

Reconfiguration of a Lot Subject to an Easement

4 February 2019



Part of the Energy Queensland Group

Under the [Planning Regulation 2017](#), we are triggered as a Referral Agency if a development application involves a reconfiguration of a lot on land that is subject to an Ergon Energy easement. These easements provide a safe and dedicated route for sub-transmission and distribution powerlines through both rural and urban areas. They also allow access for maintenance and emergency works.



There are a number of considerations when developing land in or around our easements, including:

1. Subdivision of land within an easement

Safe and efficient access to our easement must not be hindered by the creation of new lots. Where new lots are created and fence lines installed, each must have an access gate to the easement which is locked with an Ergon Energy padlock. Ideally, fencing should not intersect the easement as it prohibits quick access along the easement corridor (Figure 1).

2. Visual screening of new lots

Developers should consider if a vegetation buffer and screening is beneficial to minimise a site's exposure to the powerline and/or easement. For community-based developments, a five metre wide planted buffer is recommended. Any vegetation buffer needs to be located outside of the easement corridor itself and care should be taken to ensure that tree species, heights and growing patterns do not compromise the powerline's safety (Figure 2) You can find suitable species to plant in your area by using our [plant smart search](#) link.

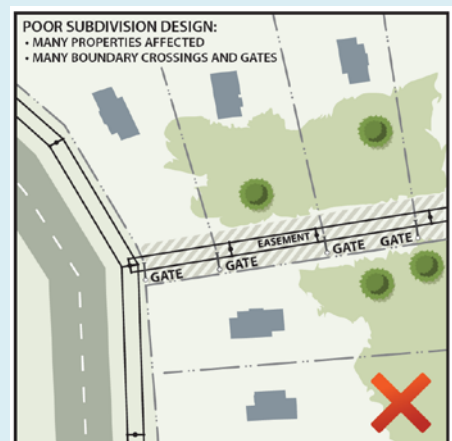
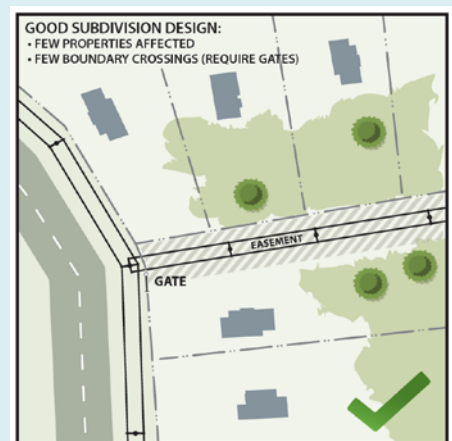
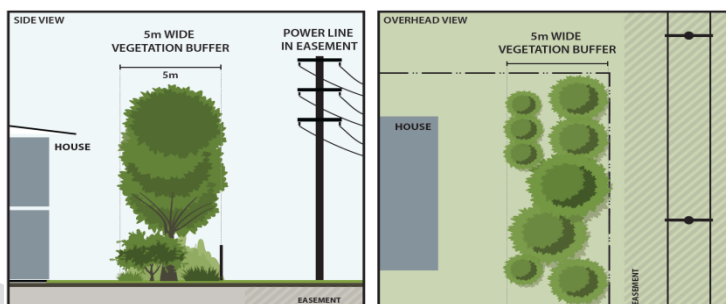


Figure 1: Integrating powerlines into new developments should never compromise the safety and efficiency of the electricity network, particularly access to an easement.

Figure 2 (LEFT): Vegetation buffers are recommended for screening purposes where properties directly adjoin the easement. You can find out the suitable species to plant in your area using our [plant smart search](#) link to local council areas.

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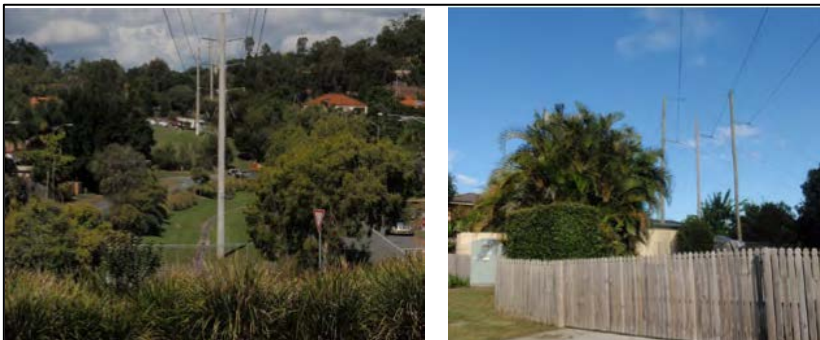
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3. Creation of new lots next to a powerline

We suggest that proposed new lots near our powerlines are configured to minimise exposure to any electromagnetic frequencies generated by the powerline. Buildings also should be oriented to minimise any impacts of the powerline and/or easement, and it is preferable that habitable rooms are not built near the easement boundary.

4. Using easements as open space and parkland

The co-use of powerline easements in developments as open space and parkland offers real benefits. This not only creates comfortable and attractive areas in a large development, it also allows easy access to the powerline at all times (Figure 3).



Above left: This picture of a powerline corridor is an example of successful co-use of the land. The powerline passes through a large residential estate, but is located in either the well-vegetated open space with walking trails, or in the road reserve.

Above right: This picture shows poor co-use of a powerline easement. The line crosses a number of residential areas and intersects property boundaries. There are structures in the easement itself, compromising both safety and access. The lack of integration creates an unattractive focus point in the landscape and detracts from the area's character.

Contact us

For more information about our Referral Agency contact us or visit our website at:

- www.ergon.com.au/referralagency
- 13 74 66 (7am to 5:30pm, Mon to Fri)
- townplanning@ergon.com.au

- And, for more information about working safely near powerlines, please see our [working safely near powerlines information](#).

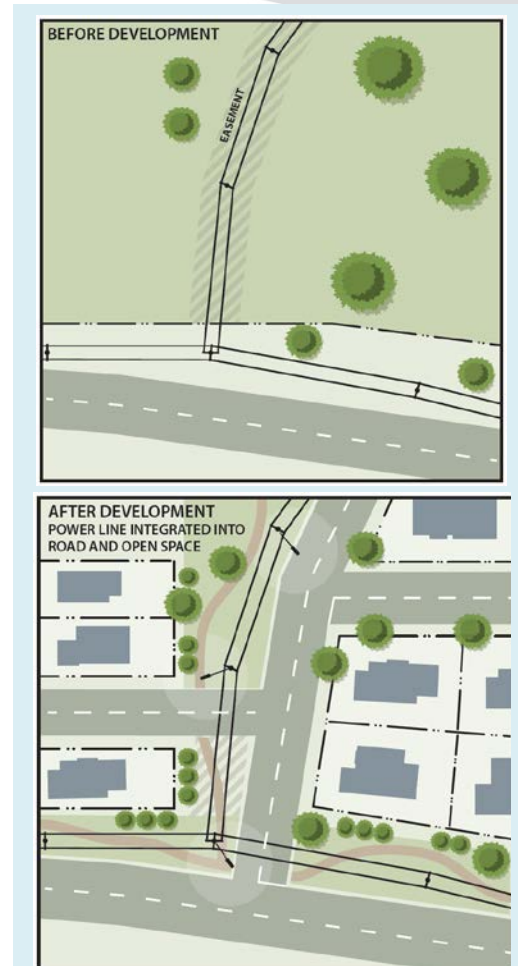


Figure 3: Subdivision design is crucial in the protection and performance of both sub-transmission and distribution powerlines. The above image shows successful easement integration, where the line is located in open space and the road reserve. Good design outcomes can lead to successful and sustainable easement co-use.