



COMMUNITY INFORMATION SHEET • CONNECTIVITY

Easements and landholder rights

What it means when linear infrastructure wants to cross your land

The key idea: an easement is forever, so treat it that way

An easement is a registered right for infrastructure to occupy a strip of your land (for a buried cable, overhead line or access track) while you keep ownership. It typically restricts what you can build or plant on the strip and it binds future owners. Construction disruption ends; the easement doesn't. That's the correct lens for judging any offer.

Your rights — telecommunications

Telecommunications carriers have powers under Commonwealth law to inspect land and install certain 'low-impact' facilities, but they must give written notice, act reasonably and pay compensation for financial loss or damage. Larger works generally need agreement or state planning approval. You are entitled to object and to have objections considered; get advice before signing anything.

Your rights — electricity

Energy transmission land access runs under state law and differs by state. Common ground: proponents must negotiate; compulsory acquisition of an easement is a last resort with statutory compensation; and you're generally entitled to have reasonable professional costs (valuation, legal) covered by the proponent during negotiation. Some projects add annual payments on top; amounts and duration vary and are negotiable.

Before you sign

Never rely on the proponent's explanation alone. Get independent legal and valuation advice (ask the proponent to fund it; many will). Talk to neighbours; collective negotiation has repeatedly improved terms on Australian transmission projects. And put every commitment (reinstatement, biosecurity, access protocols, timing) in the written agreement, not in conversation.

What good practice looks like

- Written notice, genuine negotiation and funded independent advice.
- Compensation reflecting permanent impact, not only construction disruption.
- Biosecurity, farm operations and access protocols agreed in writing.
- A dispute process that doesn't require going to court first.

Questions to ask

Is this a low-impact facility notice or a negotiated easement? What exactly will I be restricted from doing on the strip? Who pays my advisers? What happens at the infrastructure's end of life?

Want to know more? Your state's land access ombudsman or valuer-general, farming bodies (e.g. TasFarmers, NSW Farmers) and community legal centres publish landholder guides. This sheet is general information, not legal or planning advice; a specific proposal is confirmed by qualified assessment.