

From: [Easements&Development](#)
To: [Samuel Clayton](#)
Subject: 2023-058: Mamre Road, Kemps Creek
Date: Thursday, 21 November 2024 11:28:14 AM
Attachments: [image014.png](#)
[image017.png](#)
[image018.png](#)
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[image021.png](#)
[image022.png](#)
[image023.png](#)
[image024.png](#)
[image025.png](#)
[image026.png](#)

Hi Sam,

Transgrid Reference Number: 2023-058
Location: Mamre Road, Kemps Creek NSW 2178
Proposal: Updated plans for a trunk drainage to be constructed in the Transgrid easement, with main change being the proposed sewer pump station adjacent to the easement is further south
Transgrid Asset: Unencumbered easement
Documents Provided: Appendix E - Trunk Drainage Drawings.pdf
Land Partners - Detailed Survey.pdf
Westlink DS Review-Model.pdf

Thank you for consulting with Transgrid regarding your drainage to be constructed in the Transgrid easement.

Please find below Transgrid’s formal response to this enquiry (19.11.24).

The below is Transgrid’s preliminary response to a high-level review as the easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

Transgrid’s Technical Teams review:

Summary of Findings:

1. The proponent has proposed updated plans for a trunk drainage system.
2. The proposed work is within the unencumbered easement.
3. A cut of up to 1.5 meters has been proposed for the unencumbered easement.
4. The proposed work is far away from the indicative Transgrid Tower location but will be in the centreline exclusion zone if the Transgrid transmission line is energised in the future.
5. Future channel extension proposes to cross the unencumbered easement.
6. The sewer proposed by others is also crossing the unencumbered easement.
7. Haybales and catch drain proposed are within the easement.
8. The unencumbered easement contains a series of future ponds, but the proposed tower positions are not indicated.

Works Acceptable?
Conditional

Conditions:
Non-metallic pipes are preferred within the transmission line easement. If the pipe is metallic, isolation sections, such as RCP pipe and rubber ring joint, are required at the easement's entry and exit.

Additional Notes:
The proposed drainage trunk must not restrict Transgrid's access.

For Transgrid’s full range of guidelines and procedures, please refer to the following hyperlink: [Easement Guidelines - Protecting Your Safety | Transgrid](#)

All works near/within the easement would need to be carried out in accordance with Transgrid’s Easement Guidelines, Transgrid Fencing Guidelines and NSW WorkSafe | Workcover Code of Practice 2006 – ‘Work Near Overhead Powerlines’.

If you have any questions regarding Transgrid’s response, please do not hesitate to contact our team via – Easements&Development@Transgrid.com.au

Warm regards,

Dylan Clayton
Easements and Development Assessment Advisor | Stakeholder Regulatory and Corporate Affairs

Transgrid | Wagga, NSW,
T: (02) 6922 0328 **M:** 0458 473 571,
E: Dylan.Clayton@transgrid.com.au **W:** www.transgrid.com.au



We acknowledge the Aboriginal and Torres Islander people as the Traditional Custodians of the land which we provide our services. We pay our respects to their Elders, past and present.



Data Classification: Official

Data Classification: Official

From: Samuel Clayton <sam@edgewaterconnections.com.au>
Sent: Monday, 18 November 2024 2:21 PM
To: Easements&Development <Easements&Development@transgrid.com.au>
Subject: RE: 2023-058: Mamre Road, Kemps Creek | Transgrid update

Good afternoon Hayden and Team

How are things progressing with the assessment? Have all reviews been received?

Thank you.

Kind Regards,



Sam Clayton
Assistant Delivery Manager
M 0404 287 003
E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Easements&Development <Easements&Development@transgrid.com.au>
Sent: Wednesday, 6 November 2024 9:32 AM
To: Samuel Clayton <sam@edgewaterconnections.com.au>
Subject: 2023-058: Mamre Road, Kemps Creek | Transgrid update

Hi Samuel,

Transgrid Reference Number: 2023-058

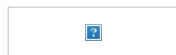
We have received one of the two required Review/s to complete our determination, likely to have it finalised next week.
If you have any further queries, please do not hesitate to contact our team via – Easements&Development@Transgrid.com.au

Please note, this is Transgrid's advice as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

Warm regards,

Hayden Bygott
Easements & Development Advisor | Stakeholder Regulatory and Corporate Affairs

Transgrid | 180 Thomas St, Sydney NSW 2000
T: (02) 9284 3000 **M:** (02) 9284 3956
E: Hayden.Bygott@transgrid.com.au **W:** www.transgrid.com.au



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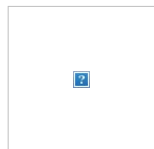
Data Classification: Official

From: Samuel Clayton <sam@edgewaterconnections.com.au>
Sent: Wednesday, 6 November 2024 7:27 AM
To: Easements&Development <Easements&Development@transgrid.com.au>
Subject: RE: 2023-058: Mamre Road, Kemps Creek | Transgrid receipt

Good morning Team

I'm just following up to see how the assessment of the updated plans is progressing.
Thank you.

Kind Regards,



Sam Clayton
Assistant Delivery Manager
M 0404 287 003
E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Easements&Development <Easements&Development@transgrid.com.au>
Sent: Wednesday, 23 October 2024 3:37 PM
To: Samuel Clayton <sam@edgewaterconnections.com.au>
Subject: 2023-058: Mamre Road, Kemps Creek | Transgrid receipt

Hi Samuel,

Transgrid Reference Number: 2023-058

Thank you for reaching out to Transgrid's Easements & Development team.
Please be advised we have sent off the following proposal and progression of design to our Technical Team/s for review and consideration.

For preliminary advice on Transgrid's full range of guidelines and procedures, please refer to the following hyperlink: [Easement Guidelines - Protecting Your Safety | Transgrid](#)
More info can be found on Transgrid's Fencing Guidelines via [Fencing Guidelines - Earthing and Isolation of Fences in Easements | Transgrid](#)

If you have any further queries, please do not hesitate to contact our team via – Easements&Development@Transgrid.com.au

Please note, this is Transgrid's advice as easement holder only, and it does not constitute planning approval under the Environmental Planning and Assessment Act 1979.

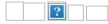
Warm regards,

Hayden Bygott

Transgrid | 180 Thomas St, Sydney NSW 2000
T: (02) 9284 3000 **M:** (02) 9284 3956
E: Hayden.Bygott@transgrid.com.au **W:** www.transgrid.com.au



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From: Samuel Clayton <sam@edgewaterconnections.com.au>
Sent: Wednesday, 23 October 2024 11:58 AM
To: Easements&Development <Easements&Development@transgrid.com.au>
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public] [Official] EWC4770

Good morning Easements and Developments Team

Our client has progressed with their design for the proposed trunk drainage to be constructed in the Transgrid easement. I have attached their updated plans. There main change that has occurred is that the proposed sewer pump station adjacent the easement is now much further south and will not impact Transgrid.

I have attached the plans here named "Appendix E....". The other plan "Westlink DS....." is shown for reference to illustrate how the trunk drainage will cross Mamre Rd to another site.

Can you please provide your assessment and comment on works contained within lot 3 DP250002 within the Transgrid easement?

Please let me know if you require any further information.

Kind Regards,



Sam Clayton
Assistant Delivery Manager
M 0404 287 003
E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Lauren Player <Lauren.Player@transgrid.com.au>
Sent: Thursday, 26 October 2023 8:02 PM
To: Samuel Clayton <sam@edgewaterconnections.com.au>
Subject: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public] [Official]

Hi Samuel,

Transgrid Reference number: 2023-058

Location: 1030-1048 Mamre Road Kemps Creek
Proposal: Install 20m drainage trunk and sewer easement inside the Transgrid
TG Asset: "abandoned" 330kV easement

Thank you for referring to Transgrid for review.

Please see the below:

Supporting Documents Provided by Customer:

- 12963_DAO04 - Site Plan
- Land Partners - Detailed Survey
- Transgrid Easement Longsection section
- RE 2023-058 - TG ID 20230001 Your request has been received - ESR Kemps Creek-Official. msg

Summary of Findings:

1. This review is provided based on the consideration of future construction of Transgrid structures Easement (with no physical TL) around the proposed area.
2. It is expected that the portion of the lot within the easement would be an option to host a structure for a future transmission line. Therefore, access to the corner of the lot and allowance for maintenance pads is not a concern.
3. The easement seems to terminate at this point
4. The area involved is the northwest corner of the property.
5. The corner of the property is about 28m from the edge of the easement.
6. Several utility services run on the verge of Mamre Road (overhead electricity, water, stormwater)
7. A power LV pole is within the easement zone (if extended to Mamre Road)
8. A water meter is within the easement exclusion zone

Works Acceptable?

Conditional

Conditions:

1. The sewer pump station must be outside the easement.
2. Non-metallic sewer pipes are preferred within the transmission line easement. If the water pipe is metallic, isolation sections are required at entry and exit to the easement, such as RCP pipe & rubber

- ring joint.
3. The water meter must be moved outside the easement

Additional Notes:

1. The proposed sewer easement and drainage trunk must not restrict Transgrid's access.
2. If fence heights are not stipulated on the plans, then approval is based on the assumption that all fences will be no higher than 2.5m. Full details must be provided if fences are planned taller than 2.5m. Metallic fencing must be earthed. For more details, please refer to "TransGrid Fencing Guidelines".

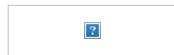
Please be advised all works must be carried out in accordance with Transgrid Easement Guidelines.
<https://www.transgrid.com.au/safety/living-and-working-near-transmission-lines>

If you have any questions, please do not hesitate to contact our team.

Kind regards,

Lauren Player
Easements and Development Assessment Advisor | Community and Policy

Transgrid | 200 Old Wallgrove Road, Sydney, NSW, 2766
T: (02) 9620 0297 **M:** ,
E: Lauren.Player@transgrid.com.au **W:** www.transgrid.com.au



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From: Lauren Player <Lauren.Player@transgrid.com.au>
Sent: Monday, October 23, 2023 4:40 PM
To: Samuel Clayton <sam@edgewaterconnections.com.au>; Lauren Player <Lauren.Player@transgrid.com.au>
Cc: Easements&Development <Easements&Development@transgrid.com.au>; Skye Shanahan <Skye.Shanahan@transgrid.com.au>
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public] [Official]

Hi Samuel,

Thank you for your email.

Please be advised I have requested an update from our review team and will advise shortly.

Kind regards,

Lauren Player
Easements and Development Assessment Advisor | Community and Policy

Transgrid | 200 Old Wallgrove Road, Sydney, NSW, 2766
T: (02) 9620 0297 **M:** ,
E: Lauren.Player@transgrid.com.au **W:** www.transgrid.com.au



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Data Classification: Official

From: Samuel Clayton <sam@edgewaterconnections.com.au>
Sent: Monday, October 23, 2023 4:24 PM
To: Lauren Player <Lauren.Player@transgrid.com.au>
Cc: Easements&Development <Easements&Development@transgrid.com.au>; Skye Shanahan <Skye.Shanahan@transgrid.com.au>
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public] [Official]

Lauren

I'm just following up on the below email, are you able to advise how this is going?

Kind Regards,



Sam Clayton
Project Manager
M 0404 287 003
E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Lauren Player <Lauren.Player@transgrid.com.au>
Sent: Wednesday, October 18, 2023 6:14 PM
To: Samuel Clayton <sam@edgewaterconnections.com.au>
Cc: Easements&Development <Easements&Development@transgrid.com.au>; Skye Shanahan <Skye.Shanahan@transgrid.com.au>
Subject: FW: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public] [Official]

Data Classification: Official

From: Lauren Player **On Behalf Of** Easements&Development
Sent: Wednesday, October 18, 2023 3:05 PM
To: 'Samuel Clayton' <sam@edgewaterconnections.com.au>
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public]

Hi Samuel,

Thak you for your follow up email.

Please be advised the amendment is with our engineering team for review and we will have a response prepared for you shortly.

If you have any questions, please do not hesitate to contact our team.

Kind regards,

Lauren Player
Easements and Development Assessment Advisor | Community and Policy

Transgrid | 200 Old Wallgrove Road, Sydney, NSW, 2766
T: (02) 9620 0297 **M:** ,
E: Lauren.Player@transgrid.com.au **W:** www.transgrid.com.au



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Data Classification: Official

From: Samuel Clayton <sam@edgewaterconnections.com.au>
Sent: Tuesday, October 17, 2023 5:44 PM
To: Easements&Development <Easements&Development@transgrid.com.au>
Cc: Skye Shanahan <Skye.Shanahan@transgrid.com.au>
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public]

Good afternoon

I'm just following up on the email below, have you had a chance to assess?
Thank you.

Kind Regards,



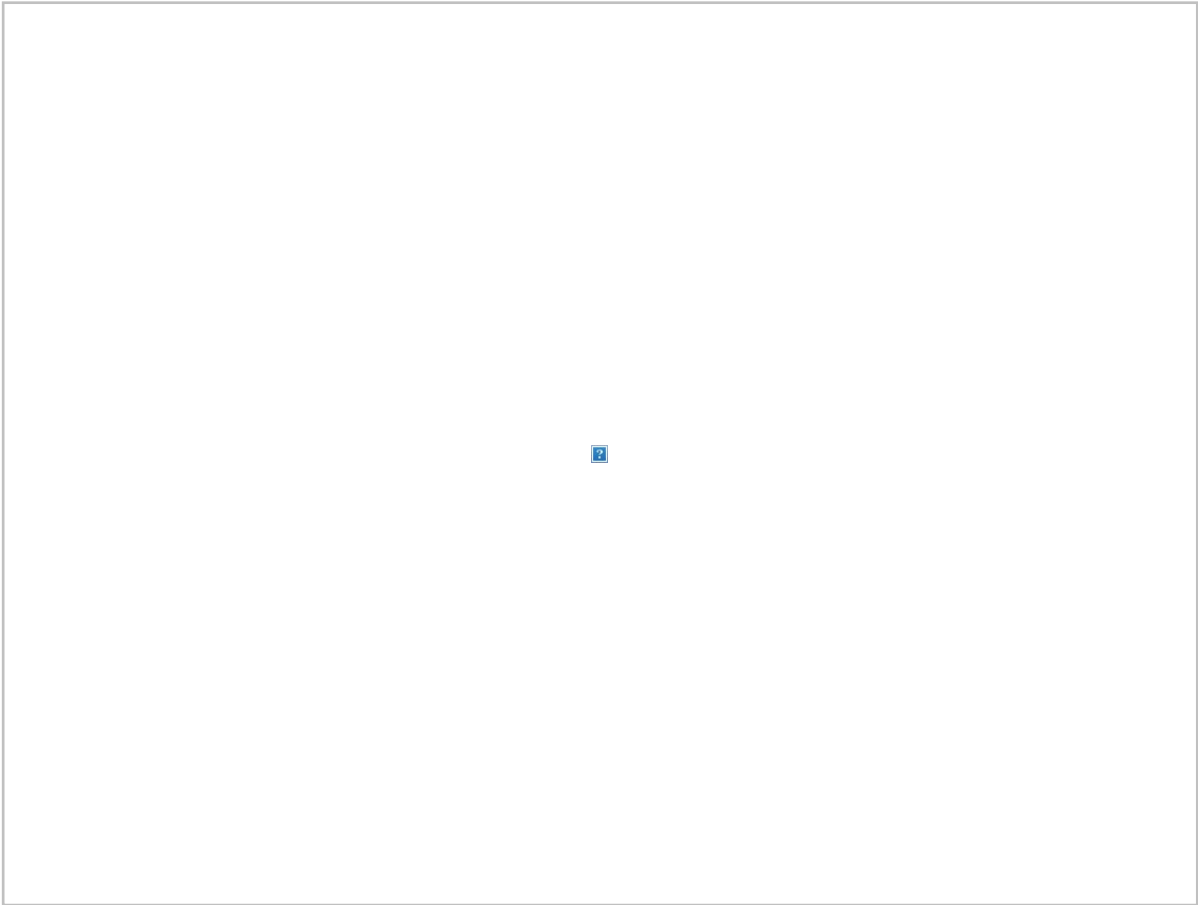
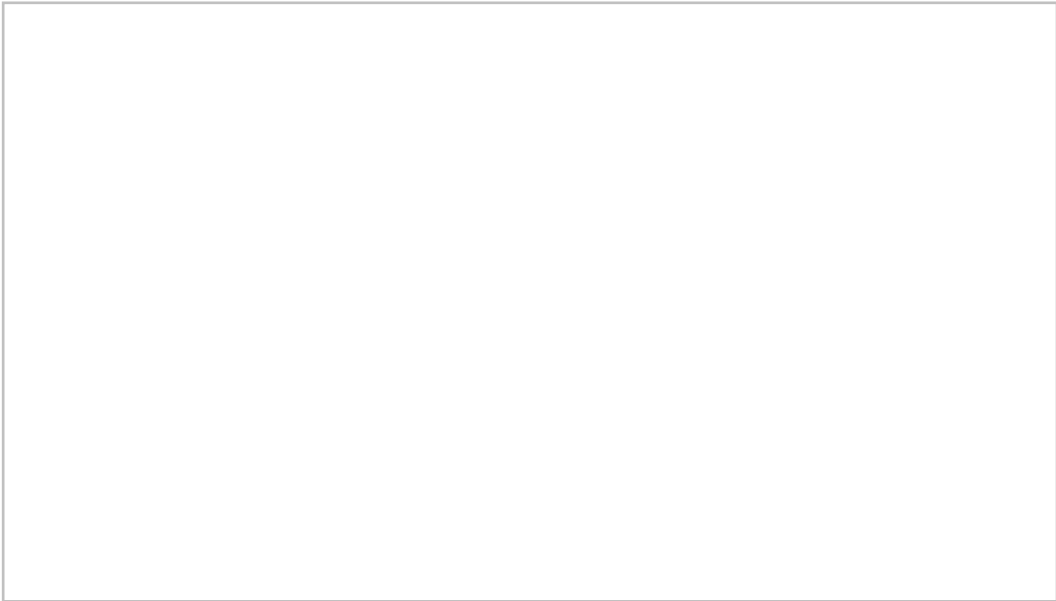
Sam Clayton
Project Manager
M 0404 287 003
E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Samuel Clayton
Sent: Friday, September 29, 2023 3:33 PM
To: Easements&Development <Easements&Development@transgrid.com.au>
Cc: skye.shanahan@transgrid.com.au
Subject: RE: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public]

Good afternoon

Our client has made some changes to their development in relation to the work under the Transgrid easement. Previously, a basin had been proposed but we are now looking at installing a trunk drainage system in place of the basin, please see attached drawing for reference. I've shown a markup below with the approximate location of the drainage in relation to the Transgrid easement.

We are seeking approval on behalf of our client for works on or adjacent the Transgrid easement in relation to the proposed drainage trunk.



Please let me know if you require any further information.

Kind Regards,



Sam Clayton
Project Manager
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E sam@edgewaterconnections.com.au
PO Box 8114 Norwest NSW 2153
www.edgewaterconnections.com.au

From: Easements&Development <Easements&Development@transgrid.com.au>
Sent: Friday, February 10, 2023 12:49 PM
To: Stephen Allan <steve@edgewaterconnections.com.au>

Subject: 2023 -058 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002) [Public]

Good afternoon Steve,

Transgrid Reference Number: 2023 -058

Location: 1030-1048, Mamre Road, Kemps Creek, NSW 2178 (Lot 3 in DP250002)

Proposal: proposed basin

Transgrid: Easement

From a Property Portfolio perspective, Transgrid have no objections to the proposed use of the Transgrid easement.

If Transgrid was to install a transmission line affecting the subject land Transgrid would design it with vertical clearances that comply with the new ground levels proposed by the development (Lot 3 DP250002).

Please note that this proposal has been sent to Transgrid technical review team for a technical appraisal.

Any comments received will be emailed to you.

Regards

Michael

Michael Platt
Easements and Development Assessment Advisor | Community and Policy

Transgrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766
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E: Michael.Platt@transgrid.com.au **W:** www.transgrid.com.au



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