

## **Annex B**

### **B. Letter from Integral Energy**

18 February 2009

MICHAEL WILKINSON  
ILLAWARRA REGIONAL DEVELOPMENT GROUP PTY LTD

Dear Mr Wilkinson

**RE: LOT 22 DP607750 AND LOT 4 DP258024 HUNTLEY AND AVONDALE ROADS, HUNTLEY.  
ILLAWARRA INTERNATIONAL HEALTH PRECINCT, GENERAL RESTRICTIONS**

Reference is made to your recent inquiry to Integral Energy regarding the abovementioned property which is affected by an existing easement for the 132kv transmission lines, feeder numbers 980/981 and consequently, is subject to some restrictions within the easement area..

Electricity easements are acquired by Integral Energy to provide adequate working space along the route of the line for construction and maintenance work. These easements are also acquired to ensure that no work or other activity is undertaken under or near the line or the structures that could either by accident or otherwise create an unsafe situation for persons or for the security of the line.

Integral Energy wishes to provide the following list of "General Restrictions" applicable to the easement area. It should be noted that these are **indicative guidelines only** and that this information should be administered in conjunction with the requirements of the OH&S Act and Workcover. Integral Energy recommends a policy of "prudent avoidance" be adopted in relation to the use of the easement area for ongoing staff activities or work areas. Additionally, OH&S and Workcover legislation should be consulted in relation to this matter. As existing ground levels throughout the easement are unknown, it is assumed that minimum design clearances exist within the easement area. As such, references to permissible heights on any activity may alter from that stated within this document. Written approval must be sought for any activity within the easement area. For such approval, detailed plans drawn to scale and fully dimensioned showing property boundaries and other relevant information should be forwarded to Integral Energy. Approval to encroach into the easement area will not be granted where an alternate site clear of the easement area exists. All approvals granted are subject to the encroachments being removed or relocated, at the owner's expense should Integral Energy require this for cable maintenance, construction or emergency works.

- 1. Houses, buildings, site sheds, other substantial structures or parts thereof, shall not be erected within the easement area.**
- 2. No encroachment into the easement will be permitted within 15 metres of the closest structure and 5 metres from the vertical projection of the closest conductor**
- 3. Changes to ground levels within the easement area are not permitted without the prior written approval of Integral Energy. Applications are to be supported by a geo-technical report prepared by a civil engineer**

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4. Statutory clearances to the conductors are to be maintained at all times. It should be noted that powerlines are designed to allow for sag and swing sideways, consequently allowance for this needs to be considered at all times. The statutory clearance from 0kv to 132kv conductors is 3 metres, in all directions, at all times. This measurement applies to, but is not limited to; persons, vehicles, hand tools and equipment, cranes, lifting gear, plant and load. Consideration needs to be given and the clearances increased where there is the likelihood of any inadvertent movement or swinging of the plant, crane, load or lifting gear towards the powerlines
5. Construction of roads, car and truck parking areas, and subdivisions will only be considered for approval provided that access to the structures is maintained and the layout is such that; sufficient building area is left clear of the easement, it will not create numerous utility crossings or later requests for encroachments.
6. In order for Integral Energy to carry out the necessary calculations, the applicant must submit a Centre-line Profile, a recent survey, showing the following information

#### **REQUIREMENTS FOR PROFILE CLEARANCE TO TRANSMISSION LINES**

**NOTE: CLEARANCES CANNOT BE DETERMINED AND WILL NOT BE PROCESSED UNLESS ALL OF THE REQUIRED INFORMATION IS SUBMITTED.**

THE INFORMATION IS TO BE SUPPLIED:

- A) IN AUTOCAD 2006 FORMAT
- B) HAVE A VERTICAL EXAGGERATED SCALE OF 10:1, E.G; HORIZONTAL SCALE 1:1000 VERTICAL SCALE 1:100 OR HOR-1:500 VERTICAL 1:50
- C) INFORMATION ON THE PAPER SIZE THAT THE DRAWING NEEDS TO BE PRINTED AT FOR THE SCALE TO BE CORRECT. FOR EXAMPLE; HOR 1;1000 VERT 1:100 WHEN PRINTED ON A2

THE CENTRELINE PROFILE IS TO INCLUDE **ALL** OF THE FOLLOWING INFORMATION:

1. LOT & DP NUMBER OF BLOCK
2. DATE, TIME AND TEMPERATURE AT THE TIME **EACH** READING IS TAKEN
3. TOTAL LENGTH OF EACH SPAN
4. POLE/STRUCTURE NUMBERS
5. EXISTING RL AT THE BASE OF EACH STRUCTURE.
6. CONDUCTOR ATTACHMENT HEIGHT AT EACH STRUCTURE. PLEASE NOTE: WHERE THERE IS MORE THAN ONE VOLTAGE/CIRCUIT AT THE STRUCTURE, THE INFORMATION IS REQUIRED ON THE LOWEST CIRCUIT.
7. ON THE CONDUCTOR CLOSEST TO THE GROUND, A READING IS REQUIRED EVERY 10 METRES OF THE EXISTING RL (GROUND LEVEL) FOR THE ENTIRE SPAN.

NOTE: OTHER INFORMATION MAY BE REQUIRED WHERE THE STRUCTURES ARE STRAINED OR CHANGE OF DIRECTION OR ON POLE LINES.

7. A second survey is required upon completion of work.
8. Vehicles with elevating or extending components such as earth moving vehicles, concrete pumping vehicles, loaders, fork lift trucks, tip trucks, cranes, including Derrick style cranes and hoists, Hiabs, Palfingers and others, are not to proceed under the conductors until such components are returned to the travelling position
8. Concrete pumping vehicles are not permitted to operate within an easement for electricity purposes.

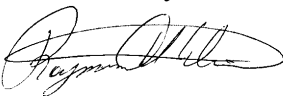
9. Vehicles, plant or equipment having a height when fully extended that exceeds 4 metres shall not be brought onto an easement area without the prior written approval of Integral Energy.
10. The area within the easement is not to be used for the loading or unloading of trucks.
11. No soil or other material is to be stored, loaded or unloaded within the easement area.
12. The area within the easement is **not** to be used for storage or stacking of goods or materials, especially flammable or explosive material.
13. Application for approval for the erection of non-climbable flagpoles, CTV cameras, security lighting, weather vanes, signs and the like might be granted, subject to a height limitation of 4 metres and the earthing of all metallic parts.
14. All personnel are to be advised of the hazards of working in close proximity to high voltage wires. Extreme caution to be observed when working within the easement area and around any poles and structures
15. All machinery or plant within an electricity easement is to be operated by adequately trained and accredited persons.
16. Integral Energy recommends the use of a suitably trained safety observer when work is being carried out within the easement area.
17. A hazard identification and risk assessment should be carried out within the easement area. A safe work method statement should be provided for any work carried out within the easement area. All staff should be briefed regularly, or when there are any changes, as to the contents of the risk assessment and safe work method statement.
18. For the attention of staff and visitors to the site and to ensure constant vigilance, Integral Energy recommends that clearly visible safety signs be erected, in accordance with the relevant safety standards, alerting attention to the transmission lines and associated hazards.
19. Flammable, combustible or explosive materials, including gas bottles, are not permitted within the easement area. Flammable liquid carriers shall not be placed within the easement area.
20. Garbage, refuse or fallen timber is not permitted within the easement area. Burning off is not permitted within the easement area without the prior written approval of Integral Energy.
21. Any metallic fencing within the easement shall require earthing and isolating.
22. Structures such as detached garages, sheds, stables, carports, unroofed verandah's fixed plant, equipment and in-ground swimming pools, will only be considered for approval if no other practicable alternative site is available clear of the easement area. Above ground swimming pools are not permitted. No approvals will be granted for any of the above where they are proposed within 15 metres of the closest structure, closer than 5 metres from the vertical projection of the closest conductor, if access is restricted or safety clearances are not maintained. Furthermore, any proposed structures must not exceed 3 metres in height and the floor area of the encroachment must not exceed 20m<sup>2</sup>.

23. Trees, plants or shrubs with a mature height that does not exceed 3 metres may be planted within the easement area provided they are no closer than 15 metres from the closest structure and no closer than 5 metres from the vertical projection of the closest conductor. No plants are permitted in an area where they may obstruct access.
24. Dogs and livestock shall not be kept within the easement area if they are likely to create a dangerous situation for Integral Energy staff and thus restrict access.
25. Normal agricultural pursuits are permitted however, care should be taken when ploughing or operating mobile machinery in the vicinity of structures or supporting guys. Earthing systems are particularly prone to damage from such activities. It is imperative that access to the easement area and structures be available at all times. Whilst reasonable care will be taken, Integral Energy will not be responsible for any damage to crops caused whilst accessing and working within the easement area. The restrictions applying to the heights of mobile plant and equipment must be observed.
26. 24 hour 7 day a week access is required to the easement for emergency and maintenance purposes  
Any locked gates are to have an Integral Energy lock incorporated in the locking system

In addition to the above, details of some fencing restrictions are provided for your information. Written approval must be sought prior to the commencement of work. All metallic fences are to be earthed and isolated in accordance with Integral Energy's specifications.

- A. Brick, masonry walls or other substantial structures or parts thereof shall not be erected within the easement area.
- B. All other types of fencing erected within the easement area are subject to a height limitation of 3.0 metres.
- C. The erection of any fencing is not permitted within 15 metres of a structure or guy and is not permitted in a location that could create an unsafe working area for Integral Energy staff.
- D. Gates are required in boundary fences to facilitate longitudinal access to the easement area and associated structures. All access gates are to include Integral Energy locks in the locking system.**

Yours faithfully



RAY WOOD  
EASEMENT OFFICER  
ASSET MANAGEMENT