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Friday, 29 November 2024

**Transgrid Reference Number: 2024-503**

**DA / CNR Number: DA24/0654 | (CNR-73150)**

**Location: 221-227 Luddenham Road, Orchard Hills NSW 2748**

**Proposal: Sewage treatment plant and erection of a new building**

**Transgrid Asset: Transmission Line 39 | Bannaby 330kV to Sydney West 330kV |  
Structure Span 524-526**

**Supporting Documents: Combined Civil Set\_PAN-464530.pdf  
Landscape Documentation\_PAN464530.pdf  
Sewer Treatment Facility Architectural Plans\_PAN-464530.pdf  
OSSM DA24 0654 response to Transgrid RFI\_PAN-464530.pdf**

Thank you for consulting with Transgrid and for requesting a review to carry out works around Transgrid's assets. Please be advised that after reviewing your proposal carefully, Transgrid has determined the attached proposal is **conditional approval**, subject to the following conditions outlined below.

Please note, this report includes standard conditions that apply to any activity proposed in and around Transgrid's assets. These include the following sections: General Conditions, Earthworks Conditions and Construction Conditions. Transgrid's Technical, Access & Maintenance Team/s Conditions sections include specific comments and findings from the internal review for these proposed works. Any conditions provided in these sections must be observed and met at all times as part of this conditional approval.

This conditional approval letter includes information provided by Urbis in a response to Transgrid's request for additional information, issued on 08 November 2024. As a result of that letter, Transgrid has determined this Development Application.

Additionally, this conditional approval letter only applies to **DA24/0654 & CNR-73150** at 221-227 Luddenham Road, Orchard Hills NSW 2748.

**DETERMINATION: Conditional approval**

## 1. TECHNICAL LINE & CABLE DESIGN REVIEW:

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### Summary of Findings:

1. The majority of the works are outside the easement.
2. On the south-western side bordering the easement, contours on the plan indicate a fill of the site of about 4m. The batter of the fill is within the easement for about 12m, ending outside the line exclusion zone. No details of the fill are provided.
3. The batter stops about 35m south of Tower 526. From this point onwards, it seems that the earthworks are contained by a retaining wall about 4m high. No details of the proposed retaining method are provided.
4. One drawing in the Combined Civil Set shows bulk earthworks, but this does not include the area near the easement.

### Conditions:

1. Works must not create excessive quantities of dust, and the proponent must employ dust suppression. A dust management plan is not expected to be provided to Transgrid. Still, provision must be made for such a plan to avoid causing damage to the transmission line, such as dust pollution on insulators.

### Additional Notes:

1. The proponent must provide details of the earth retainment at the easement for Transgrid to assess.
2. If any ground-level changes are proposed within the easement, Transgrid shall be provided with a georeferenced 3D DXF for ground clearance review (note: .dgn and .dwg are unacceptable).
3. Works must not create excessive quantities of dust, and the proponent must employ dust suppression. A dust management plan is not expected to be provided to Transgrid. Still, provision must be made for such a plan to avoid causing damage to the transmission line, such as dust pollution on insulators.

## 2. ACCESS AND MAINTENANCE REVIEW:

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### Summary of Findings:

1. Sewage plant is off easement and will not impact access or maintenance
2. Storm water pipe runs along edge of easement to bioretention basin not impacting access or maintenance. Not sure if encroaches onto easement.
3. Sewer Treatment Facility Architectural plans will not open

### Conditions:

1. Nil

### 3. GENERAL CONDITIONS:

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1. All works must be carried out as per the above-mentioned supporting documentation.
2. Transgrid shall be notified of any amendments / modifications to the proposal which may change distances to Transgrid structures or conductors.
3. All works must be carried out in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006.
4. All fencing (including temporary fencing) must comply with Transgrid's Fencing Guidelines, including earthing and/or isolation requirements.
5. If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5 metres. If fences are planned taller than 2.5 metres, then full fence height details must be provided.
6. No metallic structures or infrastructure shall be installed unless they form part of the approved plans.
7. Any works proposed **MUST NOT** reduce clearance to conductors below that required in AS7000.
8. Where transmission lines are 132kV and below activities/development/structures must be located at least 20 metres away from any part of a transmission structure or supporting guy wire, or for metallic structures, be located at least 22 metres away from any part of a transmission structure or supporting guy wire and be located at least 10 metres from the centre of the transmission line.
9. Where transmission lines are 220kV and above activities/development/structures must be located at least 30 metres away from any part of a Transmission structure or supporting guy wire and be located at least 17 metres from the centre of the transmission line.
10. Precautions must be in place to prevent damage to transmission line structures and guys. Any damage due to construction activities to be reported immediately to Transgrid.

### 4. EARTHWORKS CONDITIONS:

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1. 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.
2. Excavations deeper than 2 metres such as trenches and pits need individual assessment to ensure there are no adverse impacts, particularly to Transgrid structures and earth straps.
3. Any cut operations as part of bulk earthworks are generally not a concern, provided they do not adversely impact access or encroach within 30m of a structure.
4. Any earthworks involving fill need to be assessed to determine impacts on conductor height clearances. This will require provision of a 3D DXF, or otherwise detailed survey plans with before and after RLs to enable a height clearance check to be undertaken. Minor resurfacing works which do not increase ground levels by more than 100mm can be excluded provided this is clearly stated on the plans.

## 5. CONSTRUCTION CONDITIONS:

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1. Any construction work within the easement shall maintain safety clearances to the exposed conductors in accordance with NSW WorkCover 'Working near overhead powerlines' Code of Practice 2006 (Transgrid may provide preferred crane locations, for the purpose reducing static induction).
2. During construction phase Transgrid access is to be maintained 24/7. Transgrid to provide suitable padlock/s for any gates.
3. The works shall not impede or restrict Transgrid from undertaking normal maintenance and Inspection activities and, at completion of works, access to Transmission Lines / Structures shall always be available for Transgrid plant and personnel for future Transgrid maintenance activities.
4. Dust: Works must not create excessive quantities of dust and proponent must employ dust suppression. A dust management plan is not expected to be provided to Transgrid, but provision must be made for such a plan to avoid causing damage to the transmission line such as dust pollution on insulators.
5. The easement area shall not be used for temporary storage of construction spoil, topsoil, gravel, or any other construction materials.
6. Vehicles or equipment having a height exceeding of 4.3 metres when fully extended may traverse the easement if stowed and locked for travel. Operation within the easement must be done in accordance with NSW WorkCover Working near overhead powerlines' Code of Practice 2006.
7. Consideration is to be given in the design works for any proposed access ways/roads over Transgrid's easement to cater for the weight and size of Transgrid's maintenance vehicles - to withstand the 40-tonne load capacity of maintenance trucks.
8. For where travel is required by Transgrid's maintenance vehicles, Batter slope is to be no steeper than 1 in 6.
9. Traffic control: During construction, traffic control measures need to be implemented to prevent vehicles colliding with Transgrid's transmission towers.
10. Where temporary vehicular access for parking during the construction period is within 17 metres of transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage.

**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](mailto:easements&development@transgrid.com.au)

**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>

**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**