

## Alan Moroney - Exhibition of Black Hill Employment Lands

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**From:** Turvey David <David.Turvey@transgrid.com.au>  
**To:** "alan.moroney@planning.nsw.gov.au" <alan.moroney@planning.nsw.gov.au>  
**Date:** 9/03/2011 9:04 AM  
**Subject:** Exhibition of Black Hill Employment Lands  
**CC:** Minehan Peter <Peter.Minehan@transgrid.com.au>, Pate Kathy <Kathryn.Pate@transgrid.com.au>  
**Attachments:** p67912\_09-03-2011\_07-22-24\_il.pdf

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Your Ref : Black Hill MP 10-0093

Our Ref : 5849

File No : 2009/1617

Attn : Alan Moroney

Dear Alan,

**Exhibition of Black Hill Employment Lands State Significant Site Study**  
**Part 3A Concept Plan (MP 10-0093), and Draft Voluntary Planning Agreement**

I refer to your correspondence dated the 25 February, 2011 regarding the abovementioned project.

Attached is a plan showing TransGrids existing interests over this site.

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

**It should be noted that all proposed activities within an easement area require written approval from TransGrid. For such approval, detailed plans drawn to scale and fully dimensioned, showing property boundaries and other relevant information should be forwarded to TransGrid.**

Having regard to the above the following list of current general restrictions is provided for your information. It should be noted that the list is not exhaustive and, where there is any doubt concerning a particular activity within the easement area, advice should be sought from TransGrid.

1. Details of the proposed ground levels on the easement area are to be submitted for examination when available to ensure that adequate clearances are maintained. It should be noted that formal approval will not be given to the development if such clearances are not maintained. **This includes temporary Stockpiling of earth within the easement area.**
2. Access to the transmission line and its structures shall be available at all times to TransGrid plant and personnel. In this regard a continuous and unobstructed vehicular access way shall be retained along the easement. Notwithstanding where vehicle access is not available along the easement for geographic reasons (i.e. valleys, cliffs, escarpments, rivers, water courses etc.) suitable alternative vehicle access (4.5 metres wide) shall be provided. Access gates should be installed in an agreed location.
3. Excavation work or other alterations to existing ground levels shall not be carried out within the easement area without the prior written approval of TransGrid. Approval will not normally be granted for such work within 16 metres of any supporting structure.
4. Utility services, whether above or below ground, shall not be installed within the easement area without the prior written approval of TransGrid. All underground services installed within 30 metres of a transmission line structure are required to be non-metallic.
5. Houses, buildings or other substantial structures or parts thereof shall not be erected within the easement area.

6. Minor structures, plant or equipment, fences or barbeques shall not be erected or installed within the easement area without the prior written approval of TransGrid.
7. Obstructions of any type shall not be placed in the easement area within 30 metres of any part of a transmission line structure.
8. Vehicles, plant or equipment having a height exceeding 4.3 metres when fully extended shall not be brought onto or used within the easement area without prior TransGrid approval.
9. The parking of vehicles within the easement area shall be limited to types whose height when fully extended does not exceed 4.3 metres. Where **temporary** vehicular access or parking is within 16 metres of a transmission line structure, adequate precautions shall be taken to protect the structure from accidental damage.
10. Trees and shrubs may be planted within the easement area provided that they are species whose mature height is less than 4 metres and do not interfere with access to any transmission line structure.
11. Garbage, refuse or fallen timber shall not be placed within the easement area.
12. Flammable material shall not be stored within the easement area.
13. Explosives shall not be used within the easement area without the prior written approval of TransGrid.
14. Flammable liquid carriers, caravans and other camping vehicles shall not be parked within the easement area.

Further to all the above in regards to minor structures such as metallic and non-metallic fences the following list of fencing restrictions is provided for your information.

1. Any type of fencing erected within the easement area is subject to a height limitation of 2.5 metres.
2. The erection of all fencing is not permitted within 30 metres of any part of the transmission line structure and is not permitted in a location which could create an unsafe work area for TransGrid staff.
3. Metallic fencing crossing the easement should be electrically isolated from the remainder of the fence and all other fences not on the easement.
4. All metallic fencing on the easement area is to be earth by a licensed electrician and to the satisfaction of TransGrid.
5. Access to the transmission line structures shall be available at all times for TransGrid plant and personnel. In this regard a continuous and unobstructed vehicular access way shall be retained along the entire length of the easement. Access gates should be installed in an agreed location.
6. Any approval to locate fencing on the easement area shall be on the clear understanding that, should TransGrid find it necessary at some time to alter or reconstruct the transmission line and require the removal of the fencing, any costs associated with such removal would not be met by TransGrid.
7. The erection of all fencing is not permitted within 30 metres of any part of the transmission line structure and is not permitted in a location which could create an unsafe work area for TransGrid staff.
8. An 88B Instrument is placed over the titles of properties affected by the T/L easement.
9. All work within or in close proximity to the easement area shall be carried out in accordance with the WorkCover Code of Practice Act "Working Near Overhead Power Lines".

Your plan indicates detention basins are proposed for construction within the easement area. TransGrid would prefer detention basins be located clear of the easement area. If that is not practicable consideration

would be given to an encroachment up to a maximum of 4.5metres providing at that point they are at least 30meters from the nearest part of any T/L structure. These requirements are aimed at minimising step potentials under fault conditions.

In accordance with the restrictions outlined above issues which will need to be addressed for TransGrid to give this proposal further consideration will include the location of roadways within the easement, a 24/7 means of continuous access along the full extent of the easement, the positioning of the detention basins and any overflow or water drainage is directed away from the base of all structures.

For any further information on this proposal please do not hesitate to contact myself on (02) 9620 0218 or our Regional Centre at Newcastle (02) 4967 8678.

regards

David Turvey  
Easement Officer

**TransGrid**

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