assets. Refer to page 11 for types of determinations Transgrid may issue.

To prevent unnecessary delays, the information should be sent to [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au) at least three months prior to any planned activities onsite so it can be assessed as required.

Your request for permission should include the following information:

1.	Name of applicant and/or company or Council.	✓
2.	Street address and Lot/DP affected by development activities.	✓
3.	Detailed plans and specifications drawn to scale and fully dimensioned, showing property boundaries (cadastral and physical), ground elevation (1m increment), above and below ground services, structures, positions of any temporary plant or structures (e.g. cranes, scaffolding), and vegetation type and heights, access points / tracks and other relevant information.	✓
4.	Survey plans must clearly identify Transgrid’s easements, any high voltage transmission infrastructure located therein (including stanchions) and vertical clearances. Conductors and horizontal clearance to the transmission structures. All files submitted must be in PDF format.	✓
5.	Three-dimensional plans/drawings/images of the development in 3D-DXF format for applications which have the potential to change ground level.	✓
6.	Documented assessment of impact on Transgrid’s transmission line.	✓
7.	Contact information including phone number, address and email address.	✓
8.	For large scale subdivisions, a site plan showing all new access points and access ways to the easement and transmission line structures.	✓

If Transgrid does not receive the required level of detail or relevant information to complete a review, Transgrid may issue a request for more information. This may delay your request for permission.



10. Can I use Transgrid’s authorisation as part of my development application to Council?

Seeking Transgrid’s permission and applying for development consent are two separate processes. Transgrid’s permission does not allow you to carry out an activity nor does it guarantee development consent. Your consent authority – for example, your local Council or relevant statutory authority – is required to consult with Transgrid before granting development consent for activities that impact transmission line easements, or where the activities might adversely affect electricity infrastructure. Consent authorities must take into consideration any comments made by Transgrid within 21 days of written notification of a development application.

If you have received Transgrid’s authorisation, this should be included as part of the development application. This will enable the referral process to be as efficient as possible.

If you have made changes to your previously approved activities, you will need to lodge another request for Transgrid’s permission via email – [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au). Please include the relevant Transgrid Reference Number (TRN) that you have been provided with during the preliminary review process with Transgrid. For example, TRN: 2024-###.

Please note, any requested changes may result in a delay to your development application process overall.



11. Helpful guides and fact sheets

Transgrid has provided the following guidelines and fact sheets that include additional information for activities and requirements when working in/around Transgrid’s easements. They can also be found here at <https://www.transgrid.com.au/safety/living-and-working-near-transmission-lines>

- **[What Is The High Voltage Transmission Network? Fact Sheet](#)**
- **[What Electrical Safety Risks Exist Around Transmission Lines Fact Sheet](#)**
- **[Requirements for Working in the Vicinity of Transgrid Underground Cables Fact Sheet](#)**
- **[Subdivision and Development Guidelines](#)**
- **[Fencing Guidelines](#)**
- **[Managing Bushfire Risk Fact Sheet](#)**
- **[Look up and Live: Planning work near powerlines](#)**

The external resources referenced in the requirements for activities can be accessed via the links below.

WorkCover NSW: Work Near Overhead Powerlines Code of Practice 2006	<a href="https://www.safework.nsw.gov.au/_data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf">https://www.safework.nsw.gov.au/_data/assets/pdf_file/0020/52832/Work-near-overhead-power-lines-code-of-practice.pdf</a>
AS/NZS 7000:2016 Overhead line design	<a href="https://storestandards.org.au/product/as-nzs-7000-2016">https://storestandards.org.au/product/as-nzs-7000-2016</a>
AS/NZS 3000:2018 Electrical installations (known as the Australian/New Zealand wiring rules)	<a href="https://storestandards.org.au/product/as-nzs-3000-2018">https://storestandards.org.au/product/as-nzs-3000-2018</a>
AS/NZS 7000:2010 Overhead line design – Detailed procedures	<a href="https://storestandards.org.au/product/as-nzs-7000-2010">https://storestandards.org.au/product/as-nzs-7000-2010</a>
ENA DOC 008-2006 National guidelines on electrical safety for emergency service personnel	<a href="https://www.saiglobal.com/PDFTemp/Previews/OSH/as/misc/handbook/ENADOC_008-2006.pdf">https://www.saiglobal.com/PDFTemp/Previews/OSH/as/misc/handbook/ENADOC_008-2006.pdf</a>
Safe Work Australia: Australian and other standards - Information sheet	<a href="https://www.safeworkaustralia.gov.au/doc/australian-and-other-standards-information-sheet">https://www.safeworkaustralia.gov.au/doc/australian-and-other-standards-information-sheet</a>
Safe Work Australia: General guide for working in the vicinity of overhead and underground electric lines	<a href="https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/general-guide-working-vicinity-overhead-and-underground-electric-lines">https://www.safeworkaustralia.gov.au/resources-and-publications/guidance-materials/general-guide-working-vicinity-overhead-and-underground-electric-lines</a>
Safe Work Australia guide for operating cranes and mobile plant near overhead electric lines	<a href="https://www.safeworkaustralia.gov.au/system/files/documents/1703/guide-operating-cranes-mobile-plant-ohel.pdf">https://www.safeworkaustralia.gov.au/system/files/documents/1703/guide-operating-cranes-mobile-plant-ohel.pdf</a>

Please reach out to the relevant authorities if there are any concerns with accessing the links.

Contact Transgrid

If you are uncertain or require further information regarding works around or in Transgrid easements, please contact us via:

Telephone: 1800 222 537

Email: [easements&development@transgrid.com.au](mailto:easements&development@transgrid.com.au)





© Transgrid 2023 All rights reserved ABN 70 250 995 390

**Find out more at:**

Telephone: 1800 222 537  
[www.transgrid.com.au](http://www.transgrid.com.au)

