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apa

Basslink

March 1, 2023

Living with Electricity Easements



The APA owned Basslink electricity interconnector spans a total of 370 kilometres, from George Town in Tasmania, across Bass Strait to Gippsland where it connects with the Victorian electricity grid at Loy Yang.

This brochure provides information on what can and can't be done around the easements which accompany the 65 kilometres of overhead line and 8 kilometres of underground cable in Tasmania and Victoria.

What is an easement?

Electricity easements are designated areas of land underneath and around overhead powerlines, and above and around underground cables. They are acquired over property and provide owners of infrastructure such as APA an entitlement to enter the area to undertake maintenance and other works as required.

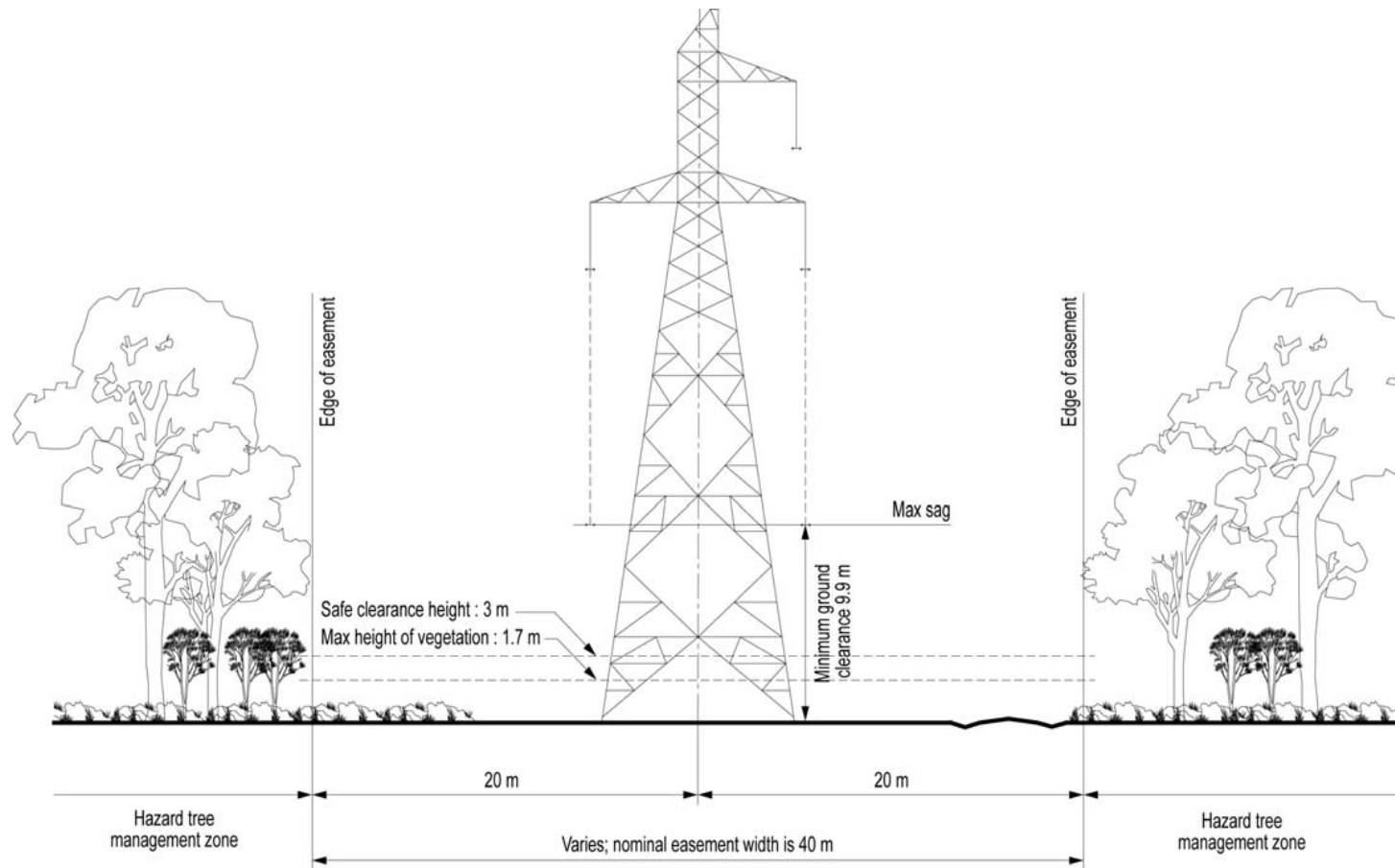
In the case of APA, the terms of the easement give APA the right to access, maintain, repair, and to restrict development within the defined area around the easement.

The easement is reflected on the Title of the property, which show dimensions and location as well as restrictions over land use on the easement.

Easements may also exist for low voltage electricity line, water, sewerage mains, and gas supply lines.

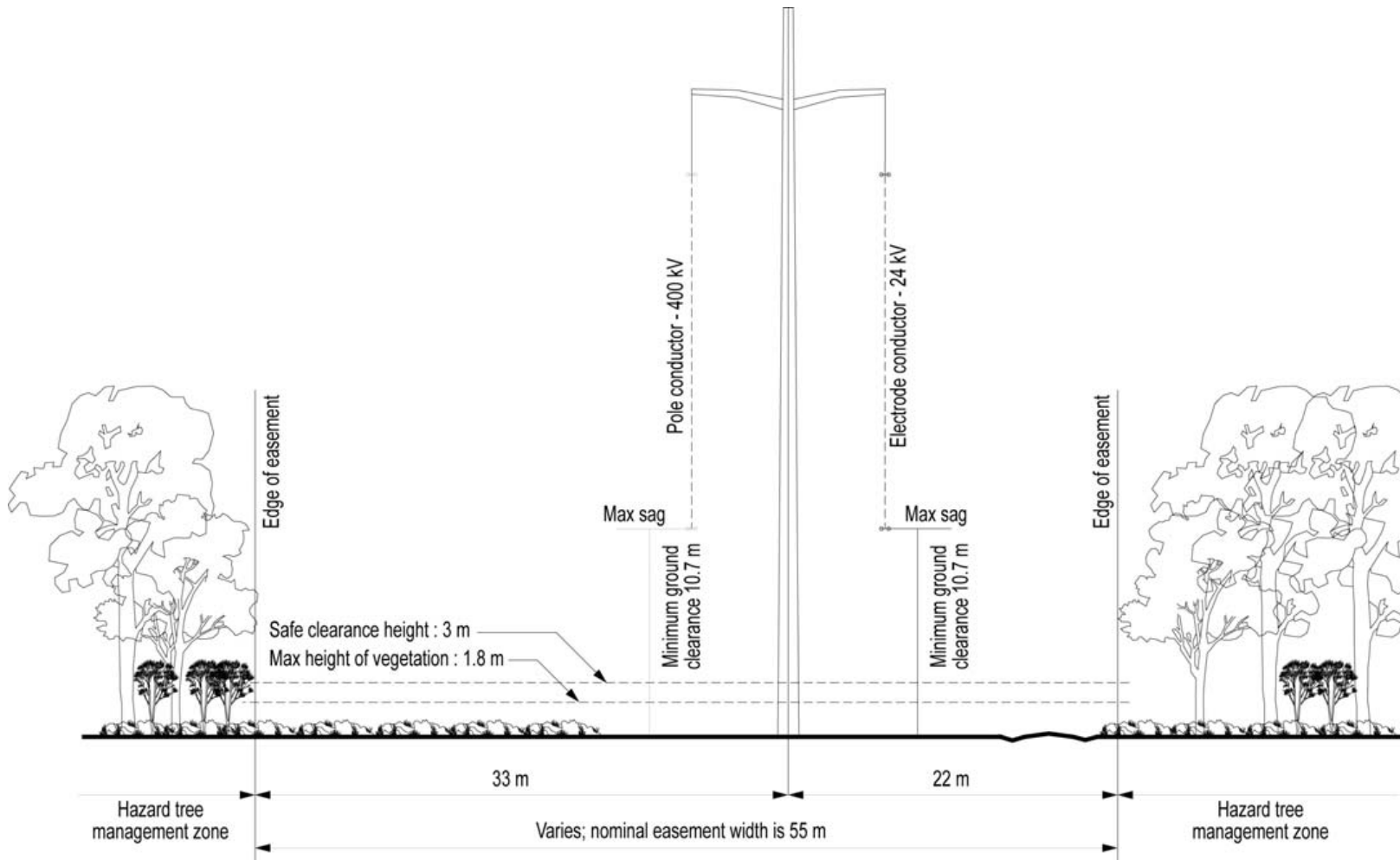
Before any work commences, written approval is required from APA. A local council building permit is not sufficient approval.

Living with Electricity Easements

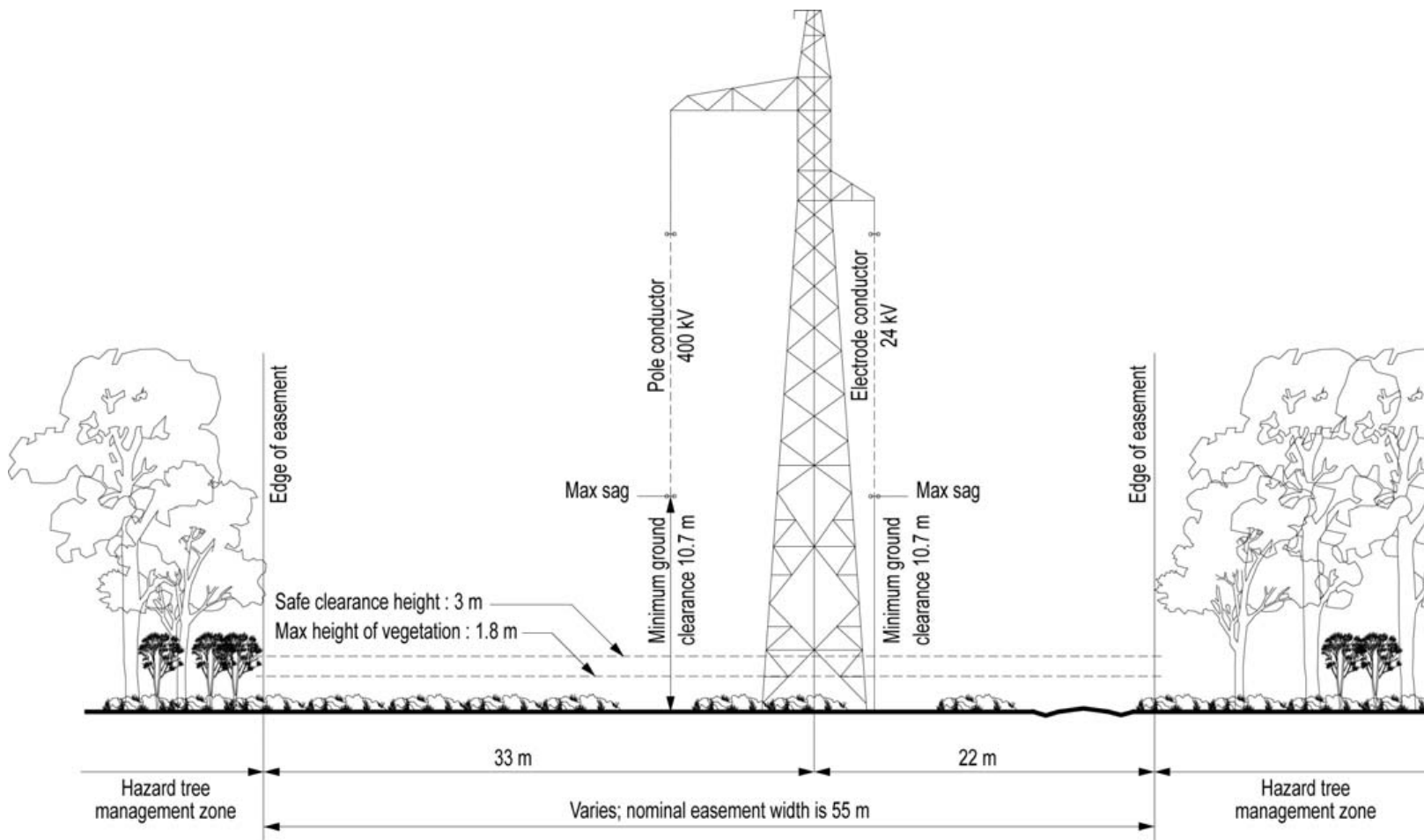


220 kV HVAC OVERHEAD LINE EASEMENT
(TASMANIA)



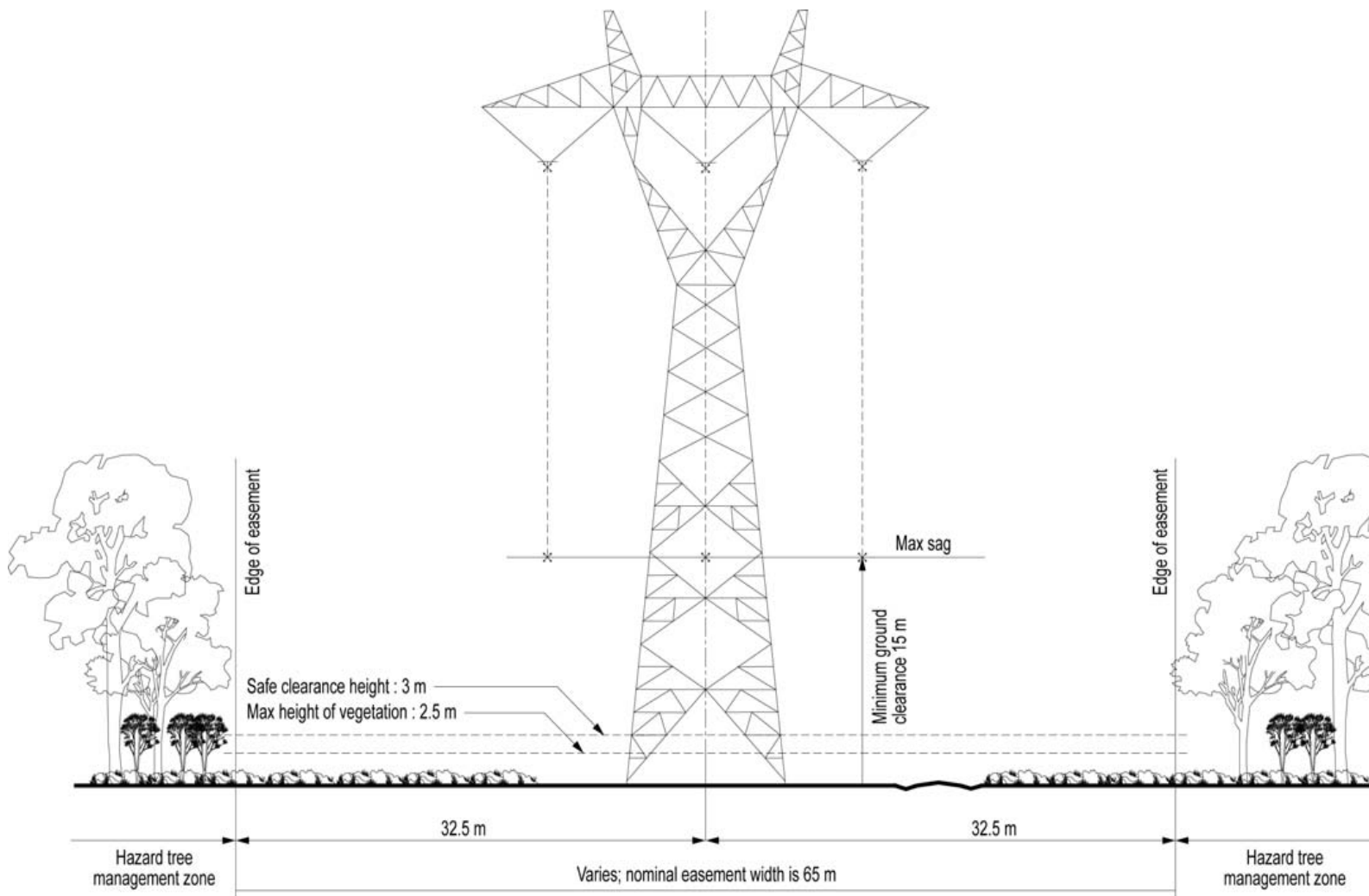


400 kV HVDC OVERHEAD LINE EASEMENT – FOLDED PLATE STEEL POLE
(VICTORIA)



400 kV HVDC OVERHEAD LINE EASEMENT – STEEL LATTICE TOWER
(TASMANIA AND VICTORIA)

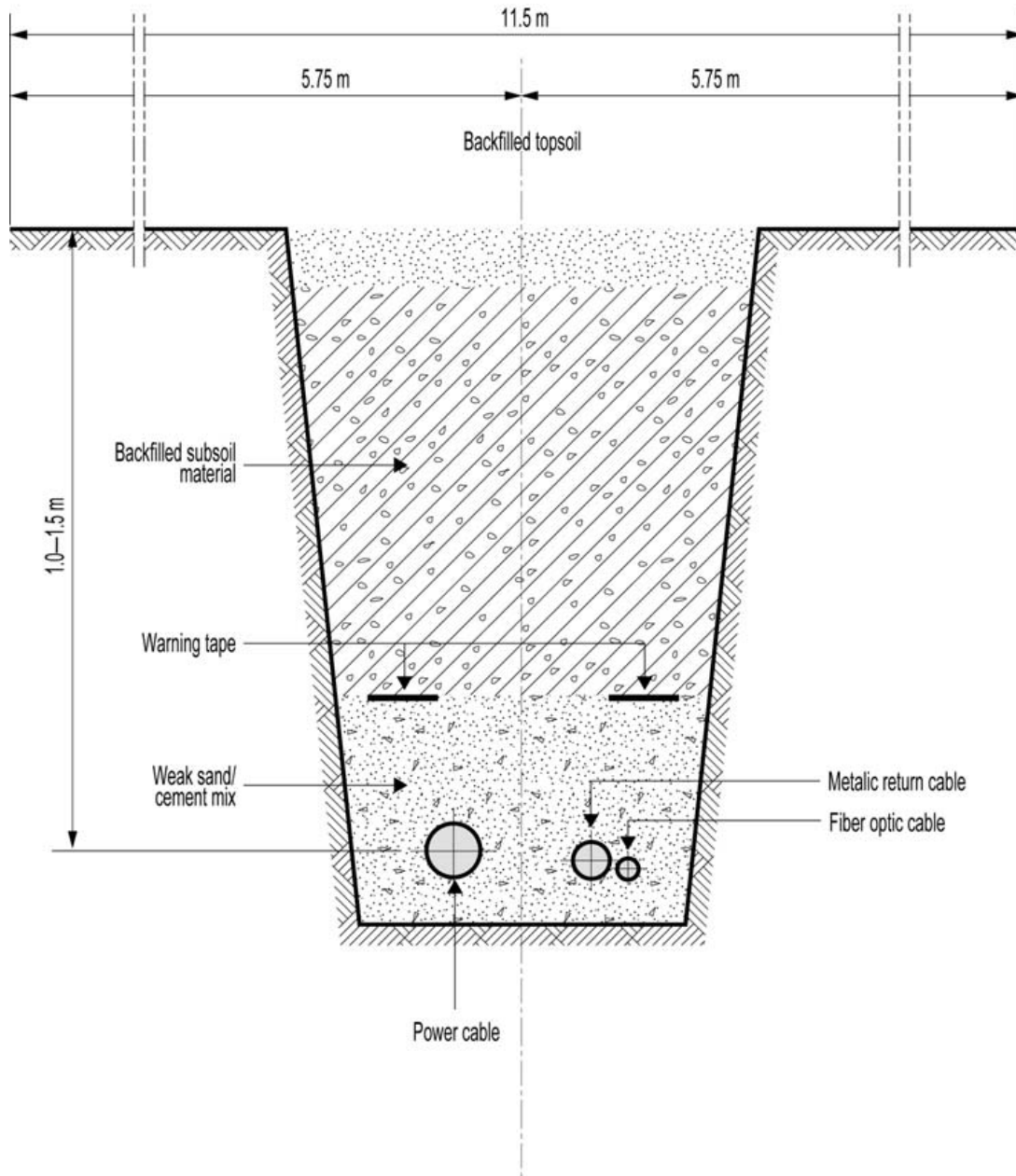




500 kV HVAC OVERHEAD LINE EASEMENT
(VICTORIA)

Living with
Electricity
Easements





UNDERGROUND CABLES EASEMENT
(TASMANIA AND VICTORIA)

Why are easements required?

Easements are established to ensure the safety of those living and working around powerlines.

They are created to allow APA the right of clear access on a permanent basis to ensure overhead powerlines and underground cables can be regularly or immediately inspected, maintained or repaired.

What area is covered by the APA easement?

An easement impacts on the use of property by limiting development and activities within the easement area. It restricts what you can build, what size trees you can plant, and other outdoor activities you can conduct in the easement area. The specific details are outlined overleaf.

What responsibility does APA have?

APA are responsible for the maintenance of its infrastructure within the easement and advising on what you can safely do within the easement. APA will manage vegetation in and around the easement to ensure the safety of the underground cable and overhead line is not compromised.

What responsibility does the landowner have?

Landowners must provide APA with continuous, unobstructed access along the full length of the easement to allow access at all times.

APA will normally provide 7-days-notice of its intentions to access your property, however in emergencies immediate access may be required.

Parallel Fences

To ensure that any induced voltage in fence wires is kept to a safe level, long fence runs must be split into sections no longer than 330m, with insulators installed between the sections

No induced voltages occur in fences that are at right angles to the DC line.

Electric Fences

For electric fences there is an additional requirement for a separate fence energizer for each 330m section. This could be achieved by the use of a solar fence energiser for each fence section or by providing an in-feed at right angles to the 400kV DC line axis from a remote fence energiser.

Irrigation systems

The permitted values of induced voltage in existing irrigation systems are not exceeded, hence no protective measures are required. However, it is recommended that irrigation systems be earthed in order to minimize step touch voltages.

What you *can* do:

- Construct fences of up to 1.8m in height, provided there is easy access by gates to APA towers or to access the overhead cables.
- Conduct normal farming activity such as grazing livestock, sowing crops, ploughing and other agricultural activities.
- Operate standard farm machinery to a height of 4.3m.

If you plan to change the current use of land covered by the easement, you should contact APA to confirm your safety will not be compromised.

What you *can't* do:

- Build houses, work-sheds, haystacks or similar permanent buildings without permission from APA .
- Store flammable liquids.
- Install light poles.
- Stockpile timber, waste, soil or garbage.
- Plant any form of plantation or any trees likely to exceed 1.8m in height.
- Use explosives.
- Reside in or occupy a caravan or mobile home on the easement.
- Build swimming pools.
- Operate vehicles with a height greater than 4.3m without permission from APA.

The lists above are not exhaustive and are presented as a guide only. If in doubt, check with APA.

How do I get permission from APA to use the easement?

If you are going to carry out any development, whether or not it requires approval from your local council, check with APA to see if the electricity easement, and your safety, may be affected.

If you wish to undertake any activity on the easement other than that specified as acceptable, you must seek written permission from APA.

General Enquiries

Basslink Easement Hotline: **1800 011 165**

Basslink Underground Cable Easement Enquiries:



In an emergency, call 000