

14 July 2026

The Secretary
NSW Department of Planning, Housing and Infrastructure

Attention: Simon Coleman

SSD-82160220 Mixed Use Development 184 Fifth Ave Austral

Dear Sir or Madam

I refer to the Department's email of 14 July 2026 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-82160220 Mixed Use Development 184 Fifth Ave Austral for 'Construction of Mixed-Use Development comprising 2 buildings with 445 dwellings, a centre based childcare facility, gym, retail floor space and basement parking. Public domain works along Scalabrini Creek' at 184 - 186 Fifth Avenue, Austral (Lot 99 DP 1284142) in the Liverpool City Council local government area (LGA). Submissions need to be made to the Department by 11 August 2026.

Please refer to the attached copy of Endeavour Energy's submission made to the Department on 9 April 2025 regarding the request for Secretary's Environmental Assessment Requirements (SEARs) for SSD-82160220 Mixed Use Development 184 Fifth Ave Austral. The conditions and advice provided therein essentially remain applicable.

The Electrical Infrastructure Assessment prepared by AA Power Engineering dated 24 April 2026 includes the following addressing whether electricity services are available and adequate for the proposed development.

Indicative Electrical Requirements/Solutions - Preliminary Enquiry - ENL8940

AAPE have lodged a formal preliminary enquiry to Endeavour Energy, based on the preliminary maximum demand of 4,790 Amps (combined site total demand).

Based on the response from Endeavour Energy dated 17/03/2026, it is concluded that at the time of assessment, there is insufficient capacity in the surrounding high voltage network to supply the development. This means one new high voltage feeder will need to be installed by the developer, from North Leppington zone substation to facilitate the development connection.

Substation Requirements:

Based on the above load requirements, stage one of the development will require one padmount substation (external type) OR one single transformer indoor substation, with stage 2 requiring two padmount substations or a two-transformer indoor substation. This would mean a total of three transformers is required (either two or three substations, pending if padmount or indoor substations are utilised) to facilitate the development load requirements, based on the preliminary maximum demand estimate.

The below copy of the General Floor Plan - Ground 00 shows the provision of two 'Sub' locations. 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.

Regarding the child care centre, 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.

As a guide, with the observance of the separation distances identified in Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Table 1 'Minimum easement widths', electric and magnetic fields (EMF) should not exceed the recommended magnetic field public exposure limits.

Nonetheless the applicant may wish to commission an independent review to provide an overall assessment and the consideration and adoption of prudent avoidance principles.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 11A, February 2026 which provides some additional and updated information.

For further advice the applicant can call Endeavour Energy via General Enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by the [Connect Online](#) portal.

- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email Easements@endeavourenergy.com.au .
- Property Branch for matters related to property tenure. Alternatively contact can be made by email network_property@endeavourenergy.com.au (underscore between 'network' and 'property').
- Construction Works Team for safety advice for building or working near electrical assets or street infrastructure in public areas. Alternatively contact can be made). Alternatively contact can be made by the [Connect Online](#) portal.

Based on and subject to the foregoing Endeavour Energy has no objection to the Development Application. Could you please pass on a copy of this submission to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to Property.Development@endeavourenergy.com.au is preferred.

Yours faithfully

Cornelis Duba | Development Application Specialist

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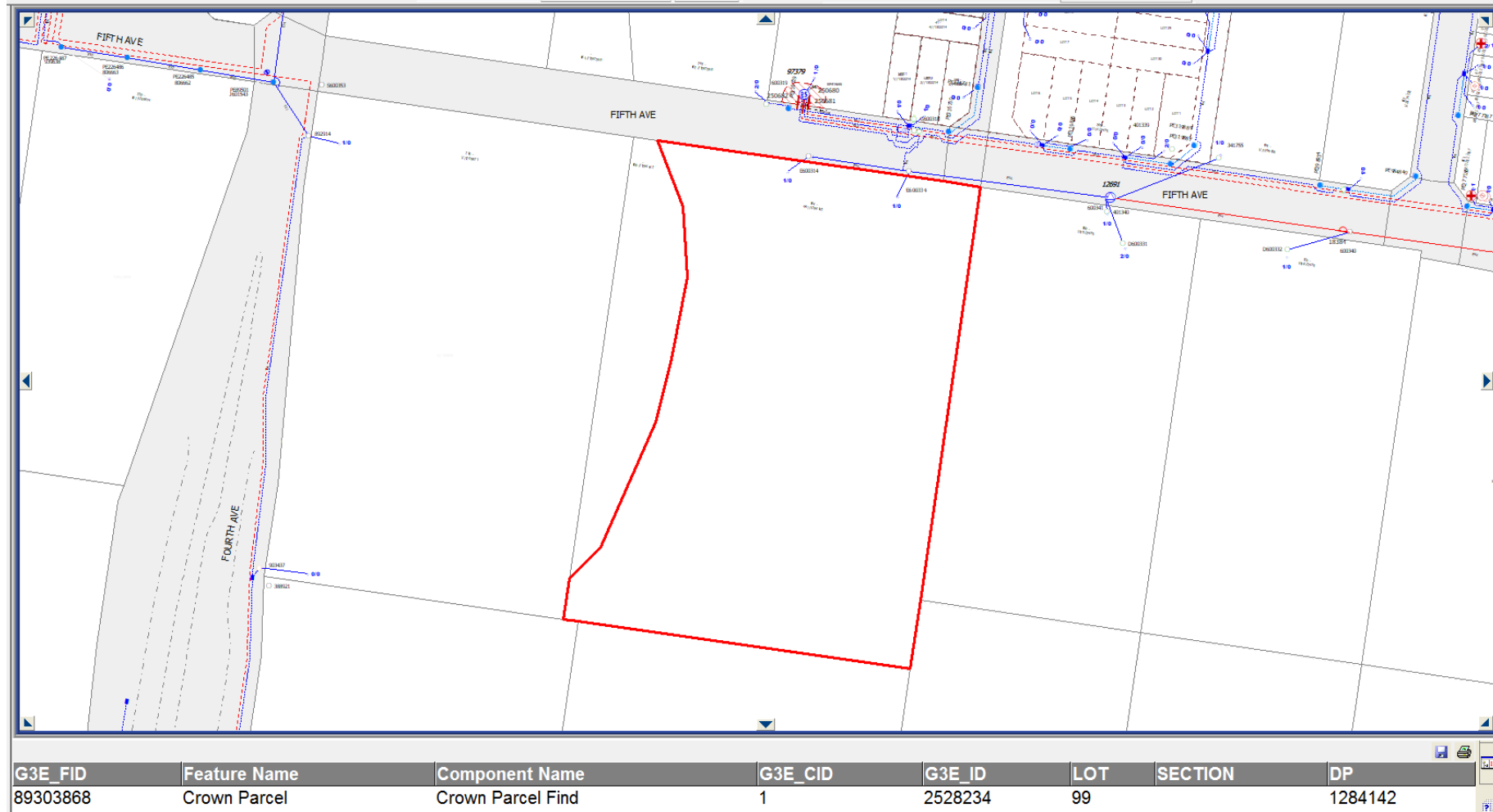
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Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.

Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model. WARNING: Electricity infrastructure shown is indicative only.



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).

LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Padmount high voltage plugboard
	Pole mounted substation
	Overhead battery substation
	Underground battery substation
	Low voltage static compensator
	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
	Service pit
	Load break switch
	Recloser
	Proposed removed
	Easement active
	Statutory rights
	Easement proposed
	Licence active
	Subject site

General Floor Plan - Ground 00

