

## Bianca Thornton

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**From:** Cornelis Duba [REDACTED]  
**Sent:** Thursday, 27 August 2020 2:35 PM  
**To:** Bianca Thornton  
**Cc:** DPE CSE Information Planning Mailbox  
**Subject:** NSW Planning, Industry & Environment SSD-9522 Kemps Creek Warehouse, Logistics and Industrial Facilities Hub Response to Submissions

Hello Bianca

I refer to the Department's below email of 12 August 2020 regarding the Response to Submissions (RtS) for State Significant Development SSD-9522 at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub being the development of a warehouse, logistics and industrial facilities hub including construction and operation of eight warehouses comprising 166,225 m<sup>2</sup> of floor space, 744 parking spaces and 17-lot Torrens Title Subdivision. Submissions needed to be made to the Department by 26 August 2020. I apologise for the late submission but trust that Endeavour Energy's recommendations and comments can still be considered.

In regard to Endeavour Energy's submission made to the Department on 9 July 2019 for the Notice of Exhibition for State Significant Development SSD 9522 Kemps Creek Warehouse, Logistics and Industrial Facilities Hub at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) comprising site-wide earthworks, infrastructure and internal road network; construction and operation of 11 warehouses (165,186 m<sup>2</sup> GFA); 816 parking spaces; and subdivision; Endeavour Energy has noted in the Consolidated Agency Response to Submissions that consideration has been provided to Endeavour Energy's recommendations and comments which in the 'Formalised Response' are indicated as being adhered to / complied with.

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

- Network Capacity / Connection

Endeavour Energy's Asset Planning and Performance Branch has reviewed the Planning Report and Service Infrastructure Assessment and provided the following advice:

*This application for connection of load for the ALTIS development is being dealt with under urban industrial subdivision UIS0849. A method of supply (MOS) has been for the first 11,000 volt / 11 kilovolt (kV) using part overhead and part underground from Mamre Zone Substation (ZS) (located at 8 John Morphett Place Erskine Park) to provide initial supply of up to 3.0 megavolt amperes (MVA) capacity.*

*Endeavour Energy have previously advised ALTIS that they will need a new 22,000 volt / 22 kV feeder from South Erskine Park ZS (located in the Oakdale Industrial Development Area) when it is available from late October 2022. This 22 kV feeder will need to cross-feeder tie into the Mirvac 22 kV feeder on the opposite side of Mamre Road in a suitable location to be determined by Endeavour Energy.*

*The first 11 kV feeder into UIS0849 being installed from Mamre ZS will be retained to permanently supply only up to 3.0 MVA in the northern triangle portion above the Sydney Water Pipelines but will also cross-zone tie into the new 22 kV ALTIS feeder via a 3 MVA 11 / 22kV auto-transformer at a suitable location to be determined by Endeavour Energy subject to ensuring no more than 3 MVA can be supplied from the auto-transformer in either direction. An easement will be required to accommodate this auto-transformer where it is required, some padmount substation / warehouse locations may be requested as double width / twin*

*transformer padmount substation easements to allow for future establishment of the auto-transformer once the best location for this is determined.*

*The planned 132,000 volt / 132 kV Aerotropolis feeder from South Erskine Park ZS to Bringelly ZS (located at 30 Greendale Road Bringelly), is proposed to follow the Bakers Lane road reserve in likely overhead construction and continues to Luddenham Road, Adams Road and The Northern Road.*

The applicant should continue to contact Endeavour Energy's Network Connections Branch who are responsible for managing the conditions of supply and can be contacted via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm.

- Bushfire

Endeavour Energy has noted that the Bushfire Assessment Report indicates that the 'Council's Bushfire Prone Land Map shows that the site is classified as bushfire prone land with Category 2 vegetation located within the site'. Whilst the report provides an assessment of the site having regards to NSW Rural Fire Service 'Planning for Bush Fire Protection 2019'(PBP) it does not appear to electricity services.

Although industrial uses are not covered by Chapters 5 to 7 PBP, the aim and objectives of PBP still need to be considered and a suitable package of bush fire protection measures should be proposed commensurate with the assessed level of risk to the development. PBP provides the following advice regarding electricity services:

### 5.3.3 Services – Water, electricity and gas

**Intent of measures:** *to provide adequate services of water for the protection of buildings during and after the passage of a bush fire, and to locate gas and electricity so as not to contribute to the risk of fire to a building.*

**Table 5.3c**

Performance criteria and acceptable solutions for water, electricity and gas services for residential and rural residential subdivisions.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
The intent may be achieved where:			
ELECTRICITY SERVICES	➤ location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	➤ where practicable, electrical transmission lines are underground;	
		➤ where overhead, electrical transmission lines are proposed as follows:	
		➤ lines are installed with short pole spacing of 30m, unless crossing gullies, gorges or riparian areas; and	
		➤ no part of a tree is closer to a power line than the distance set out in ISSC3 <i>Guideline for Managing Vegetation Near Power Lines</i> .	

The following is an extract of Endeavour Energy's Company Policy 9.1.1 Bushfire Risk Management:

## 9.1.1 BUSHFIRE RISK MANAGEMENT

### 1.0 POLICY STATEMENT

The company is committed to the application of prudent asset management strategies to reduce the risk of bushfires caused by network assets and aerial consumer mains to as low as reasonably practicable (ALARP) level. The company is also committed to mitigating the associated risk to network assets and customer supply reliability during times of bushfire whilst achieving practical safety, reliability, quality of supply, efficient investment and environmental outcomes. The company is committed to compliance with relevant acts, regulations and codes.

Accordingly the electricity network required to service the proposed development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour

Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a bushfire prone site. In assessing bushfire risk, Endeavour Energy has traditionally focused on the likelihood of its network starting a bushfire, which is a function of the condition of the network. Risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However the potential impact of a bushfire on its electricity infrastructure and the safety risks associated with the loss of electricity supply are also considered.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me. 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](mailto: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.

Kind regards

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

M: [REDACTED]

E: [REDACTED]

51 Huntingwood Drive, Huntingwood NSW 2148

[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)

