

**Training, Logistics and Property**  
**Telephone: (02) 9620 0104**  
**Your Reference: DA 15/0299**

ABN 19 622 755 774

23 October, 2015

The General Manager  
Penrith City Council  
PO Box 60  
**PENRITH, NSW 2751**

**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: Belinda Borg**

Dear Ms Borg

**Re: Development Application DA 15/0299 – Stage 1 Central Precinct**  
**Lot 1037 in DP 1149525, Residue 1208 – 1274 The Northern Road, LLANDILO**

We refer to Penrith City Council's referral of the abovementioned Development Application (DA) in accordance with regulation 45 of SEPP (Infrastructure) 2007. TransGrid notes that this site will involve the staged subdivision of the land and the formation of related infrastructures such as roads, drainage and other related works.

TransGrid owns and operates the high voltage transmission line network, being of State significant infrastructure. The subject land is subject to the following TransGrid transmission line that is situated within a 70 metre wide easement:

- *Eraring – Kemps Creek 500KV (Feeder 5A-1/2, Structure 251 - 259)*

Attached is a plan from the *TransGrid Asset Management Information System (TAMIS)* identifying the subject land along with our registered land interests. The Stage 1 Central Precinct site is located either side of our transmission line easement (stanchions 255 – 259).

TransGrid has reviewed this development application and determined the proposed development is conditionally acceptable subject to the following provisions:

- 1) No structures such as outdoor art and fitness stations are to be installed within TransGrid's easement, as TransGrid does not endorse nor encourage people to congregate on the easement and/or under the transmission lines.
- 2) The two proposed road under-crossings of TransGrid's easement are acceptable. TransGrid's standard vertical clearance is 15 metres and the development proposes a clearance of 12 metres. However, as the Australian Standard clearance is 9 metres (AS7000) and given the site particulars, TransGrid's engineers have endorsed the road encroachment being the perpendicular undercrossing of Road 1 and Road 70.

- 3) All vegetation and landscaping proposed within TransGrid's easement should be kept to a minimum and must not exceed a mature height of 3 metres. No plantings are permitted within 40 metres of the transmission towers.
- 4) TransGrid's access to the transmission lines, stanchions and easement must be maintained at all times, including during the construction period.
- 5) No mounds of earth or other materials may be formed or left on the easement above existing ground levels, even on a temporary basis, as doing so creates a hazard that effectively reduces the vertical clearances to the transmission lines.
- 6) During construction, traffic control measures must be implemented to prevent vehicles colliding with TransGrid's transmission towers. Per the design plans, a permanent 30 metre exclusion zone applies around each transmission tower. *During construction* the developer may apply an exclusion zone of 20 metres in order to construct the proposed batters outside of the final 30 metre exclusion zone.
- 7) Temporary fencing panels must be earthed and every second panel isolated from the next pair. Boundary fencing of residential subdivided lots that are situated immediately adjacent to TransGrid's easement boundary should be of timber construction only.
- 8) Height restrictors must be applied to cranes, back-hoes, elevated work platforms plus any other plant and equipment proposed to operate on the easement that is capable of exceeding the 4.2m height restriction.
- 9) All works will need to 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.
- 10) TransGrid requests notification before construction work commences. This is to ensure a TransGrid Easement Officer can brief the developer and their contractor of the key high voltage transmission line safety issues before construction work commences.
- 11) TransGrid requests formal notification for all subsequent stages to the Central Precinct development. Any further development on the subject land (including fencing or lighting) must be assessed by TransGrid to determine whether it complies within our easement restrictions. TransGrid's prior written consent is required for any proposed encroachment of our transmission line easement.

Subject to the abovementioned provisions, this letter serves as TransGrid's conditional formal approval to the Stage 1 Central Precinct Development only (being DA 15/0299). Thank you for consulting with 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 Sharahan

Property Enquiries Coordinator | Training, Logistics and Property

Encl.

