

The Secretary
NSW Planning, Industry & Environment

4 March 2021

ATTENTION: Bruce Zhang

I refer to the Department's below email of 16 February 2021 regarding the Notice of Exhibition for the Environmental Impact Statement (EIS) for State Significant Development SSD-9794683 for the Oakdale West Estate (OWE) Stage 3 for the construction, fitout and operation of four warehouses with associated office space, car parking, landscaping, services and utilities. Modifications to the approved Concept Plan and Stage 1 DA located at 2-18 Adlington Road, Kemps Creek (Lot 11 DP 1178389) in the City of Penrith LGA. Submissions need to be made to the Department by 17 March 2021.

Please refer to Endeavour Energy's previous submission made to the Department via email on 20 October 2020 regarding the Planning Secretary's Environmental Assessment Requirements for SSD-9794683. The recommendations and comments provided therein essentially remain valid.

In regard to the exhibition of the EIS, Endeavour Energy has noted the following:

- EIS

3 Development description

3.5 SSD 7348 Compliance

Development controls and requirements for the development are established under the SSD 7348 conditions of consent. Schedule B provides conditions for the concept approval which includes development controls relating to planning development standards. Schedule C of provides requirements for future development applications within the OWE.

Table 6 provides an assessment of the proposal against the provisions of Schedule B of SSD 7348 and Table 7 assesses the proposal against the requirements of Schedule C of SSD 7348.

Condition	Response	Complies
Schedule C – Conditions for Future Development Applications		
C15 Endeavour Energy	The relevant approvals from Endeavour Energy will be obtained prior to the construction of any utility works to service Stage 3 of the Development	Yes

5 Consultation

5.1 Consultation with key stakeholders

Consultation with key stakeholders for this application is summarised in Table 8. Minutes from the most recent meetings with community and authority liaison groups are provided in Appendix Q.

Stakeholder	Key Issues
Endeavour Energy	Regular meetings are held with Endeavour Energy regarding the progress of works at the estate. Goodman has received supply offers from Endeavour Energy for the buildings.

Appendix Q refers to a meeting of 21 October 2020 with no attendees or apologies from Endeavour Energy.

- Civil, Stormwater and Infrastructure Services Report

6.4 Electrical

Modification No. 6 proposes no change to the agreement with Endeavour Energy for the provision of the land and infrastructure to facilitate the new South Erskine Park Zone Substation or connections to existing electrical infrastructure in the interim.

A new reticulation design has been completed and will be submitted with Endeavour Energy to follow the new Road 8 alignment and provide services and streetlighting for its entire length.

- Architectural Plans. No apparent provision for padmount substations.
- Civil Works Package 1000-Series Infrastructure. No apparent provision for padmount substations.
- Bushfire Hazard Assessment

Includes the following general advice but no specific recommendations related to electricity services.

9. Water Supply and Utilities

PBP 2019 (p. 47) requires that 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.

Although industrial uses are not covered by Chapters 5 to 7 of NSW Rural Fire Service 'Planning for Bush Fire Protection 2019' (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:

Chapter 6 'Special Fire Protection Purpose Developments'

6.8.3 Services – Water, gas and electricity

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 6.8c

Performance criteria and acceptable solutions for water, electricity and gas services for SFPP development.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	
ELECTRICITY SERVICES	The intent may be achieved where:		
	➤ 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 follow:
		➤	lines are installed with short pole spacing (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 accordance with the specifications in <i>ISSC3 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.

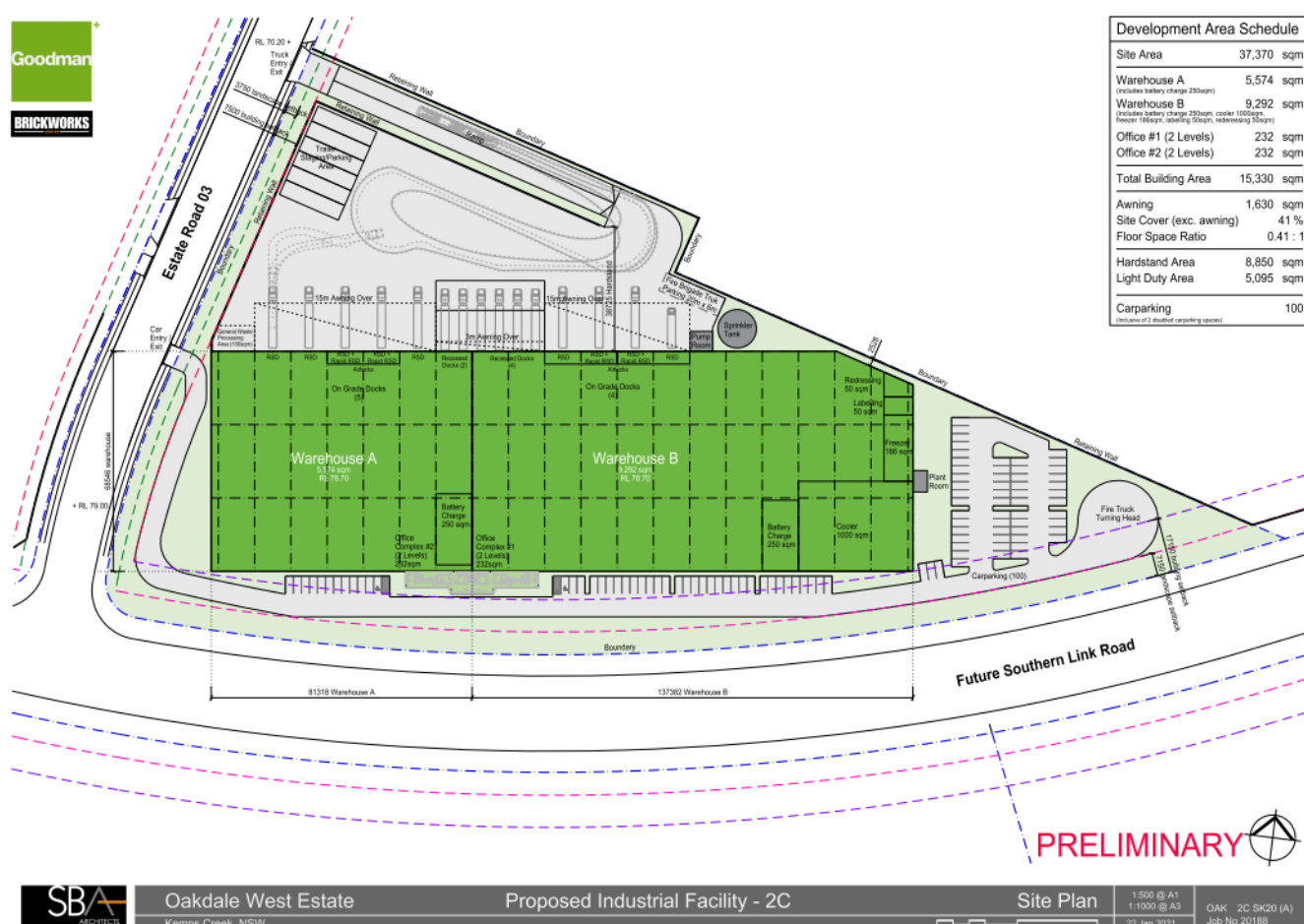
Accordingly the electricity network required to service the proposed development must be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / 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.

In addition to the foregoing Endeavour Energy's Asset Planning & Performance Branch has provided the following advice:

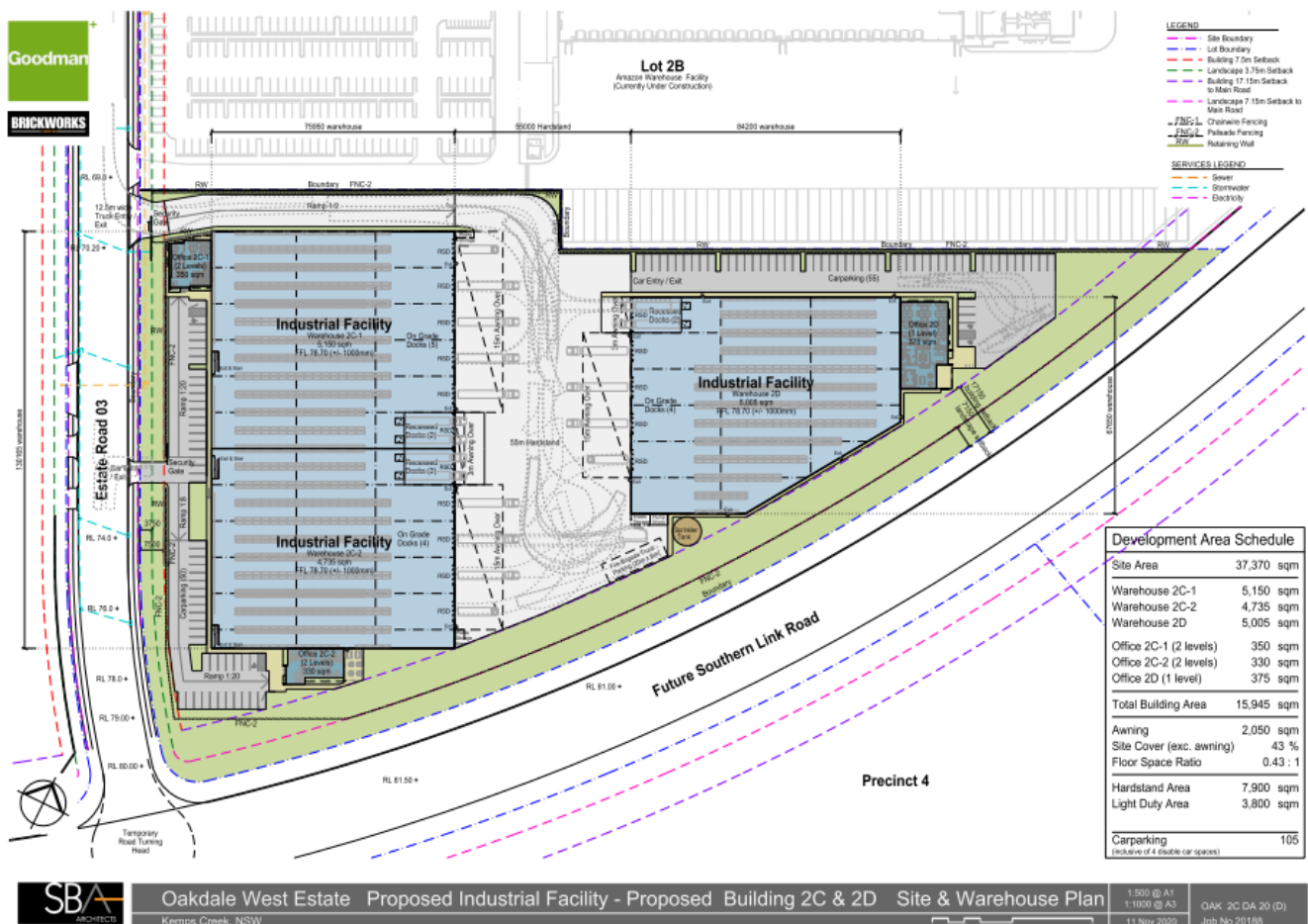
Endeavour Energy is in the process of establishing South Erskine Park Zone Substation with an anticipated commissioning of Q4-2022 and will supply the OWE with 22 kV reticulated distribution supply.

Underground reticulation for OWE is underway by Goodman to service the various lots from Mamre Zone Substation (which can be seen in the updated site plan from Endeavour Energy's G/Net master facility model) on an interim basis then reverts to back-up supply post South Erskine Park Zone Substation.

Arrangements have been made via Network Connections Branch for a load application for Site 2C - Warehouse A & Warehouse B as shown in the following Preliminary Site Plan.



The now proposed Industrial Facility as shown in the following extract of Site and Warehouse Plan from Appendix C – Architectural Plan, differs considerably to that proposed in Preliminary Site Plan. Therefore the applicant must contact Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) to ensure the current load application is consistent with the actual development now proposed.



At present no load application has been received for Building 2A.

Subject to the foregoing recommendations and comments, Endeavour Energy has no objection to the Development Application.

Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified above or in Endeavour Energy's previous submission in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to property.development@endeavourenergy.com.au is preferred.

With the easing of the current COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office they are at times still working from home. Although working from home, access to emails and other internal stakeholders can still be somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

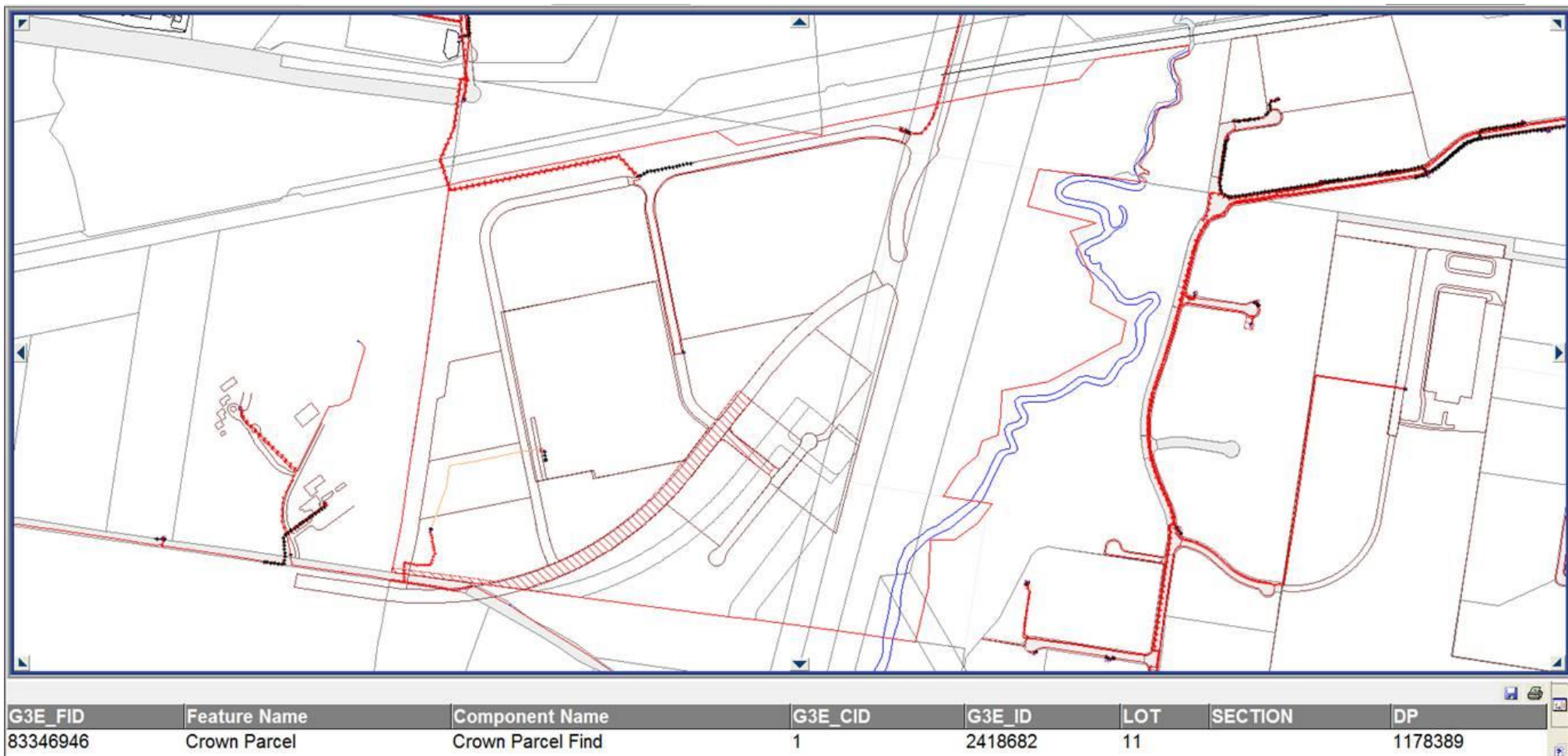
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Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. 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 provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

20 October 2020



From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Tuesday, 16 February 2021 10:05 AM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Bruce Zhang <Bruce.Zhang@planning.nsw.gov.au>
Subject: Notice of Exhibition – Oakdale West Estate Stage 3 Development (SSD-9794683)

Dear Cornelis

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Oakdale West Estate Stage 3 Development (SSD-9794683).

The EIS will be publicly exhibited from Thursday 18 February 2021 to Wednesday 17 March 2021.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/40341> from **Thursday 18 February 2021**. If you wish to view the documents prior to this date, you will need to register an agency account on the Major Projects site. A User Guide is attached for your reference.

The Department invites you to advise on the proposal, including advice on recommended conditions, by **Wednesday 17 March 2021**.

If you have any enquiries, please contact Bruce Zhang via email at bruce.zhang@planning.nsw.gov.au.

Regards

Jess Fountain
DA Coordinator

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**Planning,
Industry &
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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



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