

18/06/2018

Ms Olivia Hirst
Planning Officer Industry Assessments
NSW Department of Planning
GPO BOX 39
Sydney NSW 2001

Dear Olivia,

Exhibition of State Significant Development (SSD 9153) 4 Darling Street, Marsden Park, Part Lots 303 & 304 and Lot 305 in DP 1213756 Notice of Exhibition.

Thank you for the opportunity to review the abovementioned proposal, TransGrid operates the NSW high voltage transmission line network to which the subject site is constrained by the following Transmission Lines and associated easements:

Sydney West to Sydney North Transmission Line 20 Structure 38

As part of this review TransGrid met with Mr Michael Gray of Sydney Business Park on the 13th April 2018, following this meeting Sydney Business Park provided revised plans which have now been reviewed by TransGrid.

The proposed State Significant Development (SSD 9153) 4 Darling Street, Marsden Park, has been assessed by TransGrid's Transmission Line and Cable Engineers, in accordance with TransGrid's Easement Guidelines and requires the following conditions to be met and included in any revised plans for the site.

Please be advised after reviewing the proposed works at 4 Darley Street Marsden Park TransGrid has determined the proposed works require revised plans that meet TransGrid's conditions below:

GENERAL CONDITIONS:

1. If storm water pipes are proposed within the easement, the materials used must be non-metallic. However there may be occasions wherein a metallic pipe with rubber ring joint is acceptable, however this will need to be assessed by TransGrid. TransGrid written approval is required for any subterranean encroachment of the easement, including pipelines
2. Any construction work for any proposed basin within the easement must observe the 6m safe approach distance to any exposed conductors when performing work which requires that plant to approach electrical apparatus as per the procedure "Mobile Plant in the Vicinity of High Voltage Conductors"
3. Proposed works must follow the 'Work Near Overhead Power Lines' Code of Practice 2006 and TransGrid's Easement Guidelines for Third Party Development

4. Mobile plant is required to be earthed when operated within the easement
5. Please advise TransGrid of any amendments or modifications to the proposed work
6. Please ensure access to TransGrid's infrastructure is maintained at all times

TRANSGRID TECHNICAL CONDITIONS:

1. There can be no car parking spaces **within 17m** of the transmission line centreline or **20m** of the transmission line structure in accordance with the TransGrid Easement Guidelines
2. The thoroughfare areas of the carpark closest to the structure should be relocated to be as far from the structure as possible once the parking space locations have been modified. If the paved area remains within 20m of the structure the proponent may be liable for costs incurred to relocate the buried structure earthing. It is preferred to have the vehicle thoroughfares greater than 20m from the structure
3. The proposed sports field and basketball/tennis court are not in accordance with TransGrid's Easement Guidelines (attached). Such facilities, whether public or private, should be at least **17m** from the transmission line centreline
4. There are no issues with clearances to any aspect of the development as indicated in the submitted clearance report from AECOM

ACCESS AND MAINTENANCE CONDITIONS:

1. 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
 - At the meeting with the proponent on 13th April 2018 it was advised that TransGrid's access to Transmission Line 20 Easement and Structure 38 would be off Darling Street via car entry/exit point nearest to the structure, with easy access to the structure
 - No perimeter fencing and gates are proposed around the development site and access is to be available at all times
 - It appears that carpark spaces have mostly been removed from the 20m exclusion zone (as discussed in meeting)
2. 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 40ton load capacity of TransGrid maintenance trucks
3. Please note that part of the proposed Palisade Security fencing and Armco Railing within the site are shown to be within the 20m exclusion zone. Any fencing proposed within the easement is to be installed in accordance with TransGrid's Fencing Guidelines (attached).

4. Location of any excavation works is not to be within 20 metres of any part of a steel tower. (Earth straps are buried coming out from each of the leg towers and these are not to be disturbed or exposed to avoid any danger to the public).
5. TransGrid Easement Guidelines advise that carpark areas are not to come within 20m of any part of a transmission line structure and must be at least 17m from the Transmission Line centreline (above 132kV)
6. 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
7. Safety clearances are to be observed near power lines

Thank you for consulting TransGrid in respect of this matter. Going forward, TransGrid requests formal notification for each development stage and the applicable roads as listed in this letter, pursuant to regulation 45 of SEPP (Infrastructure) 2007. TransGrid will need to review and evaluate the details for each these listed parts of the proposed ASIC Warehouse and Distribution Centre (SSD 9153) 4 Darling Street Marsden Park development as and when the relevant planning approvals are being sought. It is also preferable and recommended that the developer consult with TransGrid in the design stage for each stage of the development, but only for the parts of the development situated near the transmission line easement, as listed above.

Further, TransGrid requests formal notification of any amendments to the layout and/or configuration of the proposed ASIC Warehouse and Distribution Centre (SSD 9153) 4 Darling Street Marsden Park.

Should you have any queries in respect of this matter, please feel free to contact the writer at easements&development@transgrid.com.au or as per the contact details below.

Yours faithfully

Kenson Ho

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