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Friday, 8 December 2023

Chris Ritchie
Director
Industry Assessments, Dept of Planning and Environment
4 Parramatta Square, 12 Darcy Street
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cc: bruce.zhang@planning.nsw.gov.au

Dear Sir

Transgrid Reference: 2021-226

DPE Reference: State Significant Development SSD-17552047

Proponent: FPI Developments NSW Pty Ltd

Location: The Edge Estate – 155-251 Aldington Road Kemps Creek (Lot 33 DP 258949 and Lots 25-28 DP 255560) as described by NSW Dept of Planning and Environment

Proposal: Development of a warehouse and logistics hub, including construction of eight warehouses with a total of 153,343 m2 of gross floor area, one collector road connecting to Aldington Road, two estate roads, a 14-lot Torrens Title subdivision, site-wide bulk earthworks and remediation works.

Transgrid Assets: Currently Unencumbered Easement

Thank you for referring the Proposal to Transgrid for further review.

1. DOCUMENTS REVIEWED

- a. Documents available through link <https://www.planningportal.nsw.gov.au/major-projects/projects/edge-estate> to the Dept Planning & Environment Portal.
- b. Transgrid letter advising Permitted with Conditions dated 22 June 2022.
- c. Previously agreed Pad locations for Transgrid transmission line Structures.

2. SUMMARY OF FINDINGS

- a. Transgrid's easement is currently unencumbered.
- b. The revised site plan now comprises 14 lots instead of the previous site plan with 9 lots. Lots 12, 13, and 14 are within the easement of all the proposed lots.
- c. The proposed works from Lot 1 to Lot 8 are outside the easement.
- d. The four (4) proposed Basins A-D are within the easement and the future TL centre line exclusion zone.
- e. There are three indicative locations for Transgrid Tower Pads within the easement.
- f. A Trunk Stormwater Drainage channel is proposed on the south side of this development within the Transgrid easement.
- g. The easement is traversed halfway by the proposed Road No.1, which is expected to link to a road in the future.
- h. Trees are planned within the unencumbered easement and exclusion zone.
- i. The straw bale filters indicated in the drawing encroach on the easement and exclusion zone.
- j. Sediment fence near Road No.1 encroaches unencumbered easement.
- k. Stabilised Site access and the truck wash-down area are in the easement.
- l. The Proposed Site access gate is in the easement.
- m. The stormwater pipes and drains are within the easement.

3. DETERMINATION

Transgrid has reviewed the Documents Provided and determined that the proposal is ACCEPTABLE subject to conditions in CI 4 and CI 5 below.

4. GENERAL CONDITIONS

The Proponent is to observe the following General Conditions.

- a. All work must be carried out in accordance with Transgrid's Easement Guidelines as updated from time to time unless otherwise approved by Transgrid in writing.
- b. The contents of this letter are for the personal benefit of the Proponent and do not apply to a third party, regardless of whether the third party is a subsequent owner of the land.
- c. Transmission lines in Transgrid's unencumbered easement may be installed in the early 2030s. The Proponent must provide the 60x60m square clearances to structures indicated on Civil Works Package drawings.
- d. The Proponent acknowledges that the locations shaded in pink and described as "Indicative Location of Transgrid Easement Pads" on Civil Works Package Drawing No. 20-776-C1006 AI Issue I dated 19-09-23 will be preserved for the installation of Transgrid structures which will support future high voltage TLs to be installed in the easement.

- e. The maximum mature height of trees and other landscaping within the easement is not to exceed 4m and cannot be within 30m of a Transgrid structure. The Proponent is to remove any trees within the 30m exclusion zone for each proposed structure prior to the future installation of those structures.
- f. Non-metallic water/stormwater pipes are preferred within the transmission line easement. If the water pipe is metallic, isolation sections are required at entry and exit to the easement, such as RCP pipe & rubber ring joint. Prior to installation of pipe in the easement, the proponent should seek final approval from any water authority for the proposed pipe material, joints and construction.
- g. Any future updates to the design (e.g., services, water mains, exterior lighting earthworks) must be submitted to Transgrid for review.
- h. After constructing the new TL in the easement, Transgrid should not be restricted from undertaking normal maintenance & inspection activities. At the completion of the works, access to the TL and structures shall be available at all times for Transgrid's plant & personnel.
- i. If streetlights are planned within the easement and outside the exclusion zone, then street lighting can be at most 4.3m in height, must not be climbable and must be electrically isolated in accordance with AS 3000 outside the easement.
- j. Vehicle parking is not permitted:
 - i. in the centreline exclusion zone (17m each side from the centreline)
 - ii. within the 60m x 60m (or larger) pad locations for structures indicated in the drawing referenced in CI 4 (b) above.
- k. If any longitudinal metallic component is used in permanent sediment fencing, it needs to be earthed or electrically isolated at the entry and exit of the easement.
- l. Where access by Transgrid vehicles is expected (along tracks and within 30m of a structure), batters/ground slopes shall not exceed 1 in 6 and underground services must be capable of withstanding loads of maintenance vehicles (43-tonne).
- m. All permanent metallic structures in the easement must be earthed.

5. ACCESS AND MAINTENANCE CONDITIONS

The Proponent is to observe the following Access and Maintenance Conditions.

- a. The Proponent had previously proposed a continuous 4m wide sealed *access track along the length of the easement for maintenance and access*. As current drawings do not confirm if this is still to be provided, Transgrid requests information on the proposed access point & access ways to the three indicative locations for the pads for the structures within the easement.
- b. Consideration is to be given in the design works for any proposed access ways/roads to Transgrid's easement & structures to cater for the weight and size of Transgrid's maintenance vehicles - to withstand the 43tonne load capacity of maintenance trucks.

- c. Access to the easement (future transmission lines & structures) shall be made available at all times for Transgrid plant & personnel.
- d. Landscape Plans appear to indicate that the three indicative locations for Transgrid Tower Pads within the easement are to be surrounded by trees. Any trees within the easement even prior to installation of Structures and transmission lines must not have a mature height exceeding 4m
- e. Batter works appear to be proposed around the basins & within the easement corridor:
 - i. Any slopes for where travel will be required by maintenance vehicles must not have a grade steeper than 1:6 (1:8 or less is preferred)
 - ii. Batter slopes should remain outside of the exclusion zones around future structure pad location.
- f. The three indicative locations for Transgrid Tower Pads within the easement appear to have batter slopes directed towards them:
 - i. The subsoil stability and surface drainage is not to be adversely affected in the vicinity of possible future structure pad locations.
 - ii. Water flow will need to be directed away from future structure locations to avoid any water retention issue, which could have an adverse impact on the structures (particularly tower legs)
- g. Where travel may be required by Transgrid maintenance vehicles, it must be ensured that any trench backfill for any proposed services can safely withstand the 43-tonne load capacity of those maintenance vehicles.

These are Transgrid's comments as easement holder only and do not constitute planning approval under planning legislation.

All work must be carried out in accordance with Transgrid's Easement Guidelines as updated from time to time unless otherwise approved by Transgrid in writing.

The current Easement Guidelines are available from this link **Living and working Near Transmission Lines | Transgrid**.

Precautions must always be in place to prevent damage to transmission line structures and guy wires. Any damage should be reported immediately to **Easements&Development@transgrid.com.au** The after-hours Call Centre contact number for reporting any incident or emergency is **1800 027 253**.

You must also comply with WorkCover's industry code of practice **Work near overhead power lines - Code of Practice (2006)**

In the meantime, if you have any questions, please contact Transgrid's Easements & Development Team at **Easements&Development@transgrid.com.au**

Yours faithfully

Easements & Development Team

Transgrid

Transgrid _____

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