

Sydney West

200 Old Wallgrove Road
PO Box 87 Horsley Park
NSW 2175 Australia
T (02) 9620 0777
F (02) 9620 0384

25/03/2021

Alex Lohrisch
Senior Civil Engineer/Project Manager
AT&L
Level 7 153 Walker Street
North Sydney NSW 2060

Dear Alex,

TransGrid Reference Number: 2020-434

Location: 106-228 Aldington Road Kemps Creek LOTS 30-32 DP 258949
& LOTS 20-23 DP 25560

Proposal: Industrial Estate consisting of 13 warehouses

TransGrid: Transmission Line 14 Sydney North 330kV – Kemps Creek
500kV Structure: 110-111 + Potential Future Network Easement

Thank you for referring the above mentioned development proposal to TransGrid for review.

Two easements traverse the site at the location. The easement located on the western side is for a **Potential Future Network easement** and the easement on the eastern side of the site has Transmission Line 14 partially crossing the north eastern corner of Lot 32 DP 258949 - TransGrid uses this part of the easement for its current access between Structures 110 – 111.

Please be advised that TransGrid has determined that the proposal is **NOT PERMITTED** within TransGrid's easement, for the following reasons:

Reasons NOT PERMITTED:

- A. A three-way roundabout intersection is proposed across the width of the **Potential Future Network easement** which places a junction on the centreline. Refer figure 3. This is not in accordance with TransGrid's Easement Guidelines. Any such proposal must meet Roads and Pathways 1.e) that cross the easement below
- B. Metallic "pylon" type of signage is proposed within 17m of the easement centreline. Refer figure 2. This is not in accordance with TransGrid's Easement Guidelines and 1.a) Metallic Structures (signage) below would apply
- C. Metallic "pylon" type of signage of 3.3m in height, is proposed within the easement. Refer figure 2. This is not in accordance with TransGrid's Easement Guidelines. and 1.a) Metallic Structures (signage) below would apply

Given the information and data that has been provide the proposal is **Not Acceptable** according to TransGrid's Easement Guidelines.

In order to be acceptable, the following conditions would need to be adhered to, including A, B and C above and plans showing how TransGrid's Easement Guidelines have been met submitted to TransGrid for review.

1. Technical Conditions:

a) Metallic structures (signage):

- i. No greater than 2.5 metres in height for any structure or storage
- ii. At least 30 metres from any TL structure or supporting guy above 132kV
- iii. At least 17 metres from the transmission line centre line above 132kV
- iv. Metallic objects must be earthed

b) Fencing:

- i. Metal fences that run across an easement, within 25m of the base of a transmission line structure must install isolation panels where the fence enters or exits the easement and provide earthing either side of the isolation panels
- ii. Metal fences located within an easement and running parallel to a transmission line must have earthing and isolation panel installed 25m either side of each structure and additional earth should be installed around the middle of each span if the fence passes more than one structure. In addition to the above, fence must be earthed at each end.
- iii. No greater than 2.5 metres in height
- iv. Metal fence within 10m outside the easement must be earthed once in line with each structure and once in the middle of each span.
- v. Metal fence within 20m of the easement must be earthed once in line with each structure

c) The use of machinery:

- i. No greater than 4.3 metres in height or potential height for any object
- ii. At least 22 metres from any TL structure or supporting guy 132kV or below or at least 30 metres from any TL structure or supporting guy above 132kV
- iii. At least 10 metres from the transmission line centre line 132kV or below or at least 17 metres from the transmission line centre line above 132kV
- iv. Must not require fuel to be stored within the easement
- v. The length of individual sections of rigid or semi-rigid pipe associated with the equipment does not exceed 4.3 metres
- vi. Precautions must be in place to prevent damage to transmission line structures and guys
- vii. Must not require an outage of the transmission line

d) Earthworks:

- i. Must not create excessive quantities of dust and must employ dust suppression
- ii. Must not alter the ground level / reduce clearance below that required in AS7000
- iii. At least 20 metres from any Transmission Line (TL) structure or supporting guy. Batter of no steeper than 1 in 6 required. Work within 20 metres of a structure may be permitted if structural and earthing assessments are performed and maintenance access is not impacted
- iv. Precautions must be in place to prevent damage to transmission line structures and guys

e) Roads and pathways that cross the easement:

- i. At least 20 metres from any part of a transmission line structure
- ii. Where a road passes within 30 metres of a transmission structure or supporting guy, the structure's earthing system may require modification for reasons including, but not limited to, preventing fault currents from entering utility services or metallic barriers which may be on the road
- iii. Intersections within the easement must be at least 10 metres from the transmission line centre line 132kV or below or at least 17 metres from the transmission line centre line above 132kV

2. Access and Maintenance comments:

With regard to the proposed Industrial Estate at the subject location and TransGrid's access & the carrying out of maintenance activities, please be advised as follows:

Two easements traverse the site at the location. The easement located on the western side is for a possible future transmission line and the easement on the eastern side of the site has TL14 partially crossing the north eastern corner of Lot 32 DP 258949 - TransGrid uses this part of the easement for its current travel means between Structures 110 – 111.

- i. The development is to be designed so that during construction phase TransGrid is not restricted from undertaking normal maintenance & inspection activities and, at completion of works, access to Transmission Lines & structures shall be available at all times for TransGrid plant & personnel.
- ii.
 - a. Current travel between structures at the location is to be maintained.
 - b. Any slopes where travel is required by TransGrid's heavy maintenance vehicles must not have a grade steeper than 1:6 max. (1:8 or less is preferred)
- iii. Consideration is to be given in the design works for any proposed access ways/roads to TransGrid's easements & structures to cater for the weight and size of TransGrid's maintenance vehicles - to withstand the 40 tonne load capacity of maintenance trucks.
- iv. During construction, adequate precaution shall be taken to protect structures from accidental damage and the easement area shall not be used for temporary storage of construction spoil, topsoil, gravel or any other construction material.

- v. Safety clearances are to be observed near powerlines.
- vi. From an access and maintenance perspective only, provided access to the easements & structures is maintained, we would not expect any issue with the proposed development.
- vii. All works near/within the easement would need to be carried out in accordance to TransGrid Easement Guidelines, TransGrid Fencing Guidelines and Workcover's Code of Practice 2006 – 'Work Near Overhead Powerlines'.

You may submit a new request for permission that complies with TransGrid's requirements via our website. Please ensure that your proposal complies with TransGrid's **Easement Guidelines** before you request TransGrid's permission.

If you have any questions or wish to discuss this decision, please contact us at Easements&Development@transgrid.com.au. Please quote the above TransGrid Identification (TG-ID) number to assist us in dealing with your request.

- A. Please see link to TransGrid online guidelines : <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Pages/default.aspx>
- B. Please see link to the PDF version: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Documents/Easement%20Guidelines.pdf>

Yours faithfully

Easements and Development Team
TransGrid

Figure 1 – TL14 Easement Annotated Site Plan

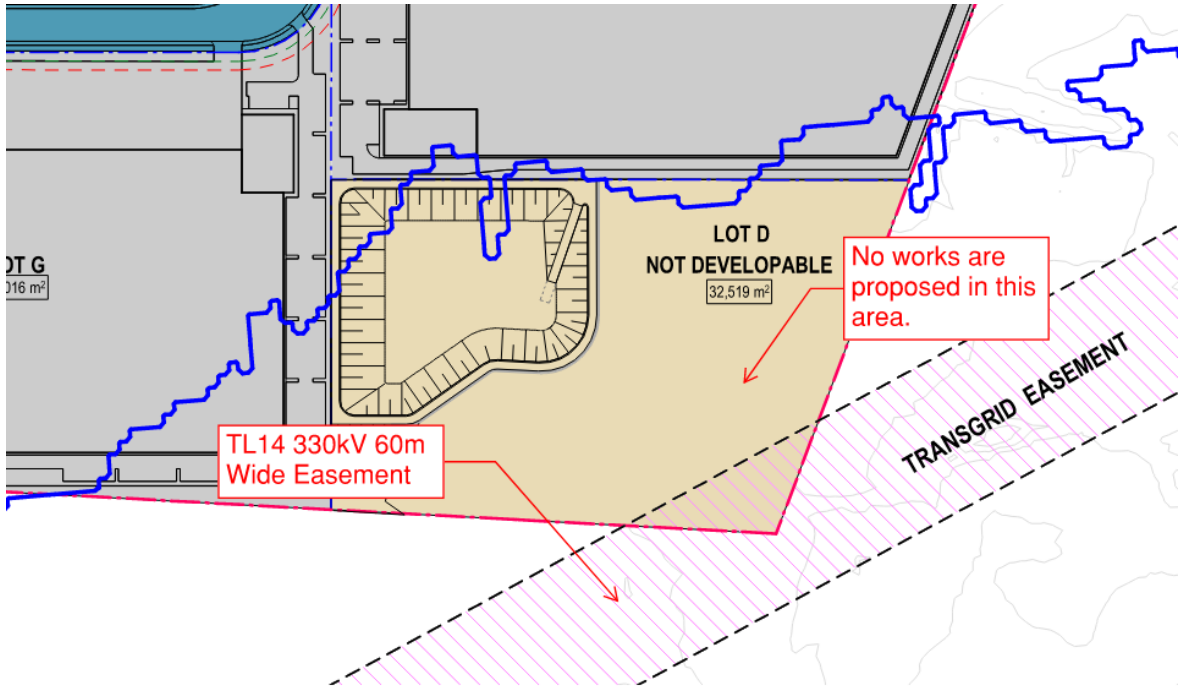


Figure 2 – Potential Future Network Easement Signage Plan

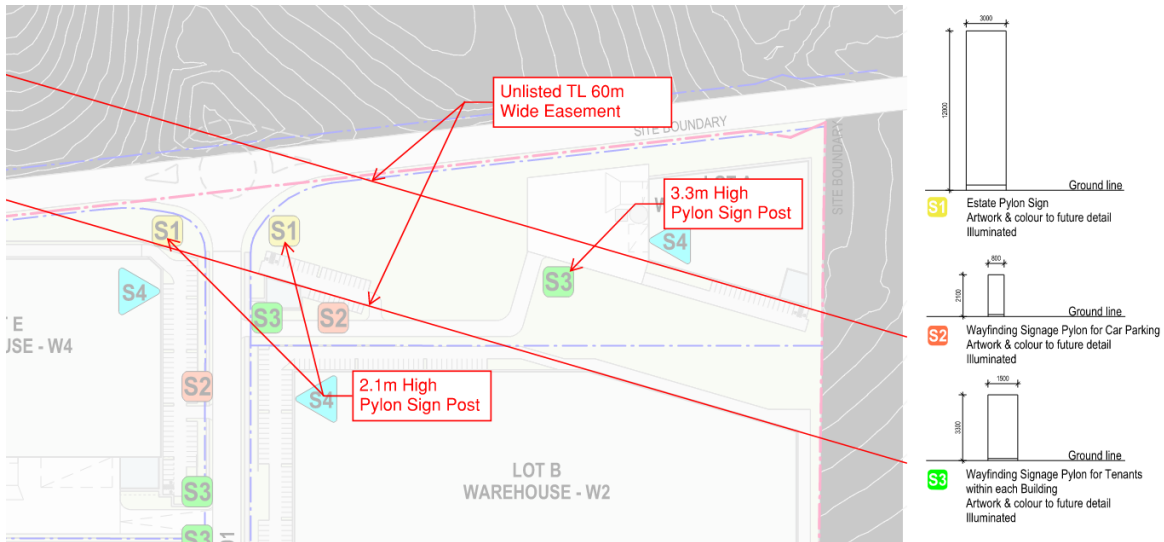


Figure 3 – Potential Future Network 60m Easement - Annotated site plan

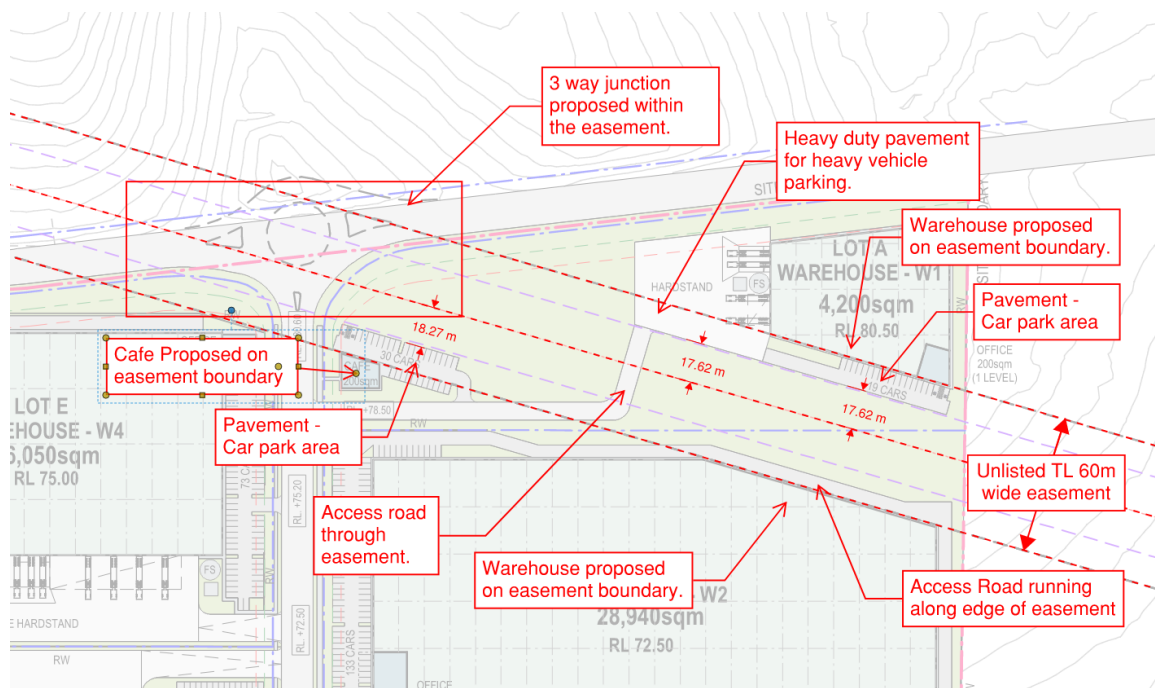


Figure 4 – Fencing Layout

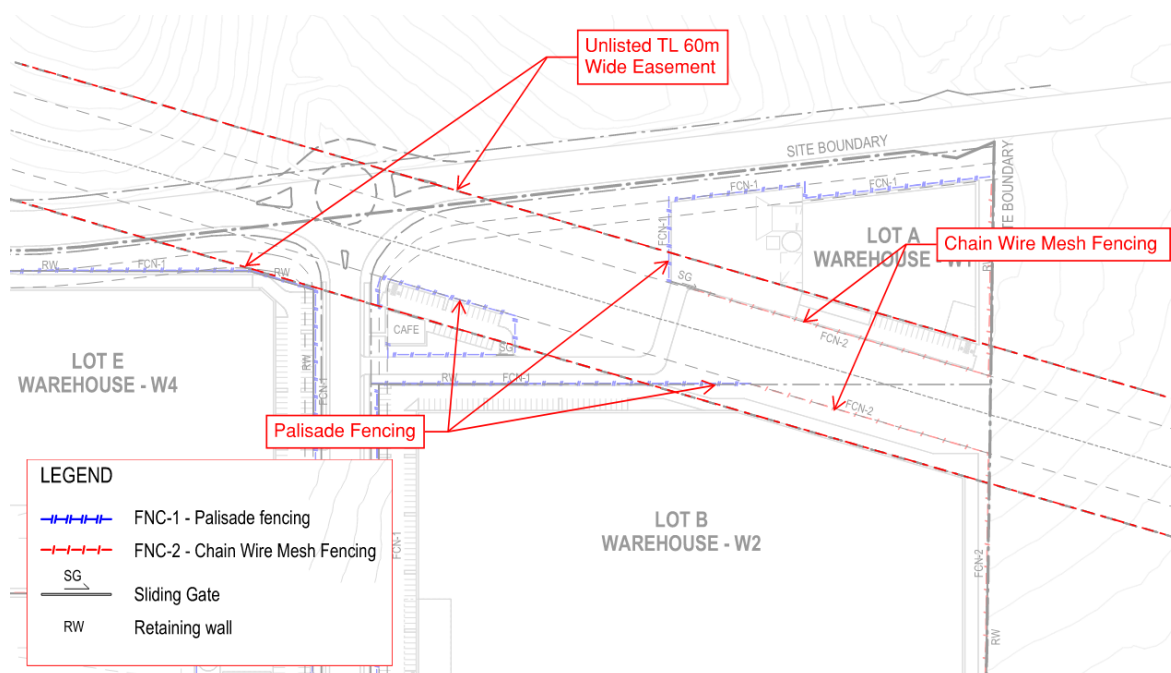


Figure 5 - Proximity of Earthworks to TL 14 Structures 110 & 111.

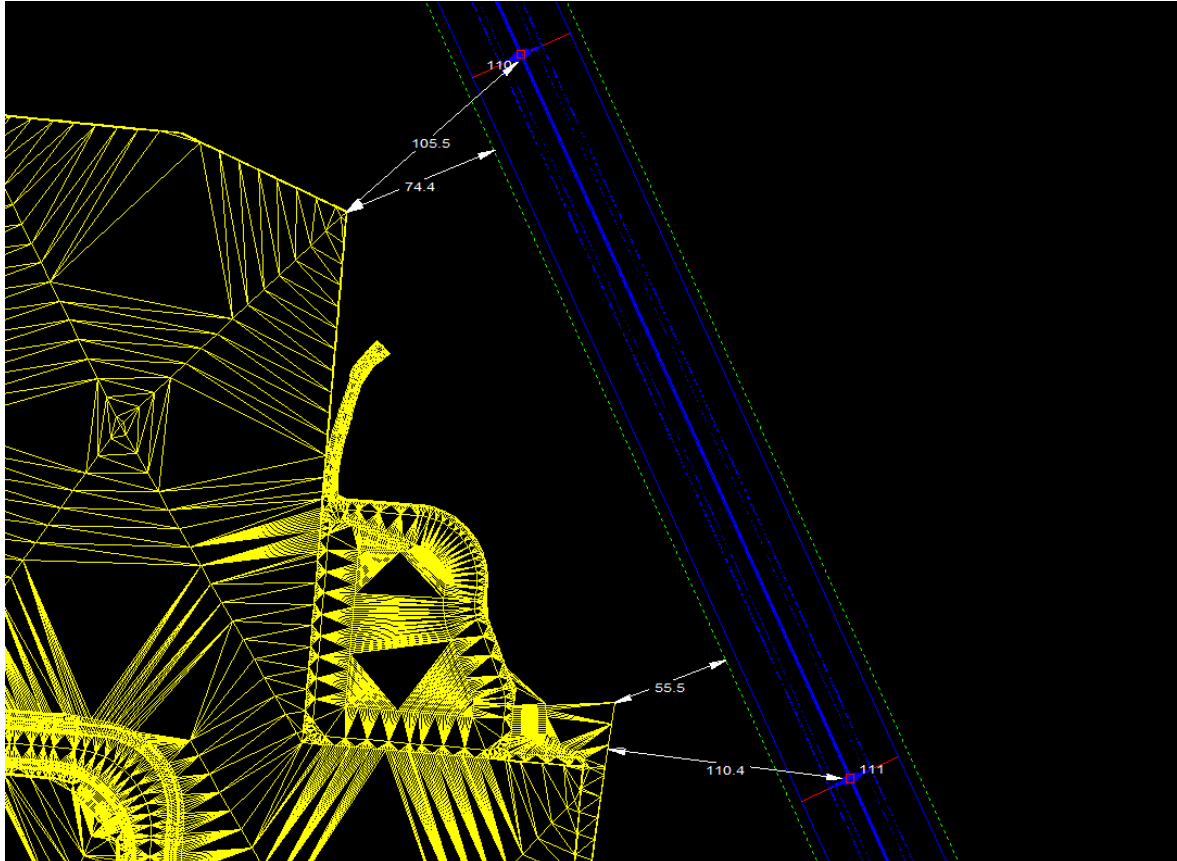


Figure 6 – Landscaping layout.

