

Paula Bizimis

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Sent: Thursday, 7 November 2019 2:58 PM
To: DPE CSE Information Planning Mailbox
Cc: Paula Bizimis; Jessica Fountain
Subject: NSW Planning, Industry & Environment Environmental Impact Statement Bella Vista Station Precinct Concept Proposal (SSD-10344)
Attachments: NSW Planning & Environment Request for SEARs for Bella Vista Station Precinct Concept Proposal and Subdivision (SSD-10344); EE MDI0028 - Underground distribution network design - Am 2.pdf

The Secretary
NSW Planning, Industry & Environment

ATTENTION: Paula Bizimis, Key Sites and Industry Assessments

Dear Sir or Madam

I refer to the Department's below email of 24 October 2019 advising of the public exhibition of the Environmental Impact Statement (EIS) for SSD-10344 Bella Vista Station Precinct (Lot 101 DP 1084481, Lots 1 - 21 DP 1184373, Lots 101 - 105 DP 1188643, Lots 1, 6 & 12 - 13 DP 270243, Lots 9 - 10 DP 241547, Lots 30 - 32 DP 1071715, Lots 6 - 10 DP 1244850) for concept proposal for the allocation of land uses and gross floor area (GFA) across the site, built form design principles, guidelines and controls, street hierarchy and layout and subdivision of public domain areas. Submissions need to be made to the Department by 26 November 2019.

Please find attached a copy of Endeavour Energy's submission made to the Department on 4 July 2019 for input to Secretary's environmental assessment requirements (SEARs) for SSD-10344 Bella Vista Station Precinct (Lot 101 DP 1084481, Lots 1 - 21 DP 1184373, Lots 101 - 105 DP 1188643, Lots 1, 6 & 12 - 13 DP 270243, Lots 9 - 10 DP 241547, Lots 30 - 32 DP 1071715, Lots 6 - 10 DP 1244850) for concept proposal for the allocation of land uses and gross floor area (GFA) across the site, built form design principles, guidelines and controls, street hierarchy and layout and subdivision of public domain areas. The recommendations and comments provided therein essentially remain valid.

Endeavour Energy has noted that the EIS indicates that 'A Utilities and Infrastructure Servicing Report has been prepared by Wood and Grieve Engineers (Appendix L). The report identifies the existing capacity of the site to service the Bella Vista Station Precinct and any augmentation requirements for utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water'. The Utilities and Infrastructure Servicing Report, Appendix F - Endeavour Energy response to Technical Review Request (Endeavour Energy Ref: ENL3223 - 2014/02306/001 dated 18 December 2018). Accordingly the proponent should continue to deal with Endeavour Energy's Network Connections Branch who are responsible for managing the conditions of supply with the proponent and their Accredited Service Provider (ASP).

In regard to the incorporation of distribution substations within the Precinct, traditionally Endeavour Energy's preference has been for the utilisation of padmount substations for supply to urban multi residential load (UML) developments unless the installation of padmount substations is not practicably possible. The reasons for this included ready access and no reliance on the building owners to provide / maintain the building required to house an indoor substation. Padmount substations are regarded as a 'plug and play' system without the need for a physical building which allows for easier reconfiguration and less involvement with a building owner to resolve any issues / conflicts.

However in response to reduced building setbacks which makes the installation of padmount substations more difficult eg. having to provide the easement as well as the additional fire restriction area or using fire rated construction, as well as concerns expressed by developers and councils over the aesthetics of the padmount

substation cubicles, in May 2017 Endeavour Energy's Mains Design Instruction MDI 0028 'Underground distribution network design' (a copy of which is attached) was amended to allow certain types of UML developments to utilise either padmount or indoor substations.

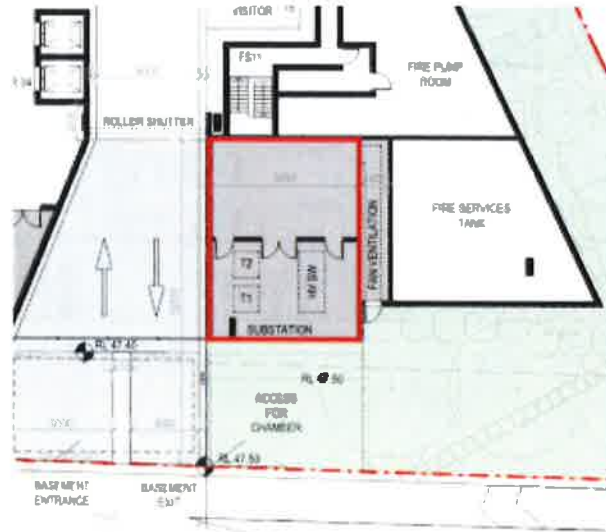
A current example of this is The Hills Shire Council Development Application 483/2020/JP at Civic Way, ROUSE HILL NSW 2155 (Lot 129 DP 280036) for 'Mixed use development comprising 375 residential apartments, commercial/retail tenancies, stratum subdivision and associated works'. Whilst adequate area is available on site to accommodate padmount substations, the applicant is utilising a single indoor substation with multiple transformers (also replacing a single existing padmount substation located on the site) which is shown in the following extract of the Services DA Report Electrical, Mechanical & Level 3 Services and elevation from the Architectural Plans.

4.2.2 PROPOSED NEW CHAMBER SUBSTATION

It is proposed that the existing 34193 Endeavour Energy padmount substation located on site will be decommissioned and removed once the new proposed chamber substation is commissioned.

To cater for the new electrical load to the final onsite building arrangements, a new chamber substation is proposed to be installed within the confines of the building along the frontage of Civic Way.

At present, the proposal is to install a new 2 x 1500kVA transformer indoor surface chamber substation located in northeast corner of the site on Basement Level 1 to provide electrical supply to the development. As the site grades to the north, Basement Level 1 level is at street level providing standard Endeavour Energy access directly from Civic Way as shown in the figure below.



Proposed Endeavour Energy 2 x 1500kVA Indoor Chamber Substation



CIVIC WAY

11. NORTH EAST ELEVATION

	<p>ROUSE HILL DEVELOPMENT</p> <p>11. NORTH EAST ELEVATION</p>	<p>WSP PARTNERS</p> <p>WSP PARTNERS</p> <p>WSP PARTNERS</p>	<p>WSP PARTNERS</p> <p>WSP PARTNERS</p> <p>WSP PARTNERS</p>
--	---	--	--

Although Endeavour Energy’s preference remains for the use of padmount substations, their incorporation into medium and high residential developments is often not considered in the design phase. As shown in the following examples, this may leave limited opportunity for landscaping or screening or adoption of prudent avoidance principles. Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant prior to submitting plans to development applications in order to assess and incorporate any required electricity infrastructure. This allows consideration to be given to its impact on the other aspects of the proposed development and possibly avoid the need to seek modifications of an approved development. Having regard to the built form design principles for the Precinct, the utilisation of indoor substations where appropriate may help ensure quality urban outcomes across the Precinct.



Could you please pass on a copy of this submission to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in the attachment in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

Yours faithfully
Cornelis Duba
Development Application Specialist
Network Environment & Assessment
T: 9853 7896
E: cornelis.duba@endeavourenergy.com.au
51 Huntingwood Drive, Huntingwood NSW 2148
www.endeavourenergy.com.au



From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Thursday, 24 October 2019 5:57 PM
Cc: Paula Bizimis <Paula.Bizimis@planning.nsw.gov.au>
Subject: Notice of Exhibition – Bella Vista Station Precinct Concept Proposal (SSD-10344)

Dear Sir/Madam

The Department of Planning, Industry and Environment has received an Environmental Impact Statement EIS for the Bella Vista Station Precinct Concept Proposal (SSD-10344).

The EIS will be publicly exhibited from 29/10/2019 to 26/11/2019.

The project can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/14186>.

The Department invites you to advise on the proposal, including advice on recommended conditions by the due date.

If you have any enquiries, please contact Paula Bizimis at paula.bizimis@planning.nsw.gov.au.

Regards

Jess Fountain
DA Coordinator

Key Sites and Industry Assessments | Department of Planning, Industry and Environment
T 02 9860 1559 | E Jessica.fountain@planning.nsw.gov.au
Level 29, 320 Pitt Street, Sydney | GPO Box 39, Sydney NSW 2001
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



Please consider the environment before printing this e-mail.