



# INFORMATION SHEET

PLANNING AND ENVIRONMENT

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## BUILDING NEAR POWER LINES (NSW)

This information sheet has been prepared to assist HIA members to understand the regulations and guidelines regarding building near power lines.

### **What are the matters to be considered in the planning of a new development?**

Before preparing plans determine if the land is affected by electricity infrastructure such as, above and below ground power lines or other energy infrastructure or easements. This information can usually be found on a survey plan or the Certificate of Title. Greenfield and rural areas have extensive networks of high voltage electricity lines which may exist near new residential subdivisions.

### **What are the relevant planning rules that will apply to my development?**

If you intend to carry out building work near underground (within 2m) or overhead power lines (within 5m), electricity easements (even if no electricity infrastructure exists) or immediately adjacent to an electricity substation, clause 45 of State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP) requires the local council to notify the electricity supply authority of the proposal.

The electricity supply authority will provide comments to the council about any potential impact or risks from the proposed development. The local council is required to take into consideration any comments it receives within 21 days of notice being given.

### **What happens if my development is affected?**

The local council will include any requirements made by the energy authority when it decides on a planning application. This may include requirements to set the development back from the power lines or restrict part of the site from certain non-compatible uses.

If your development will increase demand for electricity it may require the provision of a new kiosk substation and the creation of an easement over the land to allow the electricity supply authority access to maintain the substation. You will be required to arrange for the electricity supply authority to access the site to install a substation or other infrastructure. A legal easement with the electricity supply authority will need to be executed prior to occupation of your development.

### **What are the requirements during construction?**

During construction work, it is recommended that members check the location of any underground services using the Dial Before You Dig service.

For more information about the Dial Before You Dig service contact either 1100 or [www.1100.com.au](http://www.1100.com.au)

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DISCLAIMER - The above is intended to provide general information in summary form. The contents do not constitute specific advice and should not be relied upon as such. Formal specific advice should be sought by members with respect to particular matters before taking action.

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## **How do I get more information?**

There are specific requirements for each electricity supply authority and their requirements can be found on the following websites:

[Transgrid](#) – 1800 222 537 - All NSW

[AUSGRID](#) – 13 13 65 - Sydney metro (east), Central Coast and Hunter

[Endeavour Energy](#) – 13 37 18 – Sydney metro (west), Blue Mountains and Illawarra

[Essential Energy](#) – 13 23 91 - Regional NSW (including: Coffs Harbour, Wagga Wagga and Bega)

Members are encouraged to contact the relevant energy authority early in the design stages if you are proposing to build near their assets.

**HIA members can contact HIA's Planning and Environment team for more information on 1300 650 620 or [nsw\\_planning@hia.com.au](mailto:nsw_planning@hia.com.au)**