

Marcus Jennejohn

Subject: FW: NSW Planning, Industry & Environment SSD-10416 Powerhouse Parramatta Public Exhibition of EIS
Attachments: NSW Planning, Industry & Environment Request for SEARs State Significant Development SSD 10416 New Powerhouse

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>
Sent: Wednesday, 8 July 2020 2:36 PM
To: DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>
Cc: Marcus Jennejohn <Marcus.Jennejohn@planning.nsw.gov.au>; Simon Lawton <SIMON.LAWTON@endeavourenergy.com.au>; Jeff Smith <Jeffrey.Smith@endeavourenergy.com.au>; Michael Roberts <michael.w.roberts@endeavourenergy.com.au>
Subject: NSW Planning, Industry & Environment SSD-10416 Powerhouse Parramatta Public Exhibition of EIS

The Secretary
NSW Department of Planning, Industry and Environment

ATTENTION: Marcus Jennejohn, Senior Planning Officer, Key Sites Assessments

Dear Sir or Madam

I refer to the Department's below email of 9 June 2020 regarding the public exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10416 Powerhouse Paramatta at 34-54 and 30B Phillip Street and 338 Church Street, Parramatta (Lot 1 DP 1287474 and Lots 1 & 2 DP 1247122) for 'Site preparation works including demolition of all structures and tree removal, construction, operation and use of the Powerhouse Parramatta, public domain works and use, vehicular access, infrastructure works and signage zones'. Submissions needed to be made to the Department by 7 July 2020. I apologise for the late submission but trust that Endeavour Energy's recommendations and comments will still be considered.

Please refer to the attached copy of Endeavour Energy's previous submission made to the Department on 30 January 2020 regarding the Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD 10416 at 30B Phillip Street, Parramatta (Lots 1 and 2 DP 1247122 and Lot 1 DP 128474) for construction of the New Powerhouse'. The recommendations and comments provided therein essentially remain valid.

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

- Network Capacity / Connection

Endeavour Energy has noted the following in the EIS.

2.1.8 Infrastructure and services

An Infrastructure Services Strategy has been prepared for the site (**Appendix P**) detailing the existing services and utilities within vicinity of the site. The infrastructure identified below has been found to have existing connections to the site:

- **Electricity** – both high voltage (HV) and low voltage (LV) services are currently available on Phillip Street and Wilde Avenue adjacent the site. There is also an existing substation that is located on the development site at 42 Phillip Street.

The Infrastructure Services Strategy refers to Endeavour Energy's model standing offer (Endeavour Energy reference ULL3028) which will be progressed further during design development and includes the following advice:

6.8.4 Future Work Plan

Power infrastructure design plans are to be further developed by a Level 3 ASP consultant to satisfy the scope outlined in the Endeavour Energy Model standing offer to confirm the electricity servicing arrangements for the proposed Powerhouse Parramatta.

Design to be developed to install 3 off new 1500kVA kiosk substations as detailed to feed power to the proposed Power House Parramatta development. 2 off kiosk to be located on the western side of the development and 1 off 1500kVA kiosk to be located on the Eastern side of the development adjacent to Wild avenue.

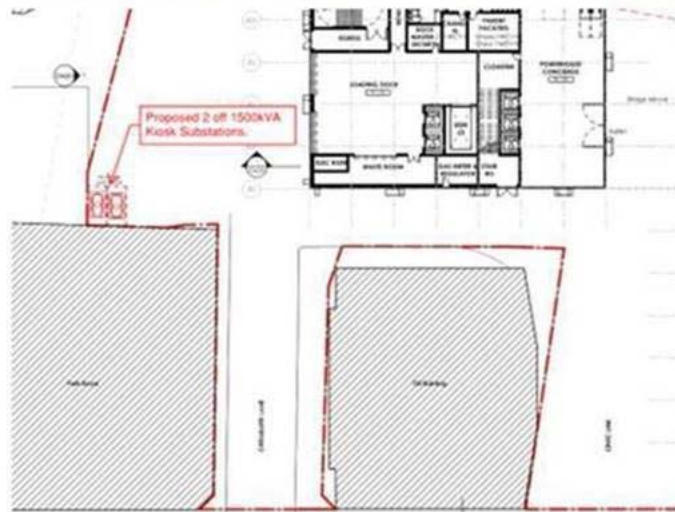


Figure 19 - 2off 1500kVA kiosks on Western side of the development.

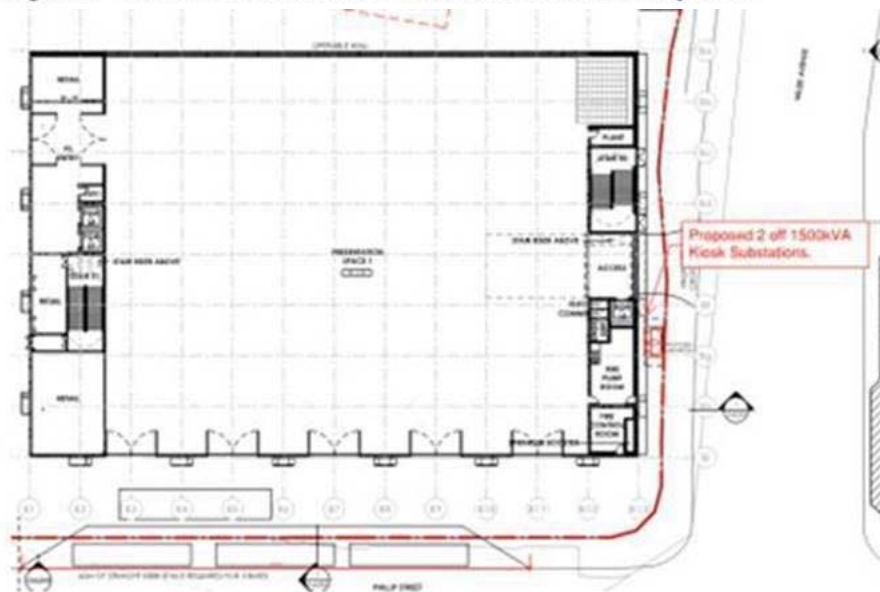


Figure 20 - 2off 1500kVA kiosks on Eastern side of the development.

An assets relocation application to be submitted to power supply authority (Endeavour Energy) to initiate the relocation of existing endeavour energy assets (which may not be redundant due to proposed demolition of existing buildings).

Substation #848 within the proposed development area will need to be demolished or relocated to a location agreed with Endeavour Energy.

Endeavour Energy's Asset Planning & Performance Branch has reviewed the Infrastructure Services Strategy Planning and has advised that the information provided therein is in keeping with the input provided to supply arrangements under connection application ULL3028 to Endeavour Energy's Network Connections Branch for

inclusion in the model standing offer and have no further comments or concerns regarding the electricity supply to the proposed development.

As the applicant has already submitted an application for connection of load to Endeavour Energy's Network Connections Branch who are responsible for managing the conditions of supply with the applicant and their ASP, they should complete the requirements included in the Supply Offer. However the applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm) if this Development Application:

- Includes any contestable works projects that are outside of the existing approved / certified works.
- Results in an electricity load that is outside of the existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (ADMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.
- Site Remediation

Endeavour Energy's Environmental Business Partner section have advised that the remediation of soils or surfaces impacted by various forms of electricity infrastructure is not uncommon but is usually not significant eg. transformer oil associated with leaking substations, pole treatment chemicals at the base of timber poles etc. The method of remediation is generally the removal of the electricity infrastructure, removal of any stained surfaces or excavation of any contaminated soils and their disposal at a licensed land fill. The decommissioning and removal of the redundant electricity infrastructure will be dealt with by Endeavour Energy's Network Connections Branch as part of the application for the connection of load for the new development.

If the applicant has any concerns over the remediation works related to redundant electricity infrastructure they should contact Environmental Business Partner section via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm.

In regard to the demolition of 'Substation #848' ie. 42 Phillip Street (Lot 1 DP 128474), Endeavour Energy has noted the following in the Remedial Action Plan:

3.2 Potential for Contamination

Further to the assessment of site history, and a detailed inspection of the site, potential sources of contamination were considered to most likely include:

- Potential point source contamination at 42 Philip St as associated with the historical use of this site as an electrical substation. Potential localised contaminants may include PCBs as associated with historical dielectric fluids, and/or semi- and non-volatile petroleum hydrocarbons used as coolants / lubricants; and

4.1.2 PSI and DSI for Substation at 42 Philip St (JBS&G 2016a)

JBS&G was engaged by Endeavour Energy to provide a Preliminary and Detailed Site Investigation (PSI-DSI) for a cottage substation located at 42 Phillip Street, Parramatta. The objectives of the PSI/DSI were to assess potential contamination associated with use of the site as a substation and to determine the suitability of the site for land uses permitted under the zoning B4 Mixed Use. Based on the results of the investigation, the following conclusions were made:

- There were potentially unacceptable risks from B(a)P, lead and asbestos contaminated soils with respect to the proposed commercial/industrial land use;
- Asbestos impacts in soils were restricted to the upper 0.5 m of fill material;
- B(a)P and lead impacted material at the site was not subject to leaching under neutral conditions and migration of lead and B(a)P contamination to groundwater was therefore considered unlikely; and
- It was considered that the site could be made suitable subject to further investigation and/or management.

As previously advised 42 Philip Street was sold in July 2019 subject to an easement for electricity works over the whole of Lot 1 DP 128474 which may be released subject to the satisfaction of certain conditions. For any enquiries in regard to the completion of the sale of the property please contact Endeavour Energy's Strategic Property Manager, Simon Lawton, on direct telephone 9853 7819 or mobile 0418 554 414 or alternatively by email SIMON.LAWTON@endeavourenergy.com.au.

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

Could you please pass on a copy of this submission and the attached resources 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 above or 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.

With the current COVID-19 health risk, as many as possible of Endeavour Energy staff are working from home. As a result there is only a small contingent located at the Huntingwood head office for essential operations. Although working from home, access to emails and other internal stakeholders is now somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your understanding during this time.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

M: 0455 250 981

E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood

NSW 2148

www.endeavourenergy.com.au

