

From: [Alex Lohrisch](#)
To: [Easements&Development](#)
Cc: [Guy Smith](#); [Kym Dracopoulos](#); [Michael Platt](#); [Alasdair Cameron](#)
Subject: RE: 2020-471 Oakdale West Estate Modification 6 (SSD-7348 MOD 6)
Date: Wednesday, 10 February 2021 4:55:48 PM
Attachments: [image570313.png](#)
[image803095.png](#)
[image696617.png](#)
[image403605.png](#)
[image946520.png](#)
[image067383.png](#)
[image084966.png](#)
[19.01.21 Acceptable Letter.pdf](#)
[SKC395 - TRANSGRID ACCESS PLANIP11.pdf](#)

Hi Michael,

Thank you for your acceptance letter for Oakdale West SSD-7348 MOD 6 (Construction of Road 8).

To answer your two queries below, I have created a sketch that should clearly describe access to Transgrid assets within the land. Please note that this is just the main points of access.

1. The Road 8 reserve will be fenced to prevent unauthorised access to the land either side. Transgrid access has been considered and two gated driveways (one on each side) are provided to allow Transgrid to drive from one side to the other.
2. The sketch answers this question. There are numerous tracks supplied to maximise the accessibility throughout the easement.

All conditions in the consent letter are noted and have been passed onto the contractor and site team to ensure compliance moving forward.

If there is anything you would like to clarify, please call.

Cheers,

Alex



Alex Lohrisch

Senior Civil Engineer | Project Manager

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From: Easements&Development <Easements&Development@transgrid.com.au>
Sent: Tuesday, 19 January 2021 12:17 PM
To: Alex Lohrisch <Alex.L@atl.net.au>
Subject: 2020-471 Oakdale West Estate Modification 6 (SSD-7348 MOD 6)

Dear Alex,

TransGrid Reference Number: 2020-471

Location: Oakdale West Estate Modification 6 (SSD-7348 MOD 6)

Proposal: Modification application (SSD-7348 MOD 6)

TransGrid: Transmission Line 14 Sydney North 330kV – Kemps Creek 500kV +
Easement earmarked for future Transmission Line

Sorry for the delay it took a while to put together.

Please note in : Access & Maintenance Conditions + Further Comments TransGrid is requesting please:

1. *Current travel between structures at the location, where possible, is mostly along the easement. It is advised that fences are proposed along the proposed ROAD No.8 reserve and clarification is requested on how the easement and structures at this location are to be accessed*
2. *It is requested that the proponent provides information/clarification on TransGrid's access points and access routes to all the structures at this location – a marked up drawing to indicate these would be most helpful, not only for field staff use but to record in TSS for future visits to these easements by others within TransGrid.*

Regards

Michael

Michael Platt

Development Assessment and Control Officer | Network Planning and Operations

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"COVID-19 UPDATE: TransGrid office personnel have transitioned to working remotely, staying home to keep our people and community safe while working to ensure that we continue to provide the support you need during these uncertain times. We appreciate staying connected is important so while face-to-face meetings have been suspended due to physical distancing requirements, we offer other ways for you to contact us, meet with us and access the people, information and resources you require." Please consider the environment before printing this e-mail.

Sydney West

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19/01/2021

Alex Lohrisch
Senior Civil Engineer | Project Manager
Level 7, 153 Walker Street
North Sydney NSW

Dear Alex,

TransGrid Reference Number: 2020-471

Location: Oakdale West Estate Modification 6 (SSD-7348 MOD 6)

Proposal: Modification application (SSD-7348 MOD 6)

TransGrid: Transmission Line 14 Sydney North 330kV – Kemps Creek 500kV
+ Easement earmarked for future Transmission Line

Thank you for requesting TransGrid's permission to carry out the Modification application (SSD-7348 MOD 6) described in 15-272-C4167[P1], 15-272-C4168[P1], at Oakdale West Industrial Estate within TransGrid easement Transmission Line 14 Sydney North 330kV – Kemps Creek 500kV + Easement earmarked for future Transmission Line (**TransGrid ID: 2020 – 471**)).

Please be advised that after reviewing your proposal, TransGrid **gives its permission** subject to the following conditions:

1. Technical Conditions:

A summary of the findings and recommendations is as follows:

- This assessment takes into consideration the area earmarked for future Easement – refer figure 6
- This assessment assumes there are no joints associated with the underground LV services
- Given the information and data that has been provided, the development is technically acceptable according to the TransGrid's Easement Guidelines given that the following conditions are adhered to:
 - i. **The following conditions are placed on operation of machinery within the easement:**
 - a. Must not require an outage of the transmission line
 - b. Must not require fuel to be stored within the easement
 - c. Operation of the excavators within the easement shall maintain safety clearances to the exposed conductors

- d. Safety clearances are to be observed near power lines. The proposed work must be carried out by an accredited person in the presence of a safety observer.
 - e. Proposed works must follow the Work Near Overhead Power Lines Code of Practice 2006
- ii. **The following conditions are placed on the earthworks and excavation works:**
 - a. At least 20 metres from any Transmission Line (TL) structure or supporting guy
 - b. Must not create excessive quantities of dust and must employ dust suppression
 - c. No greater than 3.0 meters in depth
 - d. Must not alter the ground level / reduce clearance below that required in AS7000 (8.0m)
- iii. **The following conditions are placed on Underground Services proposed within the easement:**
 - a. Warning/tracer tape if used must be non-metallic
 - b. Non-metallic service markers are required at entry and exit of easement and any change in direction
 - c. LV 400V/230V electrical services must be buried cables with no joints or earthing system located within the easement
- iv. **The following conditions are placed on Lighting / External Sources of Power**
 - a. Connection to the local electricity system is only permitted if electrically isolated per AS 3000 and the point of isolation is located outside of the easement. An isolated and independent solar, wind or battery powered system is also permitted
 - v. Light posts greater than 4.3 meters in height can be permitted if at least 17 metres from the transmission line centre line (above 132kV) AND electrical clearances to ordinary persons (as per Safe Work NSW Code of Practice for Work Near Overhead Power lines) are maintained to all parts of the installation

2. Access and Maintenance Conditions:

With regard to the light Poles, Road Works & Landscaping at the Oakdale West Estate and TransGrid's access & the carrying out of maintenance activities at the location, please be advised as follows:

It appears that the proposed ROAD No.8 is to cross TransGrid's TL 14 easement between Structures 106 & 107 and TL 30 easement between Structures 8&9.

The development works impact on TransGrid's travels to the structures at the location and we need to ensure that access to the easement & structures is maintained.

- i. The following is to be given consideration:
- ii. 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.

- a. ***Current travel between structures at the location, where possible, is mostly along the easement. It is advised that fences are proposed along the proposed ROAD No.8 reserve and clarification is requested on how the easement and structures at this location are to be accessed***
- b. Any slopes where travel is required by TransGrid's heavy maintenance vehicles must not have a grade steeper than 1:6 max. (1:8 or less is preferred)
- c. Where access is compromised by such developments, a condition of approval should be the provision of alternative access.
- iii. 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 40 tonne load capacity of maintenance trucks.
- iv. Location of any excavation works is not to be within 20 metres of any part of a Transmission Line structure. (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).
- v. The subsoil stability and surface drainage is not to be adversely affected in the vicinity of TransGrid's structures.
- vi. No obstruction of any type shall be placed within 30M of any part of transmission line structures i.e. the 30M exclusion zone is to be observed, and no obstructions are to be placed on access tracks or within the easement area that restricts access.
 - a. A clear area must be maintained for the safe set-up maintenance vehicles around structures.
- vii. For where travel is required by TransGrid Maintenance vehicles, it must be ensured that the trench backfill for any services can safely withstand the 40 tonne load capacity of maintenance trucks without causing damage to any pipes/conduits and services.
 - a. Provided access to structures is not impeded on, we have no issue with poles & proposed services within proposed ROAD No.8 (TLCD to review)
- viii. 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.
- ix. Safety clearances are to be observed near power lines.

From an access and maintenance perspective only, provided access to the easement & structures is maintained and exclusion zones observed, we would not expect any issue with the proposed development.

All works near/within the easement would need to be carried out in accordance to TransGrid Easement Guidelines, TransGrid Fencing Guidelines and Workcover's Code of Practice 2006 – 'Work Near Overhead Power lines'.

3. FURTHER COMMENTS

Please be advised that comments with reference to proposed ROAD No. 8 have been provided (see previous paragraphs).

In this application submission, the proponent's provided drawings also show Bio-Retention Basins 1&4 and batter works at the location as well as a Proposed Lot 5A on the eastern side of the easement that the proposed ROAD No.8 stops at.

It appears that the Future Southern Link Road crossing of TL 14 & TL30 easements is included as part of this submission as well.

It is requested that the proponent provides information/clarification on TransGrid's access points and access routes to all the structures at this location – a marked up drawing to indicate these would be most helpful, not only for field staff use but to record in TSS for future visits to these easements by others within TransGrid.

With regard to the Bio-Retention Basins 1&4, which are shown to spread across the easement corridors, these appear to be outside the structure's exclusion zones and provided they do not impede on TransGrid travels to/between the structures at the location, these could be acceptable – will be determined upon receipt of further information/clarification on TransGrid travels to the structures at the site.

4. General Conditions:

- i. All works must be carried out as per 15-272-C4167[P1], 15-272-C4168[P1],
- ii. TransGrid shall be notified of any amendments/ modifications to the proposal which may change proposed distances to TransGrid structures or conductors.
- iii. All works must be carried out in accordance with NSW WorkCover '***Working near overhead power lines' Code of Practice 2006.***
- iv. All fencing (including temporary fencing) must comply with ***TransGrid's Fencing Guidelines.***
- v. No mounds of earth or other materials may be left on the easement during and after earthworks, as this creates a hazard by reducing the vertical clearances to transmission lines.
- vi. During construction, traffic control measures need to be implemented to prevent vehicles colliding with TransGrid's transmission towers.

Please note, this is TransGrid's permission as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

If you have any questions, please do not hesitate to contact TransGrid's Easements & Development Team at Easements&Development@transgrid.com.au.

- A. Please find attached TransGrid's easement Guidelines, Fencing Guidelines for your review**
- B. Please see link to TransGrid online guidelines : <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Pages/default.aspx>
- C. Please see link to the PDF version: <https://www.transgrid.com.au/being-responsible/public-safety/Living-and-working-with-electricity-transmission-lines/Documents/Easement%20Guidelines.pdf>

Yours faithfully

**Easements & Development Team
TransGrid**

Figure 1 - Annotated site plan – Existing Easement Areas (Sydney West to Liverpool 330kV & Kemps Creek to Sydney North 330kV)

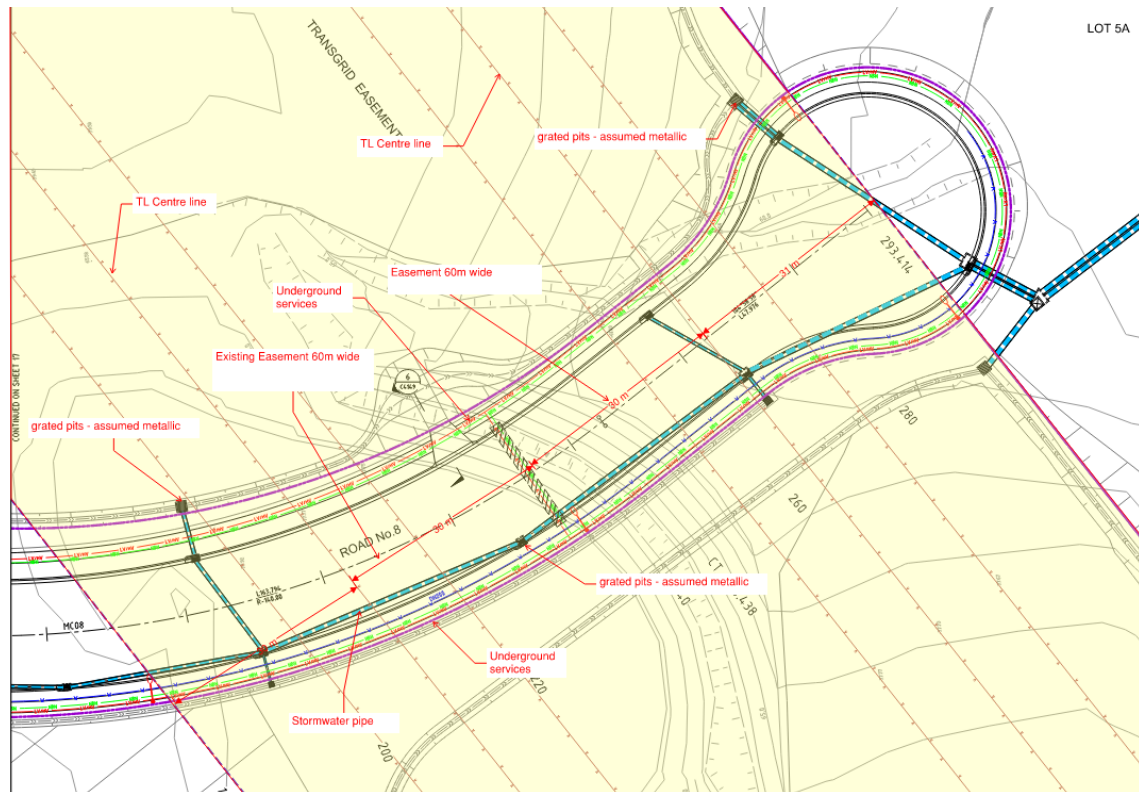
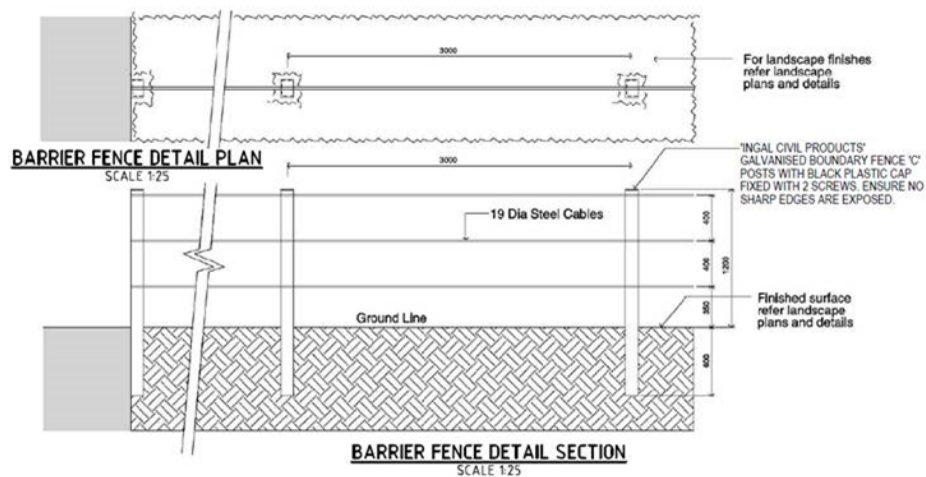


Figure 2 - Fencing details

2) Road Works

The road works and combined services drawings attached show all subterranean encroachment proposed in the Road 8 construction. This will also help review in the streetlighting in context of road works. CAD File here: <https://atl.sharefile.com/d-se250ce8c1eb94308bacfc45539bf4ba5>
We will be specifying a fence to the road reserve pictured below which will be isolated at easement edges to comply with Transgrid Fencing Guidelines. Would you please confirm this aligns with your expectation?



POST AND CABLE FENCE FENCE TYPE 4 NTS

Figure 3 - Vegetation details

3) Verge Landscaping

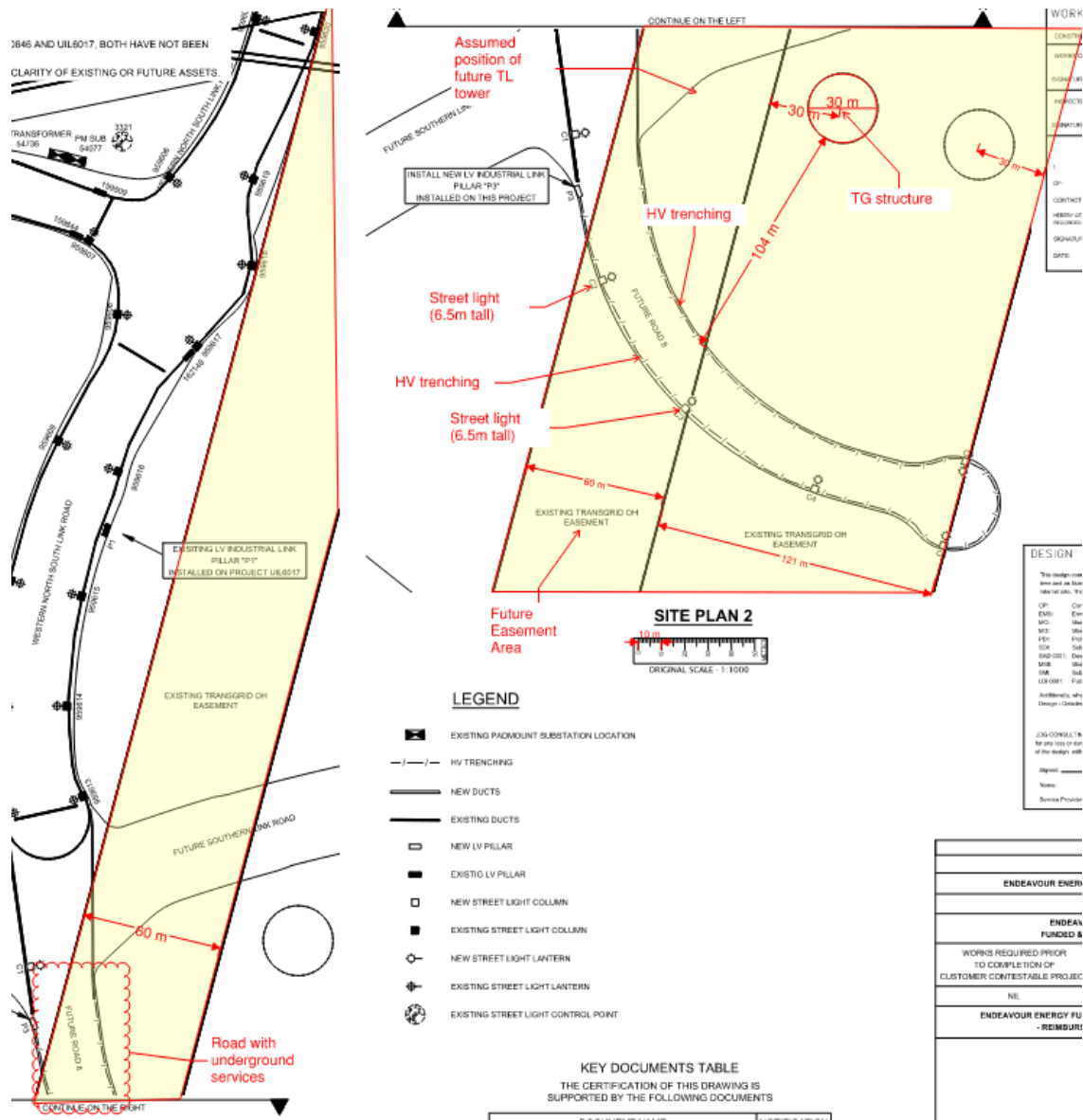
We understand the Landscaping will need to be shrubs, low height spreading trees rather than shade trees which council require. The plants are shown below are what we are considered to be used on road and verge within the Transgrid easement. These species expected to grow to a maximum height of 4m. Would you please confirm this aligns with your expectation?



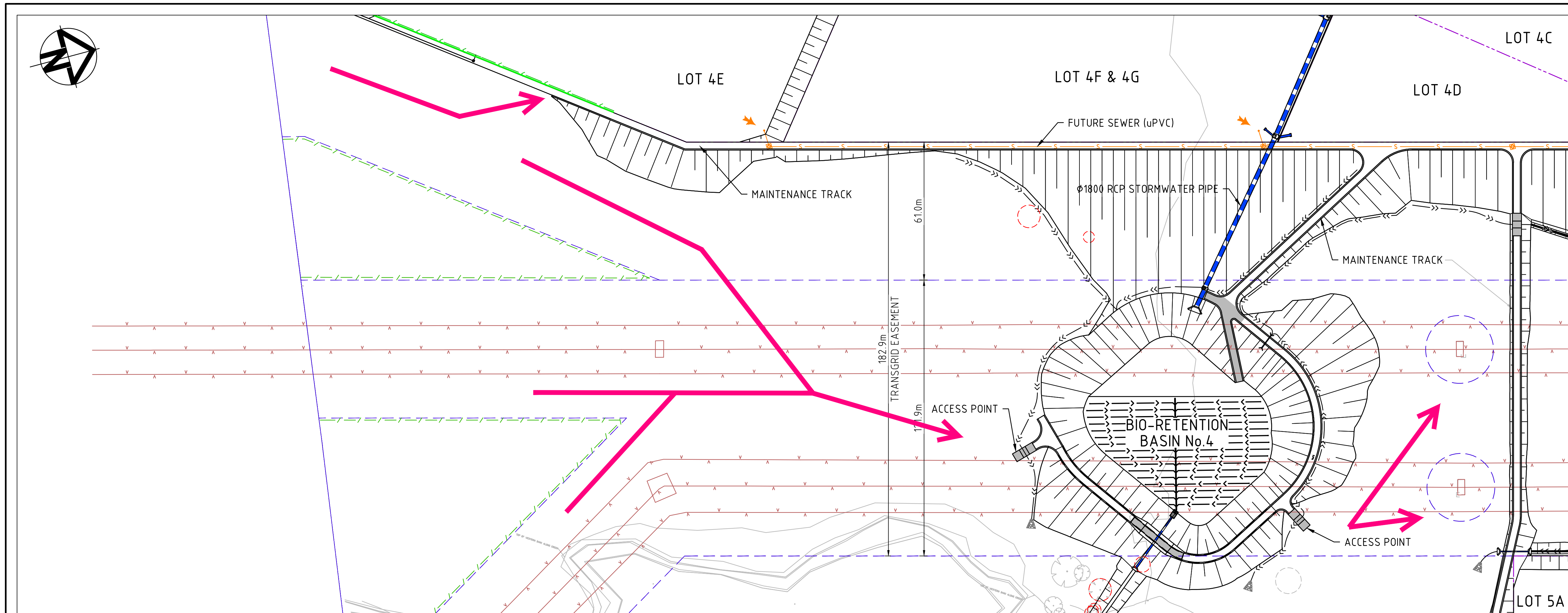
TF1 - Turfing



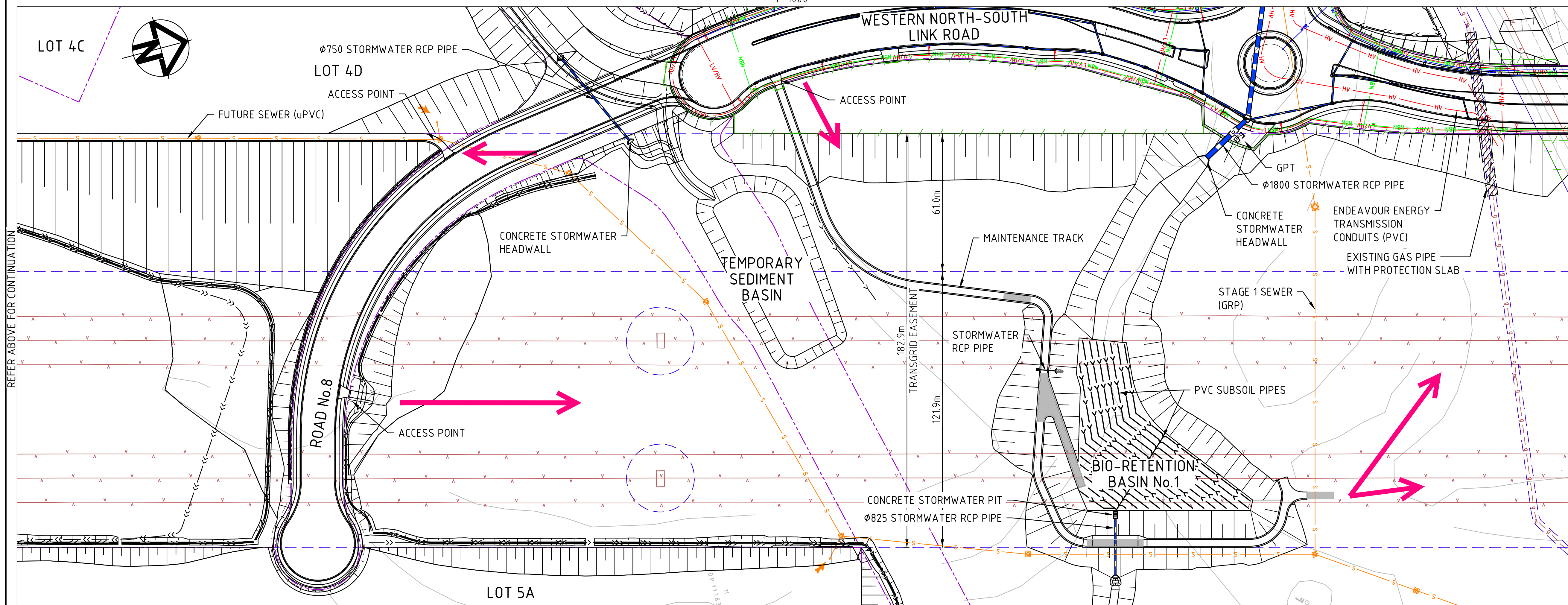
Figure 4 – Endeavour Site plan detailing placement of Lighting pole



[illegible]



PLAN
1: 1000

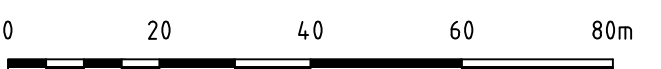


PLAN
1: 1000

SERVICES LEGEND

| | PROPOSED | EXISTING |
|--|----------|--|
| HIGH VOLTAGE ELECTRICITY | | |
| HIGH VOLTAGE & LOW VOLTAGE ELECTRICITY | | |
| LOW VOLTAGE ELECTRICITY | | |
| ELECTRICITY | | |
| ELECTRICITY OVERHEAD | | |
| NBN CONDUITS | | |
| SEWER SERVICE | | |
| WATER SERVICE | | |
| POTABLE WATER SERVICE | | |
| GAS CONDUIT | | |
| STORMWATER | | |
| DISUSED SERVICE | | |
| SEWER MANHOLE | | |
| LIGHT POLE | | |
| POWER POLE | | |
| NBN PIT | | |
| | | CONCRETE PAVEMENT |
| | | PVC SUBSOIL PIPES |
| | | CONCRETE STORMWATER PIT |
| | | CONCRETE STORMWATER HEADWALL |
| | | EXISTING TREE TO BE REMOVED |
| | | FENCE |
| | | MAJOR ACCESS POINT OR PATH FOR TRANSGRID MAINTENANCE |

Bar Scales



1: 1000 @ A1 1: 2000 @ A3

P1 ISSUED FOR INFORMATION 10-02-21

Issue Description Date

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Status **PRELIMINARY ONLY** **A1**
NOT TO BE USED FOR CONSTRUCTION

Scales SKC395 - Transgrid Access Plan.dwg

| | | |
|---------|----------|----|
| 1: 1000 | Drawn | GB |
| | Designed | GB |

| | | | |
|--------------|-----|----------|----|
| Height Datum | AHD | Checked | AL |
| Grid | MGA | Approved | AL |

Client

Civil Engineers and Project Managers

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Project **PROPOSED INDUSTRIAL DEVELOPMENT OAKDALE WEST STAGE 1**

Title **TRANSGRID EASEMENT MAINTENANCE ACCESS PLAN**

| | | |
|---------------|---------------|-----------|
| Drawing No. | Project No. | Issue |
| SKC395 | 15-272 | P1 |