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Monday, 3 June 2024

**Transgrid Reference Number:** 2024-258

**Development Application:** DA24/0330

**Location:** 221-227 Luddenham Rd, Orchard Hills

**Proposal:** Warehouse and distribution centre

**Transgrid Asset:** Yass- Sydney West 330kV transmission line (feeder 39, structure 525-526)

Thank you for requesting Transgrid's permission for the proposal at 221-227 Luddenham Rd, Orchard Hills.

Please be advised after reviewing the Development Application, Transgrid has determined the proposal is **acceptable**.

**Technical comments:**

**Summary of Findings:**

- The proponent has proposed a Warehouse and distribution centre.
- The proposed work is outside the easement.
- The proposed work may affect Transgrid's access track to Structure 525. The current access track follows the road bordering the property's northern boundary. Access to Structure 524 crosses this property on an existing road through this property.

**Works Acceptable:**

Conditional

**Additional Notes:**

- The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel, or any other construction material.
- Transgrid should not be restricted from routine maintenance and inspection activities. After the works, access to the Transmission Line and structures shall always be available for Transgrid's plant & personnel.

**Access and Maintenance Comments:****Summary Findings:**

- Estimated to be situated around structure 525 on transmission line 39.
- Current access depicts Transgrid access to structures 525 and 524 from Patrons Ln and Luddenham Rd. will be impacted by the proposed development.
- The proposed Warehouse and distribution centre do not impact the tower exclusion zone.
- See the picture of where access will be impeded by the proposed development.
- 2023 aerial photography shows new access being installed to structures 513 & 524
- The developer may have provided track information under a different DA number.

**Works Acceptable:**

Conditional      From and access and maintenance work perspective Only

**Conditions:**

- 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 always available for Transgrid plant & personnel.
  - a) If any future fencing is to be proposed within the easement corridor, fencing is to be installed in accordance with TransGrid Fencing Guidelines.
  - b) If any fencing is to be proposed across the easement corridor or access track, a gate will be required to be installed to maintain continuous travel to the structure & along the easement.
- 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 43-tonne load capacity of maintenance trucks.

**Additional Notes:**

- Red arrows water ways they will hinder access for Transgrid maintenance vehicles.
- Blue arrow development that will hinder access between structures.



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

Transgrid shall be notified of any amendments/ modifications to the proposal which may change proposed distances to Transgrid structures or conductors.

If you have any questions, please do not hesitate to contact Transgrid's Easements & Development Team at [Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au).

Yours faithfully

Easements & Development Team

Transgrid