

**Training, Logistics and Property**  
**Telephone: (02) 9620 0104**  
**Your Reference: SSD 6954**

ABN 19 622 755 774

09 October, 2015

Department of Planning & Environment  
GPO Box 39  
**SYDNEY NSW 2001**

**WALLGROVE**  
200 Old Wallgrove Road  
Eastern Creek  
NSW 2766 Australia  
PO Box 87  
Horsley Park  
NSW 2175 Australia  
T (02) 9620 0777  
[www.transgrid.com.au](http://www.transgrid.com.au)

Attn: Mr Thomas Piovesan  
Industry Assessments

Dear Mr Piovesan

**Re: Ikea Multi-Function Logistics Unit, Blacktown LGA (SSD 6954) – Notice of Exhibition (Lot's 32/ 33/ 34/ 35 in DP 262886)**

Thank you for your correspondence dated 31 July 2015 in respect of the abovementioned matter, being the construction of a warehouse and distribution centre within the vicinity of a TransGrid easement.

TransGrid owns and operates the NSW high voltage transmission line network. The subject site is restrained by TransGrid's *Sydney West – Sydney North No.1 330KV* transmission line (*Feeder 14, Structures 63 - 66*) and associated easement. This easement traverses the subject land with a 60.96 metre wide easement, and stanchions 64 and 65 are 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 within our easement being State significant infrastructure, subject to the following terms and conditions:

1. Earthing modifications to the transmission towers on the subject site must be undertaken at the developer's expense. 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 works can commence. Further, all earthing modifications must be undertaken before any development work within 30 metres of the towers can commence.

2. Any fencing proposed along TransGrid's easement will need to be assessed by TransGrid's Engineering Department with regard to the type of fencing proposed before final consent can be granted. Prior to establishing the type of fencing required, the aforementioned earthing study is required to assist in the fencing type selection.

Once fencing arrangements have been established and agreed between TransGrid and the developer, this will need to be earthed and every second panel isolated from the next pair of panels.

3. Any landscape proposed along TransGrid's easement will not be able to exceed a mature growth height of 3 metres.
4. TransGrid will require twenty-four hour vehicular access to our transmission towers at the abovementioned site. In addition, as discussed with the developer this may require barricading an exclusion zone around the tower for a period while maintenance works are being conducted. To this end, TransGrid will endeavor to pre-arrange this with the occupants (within reason) prior to commencing maintenance works.

TransGrid will require on-grade crushed rock pavement for the ground surface between the IKEA concrete hardstand areas and TransGrid's stanchions. In addition, as discussed with the developer, this will need to withstand the weight of a 30-tonne truck for TransGrid's access and maintenance vehicles. Any damage to this ground surface will be at the cost of the occupants.

Further discussions between TransGrid and the Developer are required for a proposed sliding gate to be situated at the northern end of this site. To this end, the exact requirements for any proposed boundary fencing along TransGrid's easement will be established from the earthing study. Therefore, after this study is completed, TransGrid will then be in a position to finalize and confirm any proposed boundary fencing with the developer. This however needs to be conditioned in any initial consent granted for the proposed development.

5. Height restrictions must be applied to cranes, elevated work platforms plus any other plant and equipment proposed to operate on the easement. All mobile plant and equipment that is capable of exceeding a height of 4.2 metres is not permissible within the easement.
6. 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.
7. 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.
8. 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.



9. TransGrid requests notification before any construction work commences. This is to ensure a TransGrid Easement Officer attends the site induction and can assess the construction site as required and from time to time mindful of any key safety issues pertaining to TransGrid's infrastructure.
10. TransGrid requests formal notification of any amendments or modifications to the proposed development as approved including changes to ground surface levels within the easement.

This letter serves as TransGrid's formal conditional consent to the proposed development (SSD 6954). We also note the applicant has advised amended architectural drawings will be supplied to Department of Planning and TransGrid corresponding to the civil design layout. To this end, TransGrid's conditional consent is based on these plans being amended and re-submitted to TransGrid with particular reference to removal of a pallet storage area at the northern end of this site. Also the applicant will update their architectural plans to reflect the ground surface materials to be used within a portion of our easement and further discussions is required between the applicant and TransGrid.

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.*