

From: Cornells Dula
To: Shaun Williams
Cc: DPE CSE Information Planning Mailbox
Subject: NSW Planning, Industry & Environment Request for Input to SEARs SSD-1010987 Kemps Creek Data Centre
Date: Thursday, 26 November 2020 8:36:26 PM
Attachments: [image011.png](#)
NSW Planning Industry Environment SSD-9522 Kemps Creek Warehouse Logistics and Industrial Facilities Hub Response to Submissions.mso
[NSW Planning Environment Notice of Exhibition for Kemps Creek Warehouse Logistics and Industrial Facilities Hub \(SSD 9522\).mso](#)

Hello Shaun

I refer to your below email of 12 November 2020 regarding the request for input in Planning Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-1010987 Kemps Creek Data Centre for 'Construction and Operation of a Data Centre including two data storage buildings, 61 generators, substation, high voltage switch yard, 30 diesel storage tanks, office, internal access roads and landscaping' at 707-711, 713-755 & 757-769 Mamre Road, Kemps Creek (Lots X & Y DP 421633 and Lot 22 DP 258414) in the Penrith City Council Local Government Area (LGA). Submissions need to be made to the Department by 26 November 2020.

Endeavour Energy has noted the following in the Scoping Report:

2.1 SITE LOCATION & EXISTING CHARACTERISTICS

In its existing state, the Subject Site comprises an undeveloped land portion; however, is subject to bulk earthworks and infrastructure works under a concurrent State Significant Development (SSD) Application – **SSD 9522**.

Accordingly please refer to the attached copies Endeavour Energy's submission made to the Department on:

- 9 July 2019 for the Notice of Exhibition for State Significant Development SSD 9522 Kemps Creek Warehouse, Logistics and Industrial Facilities Hub at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) comprising site-wide earthworks, infrastructure and internal road network; construction and operation of 11 warehouses (165,186 m2 GFA); 816 parking spaces; and subdivision.
- 27 August 2020 regarding the Response to Submissions (RtS) for State Significant Development SSD-9522 at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub being the development of a warehouse, logistics and industrial facilities hub including construction and operation of eight warehouses comprising 166,225 m2 of floor space, 744 parking spaces and 17-lot Torrens Title Subdivision.

The recommendations and comments provided therein are also essentially applicable to this Development Application.

As shown in the below site plans from Endeavour Energy's G/Net master facility model (and extract from Google Maps Street View) in regard to the Subject Site there are:

- No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching).
- No existing electricity infrastructure. The closest existing electricity infrastructure is an extended low voltage overhead service conductor coming from a pole on the opposite site of Mamre Road to a customer owned / private pole on 757-769 Mamre Road (Lot 22 DP 258414) providing the customer connection for the existing buildings on that lot.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 1,000 volts but for Endeavour Energy's network not exceeding 132,000 volts / 132 kV) by red lines (these lines can appear as solid or dashed and where there are multiple lines / cables only the higher voltage may be shown). This plan only shows the Endeavour Energy network and does not show electricity infrastructure belonging to other authorities or customers owned electrical equipment beyond the customer connection point / point of supply to the property. This plan is not a 'Dial Before You Dig' plan under the provisions of Part 5E 'Protection of underground electricity power lines' of the [Electricity Supply Act 1995](#) (NSW).

Endeavour Energy's further recommendations and comments are as follows:

- Network Capacity Connection

Endeavour Energy's Asset Planning and Performance Branch has provided the following advice:

Asset Planning and Performance Branch have already been dealing with this Microsoft Data Centre. Both transmission requirements and high voltage distribution requirements have been provided to the applicant and the process of detailed discussion is now underway.

Asset Planning and Performance Branch have responded to several applications in the Customer Application Management (CAM) process for contestable works for other subdivisions and loads as well as other initial developments occurring in the vicinity, this will draw the last remaining available spare capacity from the existing feeders. Ultimately the network will be converted from 11 kilovolt (kV) and re-energised to 22 kV and supplied from the South Erskine Park Zone Substation which is currently due for completion in the fourth quarter of 2022.

Additional information on the proposed South Erskine Park Zone Substation is available via the following link to Endeavour Energy's website (or alternatively search 'South Erskine Park Zone Substation').

https://www.endeavourenergy.com.au/wps/portal/ee/!ut/p/a1/vfE9b4MwEP0rZGBEPolJMKlqLepSVVHU4CVy4AATbBPsJP35dZKqWxp16Q2ne6f7eu8llxvCFD-JlluhFR8umC2xTzlycaZm9ZsYR8-fvyXgQOXL2DKyhdAdyxHB71fxBGWXXsaDtSim7PuDPCog-dls4rtGc97X8CT8hx0ieUqKwPkvd68lyix8oah74jrObLxeASRh9t5-Fk9KhN3l3w8x3l7pTaPyMUajWhvqB1lKaul0mae0lDHCaFEkEFABo1HEY8pQille7f2deOmmS-9wjsvrjzIC2kHvrm8pRX84sNxp5XFT0s2_yzeKNcy7ZsxhSge2tnsC4_Jh6cl/dl5/d5/L2dBI5EvZ0FBI59nQSEh/

Endeavour Energy's Network Connections Branch has provided the following advice regarding the transmission requirements and high voltage distribution requirements:

Appropriate consideration of the environmental impact when constructing a new feeder will need to be provided. The impact of these types of works in most settings are considerable, including:

- Network outages to facilitate the completion of the electrical works.*
- Traffic diversions and disruptions to traffic flow which will require a traffic management plan.*
- Establishing appropriate barriers and signage to ensure traffic and pedestrians are safely diverted around works*
- Liaising with the road controlling authority to ensure works align with their strategies and requirements.*
- Other typical construction impacts might include noise and vibration associated with construction equipment, and dust from the construction zone which will need to be managed to minimise these impacts.*
- Notifying properties whose access and/or power supply will be affected.*

In saying the foregoing, it is expected that Endeavour Energy's processes and procedures will be followed when application is made for connection to Endeavour Energy's electricity supply network and these will apply to projects such as this. These procedures require the submission of a Summary Environmental Report (SER) with each electrical design submitted to Endeavour Energy's Network Connections Branch for Certification. Endeavour Energy is a Determining Authority under Part 5 [Environmental Planning and Assessment Act, 1979](#) (NSW) and under the auspices of the Code of Practice for Authorised Network Operators (the Code) as prepared by the then Department of Planning and Environment in 2015.

- State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP33)

Endeavour Energy is aware that the provisions of SEPP33 in the preparation of a preliminary hazard assessment electricity infrastructure is not defined / regarded as sensitive land use. However, in similar situations Endeavour Energy has sought further advice from the consultants preparing the preliminary hazard assessment on the basis that, although not a sensitive land use in the traditional / environmental sense, if the electricity infrastructure on or in proximity of the site (which also may be a potential ignition source) is damaged, the resulting outage could leave many properties / customers without power. The consultants have been requested to specifically address the risks associated with the proximity of the electricity infrastructure ie. detail design considerations, technical or operational controls etc. to demonstrate as required by SEPP33 that the proposed business / development is suitably located and can be built and operated with an adequate level of safety and pollution control.

Conversely, Endeavour Energy's electricity infrastructure is potentially a source of ignition for fires. Endeavour Energy's risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However there is still the potential for fires to occur as a result of fault currents, flashovers, fallen conductors, vehicle impacts etc. and the potential for these as a risk to hazardous and offensive development should also be considered.

Irrespective of the class / division and the quantities, any dangerous goods whether combustible and / or flammable should not be stored near electricity infrastructure and increasing the separation distance as far as reasonably possible is recommended.

Subject to the foregoing Endeavour Energy has no objection to the Development Application.

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 attachments 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.

With the easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, they are at times still working from home. Although working from home, access to emails and other internal stakeholders can still be somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards
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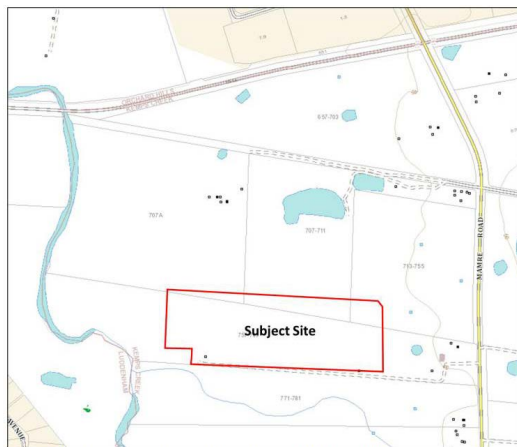


Figure 3 Existing Site Context and Surrounding Area (Source: SIX Maps, 2020)





Low voltage and 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines to the Bakers Lane road verge / roadway.



Low voltage and 11 kV high voltage overhead power lines (including pole mounted substation no. 8418 to the opposite side of Mamre Road. The extended low voltage overhead service conductor goes to a customer owned / private pole on 757-769 Mamre Road (Lot 22 DP 258414) providing the customer connection for the existing buildings on that lot.

From: Shaun Williams <Shaun.Williams@planning.nsw.gov.au>
Sent: Thursday, 12 November 2020 2:16 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Subject: Kemps Creek Data Centre - Request for Input in Planning Secretary's Environmental Assessment Requirements (SEARs)

Good afternoon,

The Department of Planning and Environment has received a request for Planning Secretary's Environmental Assessment Requirements (SEARs) for the Kemps Creek Data Centre (SSD-1010987) in the Penrith local government area. The proposed development is a State Significant Development under the Environmental Planning and Assessment Act 1979.

The proposed development is a State significant development (SSD) pursuant to section the 4.36 of *Environmental Planning and Assessment Act 1979* (EP&A Act) being development for the purpose of a data centre with a capital investment value (CIV) greater than \$50 million which meets the criteria in Clause 2 Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP).

The scoping report and associated documents for the proposed development can be found in the Major Projects Portal, or by following this link:
<https://www.planningportal.nsw.gov.au/major-projects/project/40411>

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by Thursday 26 October 2020.

Regards,
Shaun Williams
A/Senior Environmental Assessment Officer

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**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.

