

## Chloe Dunlop

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**From:** Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
**Sent:** Friday, 22 September 2017 11:00 AM  
**To:** Chloe Dunlop  
**Cc:** Joanna Bakopanos; Philip Wilson  
**Subject:** URGENT ACTION REQUIRED: SSD7664 - Horsley Drive Business Park Stage 2  
**Attachments:** Endeavour Energy General Restrictions for Overhead Power Lines.pdf; Endeavour Energy MDI0044 Easements and Property Tenure.pdf; work\_near\_overhead\_power\_lines\_code\_of\_practice\_1394%5B1%5D.PDF; Safety+on+the+job.pdf; FactSheet\_Building\_Construction+web.pdf; emf-what-we-know-jan-2014-final\_1\_1.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Chloe

My apologies for not responding sooner. I have spoken to our Easements Officer, Philip Wilson, earlier today regarding the Development Application and he has asked me to provide a response.

As shown in the below site plans from Endeavour Energy's G/Net master facility in regards to Lot 23 DP 13961 there are

- Currently no easements benefitting Endeavour Energy (easements are indicated by red hatching).
- 132,000 volt / 132 kV high voltage overhead power lines traversing the site.
- Low voltage and 11,000 volt / 11 kV high voltage overhead power lines (including a pole mounted substation indicated by the symbol ) to the road verge / roadway.

The 132 kV overhead power lines traversing the site are operated by Endeavour Energy's and subject to an easement currently benefitting TransGrid but to be transferred to Endeavour Energy. The indicative location of the easement is shown on Endeavour Energy's G/Net master facility model as the (smaller) hatched lines.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed). This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

Please find attached for the applicant's reference a copy of Endeavour Energy's 'General Restrictions for Overhead Power Lines'. The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is that wherever reasonably possible, no activities / encroachments occur within easement areas. As indicated above, activities / encroachments within easement areas cannot occur without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may

reasonably impose. For further information, please also find attached a copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which in Section 5.14 'Encroachments on overhead line easements' deals with activities / encroachments within easement areas.

In regards to part of the Stage 1 DA stormwater works being proposed in the easement, the following section of MDI 0044 is applicable:

#### 5.14.4.14 Installation of utility services

Applications for the installation of telephone, water and sewerage services (overhead, underground, or on the surface) may be considered for approval by Endeavour Energy's Mains Assets Manager. The approval of the installation of these services will be based on:

- There is no practical alternative available;
- Any services within 15 metres of a structure must be constructed of non-conducting materials;
- The integrity of all line structures and stay pole/wires are to be maintained at all times;
- Designers and installers of utility services must consider any hazards associated with induced voltages and transferred earth potentials, in accordance with AS 4853, which must be controlled. Applications will require a risk assessment and proposed controls for each of the identified hazard.

Establishment of an easement for other utilities assets within Endeavour Energy's easement may be required.

As the proposed works will encroach/affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on 9853 7110 alternately [Philip.Wilson@endeavourenergy.com.au](mailto:Philip.Wilson@endeavourenergy.com.au). The applicant will need to address the relevant provisions of MDI 0044 and the Easements Officer will refer the matter to the Mains Asset Manager for determination.

Subject to the resolution of the foregoing, Endeavour Energy has no further objection to the Development Application. Please note however that this does not imply or indicate the granting of permission to any or all of the proposed activities within the easement area. Its further recommendations and comments are as follows:

- Network Capacity / Connection

The following site plan from Endeavour Energy's G/Net master facility model shows the site is covered by various 'Work Polygons' (shown by the coloured highlighting and/or hatching of the lot) indicating enquiries and applications for proposed contestable works projects with Endeavour Energy's Network Connections Branch for electricity supply to the development. As such, Endeavour Energy's Network Connections Branch are managing the conditions of supply with the proponent and their authorised service provider (ASP). The applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) if this Development Application:

- Includes any contestable works projects that are outside of the existing approved / certified works.
- Results in an electricity load that is outside of the existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (AMMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.



- Subdivision of Easements

Endeavour Energy’s preference is to have continuity of its easements over the most direct and practicable route affecting the least number of lots as possible. Therefore it generally does not support the subdivision of easements (even in part) and their incorporation into multiple / privately owned lots.

The incorporation of electricity easements into such privately owned lots is generally problematic for both Endeavour Energy and the future landowner. Dissecting the easement along its length with the overhead power lines located within private lots results in restriction of access eg. every lot being potentially fenced on both

sides, multiple gates / openings would be required to ensure contiguous / ready access and requires additional easement management to ensure no uncontrolled activities / encroachments occur within the easement area. As shown in the following extract of Camden Council's development control plan, in other local government areas this form of subdivision is actually discouraged.

| <b>C7.2 Neighbourhood and Subdivision Design</b>   |  |
|--|--|
| <i>Electricity easements are to be incorporated in public road reserves and shall not burden private lots.</i> | The proposed electricity easements are located within the public road reserve. No electricity easements burden the private lots. |

Endeavour Energy's preference is for the road reserve to be the same width as the easement so that no privately owned lots need to be encumbered whatsoever by easements. Once the road is dedicated as a public road, it allows the applicant to make application to Endeavour Energy to have the easement released. The incorporation of easements into open space / recreation areas is also considered preferable to easements encumbering multiple / privately owned lots.

However, if there is no reasonably practicable alternative and the subdivision does result in the incorporation of Endeavour Energy's easement into multiple lots, not only must the easements, rights and restrictions, covenants etc. be retained over the effected lots and in accordance with the requirements of NSW Land and Property Information (LPI), but Endeavour Energy may need to include additional requirements / restrictions to be registered on titles to each of the lots to ensure it can reasonably access and manage its existing electricity infrastructure within the easement.

- Network Access

It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles etc.) that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons and the electricity network at risk.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- Prudent Avoidance

The electricity network is operational 24/7/365 ie. all day, every day of the year. The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest

expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise. In practical terms this means that when designing new transmission and distribution facilities, consideration is given to locating them where exposure to the more sensitive uses is reduced and increasing separation distances. These emissions are generally not an issue but with statutory authorities permitting or encouraging development with higher density, reduced setbacks and increased building heights, new development can impact on existing electricity infrastructure. Where development is proposed in the vicinity of existing or proposed electricity infrastructure required to facilitate the proposed development, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development. Endeavour Energy believes that likewise consent authorities should also adopt a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical or other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Public Safety

As the proposed development will involve work near electricity infrastructure, workers run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days.

I appreciate that not all the foregoing issues are immediately relevant or significant to the Development Application, however, Endeavour Energy's preference is to raise awareness of the potential matters that may arise should development within closer proximity of the electricity infrastructure occur.

Could you please pass on the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the telephone numbers identified in the above in relation to the various matters. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Kind regards  
Cornelis Duba  
Development Application Review  
Network Environment & Assessment  
T: 9853 7896  
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)  
51 Huntingwood Drive, Huntingwood NSW 2148  
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| G3E_FID  | Feature Name | Component Name    |
|----------|--------------|-------------------|
| 80093230 | Crown Parcel | Crown Parcel Find |

**From:** Chloe Dunlop [mailto:Chloe.Dunlop@planning.nsw.gov.au]  
**Sent:** Friday, 15 September 2017 11:52 AM  
**To:** Philip Wilson

**Cc:** Property; Joanna Bakopanos  
**Subject:** URGENT ACTION REQUIRED: SSD7664 - Horsley Drive Business Park Stage 2  
**Importance:** High

Good morning Philip,

As discussed, the Department is finalising the assessment of the Horsley Drive Business Park Stage 2 State Significant Development (SSD7664) and seeks comments from Endeavour Energy relating to works within the high voltage powerline easement. The Concept Proposal is for the establishment of a general and light industrial and warehouse and distribution centre estate and the Stage 1 DA involves subdivision of the site, bulk earthworks and stormwater works.

As part of the Stage 1 DA, stormwater works are proposed in the easement located on part of Lot 23 DP 13961 which is currently owned by TransGrid. However, based on our discussion I understand the easement is being transferred to Endeavour Energy.

A copy of the DA and EIS is available on the Department's website via the following link:  
[http://majorprojects.planning.nsw.gov.au/index.pl?action=view\\_job&job\\_id=7664](http://majorprojects.planning.nsw.gov.au/index.pl?action=view_job&job_id=7664)

The Department referred the application to Endeavour Energy in December 2016 and requested advice and recommended conditions in January 2017 (refer **attached** letter). A response to this letter does not appear to have been received.

The Department also referred the application to Transgrid. Transgrid's submission (**attached**) did not object to the proposal on the basis that no works were within TransGrids easement.

As the Department is urgently seeking to finalise the assessment of this project to meet internal deadlines may you please provide your advice and any recommended conditions **by 12 noon Wednesday, 20 September 2017**.

I understand that your team has high workloads however would greatly appreciate if this could be urgently actioned.

Regards,

**Chloe Dunlop**  
Senior Planning Officer  
Industry Assessments

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