



EASEMENTS

An easement is a portion of land that gives a particular service authority the right to enter the property to service the infrastructure within the easement area.

Easements are registered on Deposited Plans and Certificates of Title. Easements may be required for different purposes by various authorities. Some examples include;

<u>Registered Easement</u>	<u>Service Authority</u>
Drainage / Stormwater	Council
Septic Tank Effluent Drainage System	Council
Electrical cables (overhead & underground)	SA Power Networks (ETSA) or Electranet
Water & Sewage	SA Water
Telecommunications	Telstra / Optus
Gas	Origin Energy

Council can only provide information on its own registered easements. For any other easement, refer to the relevant service authority.

Limited information is available (especially for older areas) of the depth or location of pipes within an easement.

Building Over an Easement

Generally, no permanent structure may be built over an easement including garages, sheds, retaining walls, swimming pools etc.

Filling is also not to be placed over easements without approval from the service authority. In some cases additional fill may damage the service pipes.

If a permanent structure is built over an easement, and it needs to be accessed for maintenance, it is possible that the service authority will remove the structure at the owners' cost.

Only in limited circumstances, Council may issue a Development Approval for a structure built over an easement, but only with the prior written consent of the service authority of the easement.

Council have endorsed a policy that relates to easements. The Policy states that buildings, structures and fill will not be allowed over an easement.

Refer to Policy 4.5 Structures and Fill over Easements for further information.

*Please note the information contained herein is intended as a guide only.
Further clarification may be obtained by contacting the Council on 8525 3200.*