

Victorian Electricity Distributors Subdivision Guidelines



MAY 2026



These Subdivision Guidelines are provided by the Victorian Service and Installation Rules Management Committee and apply for Subdivisions within Victoria

AusNet


CITIPOWER


Jemena


Powercor
AUSTRALIA

united energy 

www.victoriansir.com.au

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PREFACE

Information contained within this section shall be read in conjunction with all sections of this document.

Acknowledgment

The Victorian Service and Installation Rules Management Committee wishes to thank the following organisations for their valuable assistance in the preparation of these guidelines:

Energy Safe Victoria (ESV)
National Electrical and Communications Association (NECA)
Institute of Electrical Inspectors Australia (IEI)
Master Electricians Australia (MEA) Clean Energy Council (CEC)
National Electrical Switchboard Manufacturers Association (NESMA)

Foreword

The Subdivision Guidelines 2026, have been developed by the Victorian Electricity Distributors Service and Installation Rules Management Committee.

This edition of the Subdivision Guidelines applies to all Subdivisions within the networks operated by the Victorian Electricity Distributors, namely CitiPower, Jemena Electricity Networks, Powercor Australia Ltd, AusNet Services and United Energy.

The Subdivision guidelines may not cover all circumstances. These may include unusual arrangements, inadvertent omissions or changes to legislation and codes. The Victorian Electricity Distributors VSIR Management Committee does not accept responsibility where this occurs. The relevant Victorian Electricity Distributor shall be consulted in these circumstances.

Peter Allan
Chairman
Victorian Service and Installation Rules Management Committee

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SECTION 1

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GENERAL

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1.1 References

The following list of reference documents and organisations have been compiled for information purposes only. The documents and organisations referred to within the list are considered current at the time of publication of these guidelines. As these references are subject to change, it is the users' responsibility to confirm the particular organisations or documents referenced are current. References include:

Acts

- Electricity Industry Act 2000
- Electricity Safety Act 1998
- Essential Services Commission Act 2001
- National Electricity (Victoria) Act 2005
- Occupational Health & Safety Act 2004
- Planning and Environment Act 1987
- Owners Corporation Act 2006
- Subdivision Act 1988

Electricity Safety Regulations

- Electricity Safety (General) Regulations 2019
- Electricity Safety (Management) Regulations 2019
- Electricity Safety (Electric Line Clearance) Regulations 2020
- Electricity Safety (Bushfire Mitigation) Regulations 2023

Orders and licenses provided by the Regulators under the Acts

- Orders in Council made under the Acts
- Licences issued to Distributors and Retailers by the ESC under the Electricity Industry Act

Statements, Codes and Guidelines published by Regulators under the Acts

- National Electricity Rules
- Electricity Distribution Code of Practice
- Guidelines published by the ESC
- Codes of Practice and Guidelines published by ESV
- No Go Zone (Framework for Undertaking Work Near Overhead and Underground Assets)

Other references

- Victorian Electricity Distributors Service & Installation Rules
- Distribution Company's List of Approved Charges
- Specification for Indoor Substation on Customers Property
- Guide to the Permanent Earthing of Distribution System Assets
- Standards Australia

Codes of Practice:

- Overhead Power and Telecommunications In-span Crossings
- Electrical Safety for Work on or Near High Voltage Electrical Apparatus (The Blue Book)
- Low Voltage Fuse Removal and Reinsertion

Reference Administrators and their Contact Details

Australian Energy Market Commission	www.aemc.gov.au
Australian Energy Regulators	www.aer.gov.au
Electricity Retailers	www.esc.vic.gov.au – Licences Issued
Energy Safe Victoria	www.energysafe.vic.gov.au
Essential Services Commission	www.esc.vic.gov.au
Australian Energy Market Operator	www.aemo.com.au
Standards Australia	www.standards.org.au
Victorian Electricity Distributors	See Section 3 of these Guidelines.
Victorian WorkCover Authority	www.workcover.vic.gov.au
Victorian Electricity Supply Industry	www.vesi.com.au

1.2 Definitions

The definitions contained herein apply to these Subdivision guidelines and may vary from definitions contained in other documents.

Certificate of Electrical Safety (COES) A certificate of compliance as required by the Electricity Safety Act for Electrical installation work conducted by a licensed Electrical installation worker.

Common Area Means a portion of a multiple occupancy that is not an individual occupier's portion.

Common Property (CP) Land shown as Common property on a Plan of Subdivision or a plan of strata or cluster Subdivision.

Common Property (Subterranean) Underground areas within a Subdivision that accommodate shared service infrastructure, such as basements, tunnels, underground car parks, including conduit systems carrying sub-mains beneath private lots.

Consumer Mains The conductors installed between the Point of supply/consumer terminals and the main switchboard.

Consumer Sub-mains The conductors installed between the main switchboard and the individual Customer's switchboard.

Customer A person or organisation whose Electrical installation is connected to the Distributor's electrical network or who may want to have its Electrical installation connected to the Distributor's network.

Customer Premises Refers to land, buildings, or locations owned, occupied, or controlled by a customer where services, such as electricity, is delivered and consumed.

Customer Agent A person or organisation with authorisation to represent / act on behalf of a Customer. May include for example, REC, developer, engineering firm, consultant, etcetera.

Distributor A person who holds a Distribution Licence, or who is exempted from holding a licence of the Electricity Industry Act. This definition applies to and implies the singular (such as, the Distributor, and the relevant Distributor) and the plural (such as, Distributors or Distributors') as appropriate to the context in usage. A "Distributor" is also known as the Local Network Service Provider (LNSP).

Underground Service An Underground service line is the Distributor owned cable connecting between the Distributor's low voltage reticulation and a Customer's installation at the Point of supply.

Victorian Service and Installation Rules (VSIR) These are the Distributor's Reasonable requirements that meet all legislative and code requirements for supply and metering related aspects of any connection to the Victorian electricity supply networks.

Wiring Rules AS/NZS 3000 published by Standards Australia as applied under the Electricity Safety Act and Regulations, to all Electrical Installations in Victoria.

1.3 Abbreviations

COES	Certificate of Electrical Safety
CP	Common Property
LEI	Licensed Electrical Inspector
OC	Owners Corporation
POA	Point of Attachment
POS	Point of Supply
REC	Registered Electrical Contractor
RO	Responsible Officer
VSIR	Victorian Service and Installation Rules

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2.1 Disclaimer

These Subdivision Guidelines have been published by CitiPower, Jemena Electricity Networks, Powercor Australia Ltd, AusNet Services and United Energy. The document has been compiled using drawings, guidelines and information that comply with the relevant Acts and Regulations of the State of Victoria at the date of publication. It is the responsibility of the end user to determine the suitability of the material contained herein for the particular application or purpose for which it is used. Electricity supply publications are revised when necessary by the publishing of FAQs, revised pages, amendments or complete new editions. It is important that users of such publications ascertain possession of the latest issue.

WARNING Printed copies of this document may not be the latest.

CitiPower, Jemena Electricity Networks, Powercor Australia Ltd, AusNet Services and United Energy each expressly disclaim any liability, joint or several, to any person, including without limitation any end-user of this document, in respect of any action taken in reliance, in whole or in part, upon the contents of this document.

2.2 Copyright

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However, no part of this document may be reproduced or copied for financial gain in any form without first obtaining the express written permission of the Service and Installation Rules Management Committee on behalf of CitiPower, Jemena Electricity Networks, Powercor Australia Ltd, AusNet Services and United Energy.

Inquiries concerning copyright should be directed to the Rules Management Committee.

2.3 Objective

The objective of these Guidelines is to provide Victorian electricity Customers with an appreciation of common conditions that may be placed on planning permits by a Distributor, specifically that relate to compliance with the Victorian Service and Installation Rules.

This is intended to create significant efficiencies for the Distributor when providing consent for council to issue the Statement of compliance, resulting in better outcomes for the applicant.

References to relevant standards and legislation are provided throughout these Guidelines where appropriate. These Guidelines do not constitute automatic approval for alternatives to VSIR compliance; instead, they outline the key considerations that should be addressed prior to consultation. To avoid delays or costly re-work, it is strongly recommended that the Distributor is consulted well in advance of any construction works whenever compliance with the VSIR cannot be achieved or is unlikely to be achieved.

2.4 Users

The main users of this document are Distributors their Customers, the Customer's agents, and associated industry parties and personnel.

These include Registered electrical contractors, licensed electrical workers, Licensed electrical inspectors, consulting engineers, architects, Licensed surveyor, council planning officers, electricity Distributor's personnel, and other persons associated with the connection of Customer Electrical installations to electricity supply networks.

2.5 Publication and Revision

2.5.1 Administration

The revision, development and publication of these Guidelines is administered by the Victorian Service and Installation Rules Management Committee. The committee comprises of representatives from CitiPower, Jemena Electricity Networks, Powercor Australia Ltd, AusNet Services and United Energy.

Committee advisers at the time of publication include representatives from Energy Safe Victoria, Institute of Electrical Inspectors, the National Electrical and Communications Association and Master Electricians, and the National Electrical Switchboard Manufacturers Association.

2.5.2 Publication

This is the first publication of the Victorian Service and Installation Rules Subdivision Guidelines. This edition is applicable from 1 May 2026.

2.5.3 Revision

Although changes to regulations are usually the catalyst for revisions, users and interested parties are invited to provide comment and suggestions to assist further development of the Guidelines at any time. Correspondence for this purpose should be forwarded to the Service & Installation Rules Management Committee in accordance with VSIR clause 2.7 (VSIR Management Committee Contact).

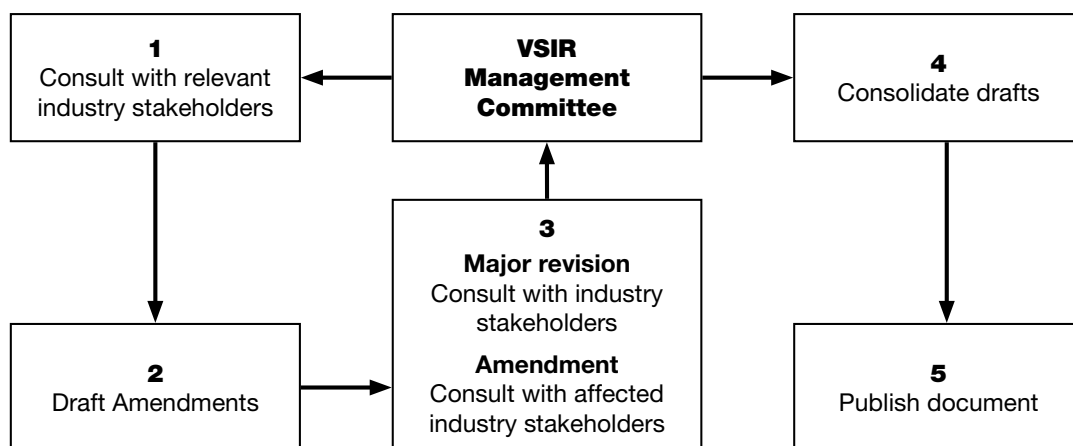


Figure 1: *Revision Process Introduction*

2.6 VSIR Management Committee Contact

Contact for any matter related to these Guidelines may be made through correspondence to the VSIR Management Committee's web site www.victoriansir.com.au

Alternatively, contact may be made through the relevant Distributor.

2.7 Dispute Resolution

Where a Customer has a complaint involving these Guidelines, the Customer should first contact the relevant Distributor's Responsible officer and register the concern.

If not resolved, the complaint may be referred to a higher level person than the Responsible officer within the Distributor's management structure. Where this does not result in a resolution, the complaint will be resolved in accordance with the Distributor's complaints and dispute resolution procedure as detailed within the individual company's charter.

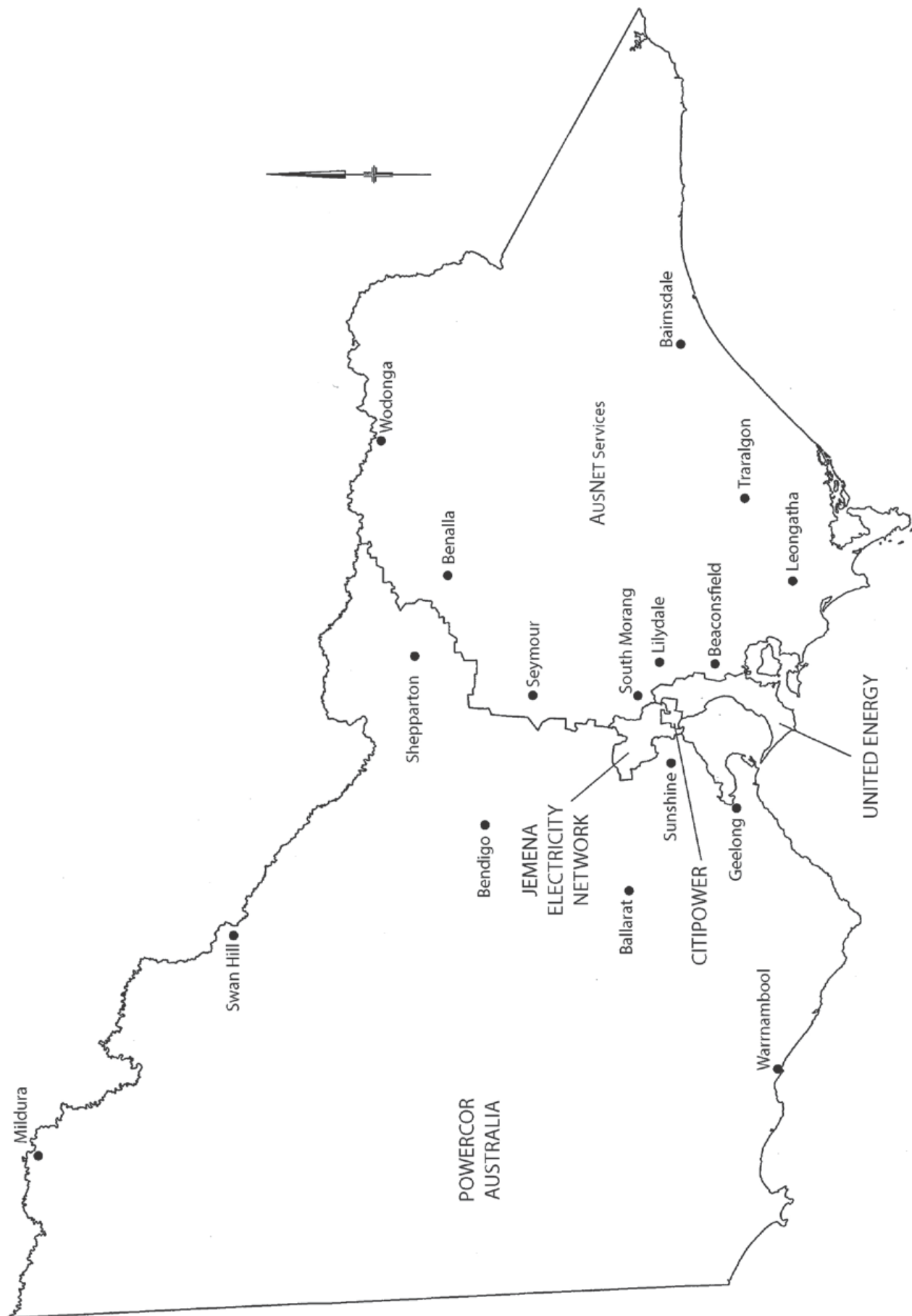
SECTION 3

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3.1 Victorian Distribution Companies



3.2 CitiPower

General Customer Service 1300 301 101

Website: www.citipower.com.au/contact-us/general-enquiry/

New Connections 1300 301 101

Email address: www.citipower.com.au/contact-us/general-enquiry/

VSIR Compliance 1300 132 894 between 0800 and 0930 weekdays,
or via eConnect technical enquiries

Customer Projects

Via: customer.portal.powercor.com.au/mysupply/CIAWQuickCalculator

Faults & Emergencies 13 12 80 24 hr phone number



3.3 Jemena Electricity Networks (Vic) Ltd

(JEN) JEMENA ELECTRICITY NETWORKS (VIC) LTD, the licensed owner of the electricity distribution network in the northern and south-western suburbs of Melbourne responsible for managing, operating, and maintaining the electricity infrastructure in these areas. (See boundary map).

New Connections 1300 131 871

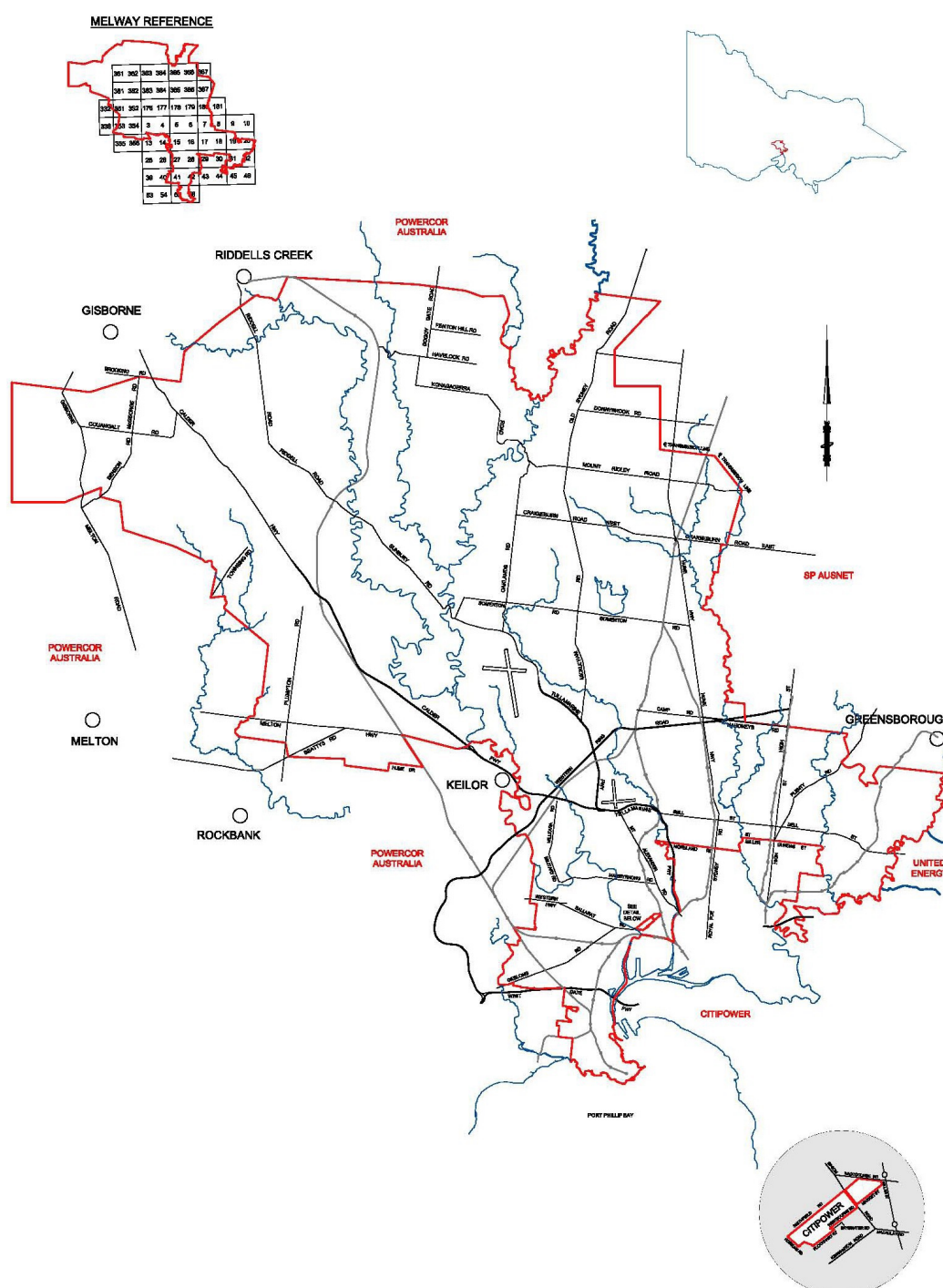
Email: networkconnections@jemena.com.au

VSIR/Network Compliance 1300 855 824

(0800 to 0930 weekdays, excludes public holidays)

Email: compliance@jemena.com.au

Faults & Emergencies 131 626 (24 hrs/7 days)



3.4 Powercor

Customer Service

Phone number: 13 22 06

Website: www.powercor.com.au/contact-us/general-enquiry/

New Connections

Phone number: 13 22 06

Email address: www.powercor.com.au/contact-us/general-enquiry/

VSIR Compliance

Phone number: 1300 360 410 between 0800 and 0930 weekdays, or
via eConnect technical enquiries:

econnect.portal.powercor.com.au/customer/loginpage

Customer Projects

Via: customer.portal.powercor.com.au/mysupply/CIWQuickCalculator

Faults & Emergencies

Phone number 24 hrs: 13 24 12



3.5 AusNet Services

General Enquiries

Phone: 1300 360 795 (8am to 5pm, Monday to Friday)

Email: customersupport@ausnetservices.com.au

New Connections

Phone: 1300 360 795 (8am to 5pm, Monday to Friday)

Email: Customer.Connect@ausnetservices.com.au

EnergyConnect Portal (Applications for Projects, New Connections, Solar)

<https://portal.ausnetservices.com.au>

VSIR Compliance

Email: VSIRcompliance@ausnetservices.com.au

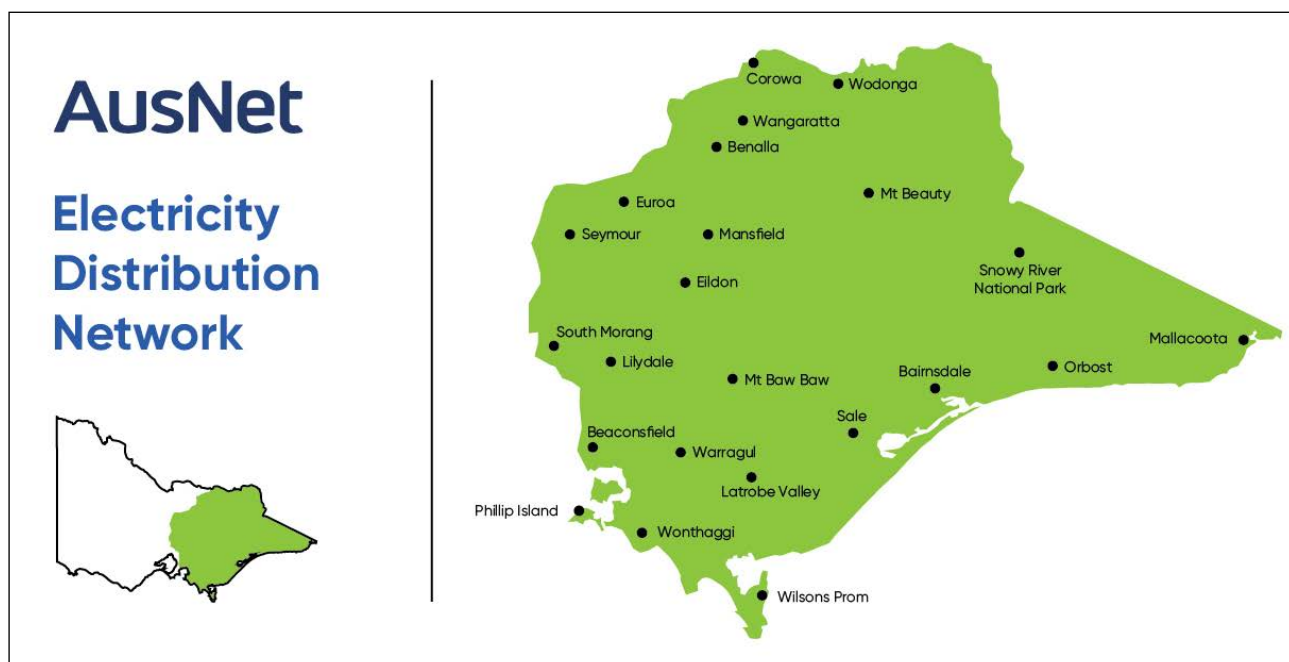
Faults & Emergencies

Phone: 13 17 99 (24 hours a day, 7 days a week)

Area of Supply

Website www.ausnetservices.com.au

Refer to road directories for boundary details



3.6 United Energy Network

United Energy is a leading energy company, distributing electricity to approximately 640,000 Customers across southeast Melbourne and the Mornington Peninsula.

Faults: 132 099

New Connections: 1300 131 689

United Energy's online connection application service: myEnergy.

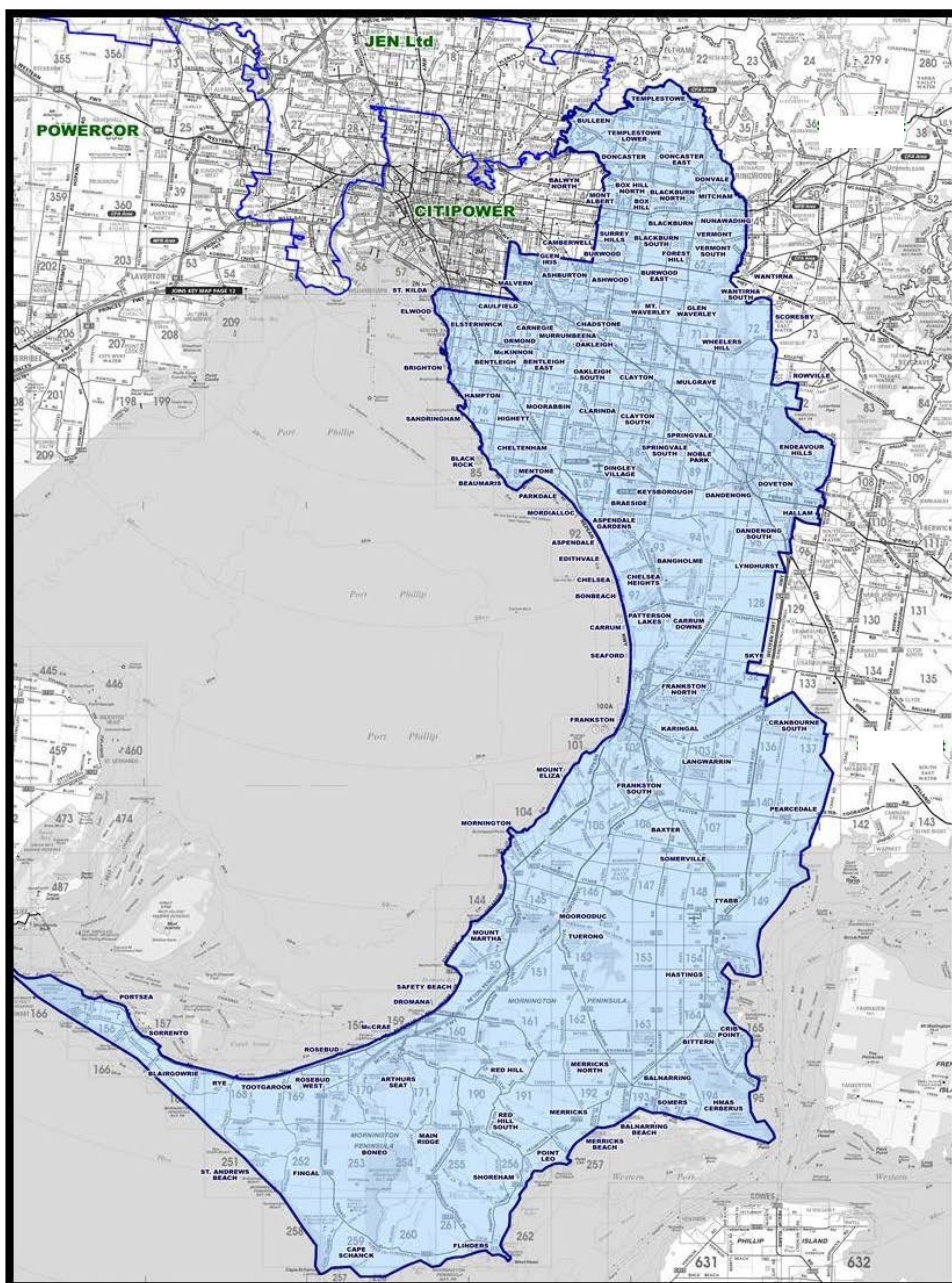
Register and Login: myenergy.ue.com.au

Connections enquires: connectionsenquiry@ue.com.au

VSIR Compliance Email: VSIRcompliance@ue.com.au

Website: www.unitedenergy.com.au

Refer to road directories for boundary details



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Information contained within this section shall be read in conjunction with all sections of this document.

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4.1 Introduction

AusNet, CitiPower, Jemena, Powercor, and United Energy are the electricity Distributors that own and operate the electricity networks across Victoria. Maps showing the geographical areas serviced by each Distributor are available under Distribution Contacts on the VSIR website, as well as in Section 3.1 of this document.

Councils submit Subdivision planning permits to the relevant Distributor, based on the geographic area in which the Subdivision is located. In their role as a referral authority, Distributors review Subdivision plans to ensure that every lot within the Subdivision can be safely and reliably supplied with electricity, and that any safety risks are appropriately managed.

To achieve these outcomes, Distributors may include conditions on planning permits. These conditions reflect safety requirements mandated by legislation and are outlined in these Guidelines to support a common understanding of their intent and how they apply to the Customer's project.

Typical conditions may include:

- a. Making electricity supply available to each lot. This may involve arranging by agreement a project to extend or upgrade the distribution assets to make electricity supply available to each lot.
- b. Granting Easements, Leases & Reserves for existing and new overhead and underground power lines and other distribution equipment such as substations when located on private land
- c. Providing compliance with the *VSIR, Electricity Safety (General) Regulations* and statutory rules. for example, this may involve but is not limited to:
 - i. Achieving statutory heights for overhead service conductor crossing of driveways as a requirement of the *Electricity Safety (General) Regulations*.
 - ii. Removing existing Customer owned electricity cables crossing title boundaries of proposed Subdivisions that may supply a proposed neighbouring property.
 - iii. Ensuring each lot has access to Common property if included on the owner's corporation for the Common property.
 - iv. Arranging for any existing overhead service conductors to be removed and the premises (all lots) supplied from a group meter position from a single point of electricity supply. Applies to a lot with Common property entitlements.
 - v. Compliance with labelling requirements for Subdivision of buildings that were connected prior to 2nd August 1991.
 - vi. Include notation on the Subdivision plan involving existing Consumer mains and Common property for the Subdivision of buildings that were connected post 2nd August 1991.

4.2 Making an Electricity Supply Available

NOTE Developers should ensure that an electricity supply is made available to each lot.

Where an adequate electricity supply is not already available for the proposed development, Distributors require the developer or requesting party to enter into an agreement to extend or upgrade the distribution network so that sufficient electricity supply can be provided to all lots within the Subdivision.

Depending on the electricity supply requirements this may simply be the installation of an Underground service pit or an extension of the high voltage distribution system including the establishment of a distribution substation in the road reserve, or on the development site. A request for an offer to make supply available can be submitted via the individual Distributor websites.

4.2.1 Electricity Supply Already Available

Where individual lots have a street frontage and there is no Common property, then supply may already be available via an overhead service (refer to [Figure 2](#)) or from an existing Underground service pit abutting the newly created lot. Where a new pit is to be installed, it is recommended that the land surveyor pegs and labels the location of the new pit to ensure it is installed in the correct location with respect to title boundaries.

Where a compliant supply already exists, supply is not required to be established as a condition on the Plan of Subdivision. However, all applicable requirements under the VSIR and other relevant regulations must still be satisfied.

A new overhead supply is only permitted if the proposed Service line complies with VSIR clause 7.4.4.8.2. The supply pole must be positioned to enable a direct service that is compliant with boundary-crossing requirements and remains clear of obstructions.

If a compliant overhead service cannot be achieved, an underground supply must be requested and completed as part of the Subdivision process.

For an overhead supply the requirement of the VSIR and other Regulations still need to be considered. VSIR 7.4.4.8.2 Upgraded & New Installations provides the overhead service requirements and clause 7.4.4.4.2 POA access, 7.4.4.4.3 location & 7.4.4.4.4 POA, Consumer Terminals and SPD's on Buildings:

- A Service cable over an adjacent property should be avoided.
- A minimum of 4.6 m ground clearance over driveways and ground traversable by vehicles, i.e., Customers property which a vehicle may enter or cross without impediment.
- A POA shall be a minimum of 3 m above the ground.
- A POA shall not be installed above a veranda unless otherwise agreed with the relevant Distributor.

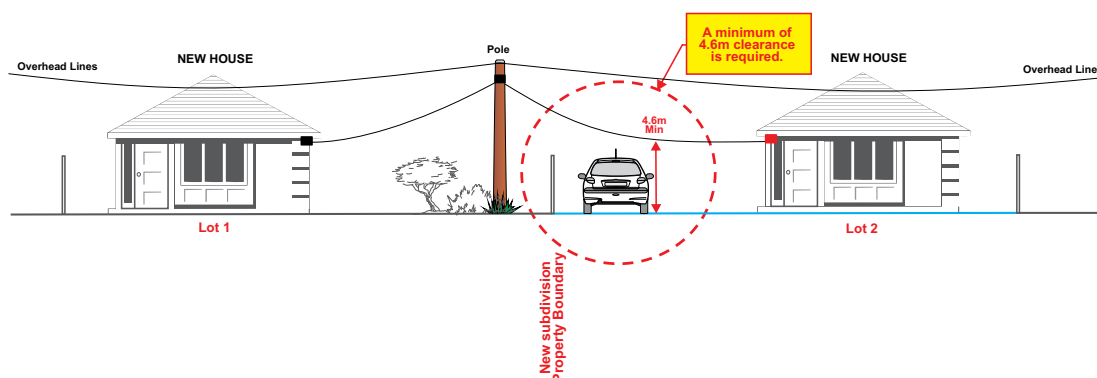


Figure 2: An overhead supply available

4.3 Easement, Leases and Reserves

NOTE Plans of Subdivision or consolidation shall make provision for existing or proposed distribution assets.

If land being subdivided or consolidated contains distribution assets or if new assets are proposed, the plan shall make provision for those assets, to the Distributor's requirements.

Distributor's requirements vary between networks but typically include the creation of easements for overhead lines, cables and access routes. If unsure, the surveyor should seek confirmation from the relevant Distributor.

Arrangements for substations should be treated on a case by case basis to determine whether an easement or electrical reserve is acceptable or whether a lease is more appropriate.

Substation areas subject to leases are obviously not required to be documented in the Plan of Subdivision or consolidation but will need to be negotiated with the Distributor as a separate matter.

Plans shall set out the location and dimensions of any easements being created and the beneficiary (relevant Distributor) of those easements. Refer [Figure 3](#) and [Figure 4](#)

Easements created on plans of Subdivision or consolidation are created as *Power Line* easements, pursuant to the Electricity Industry Act 2000 and shall be noted in the EASEMENT INFORMATION table as follows:

Table 4.3-1 Easement Information				
Easement Reference	Purpose	Width (metres)	Origin	Land Benefited / In Favour Of
E-1	Power Line	[insert easement width]	This Plan (Section 88 – Electricity Industry Act 2000)	[insert electricity Distributor here]

For easements with complex dimensions, “see plan” can be used instead of a specific width.

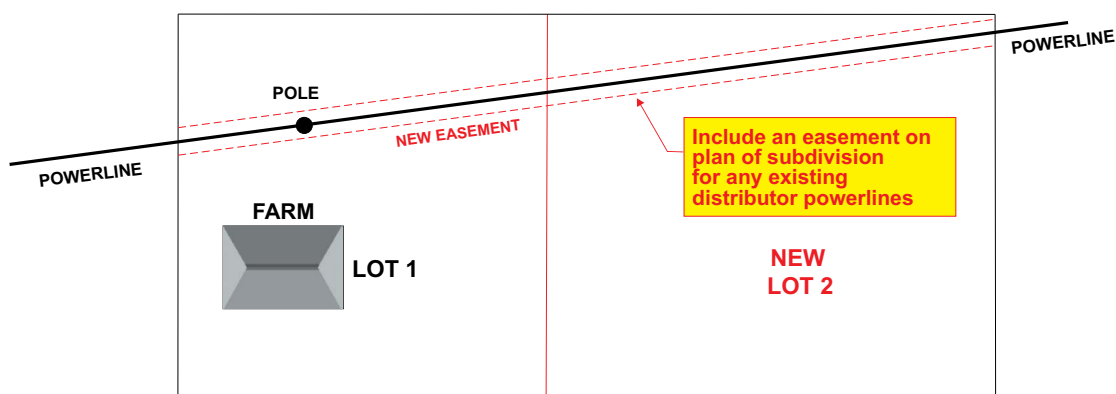


Figure 3: Requirement for easement for existing overhead power lines when land is subdivided

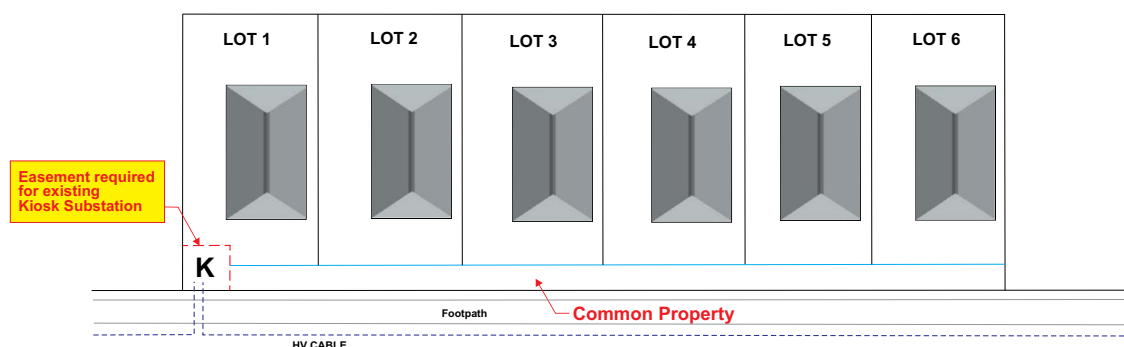


Figure 4: Requirement for easement for existing distribution substation

4.4 Compliance with Rules and Regulations

The Customer's Registered electrical contractor (REC) should contact a Licensed Electrical Inspector (LEI) prior to the commencement of any works to discuss any compliance requirements for the development. Compliance shall be in accordance with all relevant Standards, *VSIR and the Electricity Safety (General) Regulations*.

Evidence of how compliance has been achieved will need to be provided to the relevant Distributor's Responsible officer. Acceptable evidence will be a combination of a Certificate Of Electrical Safety (COES), letter from an REC on their official letter head and site photos showing how compliance has been achieved.

One or more of the following items may need to be addressed before Distributors can provide consent to Councils. Once these have been satisfactorily completed, or an application has been submitted for an appointment to complete the work, Councils may then decide to issue a Statement of compliance.

4.4.1 Existing Electricity Cables Crossing Title Boundaries

NOTE Consumer mains cables must not cross title boundaries.

Where a proposed Subdivision results in existing Customer electrical cables crossing newly created lot boundaries:

- Under no circumstances may Consumer mains enter or cross title boundaries between individual lots, including land reserved for a new road, as stipulated in Regulation 222 of the *Electricity Safety (General) Regulations*. Refer [Figure 5](#)
- Other existing cables should be removed or relocated to eliminate safety risks associated with title encroachment. Consult a REC for appropriate action to ensure compliance. Refer [Figure 6](#)

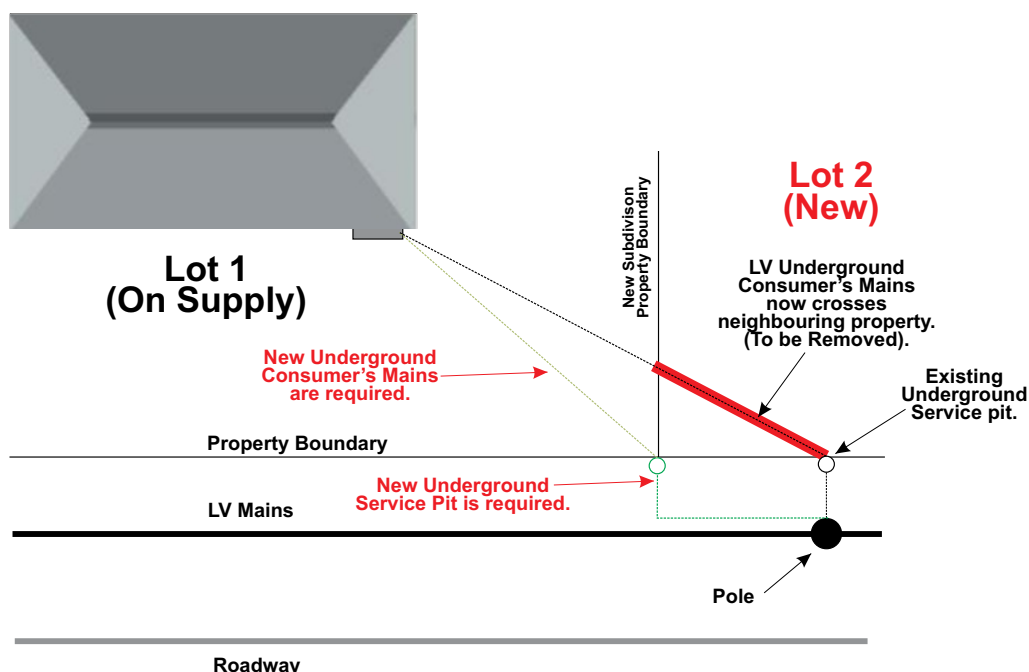


Figure 5: Consumer mains to be relocated

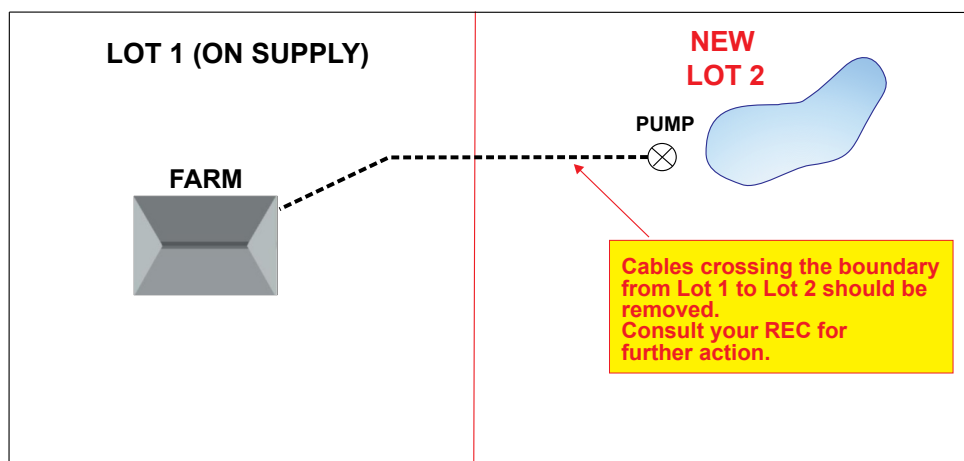


Figure 6: Sub mains to be relocated

4.4.2 Overhead Service Crossing of Driveway/Crossover

NOTE Statutory ground clearance height of 4.6 metres must be achieved for any aerial services cables (insulated live conductors) over driveways or ground traversable by vehicles.

New connections and Customer initiated works that require the installation or replacement of an overhead service, must be prepared in a manner to meet the minimum clearances as specified by the *Electricity Safety (General) Regulations* which, for example, requires the height over driveways and ground traversable by vehicles to be a minimum of 4.6 m (refer [Figure 7](#)) at any time (5.5 m for bare live conductors) and the minimum clearance over a crossover which is included as "over any other part of any other road" is 4.9 m at the road kerb/shoulder. Refer [Figure 8](#)

At the planning stage, to ensure the minimum clearance is maintained at all times, an additional sag allowance must be added to the minimum clearance in accordance with the span length and conductor type. Refer to VSIR Table 7.4-2.

Additionally, the Point of attachment must be located by the REC in a manner to enable a direct service that is compliant with boundary-crossing requirements and remains clear of obstructions.

The supply to the property shall be placed underground where the above requirements cannot be achieved at the Customer's cost.

Facilities requiring electricity connections within road reserves are treated as properties (having a boundary equivalent to the footprint of the facility) and will normally be supplied by means of an Underground service cable.

To ensure compliance with clearance requirements and clause 7.4.4.6.2 of the VSIR, the following conditions must be met during Subdivision or Redevelopment and prior to the release of the Statement of compliance (SOC):

- If a dwelling is to remain on one of the subdivided lots and is not entitled to use the Common property, it may retain its existing overhead electricity service—provided there is no newly constructed driveway beneath the service route. This is subject to the existing service meeting the minimum requirements of the electricity Distributor. Refer [Figure 9](#)
- If a neighbour's existing overhead Service line crosses a newly constructed driveway within a Subdivision or Redevelopment and does not meet the required clearance standards, the service must be relocated to comply with the Victorian Service and Installation Rules (VSIR). Refer [Figure 10](#)

- c. If an existing overhead electricity service to a neighbouring dwelling crosses the neighbour's driveway, and no new driveway is being constructed beneath that service route on the subdivided property, then—subject to meeting the electricity Distributor's minimum requirements—the service may remain unchanged. Refer [Figure 11](#)

Relocation may involve raising or repositioning the Service line on the neighbouring premises or converting it to an underground supply.

The cost of altering the service arrangement for the neighbouring property is borne by the owner or developer requiring/initiating the work.

It is recommended that contact is made with an REC for advice on all obligations.

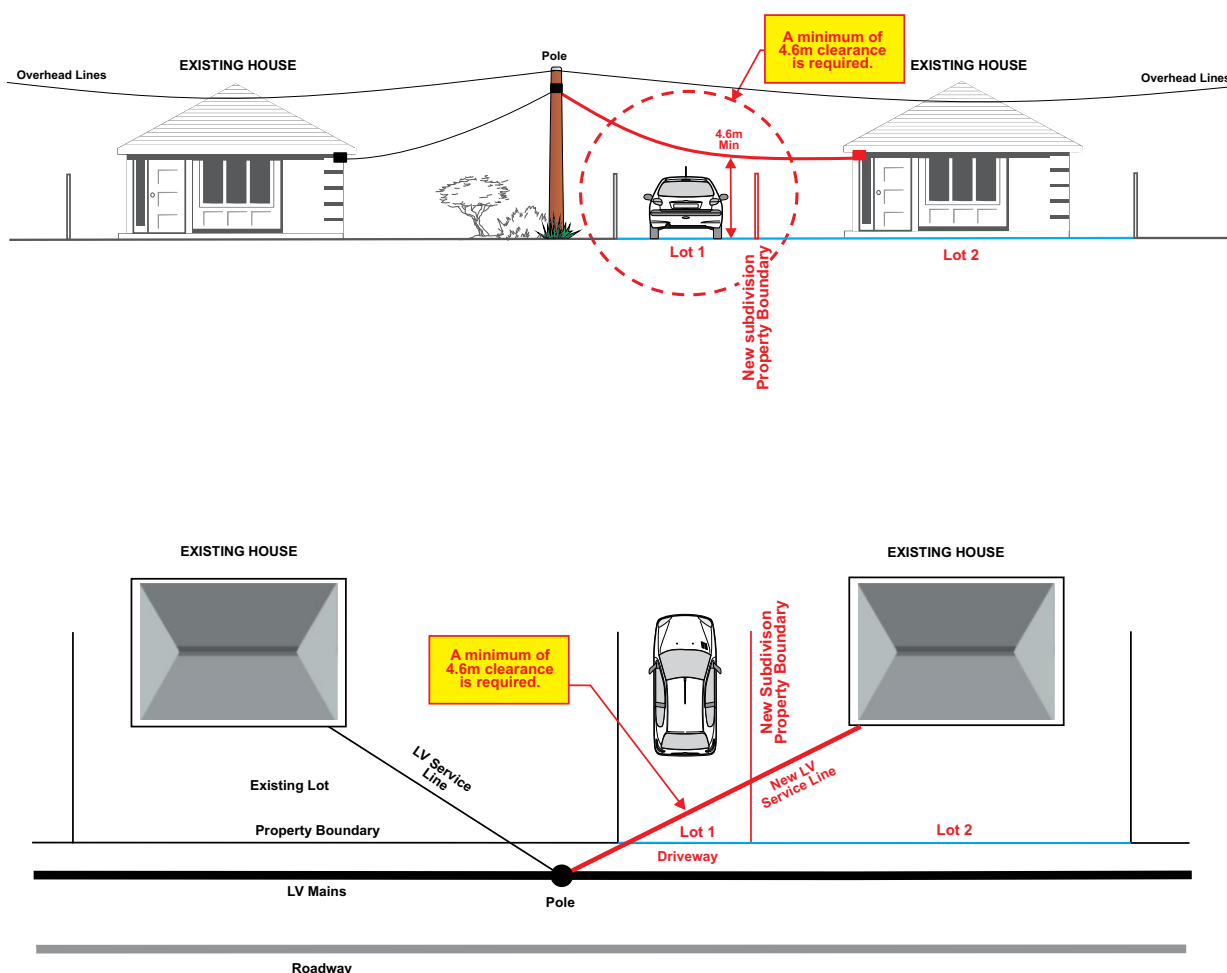


Figure 7: New driveway under service to existing dwelling

Table 4.4-1 Minimum overhead insulated service ground clearances

Road classification *	Centre of carriageway (A)	Kerb/Shoulder (B)
Over Dimensional Route	7.0 m	7.0 m
Freeway, highway, primary, main, tourists or forest roads	5.5 m	5.5 m
Secondary road, collector road	5.5 m	4.9 m*
Other Roads & Local Traffic Streets	5.5 m	4.9 m*
Location	Minimum clearances at all points	
Driveway (C) / traversable area/parking (D)		4.6 m
Point of attachment POA (E)		3.0 m
Elsewhere non-traversable (F)		3.0 m
Notes		

Where a Distributor has an Electricity Safety Management Scheme the Clearances may vary from these specifications.

* These clearances are increased to 5000 mm in Broad Acre Areas defined by Vic Roads. These areas are the municipalities of Mildura, Hindmarsh, West Wimmera, Horsham, Northern Grampians, Loddon, Gannawarra, Swan Hill, Buloke and Yarriambiak

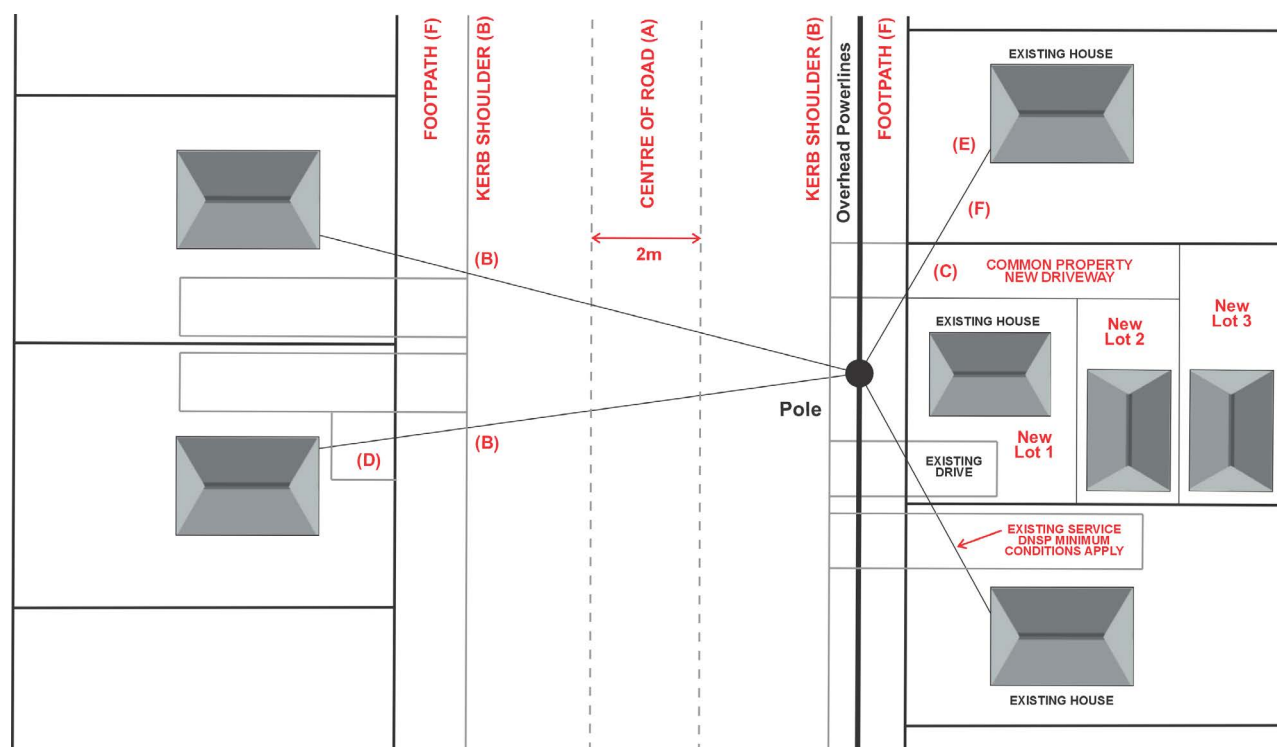


Figure 8: Minimum overhead insulated service ground clearances

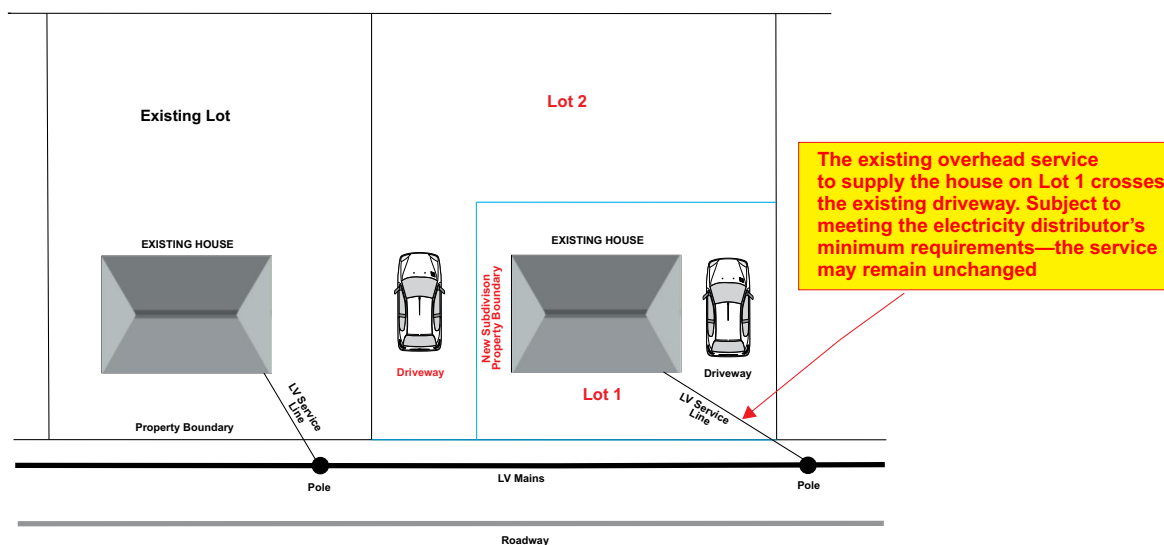


Figure 9: Existing service to existing dwelling.

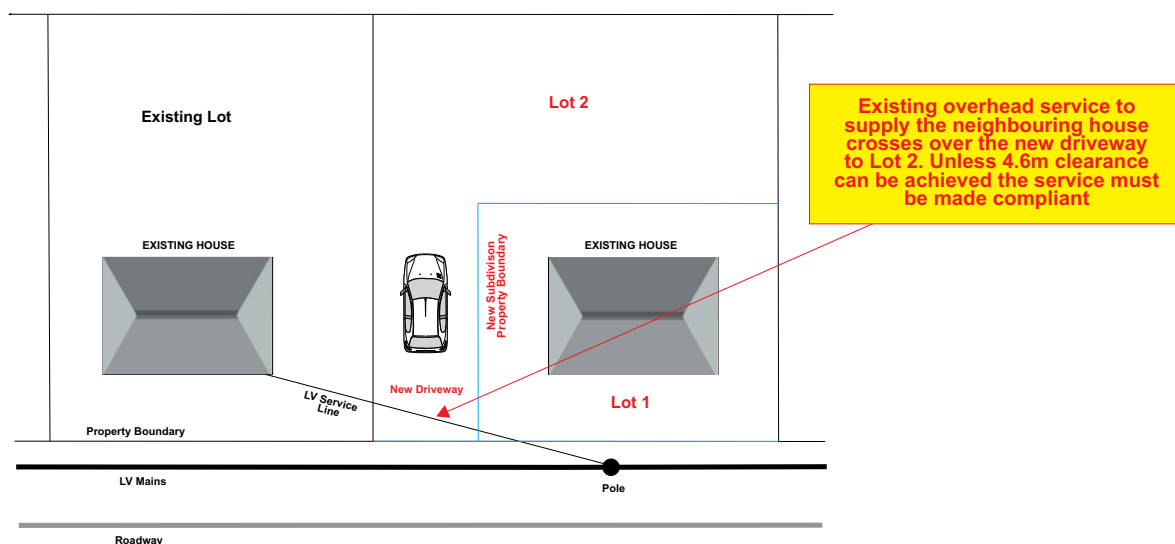


Figure 10: New driveway under service to neighbouring property

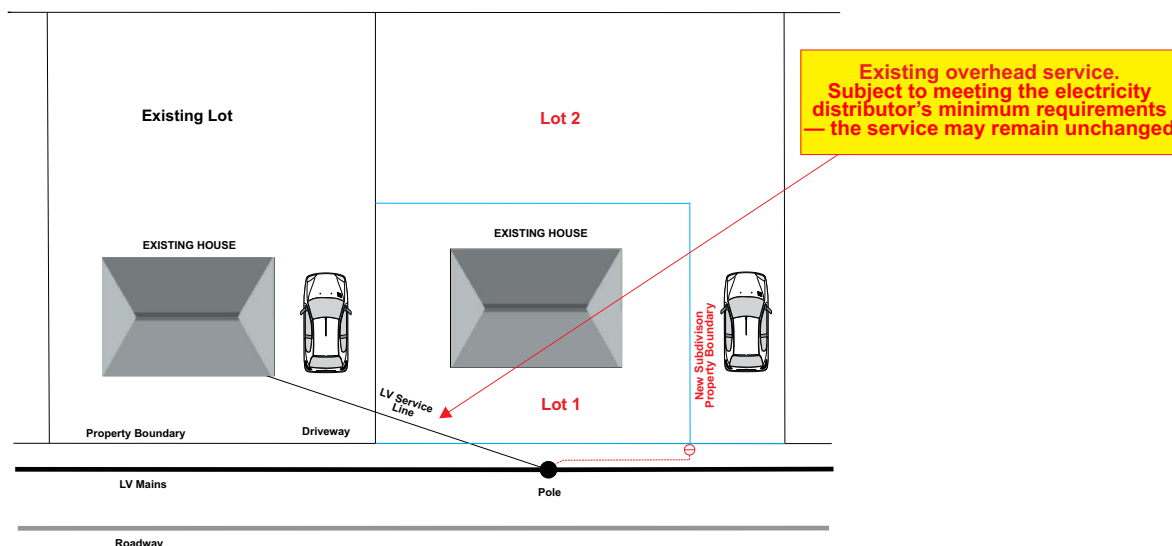


Figure 11: Existing service to neighbouring property who has an existing driveway

4.4.3 Overhead Service Crossing of Property Boundaries

When the land under the route of an existing overhead service, changes to a new title which does not involve a driveway or where vehicles may traverse, then the VSIR requirement for Service cable routes for existing installations clause 7.4.4.8.1 must apply.

The existing service may remain where it is unlikely to be subjected to any risk of interference by vegetation, structures, buildings, etc.

- If an existing overhead electricity service supplies a neighbouring dwelling, and no new driveway is being constructed beneath its service route on the subdivided property, then—subject to meeting the electricity Distributor's minimum requirements—the service may remain unchanged. Refer [Figure 12](#)
- If a neighbour's Service line does not meet the minimum clearance to a structure or vegetation, it shall also be relocated in accordance with the VSIR, at the Customer's or Customer's Agent's expense.
- Despite the existence of implied easements, property crossings shall be avoided to meet the requirements of the VSIR.

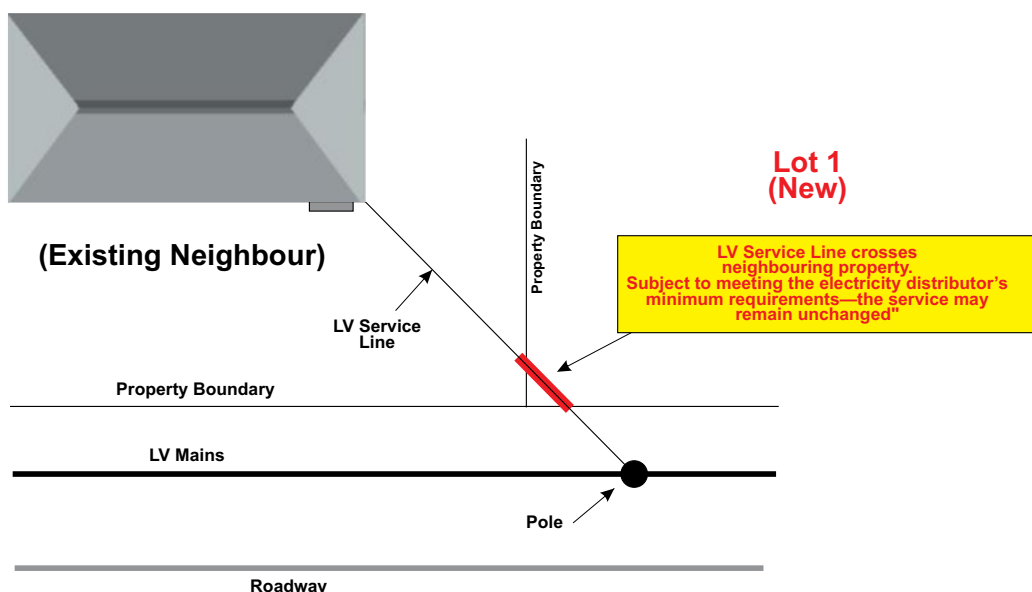


Figure 12: Existing service to neighbouring property, no new driveway under service

4.4.4 Common Property

NOTE For lots which have an entitlement to Common property, the lots must abut the Common property and must be supplied from the Common property.

The VSIR clause 7.10.3 requires, for Subdivisions incorporating Common property, that the electricity to all the lots shown on a Plan of Subdivision shall be supplied from a common distribution point (e.g. group metering) which is connected to a single Point of supply where:

- The Plan of Subdivision incorporates Common property; and
- the lots shown on the Plan of Subdivision are affected by any Owners Corporation for the Common property for any Common property shown on the Plan of Subdivision.

Notwithstanding the above, provided there are no increased safety risks, (as per but not limited to the notes in VSIR clause 6.2.2.2) lots shown on the Plan of Subdivision incorporating Common property that are affected by any Owners Corporation and abut a public road reserve but do not abut the Common property may be provided with a separate Point of supply.

The following should be considered for any Subdivision incorporating Common property:

Lots must abut the Common property.

All lots affected by the owner's corporation where the lot has entitlements for the Common property must abut the Common property. This is to enable the Consumer sub-mains for each lot to be installed within the Common property from the main switchboard/group metering position to their own lot. Refer [Figure 13](#)

Limited Owners corporations

Some properties are part of an unlimited Owners corporation for shared services like drainage or sewerage. However, not all of these properties are part of a limited Owners corporation that manages access to Common property (like shared driveways or gardens), even if they are abutting Common property.

If a property is not part of the limited Owners corporation but has its own street frontage, it can still be given its own electrical Point of supply, without needing access through the Common property.

See [Figure 14](#) for example where lot 1 would not be supplied from the main switchboard/group metering as they have no access to the Common property.

In all cases, lots that are part of Unlimited OC1, but do not have use of the Common property in Limited OC2, should not be part of the group metering. They must be individually metered and have their own point of supply, even if they abut the Common property.

Table 4.4-2 Multiple Owners Corporation

FEATURE	UNLIMITED OWNERS CORPORATION	LIMITED OWNERS CORPORATION
Definition	Applies to all lots in the Subdivision	Applies only to specific lots
Common Property	Owns and manages the main Common property	Manages specific areas of Common property used by certain lots
Membership	All lot owners are members	Only relevant lot owners are members

NOTE Subterranean Common Property shall comply with the definition; otherwise, the SOC will not be issued. Underground sub-mains within Subterranean Common Property, installed in continuous conduit systems, shall be adequately sized to permit cable withdrawal and replacement. Direct buried cables are not permitted. Installation of consumer mains through subterranean common property is not permitted in accordance with Reg 222 of the ES(G)R.

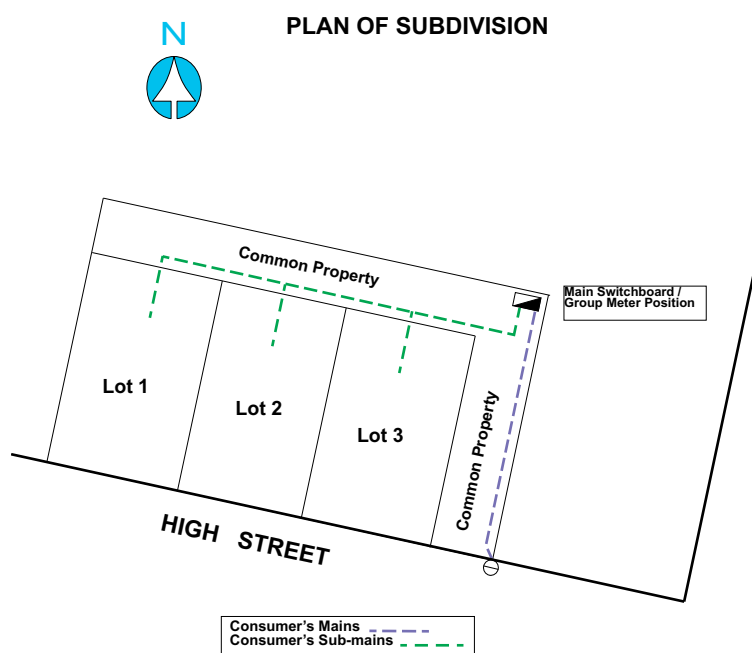
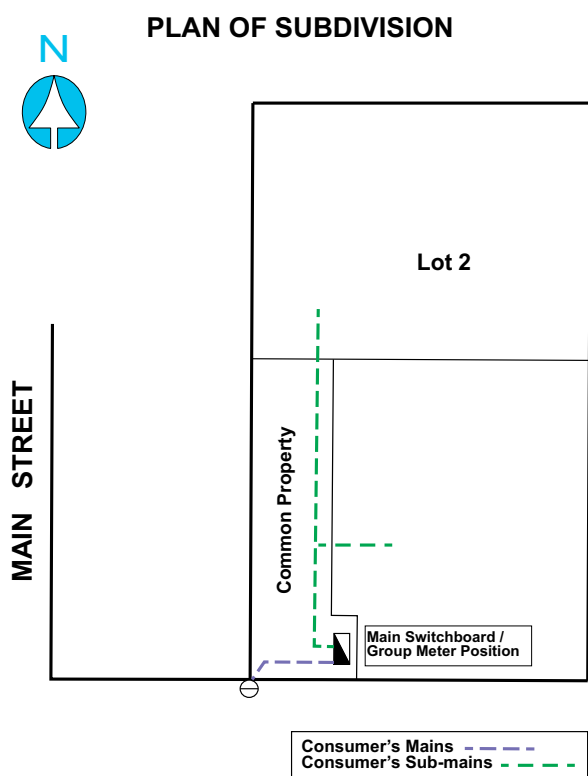
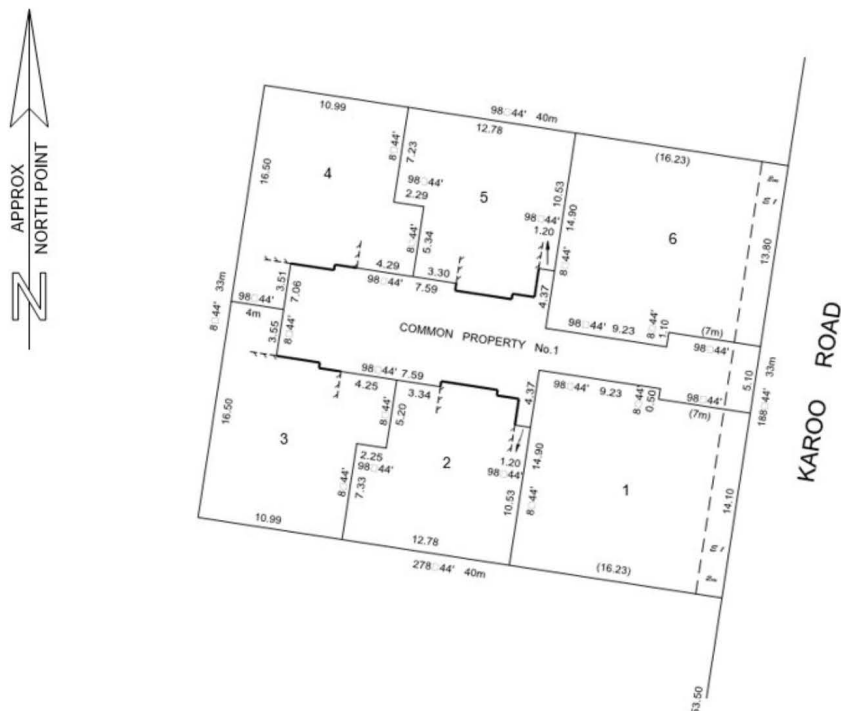


Figure 13: Subdivisions with Common property. Main Switchboard/Group metering position



OWNERS CORPORATION SCHEDULE						PS																
Owners Corporation No. 1						Plan No. PS915201P																
Land affected by Owners Corporation						Lots: 1, 2, 3, 4, 5, 6																
Common Property No.: 1																						
Limitations of Owners Corporation: UNLIMITED																						
Notations ONLY MEMBERS OF OWNERS CORPORATION NO 2 ARE ENTITLED TO USE COMMON PROPERTY NO. 1 OWNERS CORPORATION 1 PLAN NO. PS915201P IS RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON SURVEYS WITHIN THE LAND AFFECTED BY THE OWNERS CORPORATION.																						
Only lots in OC 2 are entitled to use common property 1						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Totals</th> </tr> <tr> <th></th> <th>Entitlement</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>This schedule</td> <td>600</td> <td>600</td> </tr> <tr> <td>Balance of existing OC</td> <td>0</td> <td>0</td> </tr> <tr> <td>Overall Total</td> <td>600</td> <td>600</td> </tr> </tbody> </table>		Totals				Entitlement	Liability	This schedule	600	600	Balance of existing OC	0	0	Overall Total	600	600
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Version 1						ORIGINAL SHEET SIZE: A3																
OWNERS CORPORATION SCHEDULE						PS																
Owners Corporation No. 2						Plan No. PS915201P																
Land affected by Owners Corporation						Lots: 1, 2, 3, 4, 5																
Common Property No.: 1																						
Limitations of Owners Corporation: LIMITED TO COMMON PROPERTY																						
Notations FOLIO OF THE REGISTER FOR COMMON PROPERTY NO.1 IS IN THE NAME OF OWNERS CORPORATION NO.1																						
Lot 1 is excluded from OC 2						<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">Totals</th> </tr> <tr> <th></th> <th>Entitlement</th> <th>Liability</th> </tr> </thead> <tbody> <tr> <td>This schedule</td> <td>400</td> <td>400</td> </tr> <tr> <td>Balance of existing OC</td> <td>0</td> <td>0</td> </tr> <tr> <td>Overall Total</td> <td>400</td> <td>400</td> </tr> </tbody> </table>		Totals				Entitlement	Liability	This schedule	400	400	Balance of existing OC	0	0	Overall Total	400	400
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5	100	100																				
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Version 1						ORIGINAL SHEET SIZE: A3																

Figure 14: Subdivisions with multiple Owners corporation

4.4.4.1

Strata Plan

Strata building

Common property often includes external walls, roofing, foundations, stairwells, foyers, shared services and utilities such as sewer, water, electrical systems, gas, drainage and NBN. Furthermore, within the building and Plan of Subdivision pipes and electrical wiring servicing more than one lot, will often be considered Common property. Generally, these services and utilities are supplied to the building from a single connection provided by the utility provider and therefore within the Plan of Subdivision, these will be considered in the definition of what is Common property. Where common property does not exist and shared electrical systems involve wiring passing through individual occupiers' portions or wiring passing through other allotments, the Registered Electrical Contractor (REC) is responsible for ensuring compliance with the Electricity Safety (General) Regulations, Division 4 — Segregation and labelling of electricity supplies and wiring. Refer [Figure 15](#)

Shared services and utilities will belong and be covered by the Owners corporation.

The Owners corporation is generally responsible for maintaining and repairing Common property.

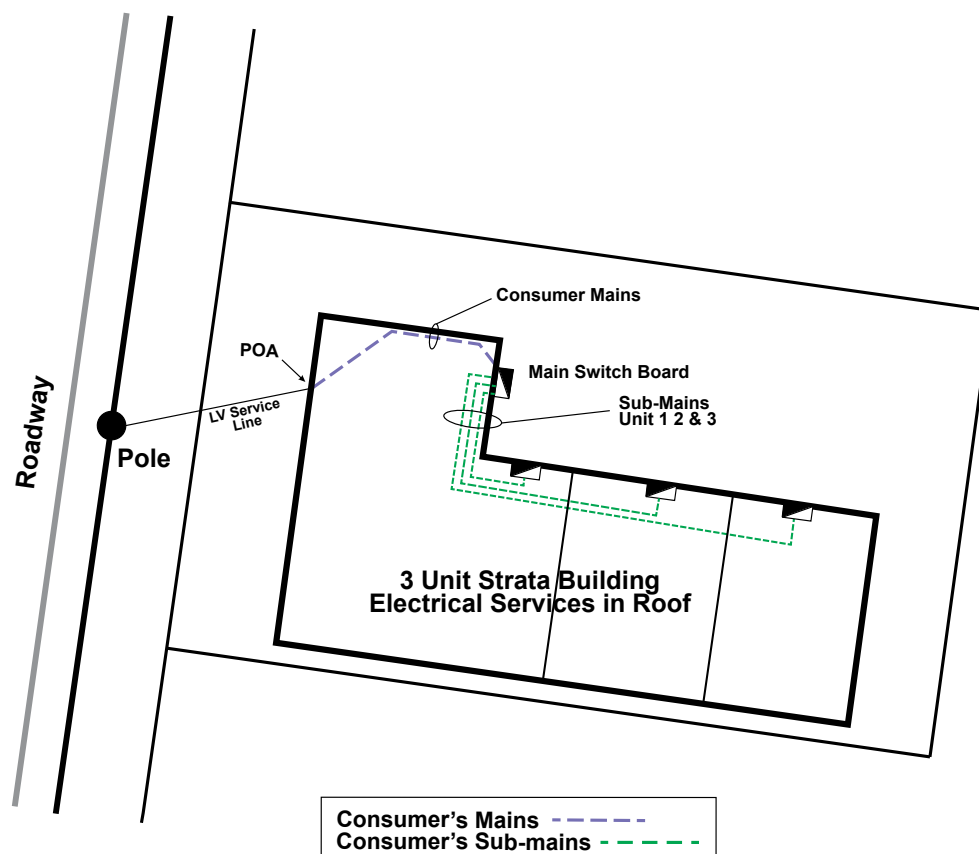


Figure 15: *Strata building shared services without Common property*

4.4.5

Existing Overhead Service to be Removed

NOTE For lots which have an entitlement to Common property, any existing servicing must be rearranged to ensure all lots are supplied from the Common property.

A Subdivision involving a lot that has an overhead service to an existing dwelling which is part of the owners' corporation associated with the Common property, must rearrange the servicing arrangement.

In these situations, the overhead service must be removed and the existing dwelling supplied from the main switchboard/group metering position to maintain the single Point of supply requirement. Refer [Figure 16](#)

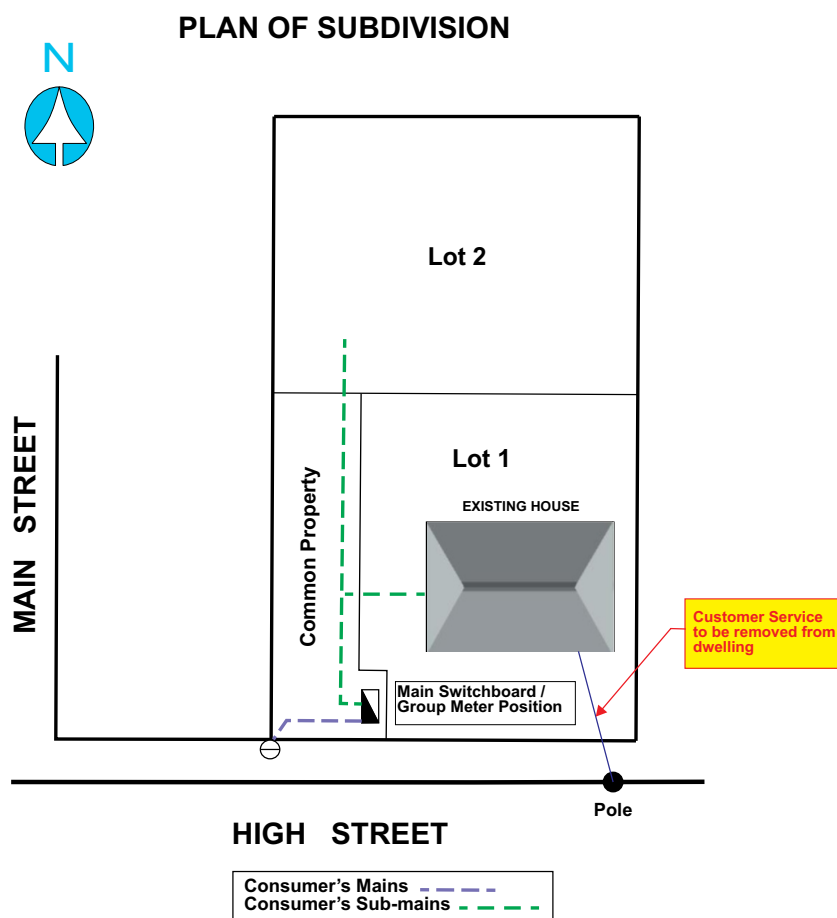


Figure 16: Subdivisions with Common property - remove OH service

4.4.6 Subdivision of Existing Buildings

Subdivision of existing buildings that are connected to an electricity supply must consider the following requirements:

Where wiring passes through another lot or occupancy, ensure labels are applied in accordance with Division 4 – Segregation and Labelling of Electricity Supplies and Wiring, as specified in the *Electricity Safety (General) Regulations*.

Any new electrical works, additions or alterations must comply with all current rules. Where referring to the notes (below), If no electrical works have been conducted then the existing arrangement is deemed acceptable.

For the purpose of obtaining consent to compliance for a proposed Subdivision of existing buildings, the following applies:

- a. Buildings connected to supply before 2nd August 1991
 - i. Such an arrangement is acceptable, provided the lots are affected by an Owners corporation created by the Subdivision; and
 - ii. Section 12(2) of the Subdivision Act 1988 applies (Subject to Section 12 (3A)).
- b. Buildings connected to supply after 2nd August 1991

The following (or similar) notation must be shown on the Plan of Subdivision:

- i. All electrical cables and internal service ducts/pipe shafts within the building are deemed to be part of the Common property; and
- ii. the position of these cables and ducts/pipe shafts is not required to be shown on the Plan of Subdivision.

Access to Metering

Safe and unhindered access to meter enclosures must be provided for both the Distributor and individual occupants. Where multiple occupancy meters are grouped together, the metering enclosure must be fitted with a lock, as outlined in clause 5.6.2 Locks of the VSIR.

Distributors- require safe unobstructed access to all metering equipment and the Point of attachment (POA) to support maintenance and fault or emergency response.

Occupants- must have clear access to their respective meter positions and be provided with a VPI key to open the group metering enclosure and view their meter information.

NOTE Depending on the specific installation arrangement, this may require the creation of Common property and/or a carriageway easement to ensure ongoing access.

Information contained within this section shall be read in conjunction with all sections of this document.

GENERAL RULES

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5.1 Consent Timing

Following assessment of Multiple Occupancies and Rural Subdivisions, Distributors will generally provide consent to council for the issuing of the Statement of compliance (SOC):

- a. After electricity supply has been made available, and
- b. VSIR compliance has been confirmed; and
- c. all easements, leases and reserves have been finalised.

For Underground Reticulated Distribution (URD)

- d. After a passed Network compliance audit for developer constructed assets; and
- e. SIR compliance has been confirmed; and
- f. all easements, leases and reserves have been finalised.

5.2 Plans Supply Arrangements Diagrams

Although not typically part of planning conditions, the developer should, where applicable, consider the following requirements, as further detailed in the VSIR clause 5.8 - Multiple Occupancy Buildings and Subdivisions (General), and subsequent related clauses:

For the purpose of establishing acceptable electricity supply arrangements for multiple-occupancy buildings or Subdivisions, it is essential that certain information be submitted to the relevant Distributor.

The information must include a copy of the proposed/final version of the Plan of Subdivision, or a plan of the Multiple Occupancy Building and the maximum demand of the Electrical installation/s and any other information deemed necessary by the Distributor.

The plan must include:

- a. The location of the metered and un-metered Consumer mains, sub-mains and metering points in relation to the Common property or Common area; and
- b. a schematic diagram representing the proposed electricity distribution arrangement to the occupancies, or lots contained within the property.

To avoid unnecessary expenditure, it is important the relevant Distributor receives this information during the planning stage or as soon as a decision to proceed is finalised.

VSIR clause 6.4 details the requirement of supply arrangement diagrams. Where these diagrams are required the Customer is responsible for the provision and maintenance of the diagrams and to ensure they are permanent, legible and up to date at all times.

5.3 Driveway crossovers near distribution assets

Requests for a new driveway crossover as part of a building development are submitted to the local council. Before making a decision—particularly where electricity distribution assets are located nearby—the council may consult with the Distributor to determine whether there are any objections to the proposed crossover.

The following considerations apply:

- a. Customer should put their request in writing with a drawing or sketch showing the edge of the crossover clearance to the edge of pole or attachment
- b. The design and technical standards require 1000 mm clearance from the outside surface of the pole, ground stay wire or pillar. Refer [Figure 17](#)
- c. If the pole supports other distribution assets such as:

- i. High Voltage switch, fuse, or
 - ii. Distribution substation, or
 - iii. High voltage or Low voltage cable head pole, then additional clearance (refer [Figure 18](#)) may be required for access to perform operational tasks and
 - iv. The Distributor will provide their requirements upon request.
- d. The Distributor accepts no liability for any vehicle using the crossover and reserves the right to pursue costs from the occupant in the event of damage to our assets.

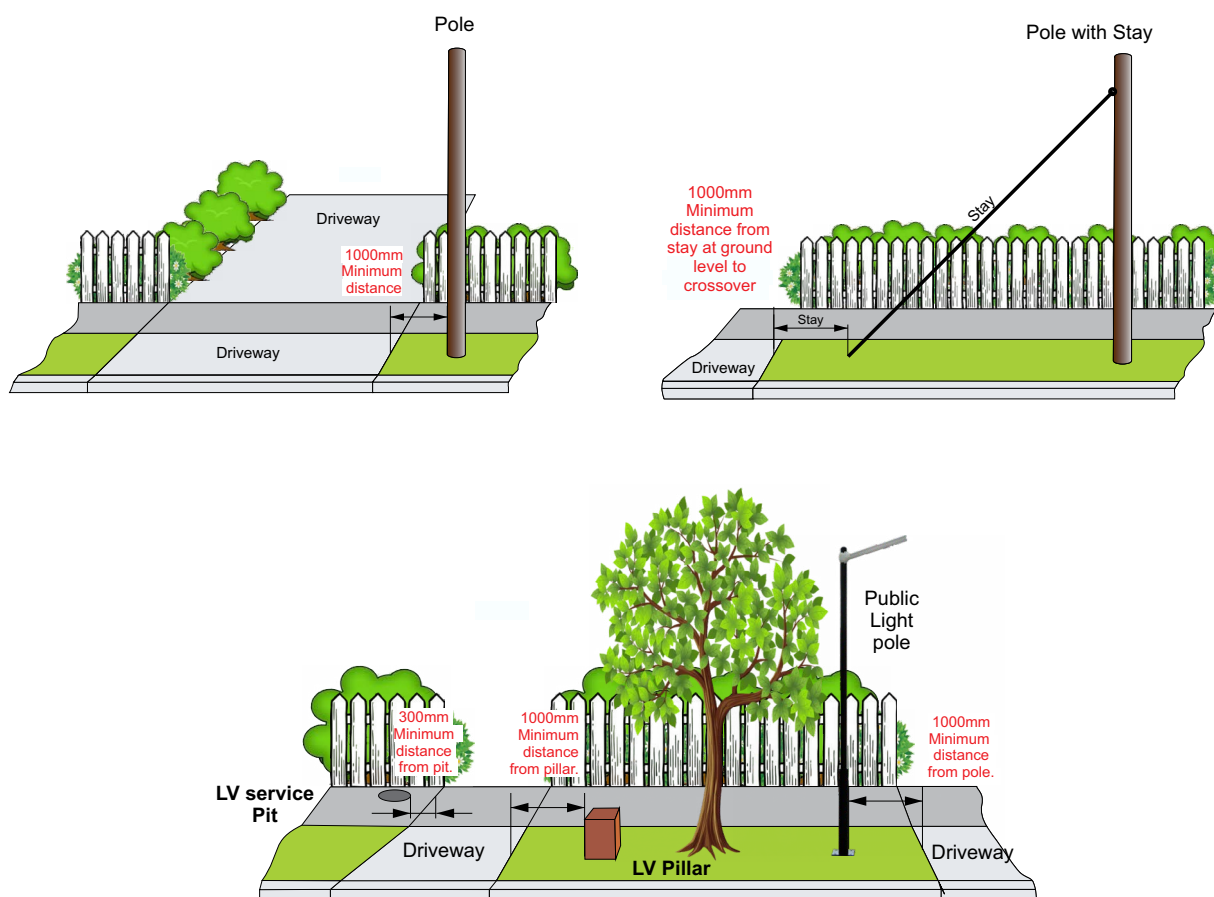


Figure 17: Standard clearance arrangements for driveway/crossover

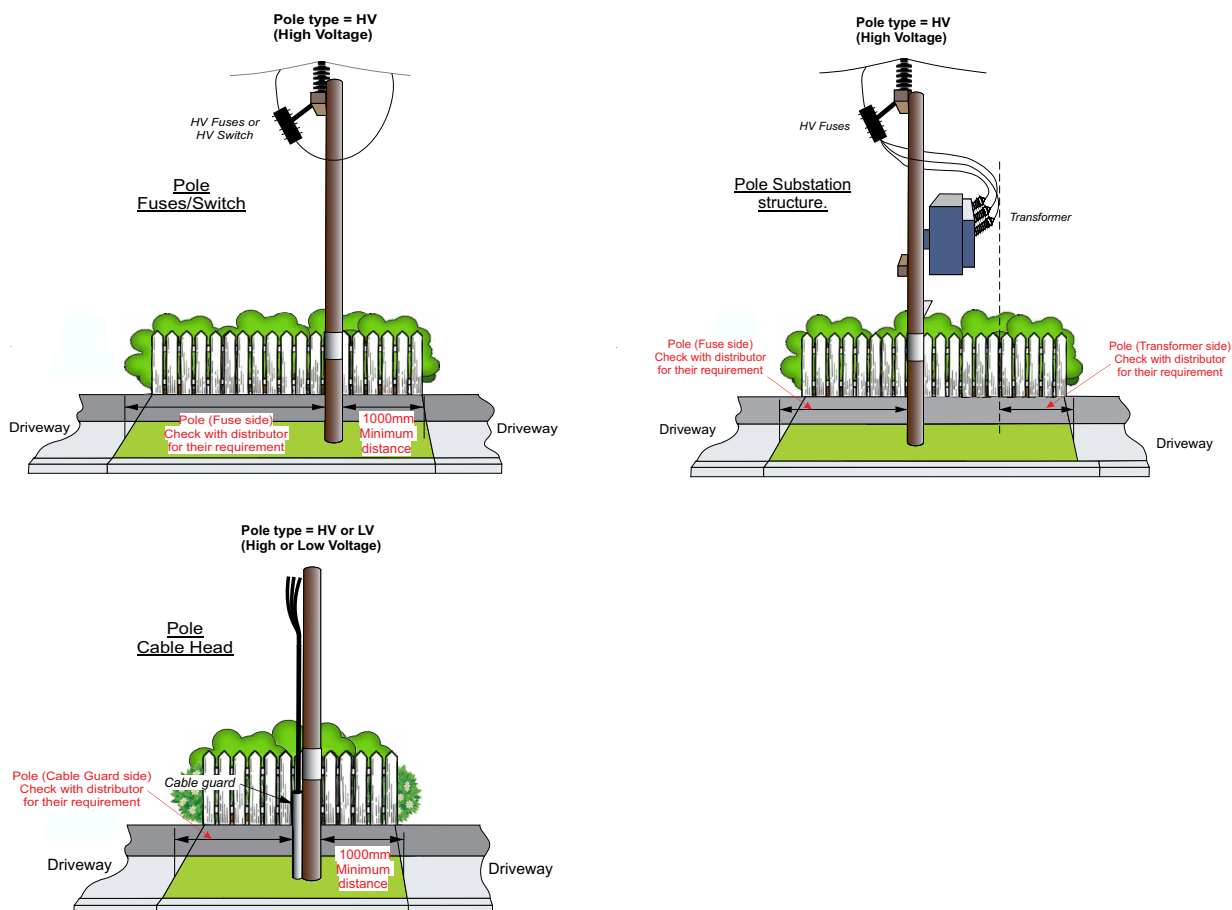


Figure 18: Non-standard clearance arrangements for driveway/crossover

5.4 Building Works and No Go Zone Requirements

NOTE Prior to the construction of any building, minimum clearances from electrical power lines must be followed, refer to table 610 of *Electricity Safety (General) Regulations*.

Energy Safe Victoria (ESV) and the Victorian WorkCover Authority (WorkSafe) require all workers to comply with the “No Go Zone” Guidelines and Framework administered by these authorities. Additional information beyond what is provided below can be found on the ESV and WorkSafe websites, as referenced in the “References” section of these Guidelines.

The framework outlines the requirements for safely conducting work near overhead and underground utility assets, including electricity network infrastructure. Specifically, it addresses:

- Safe practices when working near overhead power lines, including the use of mobile plant
- Procedures for excavation works near underground cables and earthing systems
- Defined safe approach distances for workers.
- The requirement to obtain permission from the relevant electricity Distributor when working near these assets.

Customers and their representatives must consider these requirements when planning any work near a Distributor’s assets and ensure a safe system of work is implemented.

Where the No Go Zone rules apply, the relevant Distributor must be contacted to obtain permission and any conditions required to carry out the work.

For more information on No Go Zone processes, refer to the link below.

[No Go Zones – working around energy assets | Energy Safe Victoria](#)

5.5 Statutory Clearances from Buildings to Electrical Lines

A builder has obligations under the *Occupational Health and Safety Act 2004* to maintain clearances between aerial lines and buildings.

The *Electricity Safety (General) Regulations* specify the minimum clearances between aerial lines and buildings or structures, as outlined in Regulation 610 and illustrated below in [Figure 19](#). Builders are responsible for maintaining a safe workplace for both employees and the public, and for eliminating any associated risks.

Noting, during construction additional safety controls and clearances must be maintained in accordance with the provisions in the No Go Zone rules.

To meet these safety obligations, buildings must comply with regulations that define the required clearances from overhead powerlines. During the planning stage, surveyors, designers, and planners must ensure that proposed buildings or structures meet the statutory clearance requirements before construction begins.

It is recommended to make early contact during the planning and design phase to assist with assessing sag and sway details, which are critical for determining compliance with specific clearance requirements between structures and overhead powerlines.

Figure 1: Sag and sway distances

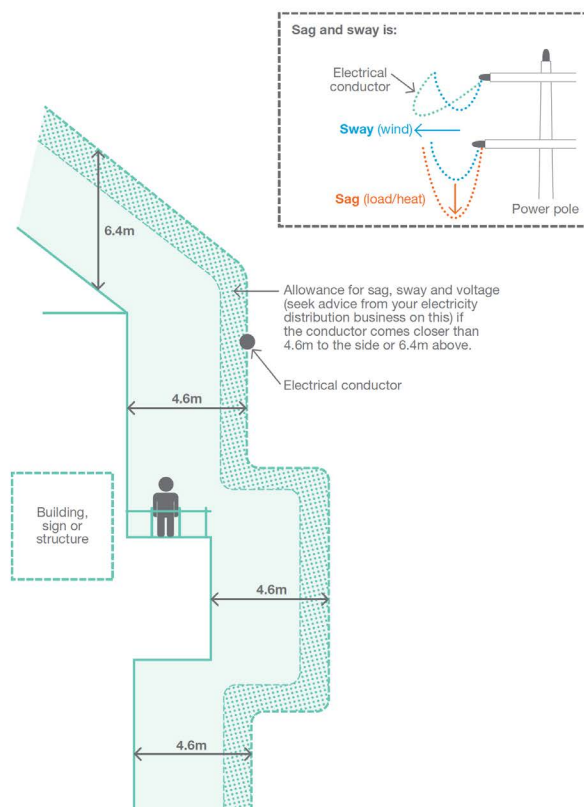


Table 610 - Minimum Distances between Parts of Buildings, Structures, Scaffolding and Posts to Protected Aerial Powerlines

Note: This inset applies if the height of the railing (or similar) plus distance B is GREATER than distance A

Note: Appropriate allowance must be made for SAG & SWAY

Sag & Sway is:

Conductor

Horizontal Sway (Wind)

Conductor

Vertical Sag (Load/Heat)

Minimum distances from Parts of Buildings, Structures, Scaffolds or Posts to Protected Aerial Lines

Clearance to Alternating Current (AC) aerial lines	Up to 1000V			> 1000V		>1000V up to 33 000V	>33 000V up to 132 000V	>132 000V up to 275 000V
	Insulated	Bare Neutral	Bare Active	Insulated with earthed screen	Insulated without earthed screen	Bare or covered	Bare	Bare
A Vertically above those parts of any structure normally accessible to persons	2700mm	2700mm	3700mm	2700mm	3700mm	4500mm	5000mm	6500mm
B Vertically above those parts of any structure not normally accessible to persons but on which a person can stand	2000mm	2700mm	2700mm	2700mm	2700mm	3700mm	4500mm	6000mm
C In any direction (other than vertically above) from those parts of any structure normally accessible to persons, or from any part not normally accessible to persons but on which a person can stand	1000mm	1500mm	1500mm	1500mm	2700mm	2700mm	3000mm	4500mm
D In any direction from those parts of any structure, not normally accessible to persons	600mm	1000mm	1000mm	1500mm	2100mm	2100mm	2500mm	3500mm
E In any direction from footbridge	4600mm			4600mm		4600mm		6800mm

The above information is derived from Electricity Safety (General) Regulations 2019

(Table T610 - Minimum distances from Parts of Buildings, Structures, Scaffolds or Posts to Protected Aerial Lines)

12/12/2019

Figure 19: Minimum Clearances Between Aerial Lines and Buildings or Structures

5.6 SOC - Check List

Use this checklist to confirm that the plan of Subdivision has addressed all required items before the Distributor can provide consent for Council to process the Statement of compliance (SOC).

Table 5.6-1 Statement of compliance check list

Confirm that		
1	Provision has been made for a Point of supply or points of supply as appropriate to provide electricity supply to all lots. Note, additional requirements apply to requests for multiple supply points	☐
2	All lots abut a road or Common property, so that an electricity supply can be made available to each lot.	☐
3	A suitable area is available to establish a main switchboard/group metering position within the Common property that provides adequate protection to prevent any damage.	☐
4	There are no electrical cables crossing title boundaries	☐
5	There is a minimum of 4.6 metres vertical clearance plus additional distance for sag allowance from final surface levels under an overhead service crossing any driveways or ground traversable by vehicles.	☐
6	Existing overhead services to titles that are listed on any Owners corporation for the Common property are abolished and supplied from the main switchboard/group metering position.	☐
7	Easements have been included on the plan for any existing or new Distributor underground or overhead powerlines.	☐
8	Easements have been provided for any existing or new substations on the development site and leases where required by the Distributor.	☐
9	Subdivision of existing buildings complies with this guideline.	☐
10	A plan showing the location of the metered and un-metered Consumer mains, submains, and metering points in relation to the Common property or Common area has been provided to the relevant Distributor. A clearly dimensioned cable route plan and the Certificate of Electrical Safety has been provided to the Distributor.	☐
11	A schematic diagram representing the proposed electricity distribution arrangement to the occupancies or lots contained within the property has been provided to the relevant Distributor.	☐