

Training, Logistics and Property
Telephone: (02) 9620 0765
Our Reference: 2015/5506
Your Reference: SSD6917

ABN 19 622 755 774

11 December, 2015

Department of Planning & Environment
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Attn: Ms Kate MacDonald
Team Leader, Industry Assessments

Dear Ms MacDonald,

Re: SSD6917 Oakdale South Industrial Estate, Erskine Park, Penrith LGA - Notice of Exhibition

We refer to the Department of Planning and Environment's (**DPE**) Notice of Exhibition in respect of the abovementioned State Significant Development 6917 (**SSD6917**) and responds as follows. TransGrid owns and operates the high voltage transmission line network in NSW. The abovementioned development is subject to the following TransGrid easement and the infrastructure situated therein.

- Sydney South to Sydney West No.1 330kV (Feeder 30 Structures 10–13) (**Easement**)

This easement traverses the subject land pertaining to the *Oakdale South Industrial Estate* within a 60.96 metre wide easement. A formal survey plans identifying the exact position of TransGrid's easement and the infrastructure therein will need to be arranged by the developer to ensure that the exact position of the easement is accurately accounted for and that no prohibitive encroachment arises within the easement or immediately adjacent thereto.

Attached is a plan from the *TransGrid Asset Management Information System* (TAMIS) that identifies the approximate position of our easements and infrastructure on or near the subject land, along with a Deposited Plan (DP1153614) in respect of same.

Where the developer proposes to encroach TransGrid's transmission easement in any way, full detailed plans will need to be provided in order for TransGrid's engineers plus the *Transmission Lines & Cables Asset Manager* to determine whether what is proposed is acceptable or prohibited. Plans to be provided should be in 3D-DXF format with corresponding identical plans in PDF format. Further, site plans and elevation plans will also be required that clearly identify any development proposed within immediate proximity of TransGrid's easements.

It has been established that **Precincts 1, 4 & 5** of the *Oakdale South Industrial Estate* will be situated either within or immediately adjacent to TransGrid's easement. For these precincts detailed plans as outlined above will need to be provided for our assessment.

Please be advised that TransGrid has vertical and horizontal clearances that must be preserved at all times. These clearances along with other development restrictions imposed by TransGrid are in the interest of public safety and protection of our State significant transmission infrastructure.

Amongst the issues to be addressed and resolved is the drainage impact on the easement arising from have the hardstand pertaining to the industrial developments positioned on the immediate outside edge of the easement. Drainage culverts along with any *detention* basins proposed on the easement will need to be assessed to ensure TransGrid's access along the easement and around the transmission structures is not obstructed.

Handrails pertaining to the 5 metre high retaining walls proposed on the edge of the easement will need to be earthed and isolated. This is to prevent micro shocks arising, due to the proximity of the metallic handrails relative to the high voltage transmission lines.

Road undercrossings of the easement will also need to be assessed, including the position and placement of street lighting on the outside edge of the easement and none on the easement. Road RLs will also need to comply with TransGrid's vertical clearances, based on the maximum operating temperature of the transmission lines and the fact that articulated vehicles will be using the road

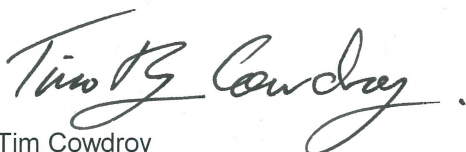
Horizontal clearances from the transmission towers also apply, including protection of the subterranean earthing straps protrude diagonally out from each leg of a stanchion by 15 metres. A 25 metre exclusion zone around each stanchion will need to be established during civil works and subsequent development. Ground levels on the easement are not to be altered without TransGrid's prior written consent. Stockpiling or storing of intermediate spoil on the easement is prohibited at all times.

Please find attached the TransGrid Easement Guidelines for Third Party Development (**Guidelines**). The Guidelines are not an exhaustive list, therefore in the event of any uncertainty, please consult with TransGrid accordingly. Please also refer to the WorkCover NSW 'Work Near Overhead Power Lines' Code of Practice 2006.

Thank you for consulting TransGrid in respect of SSD6917 and we look forward to receiving the design plans, site plans and elevation plans that were requested in our meeting the proponent on 25 November, 2015. Please note, TransGrid is currently not in a position to endorse this proposed development to the extent that it is either immediately adjacent to our easement or seeking to encroach same. Pursuant to regulation 45 of SEPP (Infrastructure) 2007, TransGrid will require the additional information before making a determining submission to the DPE in respect of this matter and will do so once the requested documentation has been received and assessed.

Should you have any queries regarding TransGrid's easement and infrastructure on the subject site, please feel free to contact the undersigned on 0408 192 165 or alternatively contact TransGrid's Property Enquiries Coordinator, Skye Shanahan on (02) 9620 0104.

Yours sincerely



Tim Cowdroy
Land Economist | Training, Logistics and Property | Field Services

Encl.

