

5 November 2025

Our Ref. 43229  
Your Ref. 09075

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Damien Tangey  
Birchgrove Property  
45 Edwards Road  
STRATHDALE VIC 3550  
[damien@birchgrove.com.au](mailto:damien@birchgrove.com.au)

Dear Damien

Re: **HIDDEN COURT KENNINGTON  
SUBDIVISION – PS841752, AUSNET EASEMENT No. BSN035**

We refer to the abovementioned subdivision and to the AusNet transmission line easement affecting Lots 1-6.

The easement has provided for the existing transmission line since 1958. At the time of the easement's creation, an additional width was registered to allow for the possible duplication of the existing line.

The need has never arisen for the duplication of the existing line, and under present transmission network planning, there is no requirement to duplicate the line in the foreseeable future.

In consideration of the long period of time that the widened portion of easement has been unused, and that there are no plans in the foreseeable future for its use, AusNet would have no objections to landowners making use of the wider portion of easement for non-habitable outbuildings and the like.

Please refer to the attached plan that shows the areas available within the AusNet easement for outbuildings.

The area marked with green cross hatching is suitable for outbuildings, but due to unknown requirements in the future it is not possible for us to provide permanent approval for this area. However, given the normal lead times associated with establishment of new transmission lines due to planning, community consultation and many other factors, it is not unreasonable to expect that a 5-10 year lead time would ensue following the announcement of any new transmission line proposal until its commissioning.

Our general requirement regarding outbuilding height within an easement restricts the maximum overall height to 3m above the natural surface level of the easement. At the Hidden Court subdivision location, topography of the land results in a greater than normal ground clearance availability for the existing transmission line. In this regard, a height limit for outbuildings in the order of 5 metres would be acceptable to AusNet. In addition, all outbuildings are to be constructed of generally fire-resistant materials, and the buildings must not be used to store flammable materials.

It should be noted that there are restrictions on development of the AusNet easement, including buildings, structures, earthworks, services and trees, and that vehicle access is required by AusNet at all times.

Details of any proposed use of the AusNet easement must be submitted to and approved by AusNet before work is commenced on site. Further information is available from AusNet on request.

Yours faithfully



Denis Andrews  
Senior Easements Officer

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# HIDDEN COURT KENNINGTON AUSNET EASEMENT



LEGEND TO MATCHED AREAS

[Red cross-hatch]	NO BUILDINGS
[Green cross-hatch]	CELL PHONES PERMITTED UNTIL NOTIFIED BY AUSNET
[Blue cross-hatch]	CELL PHONES PERMITTED PERMANENTLY

DATE: 14/07/2023  
DRAWN BY: [unreadable]  
CHECKED BY: [unreadable]