

The Secretary
NSW Department of Planning and Environment

19 October 2022

ATTENTION: Susanna Cheng

Dear Sir or Madam

I refer to the Department's email of 14 October 2022 regarding the Modification Application and Report for State Significant Development SSD-10448-Mod-3 Aspect Industrial Estate for 'Reconfiguration of the Estate layout south of Access Road 1 and west of Access Road 3 resulting in a reduction from 6 to 4 lots and new warehouse footprints and associated amendment to Access Road 4' at 804-882 Mamre Road, Kemps Creek, NSW 2178 (Lots 1- 5 DP 1285305) in the Penrith City Council Local Government Area (LGA). Submissions need to be made to the Department by 14 November 2022.

Please refer to Endeavour Energy's previous submissions made to the Department on:

- 17 April 2020 via email regarding the Request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-10448 Aspect Industrial Estate.
- 14 December 2020 via the Major Projects Portal regarding the exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10448 Aspect Industrial Estate.

The Civil Infrastructure Report dated August 2022 includes the following advice regarding whether the electricity services are available and adequate for the proposed development.

11.5. Electrical

11.5.2. Proposed Services

Satisfactory arrangements have been made for connection between the Aspect Industrial Estate to the newly commission South Erskine Park Zone Substation located within the Oakdale West estate with certified electrical design received 27 May 2022 under Endeavour Energy case UIS0882.

Mirvac is continuing to progress internal electrical applications with Endeavour Energy on a staged basis.

The Site Plan from Endeavour Energy's G/Net Master Facility Model shows the site is in a 'Developer Area' indicated by the proposed subdivision / road layout indicating enquiries and applications for contestable works projects for electricity supply with Endeavour Energy's Customer Network Solutions Branch who are responsible for managing the conditions of supply with the proponent and their Accredited Service Provider (ASP). It also shows that some of the existing electricity infrastructure is now 'Proposed Removed'.

The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch if this Development Application:

- Includes any contestable works projects that are outside of any existing approved / certified works.
- Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.

It is apparent that the road layout shown in the Estate Masterplan does not correspond to that shown in the Site Plan from Endeavour Energy's G/Net Master Facility Model.

Based on and subject to the foregoing Endeavour Energy has no objection to the Development Application.

For further advice the applicant can call Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666 and the following contacts:

- Customer Network Solutions Branch for matters related to the electricity supply or asset 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 email cicadmin@endeavourenergy.com.au .
- Easements Officers for matters related to easement management or protected works / assets. 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').
- Field Operations Branch for safety advice for building or working near electrical assets in public areas. The site is in the area covered by Hoxton Park Field Service Centre. Alternatively contact can be made by email Construction.Works@endeavourenergy.com.au .

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 or in Endeavour Energy's previous submissions 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

Network Environment & Assessment

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Masterplan



OVERALL DEVELOPMENT DATA

Total Site Area	508,323 m ²
Maree Rd Reserve Area	14,034 m ²
Non-Boundary Site Area	544,219 m ²
Access Roadway Area	48,033 m ²
Future Roadway Area	3,570 m ²
Creek Riparian Area	28,718 m ²
Retained Riparian Area	4,042 m ²
Basin Lot Area	18,130 m ²
Total Developable Area	438,803 m ²
Total Office Area (incl. access)	9,718 m ²
Total Warehouse Area	338,003 m ²
Car	126 m ²
Total Building Area	237,544 m ²
Reservable on User Area	4,073 m ²

WAREHOUSE 1	
Site Area	31,038 m ²
Office	900 m ²
Warehouse	32,098 m ²
Stock Office	300 m ²
Total GFA	33,698 m ²
Capex Provided	167

WAREHOUSE 2	
Site Area	48,072 m ²
Office	1,580 m ²
Warehouse	22,550 m ²
Stock Office	238 m ²
Total GFA	24,368 m ²
Capex Provided	130

WAREHOUSE 3	
Site Area	42,858 m ²
Office	730 m ²
Warehouse	28,118 m ²
Stock Office	130 m ²
Total GFA	21,578 m ²
Capex Provided	89

WAREHOUSE 4	
Site Area	21,380 m ²
Office	730 m ²
Warehouse	18,000 m ²
Stock Office	130 m ²
Total GFA	18,860 m ²
Capex Provided	93

WAREHOUSE 5	
Site Area	28,130 m ²
Office	650 m ²
Warehouse	11,872 m ²
Stock Office	130 m ²
Total GFA	13,652 m ²
Capex Provided	69

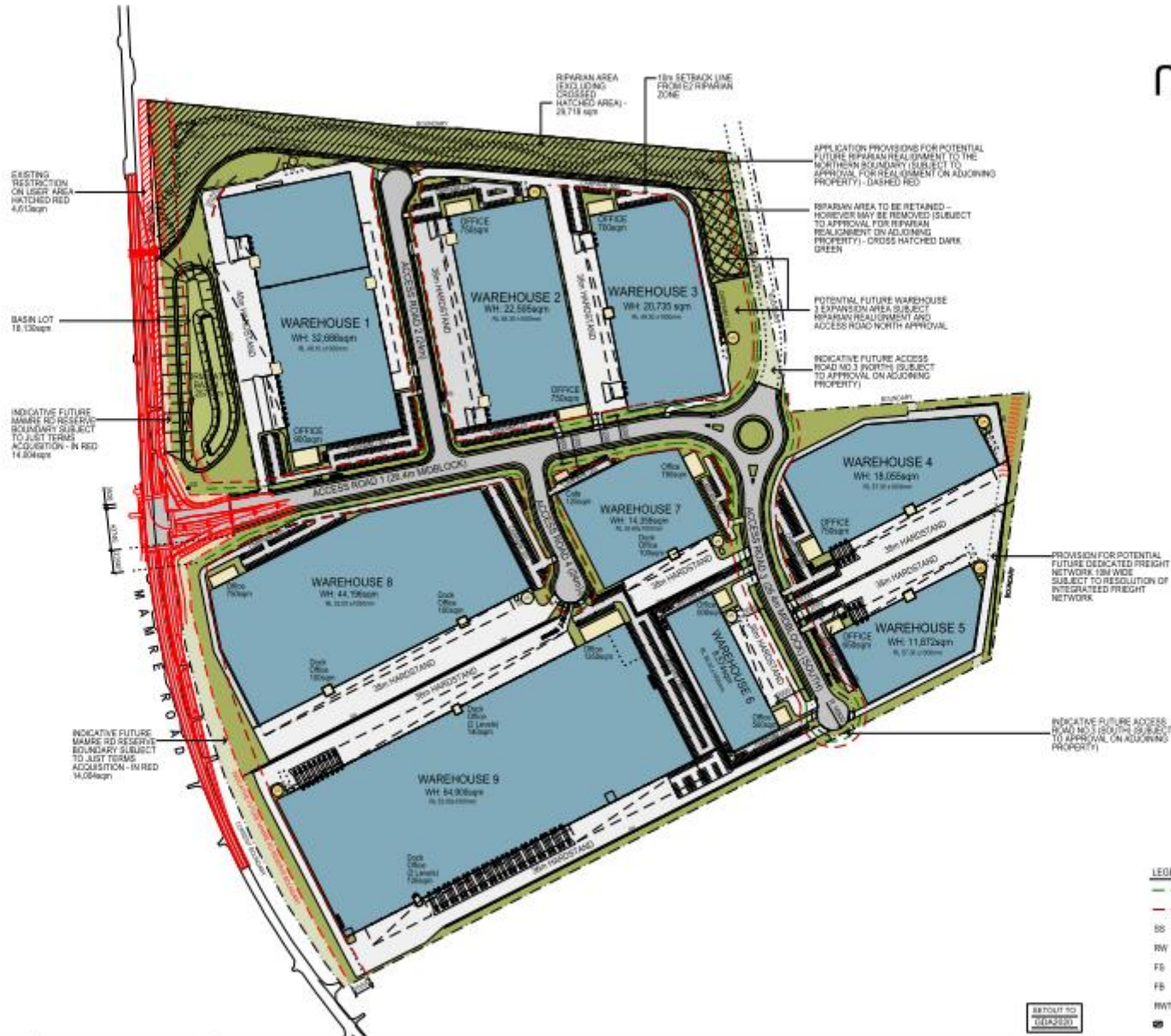
WAREHOUSE 6	
Site Area	18,838 m ²
Office	1,050 m ²
Warehouse	8,574 m ²
Total GFA	8,574 m ²
Capex Provided	71

WAREHOUSE 7	
Site Area	27,120 m ²
Office	730 m ²
Warehouse	14,364 m ²
Stock Office	130 m ²
Car	126 m ²
Total GFA	16,350 m ²
Capex Provided	84

WAREHOUSE 8	
Site Area	73,732 m ²
Office	730 m ²
Warehouse	44,198 m ²
Stock Office	230 m ²
Total GFA	45,158 m ²
Capex Provided	198

WAREHOUSE 9	
Site Area	13,138 m ²
Office	130 m ²
Warehouse	64,722 m ²
Stock Office	236 m ²
Total GFA	65,341 m ²
Capex Provided	298

*Areas are measured in future Maree Rd boundary (in red) *All areas subject to survey



LEGEND

- Landscape Setback
- Building Setback
- Substation Indicative Location
- Retaining Wall
- Fire Services
- Fire Brigade Truck Parking
- Rainwater Tank
- AC Plant Indicative Location

SCALE TO 1:4000



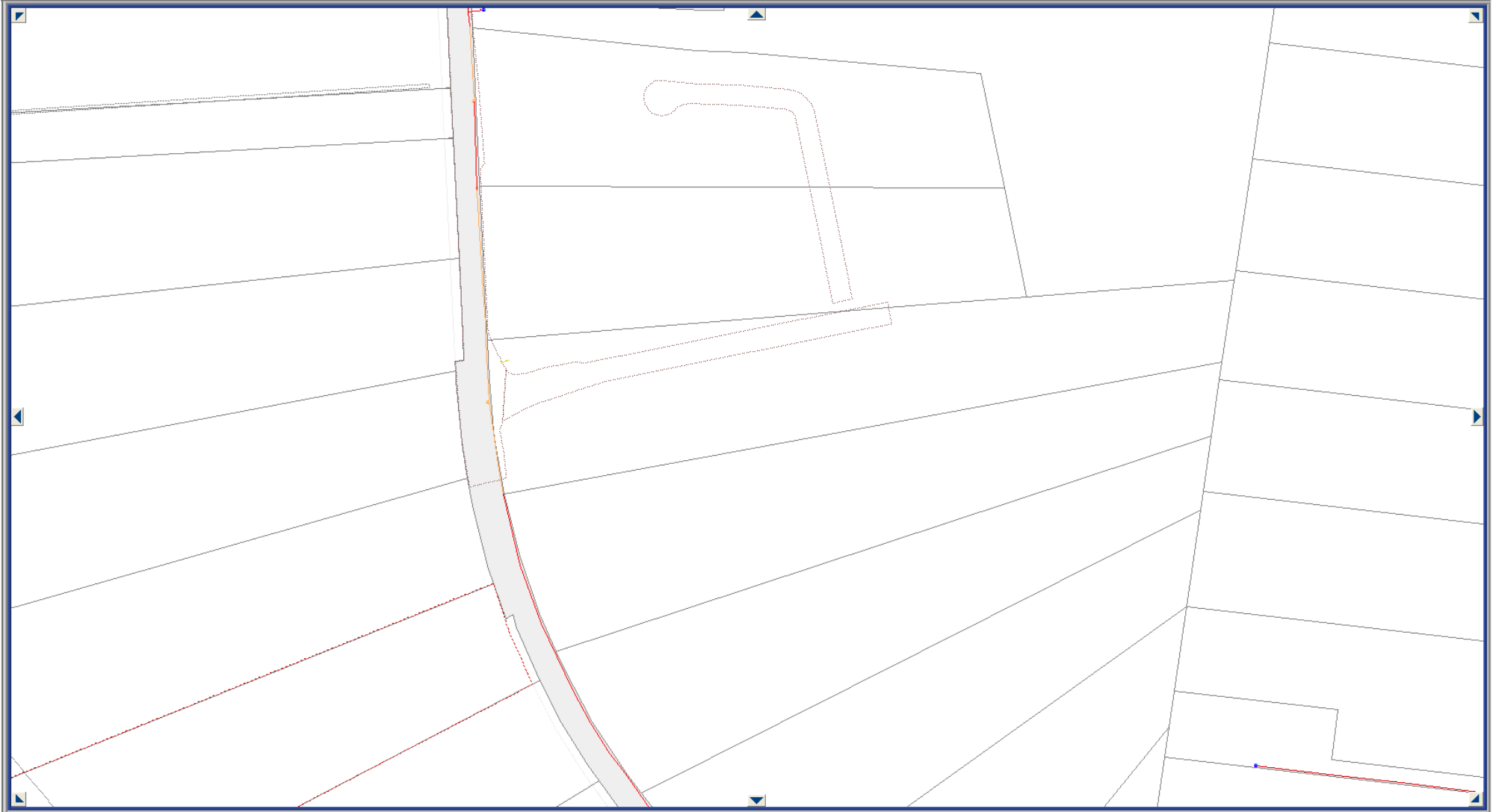
SSDA-MOD 3
ESTATE MASTERPLAN
DATE: 28.07.22 1:4000 @ A3 21250 MPS-02 A



ASPECT INDUSTRIAL ESTATE

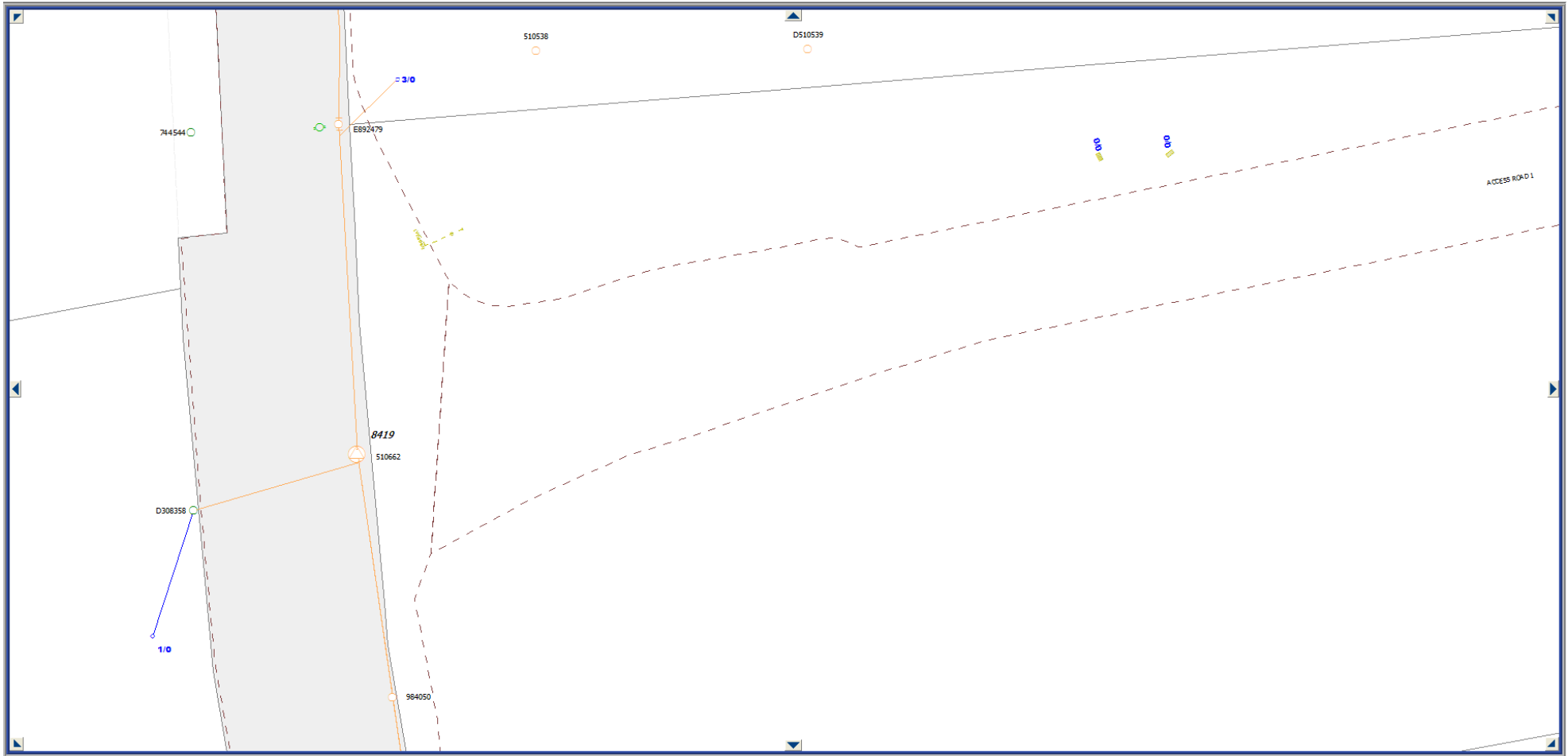
LOTS 54-58 (DP2591335) MAURE ROAD, KEMPS CREEK

























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).





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
	Load break switch
	Recloser
	Proposed removed
	Easement
	Subject site