

**Training, Logistics and Property**  
**Telephone: (02) 9620 0104**  
**Your Reference: SSD 6799**

ABN 19 622 755 774

23 September, 2015

Department of Planning & Environment  
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Attn: Ms Rebecca Sommer  
Senior Planner, Industry Assessments

Dear Ms Sommer,

**Re: Swire Cold Storage Facility, Marsden Park, Blacktown LGA (SSD 6799) – Notice of Exhibition (Part Lot 4 in DP 1198299)**

Thank you for your letter dated 10 August, 2015 in respect of the abovementioned matter, being the construction of a high clearance distribution warehouse proposed to operate on a twenty four hour operation.

TransGrid owns and operates the NSW high voltage transmission line network to which the subject site is restrained by TransGrid's *Sydney West – Sydney North No.1 330KV* transmission line (*Feeder 20, Structures 36 - 38*). This easement traverses the subject land within a 60.96 metre wide easement, with stanchion 37 located on the subject development site.

TransGrid has reviewed this proposed development as outlined in the Notice of Exhibition and is willing to grant conditional consent to the proposed encroachment of our easement being State significant infrastructure, subject to the following terms and conditions and includes advice from TransGrid's electrical engineers:

- 1) Earthing modifications to the transmission tower on the subject site must be undertaken at the developer's expense and this is an essential condition of TransGrid's conditional consent issued herein. An Earthing Study to determine the most appropriate modified earthing design must be undertaken in the first instance, followed by the actual earthing modifications to be undertaken taking into account the findings of the earthing study.

TransGrid requires a written undertaking that the developer will reimburse TransGrid for the costs associated with the earthing study and the actual earthing modification works, before initiating same. The earthing modifications must be undertaken before any development work within 30 metres of the tower can commence.

- 2) Referring to Drawing 650 (Site Overview), TransGrid's use and access to the transmission line easement must be preserved and provided at all times. This is an essential condition of consent and TransGrid will refuse access to parts of the easement from time to time in order to undertake essential works to our high voltage infrastructure and this includes the truck exit situated immediately adjacent to the stanchion.

During times when the Truck Exit is closed for TransGrid service of the transmission line, egress will only be possible using the Truck Entrance. TransGrid will require a set of keys to the property security and boom gates be provided to ensure we are able to access our easement and stanchion at any time.

- 3) The car parking areas and other hardstand areas proposed to be situated on the easement must be constructed to withstand the weight of a 100 tonne crane and other large mobile plant and equipment that is used by TransGrid from time to time. To this end, TransGrid will not be liable for any damage to surfaces arising from the use of our easement on the subject land.

TransGrid requires a safe working platform to undertake maintenance on the stanchion and transmission line infrastructure. Attached to the back of the *TransGrid Easement Guidelines for Third Party Development (Guidelines)*, is a pictorial example of the safe working platform required.

On account of vertical safety clearances, TransGrid does not permit any truck parking on the easement at any time. The passenger car parking areas must not be used by any form of truck or trailer or vehicle higher than a sedan/wagon/ Four Wheel Drive. To this end, the car park areas should be constructed so as to be physically separate to the warehouse driveway and hardstand areas. Further, shipping containers and pallets must not be stored on the easement at any time.

- 4) Referring to Drawing 653 (Utilities and carpark lighting), there are vertical and horizontal clearance concerns regarding the proposed overhead lantern lighting in the car parking areas. Further, on account of the already constrained access to our easement and stanchion on the subject site arising from the proposed development, the light poles must be removed. This is to preserve unobstructed access for TransGrid to be able to operate large mobile plant and equipment on the easement, including cranes and elevated work platforms with out-riggers etc, pursuant to the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006. Lighting for the car parking areas should be positioned off the facing side of the proposed warehouse.
- 5) Fencing proposed on the easement cannot exceed 2.5 metres in height. Each fencing panel must be earthed and every second panel isolated from the next pair of fencing panels. Please consult with TransGrid for further instructions on the required earthing for the proposed boundary fence.
- 6) Gates to be constructed on the boundary must be designed so as to not exceed a height of 2.5 metres. Height restrictions also apply to boom gates proposed on the easement. The design of the boom gate proposed for the Truck Exit is yet to be finalised. Therefore is boom gate is subject to TransGrid's assessment and determination to ensure safety and operational compliance.



- 7) Height restrictions must be applied to cranes, elevated work platforms plus any other plant and equipment proposed to operate on the easement. This restriction applies to all mobile plant and equipment that is capable of exceeding a height of 4.2 metres.
- 8) Referring to Daring 15006 (Landscaping Plan), all vegetation and landscaping proposed within TransGrid's easement must not exceed the limit of 3 metres at a mature height as per the direction issued by TransGrid's Transmission Lines and Cables Asset Manager.
- 9) No mounds of earth or other materials may be left on the easement during and after earthworks, even on a temporary basis, as doing so effectively creates a hazard by reducing the vertical clearances to the transmission lines.
- 10) During construction, traffic control measures need to be implemented to prevent vehicles colliding with TransGrid's transmission towers. Any temporary fencing will need to be earthed and every second panel isolated. No works are permitted within the 20 metre exclusion zones around TransGrid's towers.
- 11) All works must be carried out in accordance with the *NSW WorkCover 'Work near Overhead Power Lines' Code of Practice 2006*. Please also refer to the accompanying *TransGrid Easement Guidelines for Third Party Development* and contact TransGrid in the event of any uncertainty.
- 12) TransGrid requests notification before the construction work commences. This is to ensure a TransGrid Easement Officer attends the site induction and can assess the construction site mindful of any key safety issues pertaining to TransGrid's infrastructure.
- 13) TransGrid request formal notification of any amendments / modifications to the proposed development including changes to ground surface levels within the easement.

This letter serves as TransGrid's formal conditional consent to the proposed development (SSD 6799). Thank you for consulting TransGrid in respect of this matter and should you have any queries, please feel free to contact the undersigned on (02) 9620 0104.

Yours sincerely



Skye Shanahan  
Property Enquiries Coordinator | Training, Logistics and Property

Encl.

