

21 October 2024

Ms Catriona Shirley
Senior Environmental Assessment Officer
Industry Assessments, Department of Planning Housing and Infrastructure
Locked Bag 2050, Parramatta, NSW 2124

Dear Catriona

SSD 76397489 – CANVAS ESTATE – SCOPING REPORT – FAIRFIELD COUNCIL SUBMISSION

A. SUBMISSION

- I. **Deferred Commencement** – The scoping report notes that the DPH&I have notified the plan for the industrial land rezoning of the site, which will come into force on 10 January 2025. However, the scoping report does not acknowledge the Council resolution issued in July 2024 for the site, that resolved to support the finalisation of the planning proposal subject to Council providing confirmation in writing to the planning secretary that it agrees satisfactory arrangements regarding the primary site access at the Horsley Drive.

It is noted that Figure 3 of the scoping report includes a concept plan for upgrade of the Horsley Drive Intersection. At this stage Council has not received any advice from state agencies or Frasers Group confirming that these plans represent the finalised plans for site access arrangements to the subject land.

- II. **State Voluntary Planning Agreement (State VPA) Timing** – The scoping report discusses the timing of the State VPA being executed prior to issuing of an occupation certificate for the site. Frasers also confirm that the State VPA works will form a separate approval not linked to the SSDA approval through either a Part 5 Review of Environmental Factors or a Part 4 local development application.

In order to ensure that construction vehicles can appropriately access the site via the Horsley Drive without utilising local roads, it is requested that a condition be placed on the approval prohibiting access for construction vehicles onto the local road network comprising Redmayne Road and Chandos Road. These local roads have a 5 tone load limit, are built to a rural road standard and would be significantly degraded if accessed during the construction period.

- III. **Local VPA** – The scoping report discusses improvements to Redmayne Road (including roundabout construction) and dedication of estate roads to Council. It is anticipated these works would form part of a local VPA between Frasers Property and Fairfield City Council. Council requests an update on the status of the preparation of the local VPA and the community benefits that the developer intends to provide.

Council would require these works be delivered prior to the site becoming operational. No offset to Section 7.12 contributions would be agreed to by Council.

IV. Watercourse Realignment – The scoping report discusses the realignment of the 1st order stream watercourse within the Horsley Drive frontage of the site. Council received formal advice from the Department of Climate Change Energy, the Environment and Water (DCCEE) – Water Licensing and Approvals division that the watercourse must:

- Remain naturalised and meandering.
- Not be channelized or piped at any location including inter-allotment drainage lines.
- Be resolved to the confluence of Eastern Creek including through properties not owned by the developer (no partial solutions will be accepted)
- A stream erosion index of no greater than 2.0 conveyed from the watercourse into Eastern Creek in a post development scenario.
- That appropriate vegetation buffers required under the water management guidelines be applied.

Council officers have prepared a Site-Specific Development Control Plan (DCP) for the site which details these requirements.

V. Section 7.12 Contributions – The subject site is within the Western Catchment of the Fairfield City Local Infrastructure Contributions Plan 2023. This Plan identifies that Section 7.12 Indirect Contributions (i.e. 1% of the cost of works) will apply to the works on the site. Council officers request a cost report be prepared by a suitably qualified quantity surveyor to provide a Capital Investment Value. Please note that should construction be substantially delayed, from the date of the cost report a revised cost report will be required to be provided prior to payment of contributions. Contributions are required to be paid in full by the applicant prior to the issuing of a construction certificate.

Given the large scale of the site, it is expected that there would be some form of staging in the provision of future warehouse/logistics development on the site. To ensure transparency, reduce delays for Council and the applicant and reduce issues at the time of payment of contributions, should the development be proposed to be staged, then it is requested that the contributions be staged accordingly.

VI. Fragmented Development – The scoping report indicates that approximately 36ha of the 60.2 ha site is proposed to be developed. It appears the peripheral lots of the Keyhole Lands are not proposed to be developed by Frasers under the SSDA approval, including a central lot at Redmayne Road.

At this stage, the applicant has not included any details of arrangements for the provision of internal service roads and utility services to ensure that all land to be rezoned for employment uses (including land not in Frasers Group ownership) will be adequately serviced.

To this end, Council requests that a condition of consent be applied to any approval for the project requiring the applicant to provide confirmation that all of the industrial land within the Keyhole Lands will have appropriate access to the internal service roads and utility services. This may include but is not limited to details of any easements required, technical drawings and a concept staging plan for the whole of the site.

It is noted that as part of the rezoning application a site masterplan was prepared (see Attachment A) setting that includes preliminary information in relation to site access and servicing arrangements for the whole of the site including land in Frasers ownership and other land owners.

VII. Site Specific Development Control Plan – The applicant's EIS must demonstrate compliance with the Site Specific DCP prepared which contains controls to guide industrial development on the site. Please note that the DCP will come into force when the rezoning comes into force.

VIII. Consultation with Jemena – The scoping report makes no reference to any consultation with Jemena. Substantial consultation was undertaken with Jemena by Council prior, during and after public exhibition of the Planning Proposal. Jemena in their submission on the Planning Proposal required Frasers undertake consultation with them during design phase of the estate and provide a design encroachment safety management study for their review and approval. This requirement forms a control in the site DCP. The DPH&I must ensure Frasers design is informed by engagement with Jemena through early consultation in the design phase of the estate to ensure that the integrity of the high-pressure gas pipeline remains.

In addition, Jemena required a construction safety management and encroachment study be undertaken prior to construction to ensure that construction methodology, techniques and practises are safe for the pipeline, this should be required as a condition of consent should the DPH&I approve the SSDA and also forms a control in the site DCP.

IX. Clause 4.6 variation to development standards – It is noted that the FSR sought for the Canvas estate is non-compliant with the 0.55:1 FSR that would apply to the site should the Planning Proposal come into force. The applicant is seeking a variation (0.59:1). A clause 4.6 variation to development standards must be provided within the EIS. Despite the above, it is Council's position that any future development on the site must comply with the FSR adopted under the Planning Proposal which is not yet in force, given that the applicant proposed the FSR early on in the Planning Proposal process and did not suggest modifying it through the concept design phase.

- X. Prohibited Development** – The proposed café at lot 1 is prohibited in the E4 land use zone under the Fairfield LEP 2013. Takeaway food and drink premises are permitted in the E4 zone. The scoping report states that despite the café being prohibited in the zone it may be permitted under Clause 4.38 (3) of the EP&A Act. Council does not consider that this clause would apply as the Café would be wholly prohibited in the zone. Council notes that takeaway food and drink premises are permitted in the zone and may be considered on the site to provide services for onsite workers.
- XI. SEAR's Requirements** – Council officers request the following matters be incorporated into the SEAR's and addressed at a minimum as part of the Environmental Impact Statement (EIS) for the site:
- Acoustic and noise and vibration assessment reports to address noise and vibration impacts to surrounding residential receivers.
 - Air Quality and lighting impact assessment to address air quality and light spill impacts to surrounding residential properties and western Sydney Parklands.
 - Flood report and modelling – to assess the flooding impacts in a post development scenario up to the PMF event.
 - Biodiversity Development Assessment Report – to satisfy the requirements of Biodiversity offset scheme which will be triggered by the development.
 - Traffic Impact Assessment report and SIDRA modelling to support the development and consider the operational and construction vehicle impacts resulting from the proposed development (further requirements provided in Section xiii below).
 - Active Transport Assessment – to consider active transport options for the site including end of ride facilities for workers.
 - Economic and Social Impact Assessment - Consideration of economic opportunities and constraints and social impacts to surrounding residents.
 - Bushfire report – to address building on bushfire prone land.
 - Drainage and civil design plans.
 - Engineering drawings
 - Bulk earthwork and cut and fill plans
 - Geotechnical engineering report
 - Visual impact assessment – as viewed from the Western Sydney Parklands, surrounding businesses and residences within the Keyhole lands zoned industrial but not proposed not to be developed by Frasers.
 - Address the industry specific SEAR's criteria for warehousing and industrial development
 - Addressing urban heat island effect through sustainability measures including maximising canopy coverage and maximising pervious area coverage.

- Compliance to be demonstrated with relevant statutory planning policies including, SEPP (Biodiversity and Conservation) 2021, SEPP (Industry and Employment) 2021, SEPP (Planning Systems) 2021, SEPP (Resilience and Hazards) 2021, SEPP (Transport and Infrastructure) 2021, SEPP (Sustainable Buildings) 2022.
- Compliance to be demonstrated with Environmental Planning and Assessment Act 1979, Biodiversity Conservation Act 2016, Water Management Act 2000, and Fairfield LEP 2013.
- Submission of detailed landscape plans that demonstrated compliance with the landscape and building line setbacks established under the Site-Specific Development Control Plan for the site.

XII. Flora and Fauna Impacts – Council will be relying on a comprehensive species list to accompany the BDAR in order to cancel out any likelihood of Cumberland Plain Woodland in the Sydney Basin Bioregion ‘derived native grassland’, as per the NSW Scientific Committee – final determination. The applicant must provide a comprehensive site investigation referencing local SEED database records. The impacts to grasslands including native derived grasslands must be assessed noting that all grassland irrespective of being native provides important habitat for native species.

XIII. Traffic Impact Assessment – The Traffic Impact Assessment (TIA) must provide details of all traffic types and volumes likely to be generated during construction and operation, including a description of key access and haulage routes. A traffic modelling assessment of the existing traffic conditions and the impacts that the development may generate on the surrounding road network must be carried out.

The TIA must be accompanied by a parking assessment to demonstrate that the proposed development provides adequate car parking spaces for all users within the development site without impacting the availability of parking onto adjoining roads. A detailed plan of any proposed internal road network, loading dock provision and servicing, on-site parking provisions and sufficient pedestrian and cyclist facilities be provided in accordance with the relevant Australian Standards.

Council will require the applicant provide Swept Path diagrams or the largest design vehicle to access the site. The TIA and associated modelling must be referred to TfNSW for review and assessment.

XIV. Construction Traffic Impacts - Should the construction works were to be carried out in stages, the construction traffic impacts of the development proposal on the adjoining road network (state road and local road network) shall be assessed for each stages of the development;

XV. Road Alignment - The applicant shall demonstrate that the proposed intersections, road alignment, roads and the associated traffic control devices comply with Austroads Guidelines (e.g. Austroads Guide to Road Design Part 3: Geometric Design), TfNSW and Council requirements as well as the relevant Australian Standards;

- XVI. Road Design** - The design of internal access roads (private roads associated with the SSDA) shall be designed and approved to the requirements of Council's Subdivision Branch. The internal site layout shall comply with the requirements of relevant Australian Standards (AS/NZS 2890.1:2004 and AS2890.2:2018) and be designed to the satisfaction of Council's Subdivision Branch;
- XVII. Heavy Vehicle Accommodation** - The applicant shall demonstrate that the existing and proposed road network for the SSDA have the adequate capacity to accommodate heavy vehicles and/or the largest vehicle travelling to and from the site by swept path analysis. In addition, the traffic, pavement and structural impacts of any heavy vehicle movements along Chandos Road (5-tonne load limit street) shall be thoroughly assessed. The design of any subdivision roads to cater for the largest vehicle shall be in accordance with the relevant Austroads Guidelines and be designed and approved to the satisfaction of Council's Subdivision Branch;
- XVIII. Road Dedication** - Any dedication of new subdivision/private roads to Council as public roads in the development process shall be in accordance with the requirements of Council's Subdivision Branch;
- XIX. Traffic Committee Approval** - shall be sought from the Fairfield Traffic Committee for the installation of prescribed traffic control devices such as regulatory signs and line markings and traffic control facilities such as medians on a public road;
- XX. Road Safety Audit** - Unless otherwise agreed, Road Safety Audit should be an integral part of the design development process for all private or public roads. The applicant should engage a suitably qualified person (Accredited Road Safety Auditor) to undertake a road safety audit for any proposed access roads/roads associated with the state significant development application to ensure that the road capacity is adequate to accommodate the intended design vehicles.
- XXI. Operational Traffic Impacts** – As part of the operational traffic impacts of the future development that applicant shall submit to Council an operational traffic management plan (OTMP) incorporating a breakdown of the types of heavy vehicle accessing the site (for example, medium rigid, vehicles, 12.5m heavy rigid vehicles, 19m semi- trailers, 20m articulated vehicles, s6m B-Double vehicles etc) on hourly basis through the day to Council for assessment. The traffic and pavement impacts of the development proposal onto the adjoining external road network need to be thoroughly assessed.
- XXII. Construction Traffic Impacts** – As part of the review and approval process, the applicant shall submit to Council a Construction Traffic Management Plan (CTMP)(subject to resolution of all other issues) detailing construction vehicle routes, number of trucks on a daily/weekly basis, hours of operation, access arrangements and traffic control for review and approval prior to the issue of a construction certificate.

XXIII. Staged Development Construction – The applicant shall specify the types and the number of heavy vehicle trips to and from the site at various stages of the construction works. The CTMP should also provide a summary of the construction works, the types, the number of construction vehicles, the largest vehicle required at each stage of the development works.

XXIV. Upgrade of Redmayne Road – The scoping report provides little information on the proposed Redmayne Road upgrade merely stating that it is part of a future local VPA. FCC Assets team recommends the applicant provide more details on the proposed Redmayne Road upgrade and at a minimum provide the following:

- a. Provide a consistent road width and standard shoulder for Redmayne Road in accordance with Austroads guidelines to accommodate the proposed traffic growth in a post development scenario.
- b. Upgrade the intersection of Ferrers Road and Redmayne Road
- c. Consider traffic loading to cater for commercial vehicles including High Mass Productivity Vehicles
- d. Wearing surface be provided with hot mix asphalt including sealed shoulder.
- e. Undertake culvert improvements located in the S curve subject to horizontal realignment.
- f. Consider the low clearance heights under the M7 motorway overpass at the western end of Redmayne Road.
- g. Undertake widening of existing culverts located along Redmayne Road as required.
- h. Relocating table drains including existing culverts and widening and adjustment of lead away drainage system to avoid water ponding along the edge of Redmayne Road.
- i. Pavement design shall comply with Austroads Guidelines “A Guide to the Structural Design of Road Pavements” and design for other proposed infrastructures shall comply with Council’s design guidelines. Construction is required to comply with Council’s Road Works Specifications. These designs will be submitted to council for review and approval.
- j. Provision of street lighting as required
- k. Suitably linking existing pathways with cycle ways

XXV. Estate Road Dedication – Should Council accept dedication of internal estate roads the following requirements are noted:

- a. The applicant is responsible for the design, construction and maintenance of vehicular crossings which are required to comply with Council’s Vehicular Crossing Policy, Public Domain Manual and Standards and Specifications. For further information regarding the application process for a new driveway please refer to the link provided [Vehicular Crossings Fairfield City Council](#).
- b. Vertical alignment of the driveway needs to be checked in the detailed design stage to avoid cars scraping when entering and exiting the building.
- c. After construction of the kerb and gutter, the road surface shall be reinstated to Council’s standards and specifications.

XXVI. Dilapidation Survey – Should the SSDA be approved Council will require a condition be placed on the consent detailing provision of a dilapidation report which will include a requirement for the applicant to repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development. Further to the above any relocated the applicant will be required to pay the full costs associated with relocating any public infrastructure that needs to be relocated as a result of the development.

Prior to commencement of construction the applicant must consult with the relevant asset owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.

The dilapidation report should identify the condition of all public infrastructure in the vicinity of the site (including roads, kerb and gutters, concrete open channels/ and road bridge). Due to the approval pathway being a SSDA a copy of the dilapidation report is to be provided to the planning secretary.

XXVII. Vehicle Damage – The developer is required to obtain approval routes for haulage of construction materials along Council owned roads. In addition to the accidental or unexpected damage to Council's assets, they are required to come to an agreement to pay the cost to Council prior to commencement of works, as functional life of the road pavement will be consumed by the number of trips made for material haulage to the project

XXVIII. Damage to Council Assets - Any damage to Council's assets must be restored to Council standards and specifications prior to the issue of a Road Reserve Clearance Certificate. In addition, confirm if there any other Council assets that are proposed to be demolished or impacted by the proposed design.

XXIX. Stormwater Drainage Assets - Applicant shall engage to carry out detail drainage study by independent consultant. Recommended works from the outcome of detail drainage study should be implemented as part of this proposal.

XXX. Tree Removals or New Trees - Retained trees or new trees are to have a root barrier system implemented to reduce future maintenance costs. Council's Tree Preservation shall be consulted regarding any removal of trees on Council's reserve and its Council's requirements.

XXXI. Asset Handover List – An asset handover list must be prepared listing all new constructed assets as part of the new development that will be handed over as specified in Council's New Asset Handed Over Template. Contact Asset Management Division. Define and list ownership and maintenance responsibility including boundary details showing the drawing.

XXXII. Stormwater Management – A Stormwater Management Plan prepare in accordance with Council's Stormwater Management Policy (Sep 2017) shall be submitted. Details of onsite detention basins, trunk drainage for access roads and discharge points shall be clearly indicated on the stormwater plan. Adequate measures shall be taken to prevent erosion at discharge points.

XXXIII. Flood Affection – Details of re-alignment of the existing watercourse through the site shall be included in the submission. A drainage easement will be required for the watercourse realignment through downstream properties. The flood risk management report must be in accordance with Chapter 11 of Council's DCP.

XXXIV. Excluded Land – Four Parcels of land (No. 1681, 1677, 1627 and 1617) are excluded from the proposed development and currently have street access only via The Horsley Drive. The developer must ensure that these allotments have satisfactory access before issuance if any subdivision Certificate or Occupation Certificate. Two parcels of land at Chandos Road (no. 121 and 211) are excluded from the development and currently only have access via Chandos Road. If these lots are developed, it is unclear how they will have access to the proposed estate road network.

XXXV. Roads Act Approval – A Roads Act Approval is required for the construction of the proposed signalised intersection on The Horsley Drive. A compliance certificate for these works must be obtained before Fairfield City Council or a private certifier can issue a Subdivision Certificate.

Recommendation – The current scoping report document presents an underutilised and fragmented development that raises a number of concerns for Council in ensuring suitable access to estate roads and utility services for whole of the Keyhole Lands Estate. It appears the SSDA only addresses those lots under the applicant's ownership.

Should the DPH&I approve this, it would result in fragmented development and lot isolation in particular those lots on the western and eastern edge of the site. Council recommends the DPH&I consider in their SEAR's advice further details from the applicant to ensure holistic development for the entire Keyhole Lands as detailed in this submission.

Should you have any further questions you wish to raise in relation to this matter please do not hesitate to contact me on 9725 0215.



Patrick Warren
SENIOR STRATEGIC LANDUSE PLANNER

22 October 2024

TfNSW Reference: SYD24/01681/01
DPHI Reference: SSD-76397489



Ms. Kirsten Fishburn
Secretary
Department of Planning, Housing, and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attention: Catriona Shirley

REQUEST FOR SEARS – CANOPY WAREHOUSING
1647 – 1671 THE HORSLEY DRIVE, 157-213 & 136-170 REDMAYNE ROAD,
137-209 CHANDOS ROAD & A PORTION OF REDMAYNE ROAD, HORSLEY PARK

Dear Ms. Fishburn,

Thank you for referring the request for Secretary's Environmental Assessment Requirements (**SEARs**) to Transport for NSW (**TfNSW**) for review and comment for the proposed canopy warehouse development in Horsley Park.

TfNSW has reviewed the submitted scoping report and the transport assessment and provides the following advice for consideration to the draft SEARs in **TAB A**.

For more information regarding the above matter, please contact Nav Prasad, Land Use Planner via email at development.sydney@transport.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read "B. Pegg".

Brendan Pegg
Senior Manager Land Use Assessment Central and Western
Transport Planning, Planning, Integration and Passenger Division

TAB A – TfNSW comments and suggested inclusions

Transport and Accessibility

The scoping report proposes a signalised access intersection with The Horsley Drive (**classified road**). These signals are not included in TfNSW's strategic plans for upgrading The Horsley Drive. It is understood that the proposed works would be subject to a Voluntary Planning Agreement (**VPA**) which also includes property acquisition and widening of the Horsley Drive between the M7 and the proposed site access. As there is no certainty that a VPA will be executed, and in accordance with clause 2.119 (a) of the *State Environmental Planning Policy (SEPP)* which states '*where practicable and safe, vehicular access to the land is provided by a road other than the classified road*', alternative options for site access are to be investigated.

TfNSW requires the Transport Assessment which includes, but is not limited to the following:

- The assessment is to include the following road network scenarios:
 - Access to and from the site as per the scope of works proposed in the VPA, and
 - Access to and from the site without traffic signals or other road works proposed in the VPA, i.e. left in and left out from Horsley Drive and access from Chandos Road.
 - Any other access arrangement that is deemed suitable to mitigate the impacts of the development on the classified road network.
- A comprehensive transport impact assessment of the scenarios listed above is required which addresses the following:
 - Daily and peak traffic movements likely generated by the proposed development during construction and operation.
 - Assessment of the impact of trips generated by the development on nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity of the site and the need/associated funding for upgrades or road improvement works.
 - As a minimum, the following intersections are to be network-modelled;
 - Proposed signalised intersection at The Horsley Drive approximately 800m east of Westlink M7
 - The Horsley Drive and M7 ramp intersections
 - The Horsley Drive and Wallgrove Road
 - The Horsley Drive and Ferrers Road
 - Wallgrove Road and Chandos Street
 - The assessment is to include traffic modelling for the following scenarios:
 - 2026 (Base year)
 - Year of development completion without development traffic
 - Year of development completion with development traffic
 - 10 years after development completion without development traffic
 - 10 years after development completion with development traffic
 - A capacity analysis using SIDRA or other approved modelling application is needed for all options to identify the Level of Service (LoS) at intersections and, where relevant, an analysis of any other intersections along the proposed transport routes.
 - The assessment shall determine the need for road network improvements to support the development and provide traffic and transport-specific recommendations for access options.
 - The assessment is to include the cumulative impacts from other approved developments and committed/funded road upgrades in the vicinity of the site.
- Strategic (2D) design drawings of all proposed road works and the site access, demonstrating the scope, estimated cost, and constructability of works required to mitigate the development's impacts on road safety, traffic efficiency, and the integrity of transport infrastructure.
- Details of light and heavy vehicle movements during construction and operation, including description of heavy vehicle types, and haul route origins and destinations.
- Details of the proposed site access with regard to the parking provisions associated with the proposed development, including compliance with the requirements of the relevant Australian Standards (i.e. turn paths,

sight distance requirements, aisle widths, etc.). The proponent must demonstrate that the site plan, site access and surrounding road network can accommodate the largest and worst-performing vehicles entering, exiting, and manoeuvring throughout the site.

- Measures to integrate the development with the existing/future public transport network.
- Measures to ameliorate any adverse traffic and transport impacts due to the development based on the above analysis, including a travel demand management program to increase sustainable transport (such as a Green Travel Plan).
- The preparation of a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:
 - assessment of cumulative impacts associated with other construction activities (if any);
 - an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;
 - details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process.
 - details of anticipated peak hour and daily construction vehicle movements to and from the site;
 - details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;
 - details of temporary cycling and pedestrian access during construction.
- In addition, the assessment should reference the following documents and strategic plans:
 - *Future Transport 2056* and supporting plans.
 - Guide to Traffic Generating Developments (Roads and Maritime Services, 2002) or the updated technical direction guide.
 - NSW Freight and Ports Plan 2018-2023
 - Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas.
 - Cycling Aspects of Austroads Guides.
 - NSW Planning Guidelines for Walking and Cycling (Department of Infrastructure, Planning and Natural Resources (DIPNR), 2004).
 - Guide to Traffic Management Part 12: Integrated Transport Assessments for Developments (Austroads, 2020).
 - Australian Standard 2890 Parking facilities (all relevant parts).

Flooding

The EIS shall provide a flood impact assessment to understand the potential impacts of the development on flood evacuation is to be carried out. To assess the impacts of the proposed development, information for pre and post-development scenarios including modelling of the local overland flows are to be provided to allow assessment of the impact of the development.

Consultation

During the preparation of the EIS, the applicant must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners and provide responses to any issues or comments raised during consultation.



Your ref: SSD-76397489
Our ref: DOC24/817364

Ms Catriona Shirley
Acting Senior Team Leader
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
PARRAMATTA NSW 2150

14 October 2024

Subject: Canopy Warehousing Estate (SSD-76397489)

Dear Ms Shirley,

I refer to the 30 September 2024 request for advice from the Biodiversity, Conservation and Science Group (BCS) of the Department of Climate Change, Energy, the Environment and Water on the Planning Secretary's environmental assessment requirements (SEARs) for the above project.

BCS has reviewed the Scoping Report prepared by Ethos Urban dated 30 September 2024 and recommends the proponent address the attached requirements.

In relation to point 4 of the recommended biodiversity environmental assessment requirements, please note the minimum information and spatial data requirements are in Tables 24 and 25 of the [Biodiversity Assessment Method 2020 \(BAM\)](#). Other requirements, such as those relating to the BAM Calculator and Biodiversity Offset Assessment Management System, are detailed in the [guides, tools and databases](#) webpage.

Should a waiver to the requirement for a BDAR be sought, it must be clearly demonstrated that the proposed development is not likely to have any significant impact on biodiversity values. Development that requires clearing of native vegetation or additional biodiversity impacts as prescribed by clause 6.1 of the *Biodiversity Conservation Regulation 2017* is likely to require a BDAR.

Any request for a BDAR waiver must include the information requirements set out in Tables 1 and 2 of the DPIE guidelines on [How to apply for a biodiversity development assessment report waiver for a Major Project Application](#). The proponent can find further information on the BDAR waiver process on the [Biodiversity development assessment report waiver](#) webpage.

Please contact Greater Sydney Planning team at rog.gsrplanning@environment.nsw.gov.au should you have any queries regarding this advice.

Yours sincerely

Louisa Clark
Director, Greater Sydney Branch
Regional Delivery
Biodiversity, Conservation and Science Group

BCS Environmental Assessment Requirements - Canopy Warehousing Estate (SSD-76397489)

Biodiversity
1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (BC Act), the Biodiversity Assessment Method 2020 (BAM) and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the BC Act (s.6.12), <i>Biodiversity Conservation Regulation 2017</i> (s.6.8) and the BAM, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations). 2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the BAM. 3. The BDAR must include details of the measures proposed to address the offset obligation as follows: • The total number and classes of biodiversity credits required to be retired for the development/project. • The number and classes of like-for-like biodiversity credits proposed to be retired. • The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules. • Any proposal to fund a biodiversity conservation action. • Any proposal to make a payment to the Biodiversity Conservation Fund. If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits. 4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM. 5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s.6.10 of the BC Act.
Flooding
6. The EIS must include a flood impact and risk assessment (FIRA). As a minimum the FIRA must: • Consider the relevant provisions of the NSW Flood Risk Management Manual and toolkit, and existing council and government studies, information and requirements. • Identify and describe existing flood behaviour and flood constraints on the site and its surrounding areas for the full range of events, including 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP and provide an assessment of the compatibility of the development and its users with flood behaviour. This may require flood modelling where existing flood information is not available. • Determine and describe changes in post development flood behaviour, impacts of flooding on existing community and on the development and its future community for full range of events, 5% AEP, 1% AEP, PMF and 0.5% AEP or 0.2% AEP. This will typically require flood modelling. • Consider impacts of climate change due to any increase in rainfall intensities. The 0.5% AEP or 0.2% AEP events can be used to provide an understanding of the scale of change of flood behaviour relative to the 1% AEP event. • Propose and assess the effectiveness of management measures including development controls required to minimise the impacts and risks of flooding to the development and its users and existing community. Note: <u>Flood modelling</u> is to be undertaken by a suitably qualified engineer consistent with Council's requirements and the Australian Rainfall and Runoff. <u>Flood behaviour</u> includes flood volume, extent, depth, level, velocity, duration, rate of rise, flood function and hazard. <u>Impacts of flooding</u> include changes to flood behaviour and risks to the community including emergency management response for the community.

Water and soils

7. The EIS must map the following features relevant to water and soils including:
 - Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - Rivers, streams, wetlands, estuaries (as described in s.4.2 of the BAM).
 - Wetlands as described in s.4.2 of the BAM.
 - Groundwater.
 - Groundwater dependent ecosystems.
 - Proposed intake and discharge locations.
8. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - Existing surface and groundwater.
 - Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - [Water Quality Objectives](#) (as endorsed by the NSW Government) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - Indicators and trigger values/criteria for the environmental values identified above in accordance with the *ANZECC (2000) Guidelines for Fresh and Marine Water Quality* and/or local objectives, criteria or targets endorsed by the NSW Government.
 - [Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions](#)
9. The EIS must assess the impact of the development on hydrology, including:
 - Water balance including quantity, quality and source.
 - Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - Identification of proposed monitoring of hydrological attributes.

End of Submission

NSW Department of Climate Change, Energy, the Environment and Water

Our ref: OUT24/15329

Catriona Shirley

Planning and Assessment Group
NSW Department of Planning, Housing and Infrastructure

Email: Catriona.shirley@dpie.nsw.gov.au

2 October 2024

Subject: Canopy Warehousing Estate (SSD-76397489) (Fairfield City)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)

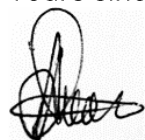
Dear Catriona,

The NSW DCCEEW Water Group has developed standard SEARs for SSD and SSI projects. Please see Attachment A for detailed requirements.

If any of the requirements do not apply to this project, the proponent should describe why in a short statement.

Should you have any further queries in relation to this submission please do not hesitate to contact Water Assessments at water.assessments@dpie.nsw.gov.au.

Yours sincerely



Alistair Drew

A/Senior Project Officer, Water Assessments, Knowledge Division
NSW Department of Climate Change, Energy, the Environment and Water

Water Take and Licensing

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
1	A detailed and consolidated site water balance.	
2	Description of all works/activities that may intercept, extract, use, divert or receive surface water and/or groundwater. This includes the description of any development, activities or structures that will intercept, interfere with or remove groundwater, both temporary and permanent.	NSW Aquifer Interference Policy, section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Clause 24 of the <i>Water Management (General) Regulation 2018</i> Groundwater Guidelines- https://www.industry.nsw.gov.au/water/licensing-trade/major-projects
3	Details of all water take for the life of the project and post closure where applicable. This is to include water taken directly and indirectly, and the relevant water source where water entitlements are required to account for the water take. If the water is to be taken from an alternative source confirmation should be provided by the supplier that the appropriate volumes can be obtained.	Section 3 & 5 of the <i>Water Management Act 2000</i>, Water Sharing Plans Section 2 of the NSW Aquifer Interference Policy provides explanation of water take for aquifer interference activities
4	Details of Water Access Licences (WALs) held to account for any take of water where required, or demonstration that WALs can be obtained prior to take of water occurring. This should include an assessment of the current market depth where water entitlement is required to be purchased. Any exemptions or exclusions to requiring approvals or licenses under the <i>Water Management Act 2000</i> should be detailed by the proponent.	Water Sharing Plans Sections 3, 5, 60A & 60I of the <i>Water Management Act 2000</i> WAL must nominate a work to satisfy s60D of the <i>Water Management Act 2000</i> and this is completed by a dealing application under s71W of the <i>Water Management Act 2000</i> Exemptions or exclusions information: ○ Clause 21-23, 34-50, sch.1 and 4 <i>Water Management Regulation 2018</i> ○ Sections 4.41 and 5.23 of the <i>EP&A Act 1979</i>

		Water licensing and works approvals exemptions - https://water.dpie.nsw.gov.au/licensing-and-trade/licensing/water-licensing-and-works-approvals-exemptions
--	--	--

Water Impacts

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
5	A description of groundwater conditions that provides an understanding of groundwater level across the site under a range of wet and dry conditions.	NSW Aquifer Interference Policy Groundwater Guidelines
6	Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, groundwater dependent ecosystems, and ground water levels; including measures proposed to reduce and mitigate these impacts.	<i>Water Management Act 2000</i> Part 1, Division 1, Section 5(2d; 4c) & Part 3 Div 2 Sect 97 <i>Water Management Act 2000</i> Part 1, Division 1, Section 5(4a;5a; 6a; 7a; 8a)) NSW Aquifer Interference Policy Groundwater Guidelines
7	Proposed surface and groundwater monitoring activities and methodologies.	Groundwater Guidelines NSW Water Quality and River Flow Objectives Australian and New Zealand fresh and marine water quality guidelines (ANZG 2018)

Assessment against Policy and Guidelines

No.	Assessment Requirement	Relevant Policy/Guideline/Legislation
-----	------------------------	---------------------------------------

8	Identification and impact assessment of all works/activities located on waterfront land including an assessment against Guidelines for Controlled Activities on Waterfront Land (NRAR 2018).	Guidelines for Controlled Activities on Waterfront Land (NOW 2012)
9	Assessment of project against relevant policies and guidelines	Water Sharing Plans, Floodplain Management Plans, NSW Aquifer Interference Policy, Guidelines for Controlled Activities on Waterfront Land (NOW 2012), Groundwater Guidelines

Development Application and Planning Proposal Review NSW Planning Portal Concurrence and Referral



Authority	Authority's Reference	Agency Concurrence and Referral	Authority Contact	Authority Notification	Submission Due	Submission Made
NSW Dept. of Planning, Housing & Infrastructure	SSD-76397489		Catriona Shirley	30/09/2024	14/10/2024	8/10/2024

Address	Land Title
1647-1671 The Horsley Drive, 157-213 and 136-170 Redmayne Road, 137-209 Chandos Road, and a portion of Redmayne Road, Horsley Park	Various lots

Scope of Development Application or Planning Proposal
Request for Secretary's Environmental Assessment Requirements (SEARs) for the Canopy Warehousing Estate. Construction and 24-hour operation of eight warehouses, associated office areas, cafe, site infrastructure and car parking.

Endeavour Energy's G/Net master facility model indicates:				
Within or adjacent to the property the electrical network used in the distribution / supply of electricity are:				
Electricity Infrastructure / Apparatus	Statutory allocation (road verge / roadway*)	Easement (or other form of property tenure**)	Protected works***	Freehold (adjoining or nearby)
Overhead Power Lines				
☒ Low voltage	☒	☐	☐	☐
☒ High voltage	☒	☐	☐	☐
☒ Transmission voltage	☐	☒	☐	☐
☒ Pole / tower	☒	☒	☐	☐
Underground Cables				
☒ Low voltage	☒	☐	☐	☐
☒ High voltage	☒	☐	☐	☐
☐ Transmission voltage	☐	☐	☐	☐
☒ Streetlight / pillar	☒	☐	☐	☐
Substation				
☒ Pole mounted	☒	☐	☐	☐
☐ Padmount	☐	☐	☐	☐
☐ Indoor	☐	☐	☐	☐
☐ Zone	☐	☐	☐	☐
☐ Transmission	☐	☐	☐	☐
Other: Overhead earth cables and pilot / telecommunications cables.	☐	☒	☐	☐

Low voltage extra low voltage up to 1,000 volts alternating current (a.c.).
High voltage above 1,000 volts a.c and less than 33,000 volts a.c. [33 kilovolts (kV)].
Transmission voltage 33 kV up to 132,000 volts a.c. (132 kV).
*Rights provided in a public road or reserve. The allocation depends on the classification and date of roadway dedication.
** Other form of property tenure includes but is not limited to restriction, covenant, lease, licence etc.
***Protected works under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW).
Other: provide detail of electricity infrastructure / apparatus.

Relevant / applicable clause numbers from Endeavour Energy's standard conditions for Development Application and Planning Proposal Review indicated by ☒ .

Condition	Advice	Clause No.	Issue	Detail
☐	☐	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
☐	☐	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
☒	☐	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
☐	☐	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
☒	☐	5	Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.
☐	☒	6	Bush Fire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
☐	☐	7	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
☐	☒	8	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
☐	☒	9	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
☐	☐	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
☐	☐	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
☐	☒	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
☒	☐	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
☐	☐	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
☒	☐	15	Easement Subdivision	The incorporation of easements into to multiple / privately owned lots is generally not supported.
☐	☒	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
☐	☐	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
☐	☒	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.
☐	☐	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
☒	☐	20	Look up and Live	Before commencing any activity near overhead power lines the applicant must obtain advice from the Look Up and Live service.
☐	☐	21	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
☒	☐	22	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
☒	☐	23	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.

Condition	Advice	Clause No.	Issue	Detail
☒	☐	24	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
☐	☒	25	Protected Works	Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the <i>Electricity Supply Act 1995</i> (NSW).
☐	☒	26	Prudent Avoidance	Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.
☐	☒	27	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
☐	☒	28	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
☐	☒	29	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
☐	☐	30	Security / Climb Points	Minimum buffers appropriate to the electricity infrastructure being protected need to be provided to avoid the creation of climb points.
☐	☐	31	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'.
☐	☐	32	Solar / Generation	The performance of the generation system and its effects on the network and other connected customers needs to be assessed.
☐	☒	33	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
☐	☒	34	Sustainability	Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
☐	☐	35	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
☐	☐	36	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network infrastructure.
☒	☐	37	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.
Decision				Approve (with conditions)

Environmental Services Team

P 133 718

E Property.Development@endeavourenergy.com.au

Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150.

Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



**Endeavour
Energy**

**POWER
together**



Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.

Reason(s) for Conditions or Objection (If applicable)

- All encroachments, activities and / or works (including subdivision and even if not part of the Development Application) whether temporary or permanent within or affecting an easement, restriction, right of access or protected works (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities.

For further information please refer to the attached copies of Endeavour Energy's:

- General Restrictions for Overhead Power Lines.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

To resolve all the easement management matters the applicant will need to liaise directly with Endeavour Energy's Easements Officers.

- Endeavour Energy's preference is to have continuity of its easements over the most direct and practicable route affecting the least number of lots as possible. The incorporation of electricity easements into privately owned lots is generally problematic for both Endeavour Energy and the future landowners and requires additional easement management to ensure no uncontrolled activities / encroachments occur within the easement. Therefore it generally does not support the incorporation of easements into multiple / privately owned lots.

Endeavour Energy's recommendation is that whenever reasonably possible, easements be entirely incorporated into public reserves and not burden private lots (except where they are remnant lots or not subject to development). This is also in keeping with a policy of prudent avoidance.

Where the foregoing cannot be reasonably achieved, in subdividing an easement consideration must be given to minimising the impact on the easement rights and ensure contiguous / ready access to the electricity infrastructure located within the easement.

- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- An extension or augmentation of the existing electricity distribution network will be required. Whilst there are distribution substations in the area which are likely to have some spare capacity, it is not unlimited and may not be sufficient to provide for the additional load from the proposed development.

Other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However the extent of any works required will not be determined until the final load assessment is completed.

- Any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

- Endeavour Energy's network asset design policy is generally to progressively underground all new urban developments. All new cabling / reticulation infrastructure must be of an underground construction type. Where existing overhead construction is present on or in proximity of the site, it may require undergrounding as the development proceeds.

- The minimum required safety clearances and controls for buildings and structures (whether temporary or permanent) and working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).

Even if there is no issue with the safety clearances to the building or structure, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' eg. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kilovolt (kV). It also includes the following requirements for work near low voltage overhead power / service lines.

TABLE 4

Approach distances for work near low voltage overhead service lines

Ordinary Persons (m)				
Hand held tools	Operation of crane or mobile plant	Handling of metal materials (Scaffolding, roofing, guttering, pipes, etc)	Handling of non-conductive materials (Timber, plywood, PVC pipes and guttering, etc)	Driving or operating vehicle
0.5	3.0	4.0	1.5	0.6

- The planting of large / deep rooted trees near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.

No planting of trees is allowed in the easement for a padmount substation. Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.

Endeavour Energy's G/Net master facility model.

The advice provided regarding the extent of the electricity infrastructure on or near the site is based on a desk top review of Endeavour Energy's G/Net master facility model. This is a computer based geographic information system which holds the data on and is used to map the electricity network. 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. It only shows the Endeavour Energy electricity 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.

Easement (or other form of property tenure).

Title searches will confirm the current owners of a property and shows any registered interests affecting the property such as an easement. Not all interests eg. short term leases and licences are registered on the title. Not all easements for electricity infrastructure will necessarily benefit Endeavour Energy eg. there may be interallotment / easements appurtenant to the land particularly for low voltage service conductors / customer connections. For further advice please refer to Endeavour Energy's:

- Land Interest Guidelines for Network Connection Works.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

Condition or Advice

With Endeavour Energy's Development Application and Planning Proposal Review process / system the intent of the 'Standard Conditions' being indicated as either a 'Condition' or 'Advice' essentially depends on the risk associated with the matter. If the matter is one that is likely or very likely to be an issue / needed to be addressed by the applicant and may require corrective action, then it is marked as a 'Condition'. If the matter is less likely and the consequences of the applicant not addressing it are lower or can be readily rectified, then it is marked as 'Advice'. If the matter is considered to be not applicable / relevant then it is not marked as either.

For example, the obtaining advice from the Before You Dig service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations is a standard / regulatory requirement and will be generally indicated as 'Condition'. If the Site Plan from Endeavour Energy's G/Net Master Facility Model indicates there is no underground electricity infrastructure it will be indicated as 'Advice' as a precaution and in regard to any other underground utilities.

Not all of the matters may be directly or immediately relevant or significant to the Development Application or Planning Proposal. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur. Even if a matter is not indicated a 'Condition' or 'Advice', applicants are encouraged to review all of the 'Standard Conditions' as some matters may not have been evident from the information provided with the Development Application and of which the applicant may have additional knowledge.

Decision

In the NSW Planning Portal for the 'Agency response', as Endeavour Energy is not a concurring authority under the provision of the *Environmental Planning and Assessment Act 1979* (NSW), it does not 'Approve' or 'Refuse' a Development Application in the Portal. It will 'Approve (with conditions)' (which may 'Object' in the submission and detail the matters requiring resolution), or if all the matters in the submission are marked as for 'Advice', the outcome of the assessment will also be 'Advice'.

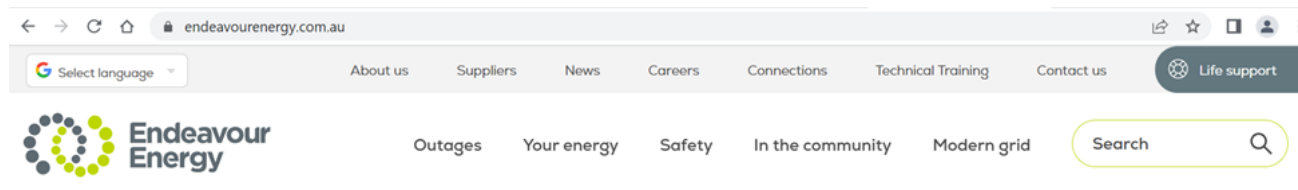
Objection

Endeavour Energy may object to a Development Application if the conditions may substantially impact the proposed development or regarded as a significant risk to the electricity distribution network. Although Council may be able to appropriately condition these matters, Endeavour Energy's recommendation is to address the matters prior to Council granting any consent. This can assist in avoiding the need to later seek modification of an approved Development Application.

Please note Endeavour Energy can only assess the Development Application based on the information provided by the applicant and Council. Due to time and resource constraints it is not possible to refer all development application notifications to the relevant internal stakeholders for review and advice or to request additional information from the applicant or Council. Applicants should be providing proper detailed plans of the electricity infrastructure / easements on or near the site and address the potential impacts of the proposed development thereon in the Statement of Environmental Effects. The provision of inadequate detail may result in Endeavour Energy objecting to the Development Application.

Further Advice

The 'Standard Conditions' include additional advice and contact details and further information is also available on Endeavour Energy's website at <https://www.endeavourenergy.com.au/>.



To resolve any objection or to seek further advice the following are the main contacts and can be reached by calling Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718. For other matters the contact details are included in Endeavour Energy's standard conditions for Development Application and Planning Proposal Review. Whilst the Environmental Services Team are able to provide general advice, the resolution / approval of any matter/s rests with the relevant contact related to the matter/s.

Branch / Section	Matters	Email
Customer Network Solutions	Electricity supply or asset relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP).	CWAdmin@endeavourenergy.com.au
Easements Officers	Easement management or protected works / assets.	Easements@endeavourenergy.com.au
Property	Property tenure eg. the creation or release of easements.	network_property@endeavourenergy.com.au
Field Operations (to the relevant Field Service Centre).	Safety advice for building or working near electrical assets in public areas (including zone and transmission substations).	Construction.Works@endeavourenergy.com.au

Please note Endeavour Energy's above contacts do not have access to the NSW Planning Portal. To resolve any matters direct contact should be made with the responsible contact. This will avoid double handling and possible delays in responding to the applicant / Council.

Accredited Service Providers

The Accredited Service Provider (ASP) scheme accredits organisations to perform contestable work on the NSW electricity distribution network. Contestable works are works that are required for the electricity distribution network provider to supply the load in the power lines where a new or altered connection is being requested.

Endeavour Energy is urging applicants / customers to engage with an ASP prior to finalising plans to in order to assess and incorporate any required electricity infrastructure as well as addressing safety issues such as safety clearances. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application.

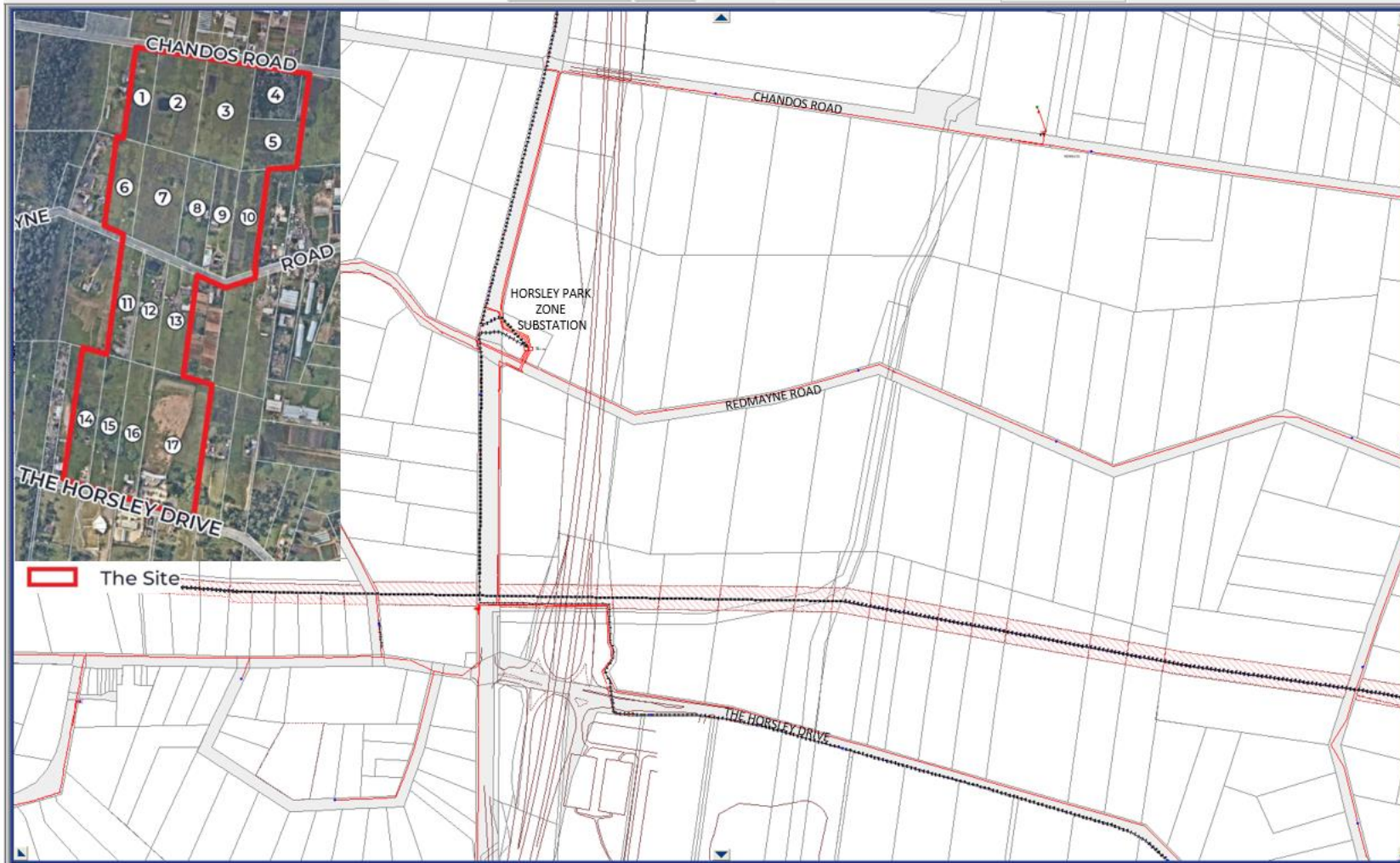
Details of the ASP Scheme which accredits organisations to perform contestable work on the NSW electricity distribution network are available via the following link to the Energy NSW website at <https://www.energysaver.nsw.gov.au/get-energy-smart/dealing-energy-providers/installing-or-altering-your-electricity-service>.

Duty of Care

All individuals have a duty of care they must observe when working in the vicinity of electricity infrastructure. Before you do anything:

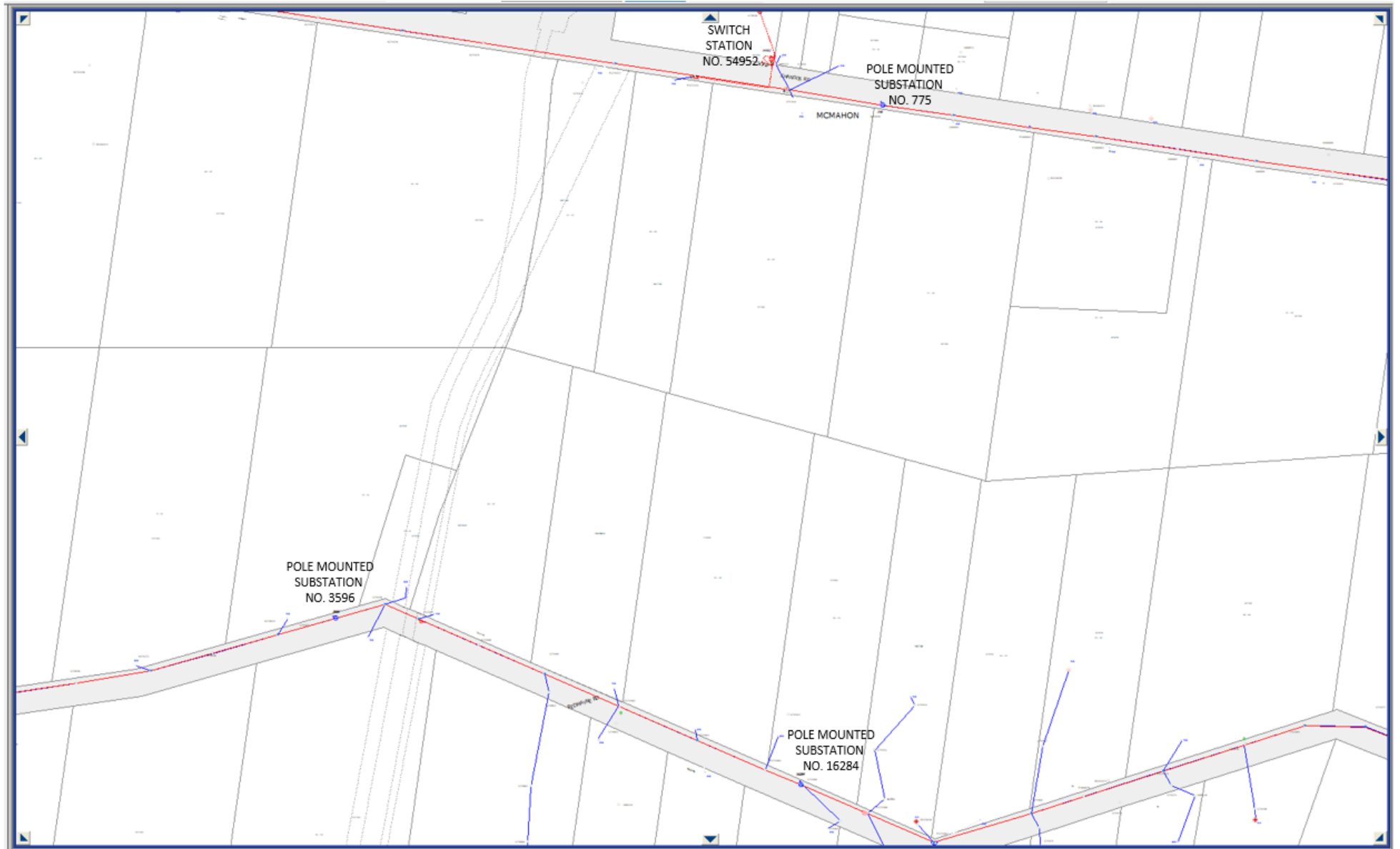
- 1) Contact Before You Dig and Look Up and Live to obtain the details of the electricity infrastructure on or near the site noting they are a guide only to what might be in the area and may not be entirely accurate.
- 2) Comply with the conditions and consider the advice provided above.
- 3) If needed contact Endeavour Energy on 133 718 or the contacts provided above for assistance.
- 4) **DO NOT** attempt any work near electricity infrastructure until all required approvals and safety measures are in place.
- 5) Proceed only if you have satisfied yourself it is safe.
- 6) Always remember, even the briefest contact with electricity at any voltage can have serious consequences to a person's health and safety and can be fatal.

Site Plan from Endeavour Energy's G/Net Master Facility Model

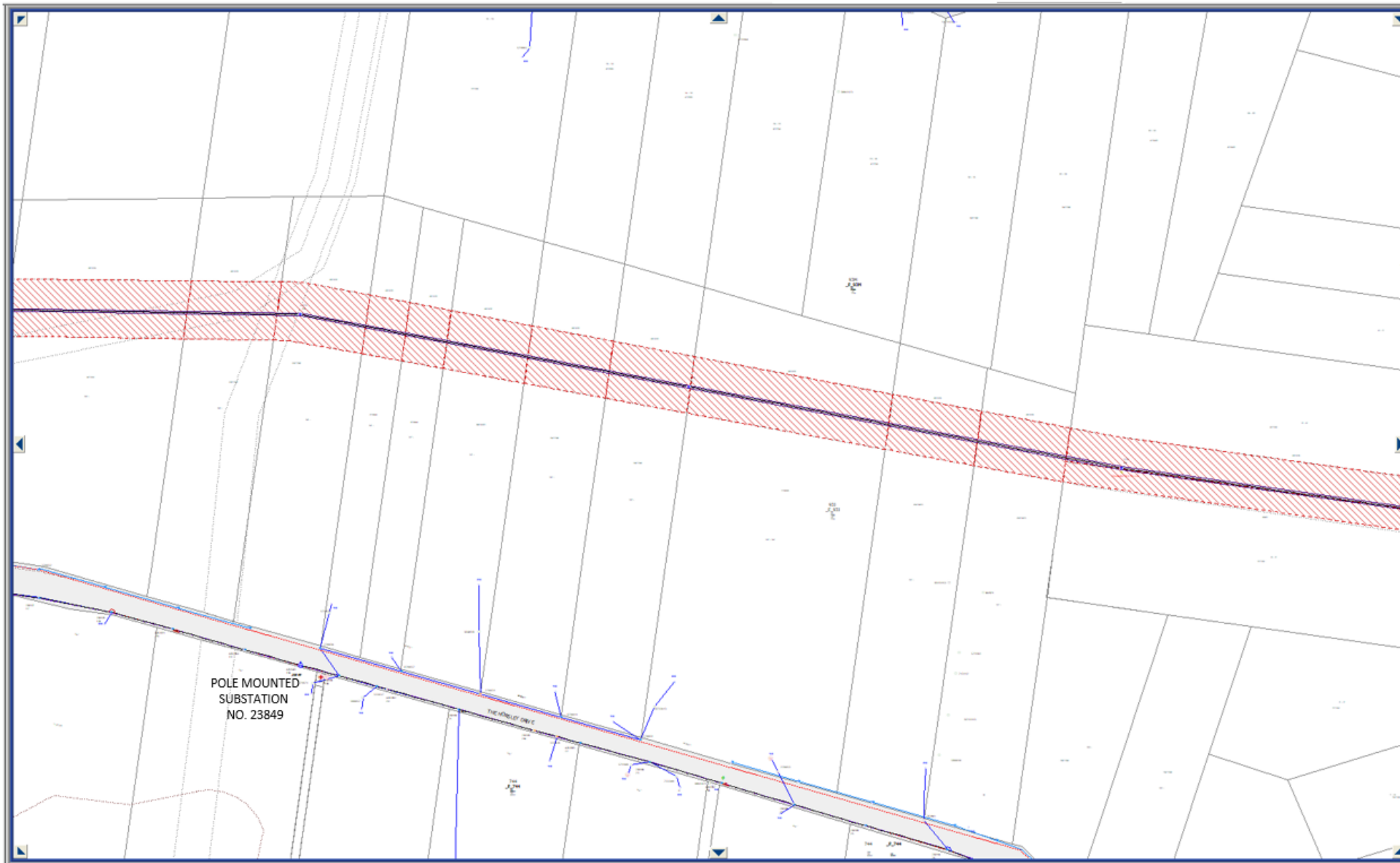


Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefitting Endeavour Energy are indicated by red hatching. 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 does not constitute the provision of information on underground electricity power lines by network operators under Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

Site Plan from Endeavour Energy's G/Net Master Facility Model



Site Plan from Endeavour Energy's G/Net Master Facility Model



LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Voltage regulator
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Load break switch
	Recloser
	Proposed removed
	Easement
	Subject site

Google Maps Street View. Pole mounted substation no. 775.



Google Maps Street View. Pole mounted substation no. 16284.



Google Maps Street View



132 kV overhead transmission lines viewed from Wallgrove Road looking east.

