



Here are the specific risks associated with living next to a substation:

## 1. Perceived Risks and Property Value


- **Reduced Resale Value/Attractiveness:** Many homebuyers consider a nearby substation a "big obvious detractor" which can limit the pool of potential buyers and impact property equity.
- **Perceived Health Risk:** Even if scientific evidence does not support it, many people fear that living near electrical infrastructure causes illnesses, leading to anxiety.  Reddit +1

## 2. Physical and Environmental Nuisances


- **Noise Pollution:** Transformers can create a constant, low-frequency buzzing or humming sound. While modern substations are designed to be quiet, this noise can be annoying to neighbors.
- **Visual Impact:** Large, fenced-in industrial equipment can be considered an eyesore, affecting the aesthetics of a residential area.  Reddit +4

## 3. Rare, Extreme Safety Risks

- **Catastrophic Failure/Explosion:** Although very rare, a power transformer can fail, leading to fire, explosion, or leakage of mineral oil.

- **Downed Lines:** If a storm or incident causes power lines connected to the substation to fall, they pose a serious electrocution hazard.  Reddit +1

## 4. Health and EMF Considerations

- **No Strong Evidence of Disease:** Leading health authorities (like WHO and ARPANSA) have not established a causal link between EMFs from substations and long-term health effects like cancer.
- **Rapid Decrease in EMF Strength:** For most substations, magnetic field levels 5–10 meters away are indistinguishable from normal background levels found inside a typical home.
- **"Prudent Avoidance":** While not proven to be dangerous, the electrical industry often follows a policy of "prudent avoidance" keeping new residential developments a safe distance from high-voltage equipment.  ARPANSA +3