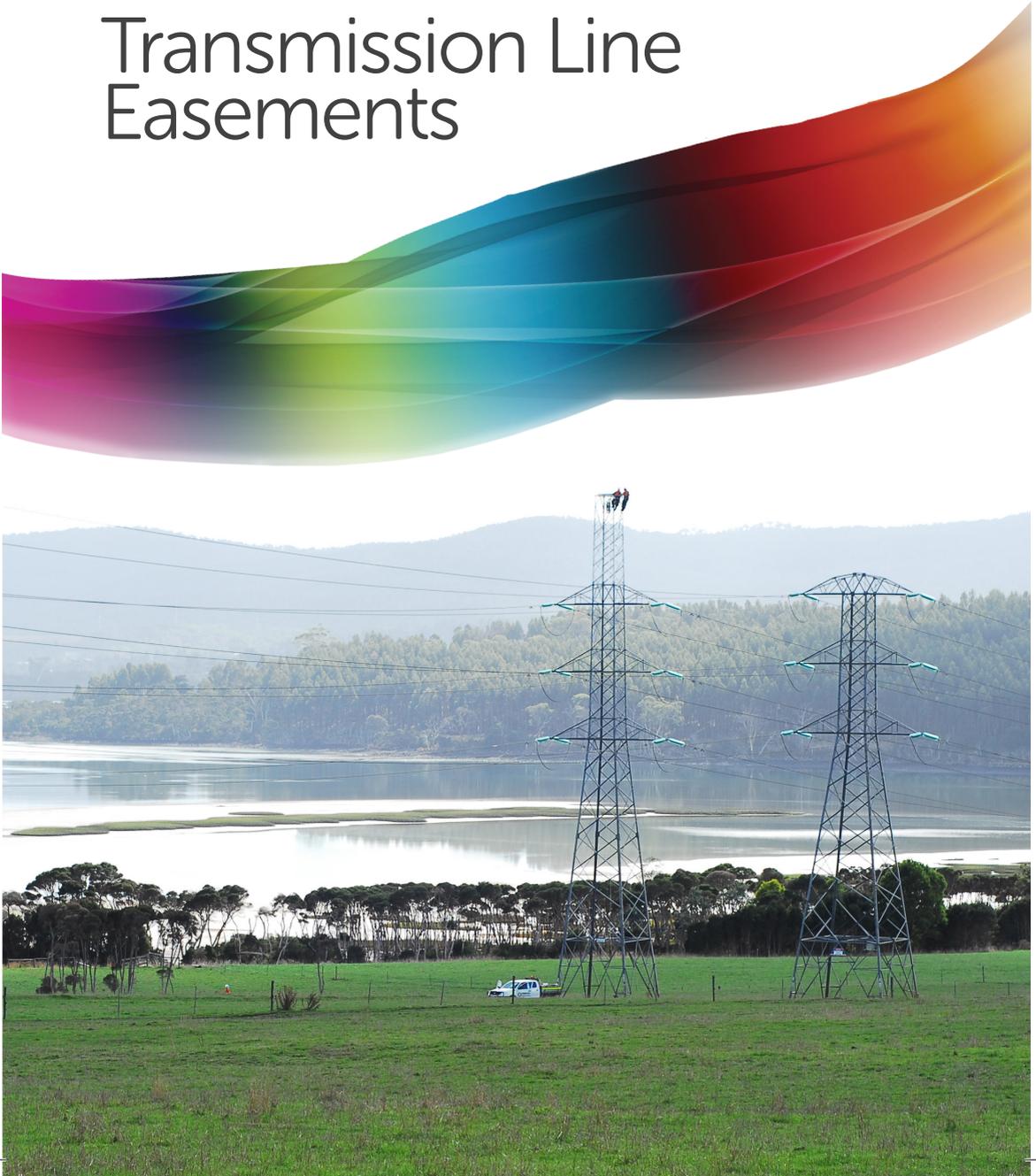




# Transmission Line Easements





## About TasNetworks

TasNetworks is the owner and operator of the regulated electricity network in Tasmania, with the exception of the Bass Strait Islands.

TasNetworks supplies the power from the generation source to homes and businesses through a network of transmission towers, substations and powerlines. Information in this handout relates to the transmission section of the network.

Our transmission lines cross public and private land. Wherever we have transmission lines, we also have transmission line easements, which are rights of way along the routes of electricity transmission lines.

As with other types of easements, such as water, gas and sewerage, transmission line easements impact on property use and development. We restrict activities within easements for land owners' safety and to ensure that we can safely operate our transmission system.

## 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 and making any necessary repairs and alterations.

We also need to manage vegetation and remove structures that could interfere with lines. Sometimes we might need to place protective structures around equipment. In addition to these easements, we also have statutory rights to carry out other necessary work on electricity infrastructure located on public land, including council land.

This brochure provides a guide to the activities that are permitted, controlled or not permitted within our transmission line easements. If you're thinking of building a fence, planting trees or doing something that might affect the transmission lines within an easement, please give us a call before proceeding.

## Who these guidelines apply to

These guidelines are TasNetworks' **minimum requirements** for when work is to be performed near TasNetworks' electricity network by third parties (persons not working for TasNetworks), such as:

- councils;
- contractors to third parties;
- other infrastructure owners;
- land owners where TasNetworks' electrical assets cross their property; and
- any other persons who work in the vicinity of TasNetworks' electrical assets as or on behalf of a third party.

For simplicity, councils, contractors to third parties, other infrastructure owners and other third parties working near TasNetworks' electrical assets are referred to as 'Contractors' in this document.

These guidelines do not apply to privately-owned electrical assets.

## 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 classes:

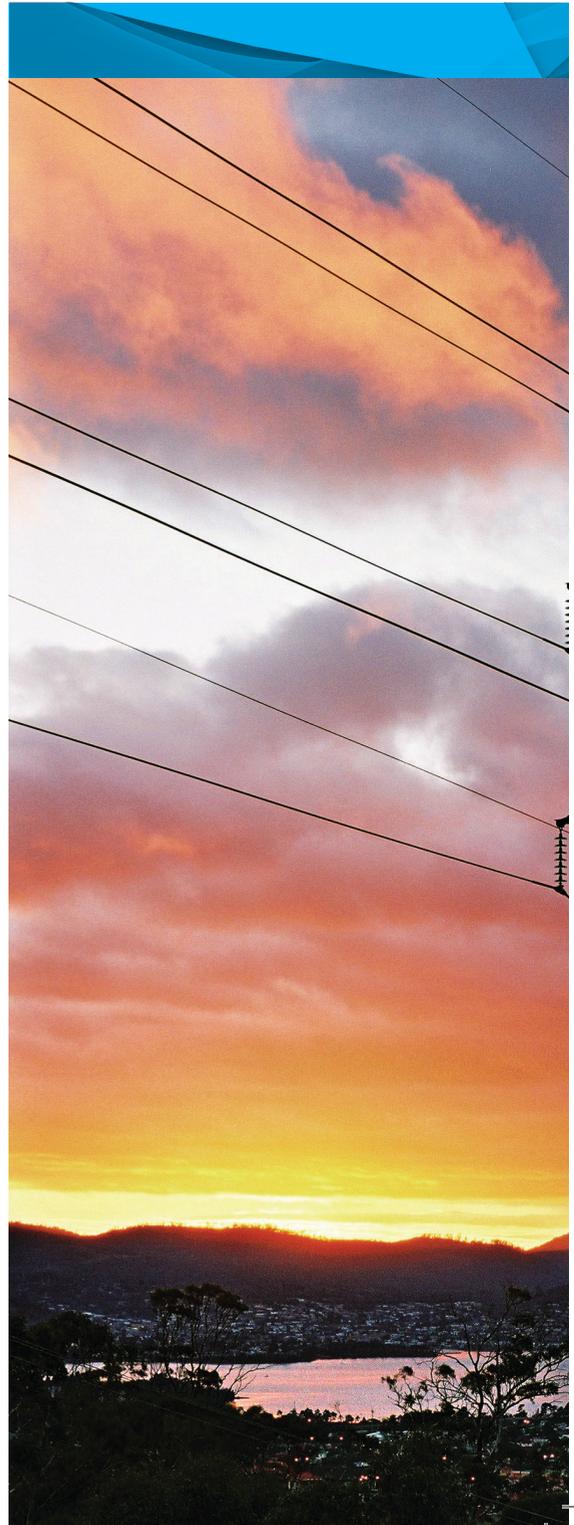
- **Registered easements** – The details of these easements are registered on your land title documents.
- **Unregistered easements** – These easements were created by agreement with the landowners at the time the easements were acquired. They are not usually registered on land title documents, but we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

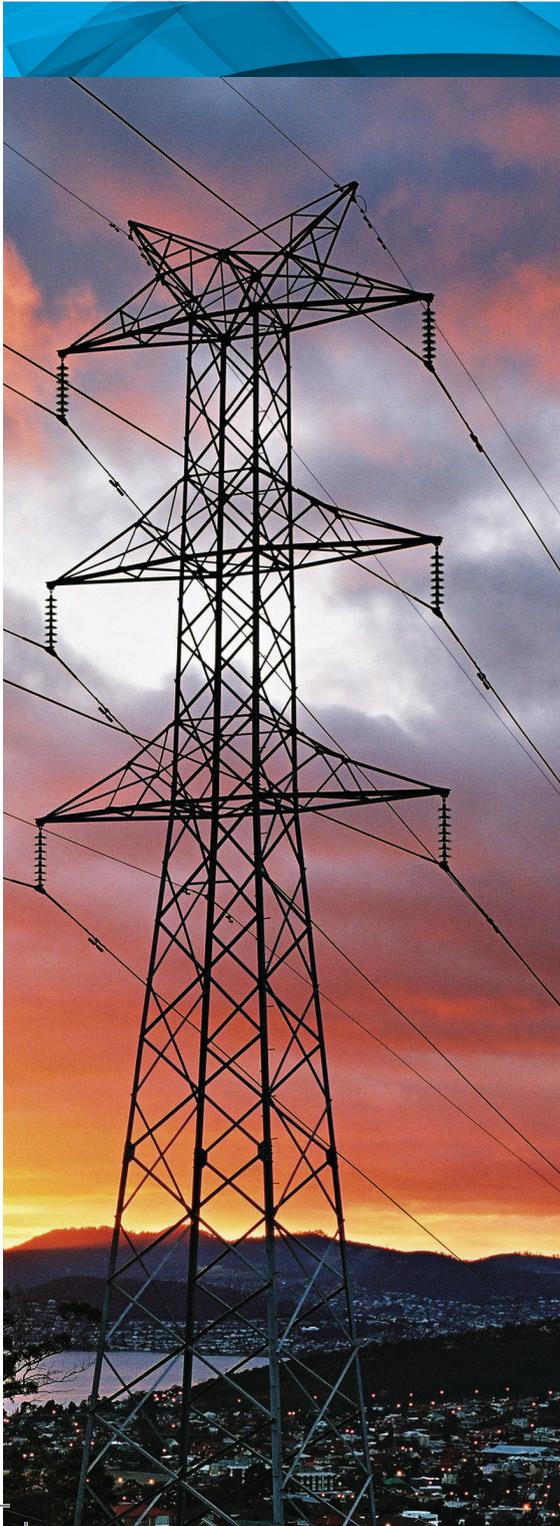
Under the Act, TasNetworks is obliged to provide a search service that locates easements throughout the transmission network. TasNetworks charges a small fee for conducting a search.

## Our responsibilities within our easements

We accept responsibilities to you as owners of the land on which we have easements.

- We, our agents and our contractors can only access our easements on your property for electricity transmission related purposes, including to inspect, maintain, demolish, alter or add to 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 and timing of maintenance work.
- We will maintain our fences and gates.





## Transmission line inspections

We patrol all our transmission lines at least once a year to inspect the equipment and monitor vegetation growth. Ground patrols are complemented by aerial patrols, using a helicopter.

When we're planning helicopter patrols we give you advance notice through advertisements in the local newspapers.

If you have any animals that could be affected by a helicopter flying overhead, please contact us on 1300 13 7008.

We can then inform you in advance of patrols, giving you the opportunity to move your animals to a different part of your property.

# Living and working with transmission lines

You can do many things within our transmission line easements. Please remember that our vehicles and those of our authorised agents and contractors must always be able to get to our lines and towers.

Please don't place any obstructions within 15 metres of transmission towers. We need to ensure that we have clear access to our towers at all times.

## You can:

- Conduct normal agricultural activities (subject to restrictions on the height of mobile plant and equipment).
- Undertake most domestic recreational activities (excluding flying kites and model aircraft).
- Plant a garden, provided that trees and shrubs are below three (3) metres when fully grown.
- Park vehicles, provided they are no taller than 4.2 metres and you have taken adequate precautions to protect towers from accidental damage.
- Erect minor structures provided they are less than two metres tall and that metallic parts are earthed.
- Store non-flammable materials, subject to a height limitation of two metres.

Some activities within TasNetworks easements are controlled and require written permission from us before proceeding. For more information see 'Controlled activities' over page.

There are some restrictions on activities that may be unsafe or that could restrict us from accessing transmission line towers to undertake regular maintenance.

## Width of transmission line easements

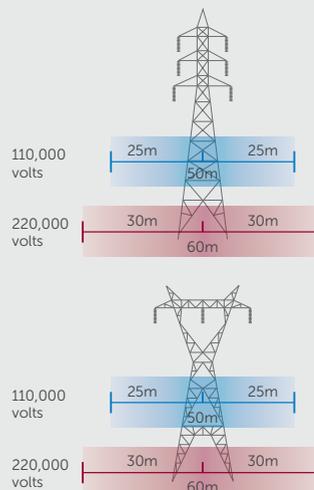
TasNetworks has a number of different types of steel transmission towers, but the two types shown in the diagram below are the most common.

### > 110,000 volt transmission lines –

The minimum width of the easement is 25 metres on either side of the centre point of the transmission tower, a total width of 50 metres.

### > 220,000 volt transmission lines –

The minimum width of the easement is 30 metres on either side of the centre point of the transmission tower, a total width of 60 metres.





## Controlled activities near transmission lines

To protect you from danger and to ensure we can operate our transmission system safely and effectively, you will need to contact us on **1300 13 7008** before:

- laying or using irrigation equipment
- constructing fences, including electric fences
- constructing utility services such as electricity, telephone and water, whether overhead, buried or on the surface
- erecting unroofed verandahs and pergolas attached to residences
- erecting sporting and recreational facilities
- using machinery and equipment associated with the construction of outbuildings including sheds, stables, roofed and unroofed verandahs and pergolas attached to residences that encroach on the easement area
- planning subdivisions for residential or industrial purposes
- excavating close to towers
- operating a quarry, undertaking earthworks or building a dam.

### You can't:

- Construct houses, buildings or other substantial structures or parts of structures in line easements.
- Install fixed equipment, such as galvanised sheds or swimming pools.
- Plant or cultivate trees or shrubs that grow to more than three (3) metres.
- Place obstructions of any type within 15 metres of any transmission tower.

For safety reasons, it is important that you don't load vehicles or secure loads underneath transmission lines.

You will need to wait for our **written** permission before you go ahead with any of these activities.



## Contacting us

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

**We can be contacted on 1300 13 7008.  
Ask to speak to an asset area manager.**

