

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
Parramatta City Council	PP-2022-376	Ref-1344	William Jones	10/05/2022	7/06/2022	7/06/2022

Address	Land Title
241-245 PENNANT HILLS ROAD CARLINGFORD 2118	Lots 1, 2, 5 & 6 DP 805059

Scope of Development Application or Planning Proposal

To allow a mix of commercial and residential development by permitting a maximum building height of 14m (3 storeys) on the western side of the site and 49m (15 storeys) on the remainder of the site, and permitting a maximum floor space ratio (FSR) of 2.1:1.

As shown in the below site plan from Endeavour Energy's G/Net master facility model:

There is:

- An easement benefitting Endeavour Energy (indicated by red hatching) for padmount substation no. 3764.
- Low voltage overhead power lines and 11,000 volt / 11 kilovolt (kV) high voltage underground cables to the Felton Road road verge / roadway.
- Low voltage and 11 kV high voltage underground cables and underground pilot cables (carrying protection signals or communications between substations) to the Pennant Hills Road road verge / roadway.
- Endeavour Energy's Carlingford Transmission Substation and Dundas Zone Substation are located at 2-26 Jenkins Road Carlingford (Lots 71-73 DP 815737 and Lot 1 DP 849651) on the opposite side of Felton Road.

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	Bushfire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
☐	☒	6	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
☐	☒	7	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
☐	☒	8	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
☐	☒	9	Dial Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Dial Before You Dig 1100 service.
☐	☐	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 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.

Con- dition	Advice	Clause No.	Issue	Detail
☐	☐	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
☐	☐	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
☐	☒	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
☐	☒	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
☒	☐	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
☐	☐	24	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).
☐	☒	25	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.
☐	☒	26	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
☐	☒	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
☐	☒	28	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
☐	☐	29	Security / Climb Points	Minimum buffers need to be provided to avoid the creation of climb point appropriate to the electricity infrastructure being protected.
☐	☐	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'
☐	☐	31	Solar / Generation	Need to assess the performance of the generation system and its effects on the network and other connected customers.
☐	☒	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
☐	☒	33	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.
☐	☐	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
☐	☒	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
☐	☒	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.

Condition	Advice	Clause No.	Issue	Detail
			Other	

Endeavour Energy	
Completed by:	Decision
Cornelis Duba	Approve (with conditions)
Reason(s) for Conditions / Objection (If applicable)	
- As an adjoining or nearby owners and occupiers, Endeavour Energy's Carlingford Transmission Substation and Dundas Zone Substation being a non-habitable building / site is comparatively less impacted. However the substations may impact on the proposed development facilitated by the Planning Proposal and appropriate mitigation / prudent avoidance measures may need to be incorporated into the building. Whilst Endeavour Energy is not necessarily opposed to the Development Application, it will leave the determination in regards to the environmental impact and the appropriate development controls to Council. 3.2 THE SITE CONTEXT <i>To the north of the subject site across Felton Road is the Carlingford Transmission Substation. The substation is approximately 2 storeys in height and contains a significant portion of unbuilt land. It is not considered a significant noise source. The substation is unlikely to be redeveloped in the short to medium term.</i> 3.2.5 View analysis <u>Views from the site</u> A pleasant district outlook is available to the north over the electricity substation. Generally, the height of the substation does not exceed two storeys; the provision of two commercial podium levels enables all north facing units to benefit from views 'over' the substation. The north facing units will also have views of the substation yard including the transformers and switchyard as well as the associated towers and wires. There is no guarantee that the present 'Site Context' will remain in perpetuity as whilst electricity is a long term asset, it nonetheless is subject to the normal asset lifecycle as well as extensions and augmentations required to supply increases in demand / load in the electricity distribution network. Endeavour Energy is a Determining Authority under Part 5 <i>Environmental Planning and Assessment Act, 1979</i> (NSW) and under the auspices of the Code of Practice for Authorised Network Operators as prepared by the then Department of Planning and Environment in 2015. - The Planning Report does not appear to mention the easement for padmount substation no. 3764. The easement does not include the restrictions for fire rating or swimming pool or spa. These clearances were introduced on a case for case basis from 2003 before becoming standard in 2009 and is shown in Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Figure A4.3 'Padmount easements and clearances'. Whilst the restrictions are not included with the easement registered on the title, Endeavour Energy strongly recommends it be considered and adopted for any new development.	

- All encroachments and /or activities (works) within the easements (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 and even if not part of the Development Application) need to be referred to Endeavour Energy's Easement Officer 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 within the easement.

Please note Endeavour Energy's Easement Officers do not have access to the NSW Planning Portal. To resolve any easement management matters direct contact with the Easement Officer should be made.

- The Planning Report does not appear to address in detail whether the available electricity services are adequate for the proposed development.

3.7.4 Parramatta Local Strategic Planning Statement (PLSPS)

The proposal is consistent with the PLSPS as follows:

- The proposal will appropriately utilise the zone and its potential. The subject site is well serviced by existing utility services;

5.0 STATE AND COMMONWEALTH INTERESTS

Question 10: Is there adequate public infrastructure for the planning proposal??

All utility services (telephone, electricity, sewer and water) are available to the site.

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 and / or augmentation of the existing local network may be required. Whilst padmount substation no. 3764 located on the site is likely to have some spare capacity, it is not unlimited and may not be sufficient to facilitate the proposed development. The Indicative Architectural Scheme does not appear to show the existing padmount substation or provision for an alternative / new padmount or indoor substation.

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 or indoor substation will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- The Planning Report indicates 'The PP includes a private 90 place childcare centre as part of the development of the site'. Whilst there may be no restrictions in legislation that stop sensitive uses such as schools, pre-schools, day / child care centres being placed next to electricity infrastructure, prudent avoidance measures should however be implemented.

The Planning Report includes the following advice regarding the Electromagnetic Energy (EME) Survey.

4.0 ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

Electromagnetic Radiation and Energy

There is often community concern expressed in respect of potential health impacts arising from the proximity of residential housing to substations and communications towers. The substation and communication tower located to the north and north-west of the subject site do not generate electromagnetic fields that would adversely impact upon health. The EME Survey prepared by *EMC Technologies* confirms that the EMR and EME levels are well within the applicable public health standards and are not a constraint to residential development on the subject land.

As the telecommunications tower also includes infrastructure belonging to Transgrid the owner and operator of the high voltage electricity transmission network.

- The minimum required safety clearances and controls for 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 and structures, 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 kV.

- The planting of large / deep rooted trees to 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.
- Not all the conditions / advice marked may be directly or immediately relevant or significant to the 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.

Yours faithfully

Cornelis Duba

Development Application Specialist

Sustainability & Environment

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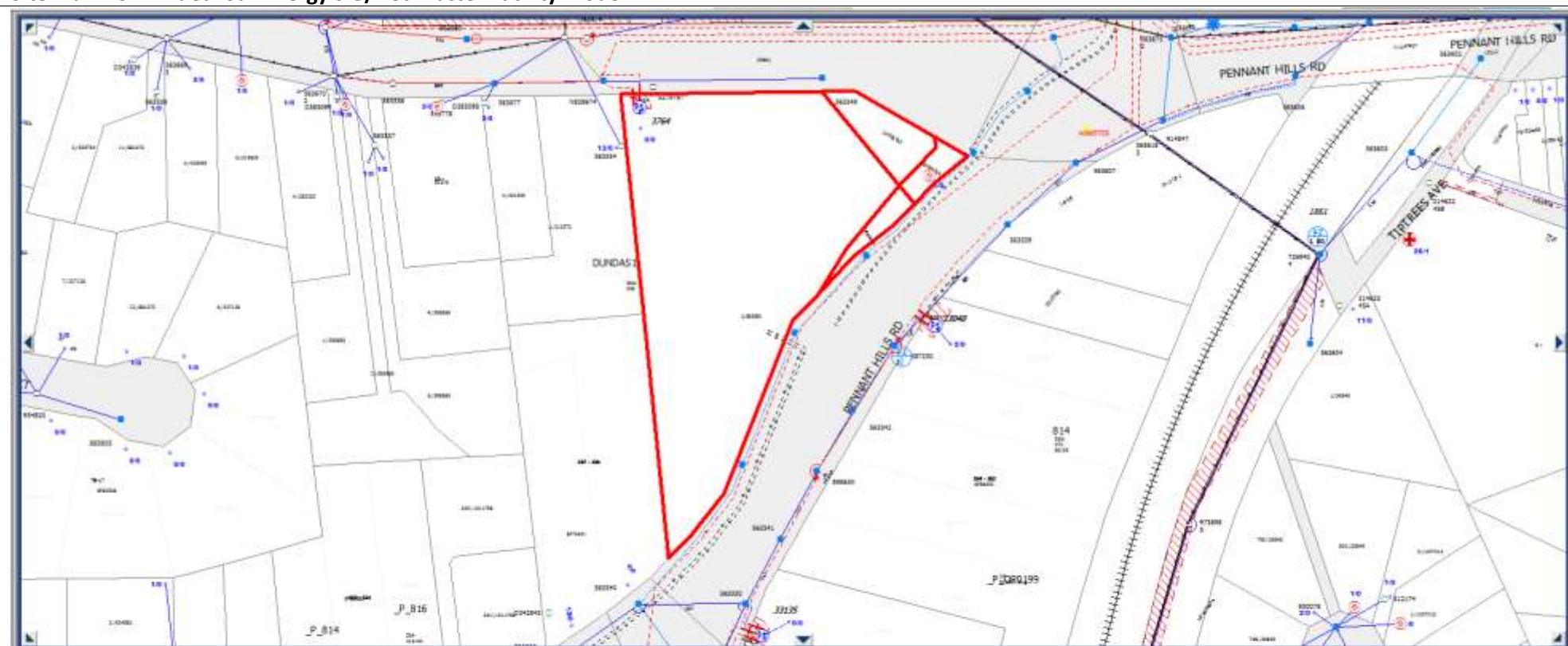
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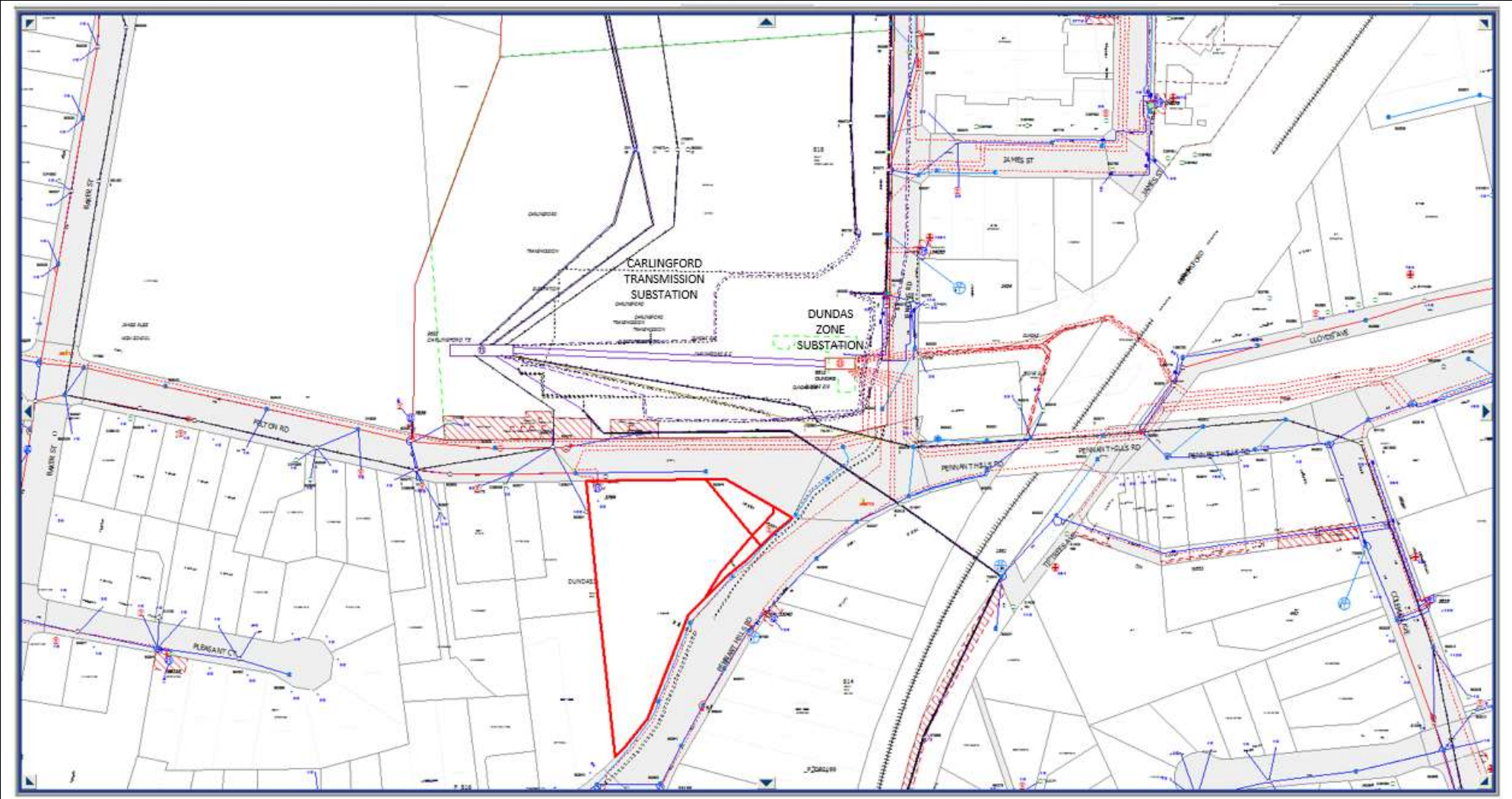
Site Plan from Endeavour Energy's G/Net Master Facility Model



G3E_FID	Feature Name	Component Name	G3E_CID	G3E_ID	LOT	FIRST_HOUSE_NUM	STREET_NAME	SUBURB	STATE
65267297	Crown Parcel	Parcel Address	1	6608106	6	241	PENNANT HILLS	CARLINGFORD	LPI Current
65267565	Crown Parcel	Parcel Address	1	6608368	2	241	PENNANT HILLS	CARLINGFORD	LPI Current
65306382	Crown Parcel	Parcel Address	1	6645970	5	241	PENNANT HILLS	CARLINGFORD	LPI Current
65965833	Crown Parcel	Parcel Address	1	6764492	1	241	PENNANT HILLS	CARLINGFORD	LPI Current

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 is not a 'Dial Before You Dig' plan under the of 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



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
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Subject site

Google Maps Street View



Google Maps Street View



Google Maps Street View. Appropriate maintenance of the easement for padmount substation must be done by the land owner to ensure access.

