



# Activities within TasNetworks transmission line easements

**May 2025**

## Planning an activity within or near a TasNetworks Easement?

TasNetworks owns, operates and maintains the electricity transmission and distribution network in Tasmania, delivering safe, cost-effective and reliable electricity supply to more than 300,000 residential, business, commercial, and industrial customers.

Information in this fact sheet relates to overhead transmission lines and associated easements within the Tasmanian electricity network. This fact sheet outlines:

- activities you can and cannot undertake on TasNetworks' overhead transmission line easements, as well as activities that require written approval before they can be undertaken.
- the relevant guidelines, regulations and codes of practice that must be followed if you plan to work within a TasNetworks transmission line easement.

## What is an electricity easement?

Wherever TasNetworks has transmission lines, there are transmission line easements. These easements, also known as 'wayleaves,' grant our staff and contractors access for the safe construction, operation and maintenance of TasNetworks' infrastructure. Maintaining easements is critical to TasNetworks' daily operations.

Easement widths vary with voltage, as higher voltage lines require greater electrical safety clearances. They can also vary due to different transmission line configurations within transmission corridors or historical wayleave agreements containing varying widths. Corridors with multiple transmission lines can see widths of around 100m wide.

## Types of TasNetworks transmission infrastructure and their typical easement widths

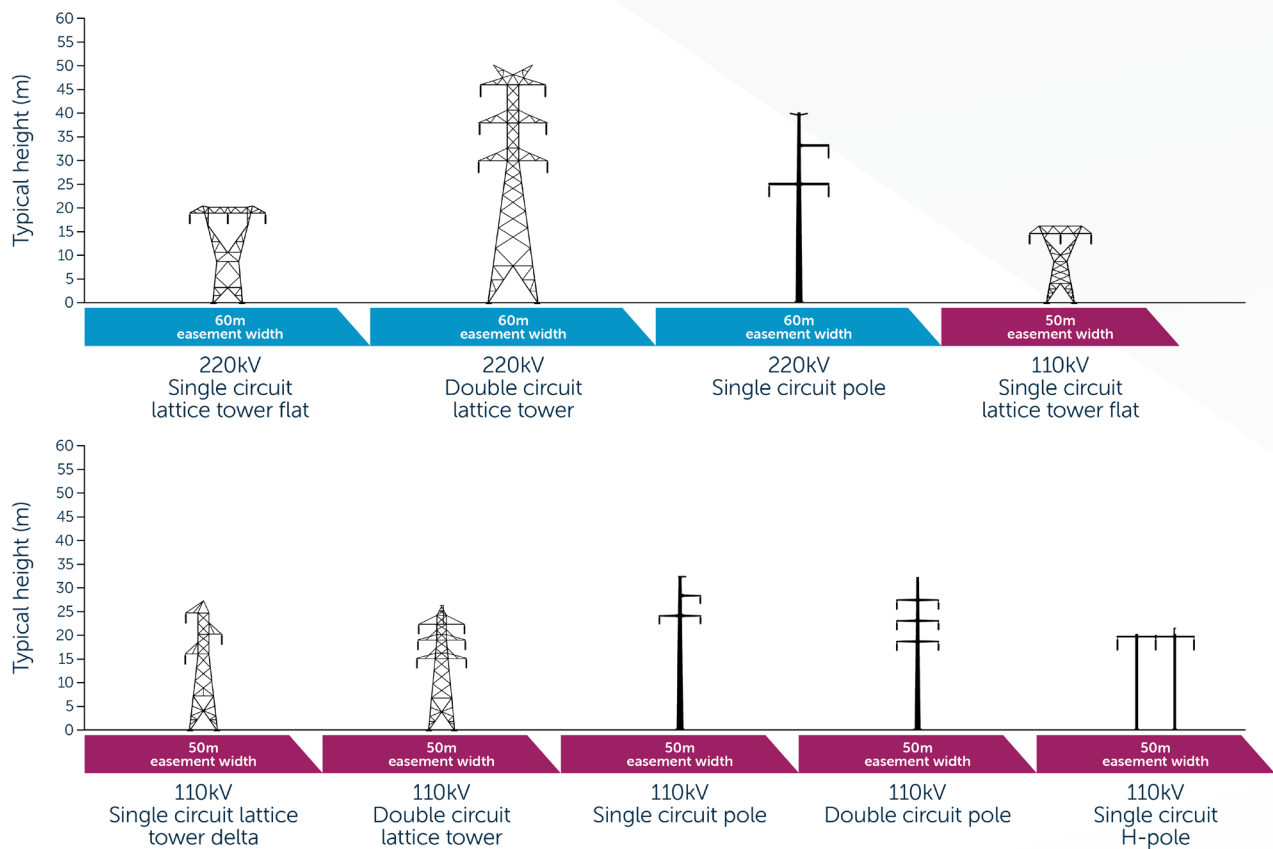


Figure 1: Figure not to scale. Typical easement widths may vary on a case-by-case basis. Typical heights provided above. Actual size of the tower can vary based on typography, location and conditions. It is best practice to engage a solicitor to check your land title for the exact location of an easement on your property.

## Who owns the land the easement is on?

Usually, TasNetworks does not own the land within the easement but has acquired rights for its use by agreement with the original landholder. Ownership of the land remains with the landholder, who has restricted use of the easement.

As with other types of easements, such as water, gas and sewerage, transmission line easements can impact on land use and development.

**TasNetworks has authority to restrict activities within easements for landholders' safety and to ensure that we can safely operate and maintain our transmission assets.**



## Permitted, controlled and prohibited activities within transmission line easements

Examples of the activities that are permitted, controlled or prohibited within TasNetworks' transmission line easements are listed below. If you need further advice or are unsure whether your proposed activity requires approval, please contact TasNetworks before proceeding.

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**Please don't place any obstructions within 15 metres of a transmission tower to ensure that TasNetworks always has clear access.**

### Permitted activities

**You can undertake the following activities within TasNetworks easements:**

- Agricultural activities (cropping, grazing etc.) subject to restrictions on the height of mobile plant and equipment. Please refer to the **Irrigation fact sheet** for further guidance.
- Operation of mobile plant and equipment with a maximum design envelope of less than 4.6m and operated in accordance with safe approach distances, provided **on the TasNetworks website**.
- Traversing an easement by mobile plant if the travelling configuration height is less than 4.6m
- Most domestic recreational activities (excluding flying kites, model aircraft and trap shooting)
- Planting or cultivation of trees and shrubs (provided they remain below three (3) metres high when fully grown)
- Parking vehicles (provided the vehicle is no taller than 4.3m)
- Erecting temporary structures (provided they are less than two (2) metres tall, and all metallic parts are earthed)
- Storage of non-flammable materials (subject to a height limitation of two (2) metres)
- Caravan storage can be permitted but must not be occupied or connected (temporary storage only)

### Controlled activities

**You will need to contact us and wait for our written permission before undertaking any of the below activities:**

- Laying or using irrigation equipment including pivot, linear and traveller types (please refer to the **Irrigation fact sheet** for further guidance)
- Operating equipment greater than 4.6m in height (this also includes traversing the easement)
- Operation of mobile plant and equipment with a maximum design envelope greater than 4.6m, provided it is operated in accordance with safe approach distances provided **on the TasNetworks website**.
- Erecting electric and non-electric fencing (please refer to the **Fencing fact sheet** for further guidance)
- Temporarily storing demountable/portable buildings or shipping containers
- Installing utilities and services such as electricity, gas, telephone and water
- Building permanent non-habitable unroofed structures e.g. decks and verandas
- Erecting sporting and recreational facilities, including tennis courts, basketball courts, playgrounds, and exercise equipment
- Developing subdivisions and housing estates
- Mining
- Excavating, quarrying and carrying out other earth works, including dam and artificial lakes, basins, swales, drains and dispersion channels
- Changing the ground level within the easement to a level higher than the existing ground level
- Planting nurseries and/or community gardens
- Constructing permanent roads and pathways within the easement
- Erecting flag poles, weathervanes, signage or similar
- Temporary stockpiling of excavated materials with a height greater than two (2) metres
- Fuel reduction burning or the lighting of fires





## Prohibited activities

The following activities **cannot** be undertaken within TasNetworks easements:

- Constructing buildings, accommodation and permanent habitable structures
- Installing fixed equipment, such as windmills, galvanised sheds or swimming pools
- Erecting scaffolds, other work platforms or loading ramps
- Planting or cultivating trees or shrubs that grow to more than three (3) metres
- Loading, unloading and load-adjustment of any vehicle
- Storing materials in industrial type waste bins and skips
- Storing or handling of hazardous, flammable, combustible, contaminated, corrosive or explosive substances/ materials
- Refuelling of and repairs to vehicles, plant and equipment
- Parking of vehicles, plant or equipment taller than 4.6m
- Placing any obstructions within 15 metres of transmission towers. We need to ensure that we always have clear access to our towers.

## Working near overhead transmission lines

Working near transmission lines can be very dangerous and it is important that safe distances are maintained. If you are undertaking any work, you need to know the relevant guidelines to ensure your safety and the safety of those around you.

The *General Guide for Working in the Vicinity of Overhead and Underground Electric Lines* is available on the Safe Work Australia website and must be adhered to at all times when working near overhead lines:

**[www.safeworkaustralia.gov.au/system/files/documents/1703/overhead-underground-electric-lines-general-guide.pdf](https://www.safeworkaustralia.gov.au/system/files/documents/1703/overhead-underground-electric-lines-general-guide.pdf)**



## Easements and 'the Act'

All transmission line easements in Tasmania are subject to the *Electricity Wayleaves and Easements Act 2000* (the Act).

The types of transmission line easements we hold can be summarised into three types:

- **Registered easements** – The details of these easements are registered on your land title documents.
- **Unregistered easements** – These easements were created by agreement with landholders at the time the easement was acquired. They are not registered on land title documents, but we hold a record of them. TasNetworks can provide you with copies of the agreements that relate to your property.
- **Statutory easements (also called Deemed easements)** – Section 11 of the Act creates easements for any transmission infrastructure erected before 6th November 1996 for which TasNetworks holds no registered or unregistered easement.

Under the Act, TasNetworks is obliged to provide a search service that locates easements throughout the transmission network. TasNetworks charges \$47.00 to conduct a search.

You can find more information and the wayleave search request form on the TasNetworks website:

**[www.tasnetworks.com.au/easements](http://www.tasnetworks.com.au/easements)**

## TasNetworks' access to easements

TasNetworks, its agents and contractors have the right to access transmission line easements at any time to ensure safe operation. This includes routine tasks such as inspecting the lines, making any necessary repairs and alterations, or in emergency situations. Whenever possible, notice will be provided to the landholder before accessing the property.

During repairs and alteration, protective structures such as fences and barriers may need to be installed around work sites and equipment.

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**In addition, TasNetworks has statutory rights to carry out other necessary work on electricity infrastructure located on public land, including council and crown land.**





## Transmission line inspections

TasNetworks conducts regular patrols of transmission lines to inspect equipment condition and monitor vegetation growth, utilising both ground and aerial helicopter inspections.

To ensure the community is aware of any upcoming helicopter line inspections, TasNetworks places advertisements on its social and digital media channels. The TasNetworks website provides a list of all suburbs that have upcoming transmission helicopter inspections: [www.tasnetworks.com.au/safety/Powerline-inspections](http://www.tasnetworks.com.au/safety/Powerline-inspections).

An advice register ensures customers are notified within two business days before flying near their property. Landholders can apply to go on the advice register by calling 1300 137 008 or by sending an enquiry via the TasNetworks website:

**[www.tasnetworks.com.au/Forms/Send-us-an-enquiry](http://www.tasnetworks.com.au/Forms/Send-us-an-enquiry)**

## TasNetworks' responsibilities within easements

- We acknowledge our responsibility to you as the owners of the land on which we hold easements
- We, our agents and our contractors can only access our easements on your property for electricity transmission related purposes, including to inspect, repair, maintain, demolish, or alter infrastructure; to manage vegetation; and to remove structures that could interfere with the lines.
- Except in an emergency, we must endeavour to notify you in advance about the need for work in our easements.
- We will be diligent and careful on your property.
- We will repair any damage to your property and compensate you for any damage to crops that may result from transmission line work.
- We will cooperate with you on routes for access to easements, timing of maintenance work and biosecurity requirements.
- We will maintain our fences and gates.

## Contact us

If you plan to undertake work near a transmission line easement and are unsure about what you can and cannot do, please err on the side of caution and contact us on 1300 137 008.

### Further information:

For further information please visit [www.tasnetworks.com.au/easements](http://www.tasnetworks.com.au/easements)

Related fact sheets available on the TasNetworks website:

- **Irrigators, mobile plant and transmission lines fact sheet**
- **Fencing near transmission lines fact sheet**