

Stormwater infrastructure in overhead electricity easements



Part of the Energy Queensland Group

Powerline easements provide an excellent opportunity for development to include co-use areas like open space and parkland. We acknowledge that stormwater infrastructure (bio-retention/detention basins) is often required in development, and consider it an appropriate co-use within the powerline corridor in certain circumstances.

Assessing applications for stormwater infrastructure in a powerline easement

We will review any application to locate stormwater infrastructure in a powerline easement. Every easement is unique, so we assess each request we receive on its individual merits, considering its impact on our ability to use the easement.

We may not be able to approve every application. Our response is balanced against many considerations, including:

- What is the size of the easement?
- Is the easement fully constructed, vacant, or partially vacant?
- Does the easement contain overhead and underground powerlines?
- Is the easement planned to accommodate future overhead and/or underground electrical infrastructure?
- Is our access to travel along the easement maintained?
- Are laydown areas for setup of equipment provided around poles/towers/stays?
- Will earthworks cause electrical safety issues, operational issues, or structural issues?

- Has the development appropriately considered the interface between the electrical infrastructure and the development (i.e. amenity outcomes, buffers, planting)?
- Is compliance with the easement conditions maintained?

We always recommend applicants talk to us early in the development design process to understand our requirements for the easement in question.

Design parameters

Generally, for bio-retention/detention basins within the easement, the following design parameters should be followed:

- The basin should not extend across more than 50% of the width of the easement
- No retaining walls are to be located within the easement
- The filtration base of a bio-retention/detention basin is to be located outside the easement where possible
- Battering must be a maximum grade of 1 in 4 through the easement
- The edge of batters are to be setback a minimum of 10 metres from the base of any electrical pole or stay
- The edge of batters are to be setback a minimum of 20 metres from the base of any tower
- Landscaping across batters must be capable of supporting vehicle movements

Operational works referrals

Under the [Planning Regulation 2017](#) we are triggered as a Referral Agency for any operational works development application involving 'filling or excavation' where the works are located completely or partly in the easement.

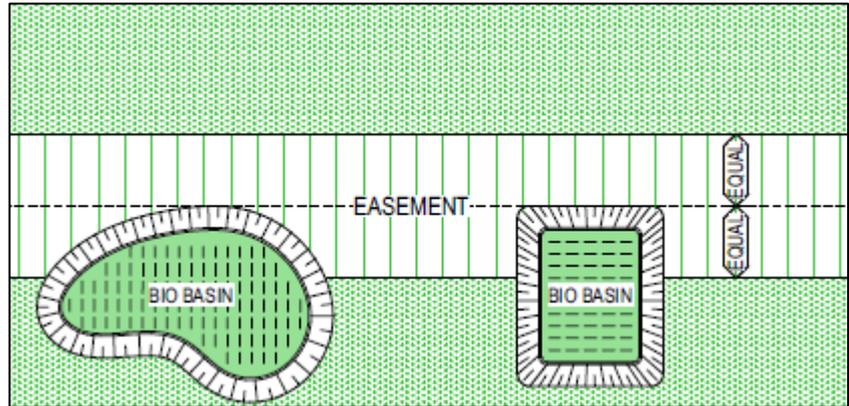
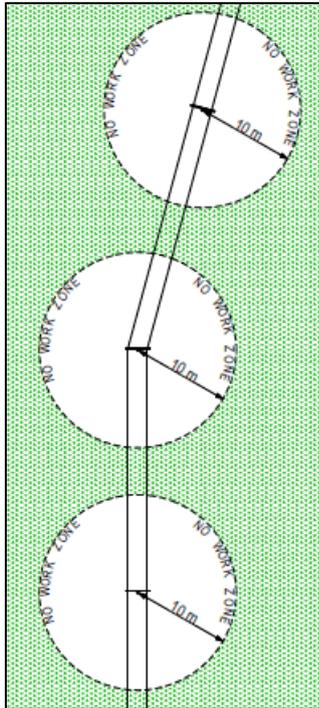


Figure 1 (left): Diagram showing 10m clear zone required around all poles.

Figure 2 (above): Diagram showing acceptable location of a bio basin in an easement corridor.

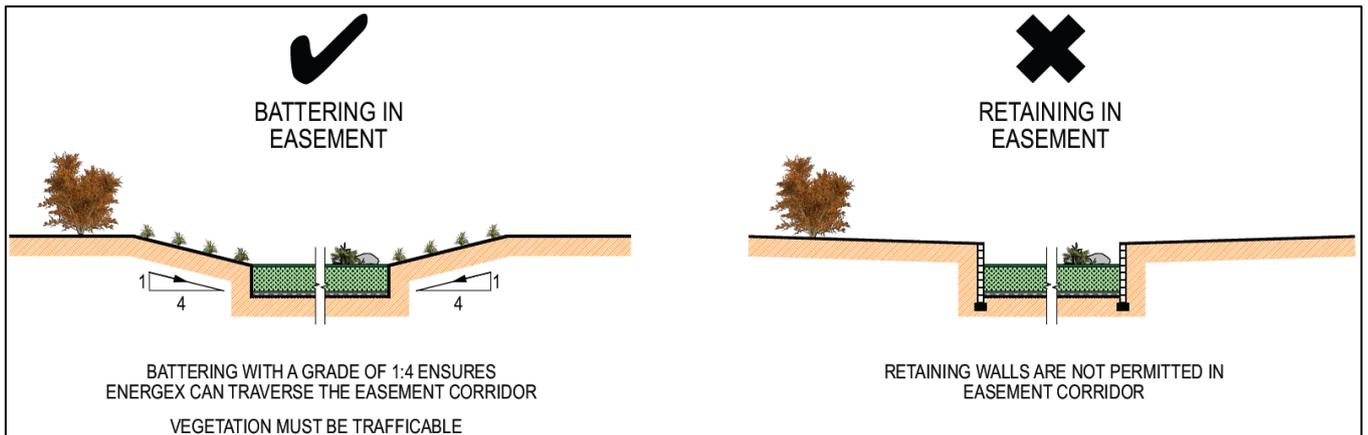


Figure 3: Cross-sections demonstrating desirable bio basin design in an easement corridor (left), and undesirable design incorporating a retaining wall in an easement corridor (right)

Contact us

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

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

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

