

**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
NSW Dept. of Planning and Environment	SSD-35538829		James Groundwater	16/11/2022	13/12/2022	13/12/2022

Address	Land Title
41-59 George Street, Parramatta	Various lots

**Scope of Development Application or Planning Proposal**

Environmental Impact Statement EIS for the Parramatta Metro - Over Station Development. Concept Development Application for the establishment of building envelopes and associated parameters for development above and adjacent to Parramatta Metro Station.

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

The main features of the electricity distribution network are:

- Low voltage, 11,000 volt / 11 kilovolt (kV) high voltage and 132,000 volt / 132 kV high voltage underground cables, underground earth cables and underground pilot cables (carrying protection signals or communications between substations) to the Macquarie Street road verge / roadway.
- Low voltage and 11 kV high voltage underground cables and underground pilot cables to the George Street road verge / roadway.
- Low voltage and 11 kV high voltage underground cables to the Horwood Place road verge / roadway.
- Low voltage and 11 kV high voltage underground cables and low voltage overhead 'awning' power lines (to part) of the Church Street road verge / roadway.
- Low voltage and 11 kV high voltage underground cables and underground pilot cables to the George Street road verge / roadway.
- Padmount substation no. 6311 located on 69 George Street (Lot 1 DP 70680).

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
<input type="checkbox"/>	<input type="checkbox"/>	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.
<input type="checkbox"/>	<input type="checkbox"/>	6	Bush Fire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
<input type="checkbox"/>	<input type="checkbox"/>	7	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
<input type="checkbox"/>	<input type="checkbox"/>	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
<input type="checkbox"/>	<input type="checkbox"/>	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
<input type="checkbox"/>	<input type="checkbox"/>	15	Easement Subdivision	The incorporation of easements into to multiple / privately owned lots is generally not supported.
<input type="checkbox"/>	<input type="checkbox"/>	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.
<input type="checkbox"/>	<input type="checkbox"/>	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
<input type="checkbox"/>	<input type="checkbox"/>	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.

Condition	Advice	Clause No.	Issue	Detail
<input checked="" type="checkbox"/>	<input type="checkbox"/>	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).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	29	Security / Climb Points	Minimum buffers appropriate to the electricity infrastructure being protected need to be provided to avoid the creation of climb points.
<input type="checkbox"/>	<input type="checkbox"/>	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'.
<input type="checkbox"/>	<input type="checkbox"/>	31	Solar / Generation	The performance of the generation system and its effects on the network and other connected customers needs to be assessed.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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.
<input type="checkbox"/>	<input type="checkbox"/>	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
<input type="checkbox"/>	<input type="checkbox"/>	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.
<b>Completed by:</b>				<b>Decision</b>
Cornelis Duba				Approve (with conditions)

**Cornelis Duba** | Development Application Specialist

M 0455250981

E comelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148. Dharug Country

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



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

## Reason(s) for Conditions / Decision (If applicable)

- Electricity infrastructure on the site for which there are no easements are regarded as protected works under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW) and managed as if an easement is in place.

As a guide please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure', Table 1 – 'Minimum easement widths'.

- The EIS includes the following addressing easements and other encumbrances.

### 2.3.7 Easements and covenants

Easements and other encumbrances exist on the land titles. These will be extinguished, and appropriate easements and covenants created to respond to the final Parramatta integrated station development under the CSSI Approval. Further details of all encumbrances are provided on the site survey at Appendix BB.

- All encroachments and /or activities (works) within or affecting an easement or protected works (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.

For further information please refer to the attached copies of Endeavour Energy's:

- General Restrictions for Underground Cables.
  - Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
  - Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- The Utilities and Infrastructure Report includes the following addressing whether the available electricity services are adequate for the proposed development.

## 7 Conclusion

This Utilities and Infrastructure Servicing Assessment has concluded that servicing is available to the site with indicative connections for each service being:

- Preliminary feedback from Endeavour Energy indicates that the proposed development is within the West Parramatta ZS. Existing electrical services within the site to be made redundant and new hub feeder configurations are required to service both the station and development. Detailed connection arrangements are to be coordinated with Endeavour once development details for buildings are finalised.
- Endeavour Energy's Asset Planning & Performance Branch have provided the following advice.

*An enquiry for the over-station development for the Parramatta Metro station has already been assessed under Technical Review Request ENL4160. As mentioned in the Utilities and Infrastructure Report, the specific details will be arranged through the normal connections process managed by Endeavour Energy's Customer Network Solutions Branch.*
- The planting of large / deep rooted trees 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 Development Application. 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.

### Condition or Advice

With Endeavour Energy's Development Application and Planning Proposal Review process / system the intent of the 'Standard Conditions' being indicated as either a 'Condition' or 'Advice' essentially depends on the risk associated with the matter. If the matter is one that is likely or very likely to be an issue / needed to be addressed by the applicant and may require corrective action, then it is marked as a 'Condition'. If the matter is less likely and the consequences of the applicant not addressing it are lower or can be readily rectified, then it is marked as 'Advice'. If the matter is considered to be not applicable / relevant then it is not marked as either.

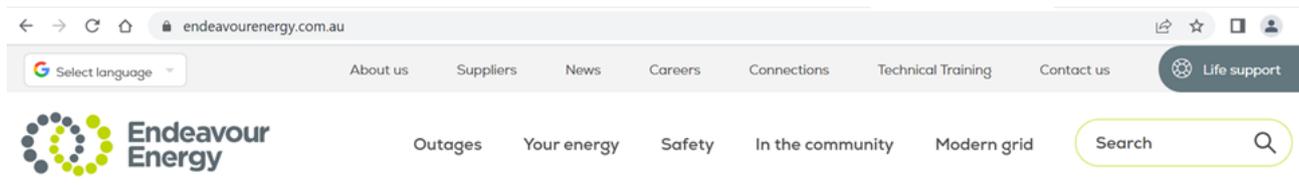
For example, the obtaining advice from the Before You Dig service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations is a standard / regulatory requirement. It will be generally indicated as 'Advice'. If the Site Plan from Endeavour Energy's G/Net Master Facility Model indicates there is some uncertainty over the extent or location of the underground cables on or near the site, it would then be indicated as 'Condition' and require action to be undertaken by the applicant eg. the use of an underground asset locating device or a certified locator to verify the asset location.

### Decision

In the NSW Planning Portal for the 'Agency response', as Endeavour Energy is not a concurring authority under the provision of the *Environmental Planning and Assessment Act 1979* (NSW), it does not 'Approve' or 'Refuse' a Development Application in the Portal. It will 'Approve (with conditions)' (which may 'Object' in the submission and detail the matters requiring resolution), or if all the matters in the submission are marked as for 'Advice', the outcome of the assessment will also be 'Advice'.

### Further Advice

The 'Standard Conditions' include additional advice and contact details and further information is also available on Endeavour Energy's website at <https://www.endeavourenergy.com.au/>.



The following contacts can be reached by calling Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

Branch / Section	Matters	Email
Customer Network Solutions	Electricity supply or asset relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP).	<a href="mailto:cicadmin@endeavourenergy.com.au">cicadmin@endeavourenergy.com.au</a>
Easement Officers	Easement management or protected works / assets.	<a href="mailto:Easements@endeavourenergy.com.au">Easements@endeavourenergy.com.au</a>
Property	Property tenure eg. the creation or release of easements.	<a href="mailto:network_property@endeavourenergy.com.au">network_property@endeavourenergy.com.au</a>
Field Operations (to the relevant Field Service Centre).	Safety advice for building or working near electrical assets in public areas (including zone and transmission substations).	<a href="mailto:Construction.Works@endeavourenergy.com.au">Construction.Works@endeavourenergy.com.au</a>

**Please note Endeavour Energy's above contacts do not have access to the NSW Planning Portal. To resolve any matters direct contact should be made with the responsible contact. This will avoid double handling and possible delays in responding to the applicant / Council.**

Details of the Accredited Service Provider (ASP) Scheme which accredits organisations to perform contestable work on the NSW electricity distribution network are available via the following link to the Energy NSW website at <https://www.energysaver.nsw.gov.au/get-energy-smart/dealing-energy-providers/installing-or-altering-your-electricity-service>.

Extract of EIS.

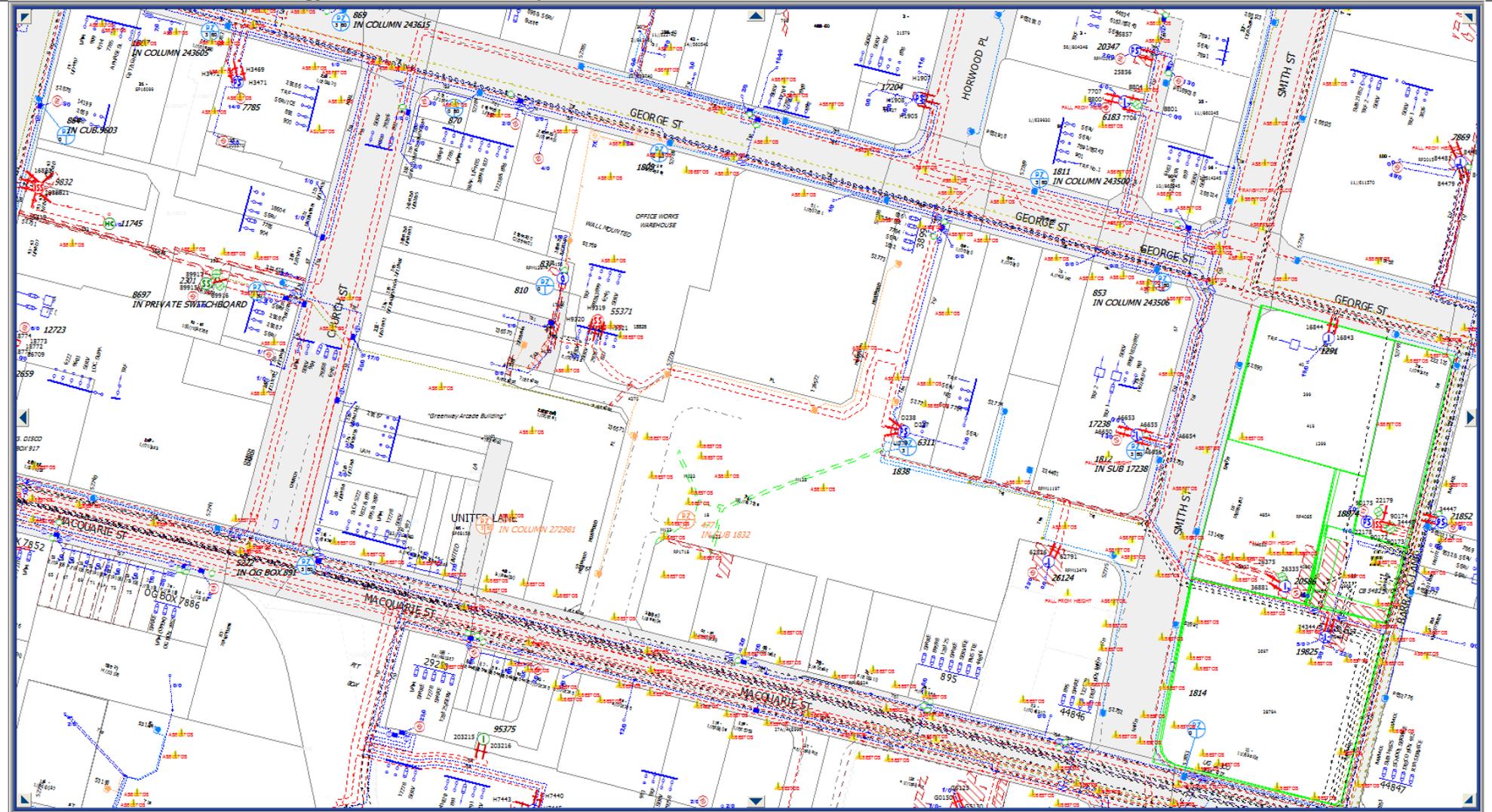


Indicative only – subject to design development

- |                                    |  |   |
|------------------------------------|--|---|
| Aboveground station infrastructure | Existing bus stop                        | Proposed taxi   |
| Public domain                      | Proposed bus stop                        | Proposed accessible kiss and ride                           |
| Underground station                | Proposed pedestrian crossing (by others) | Retained heritage items                                     |
| Metro tunnel and alignment         | Future Light Rail                        | Through site link delivered by others                       |
| Metro station entry                | Proposed shared zone                     | Adjacent station development (subject to separate approval) |
| Existing signalised crossing       | Proposed bicycle route                   | Area for future use   |
| Proposed signalised crossing       | Proposed bicycle parking                 |   |

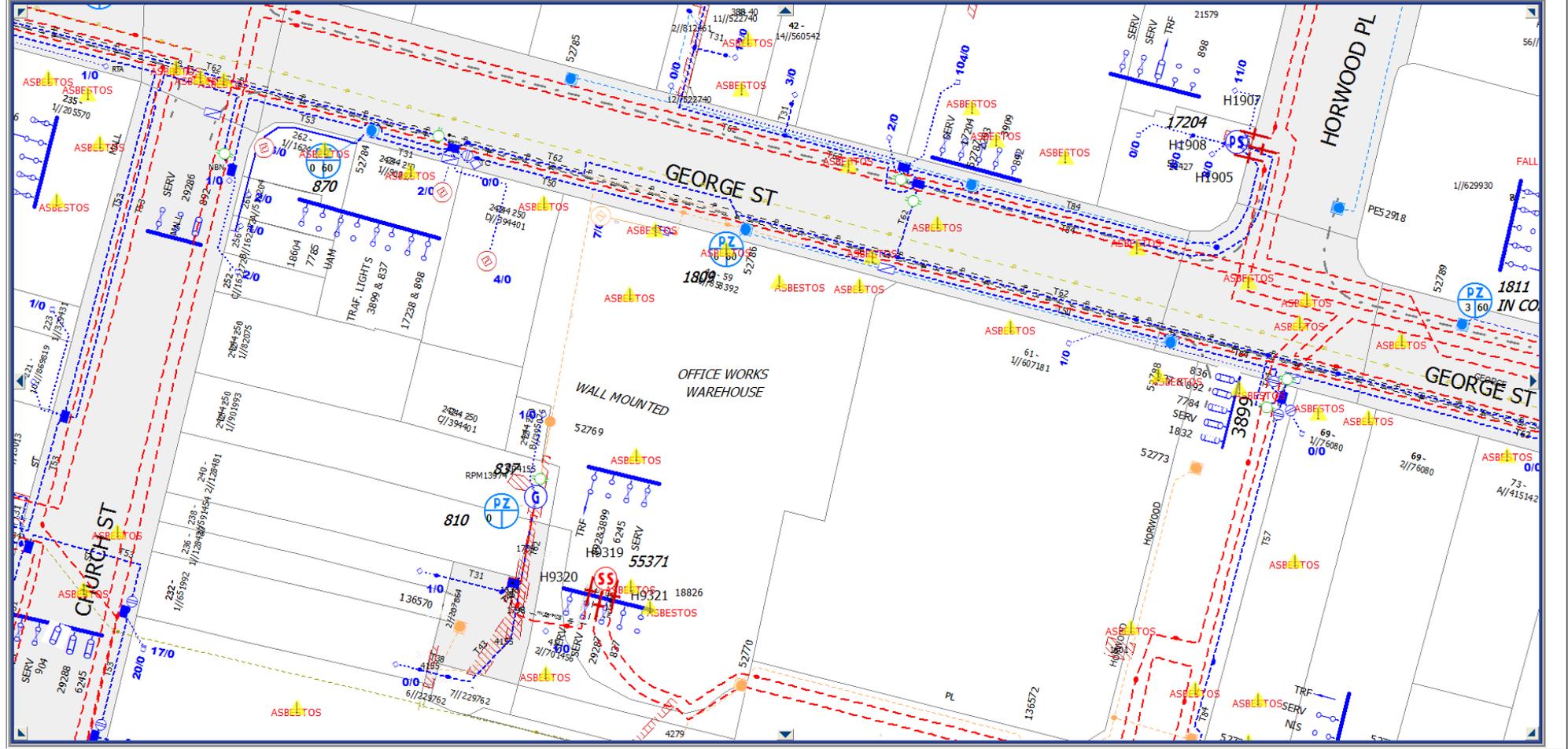
0 30m

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

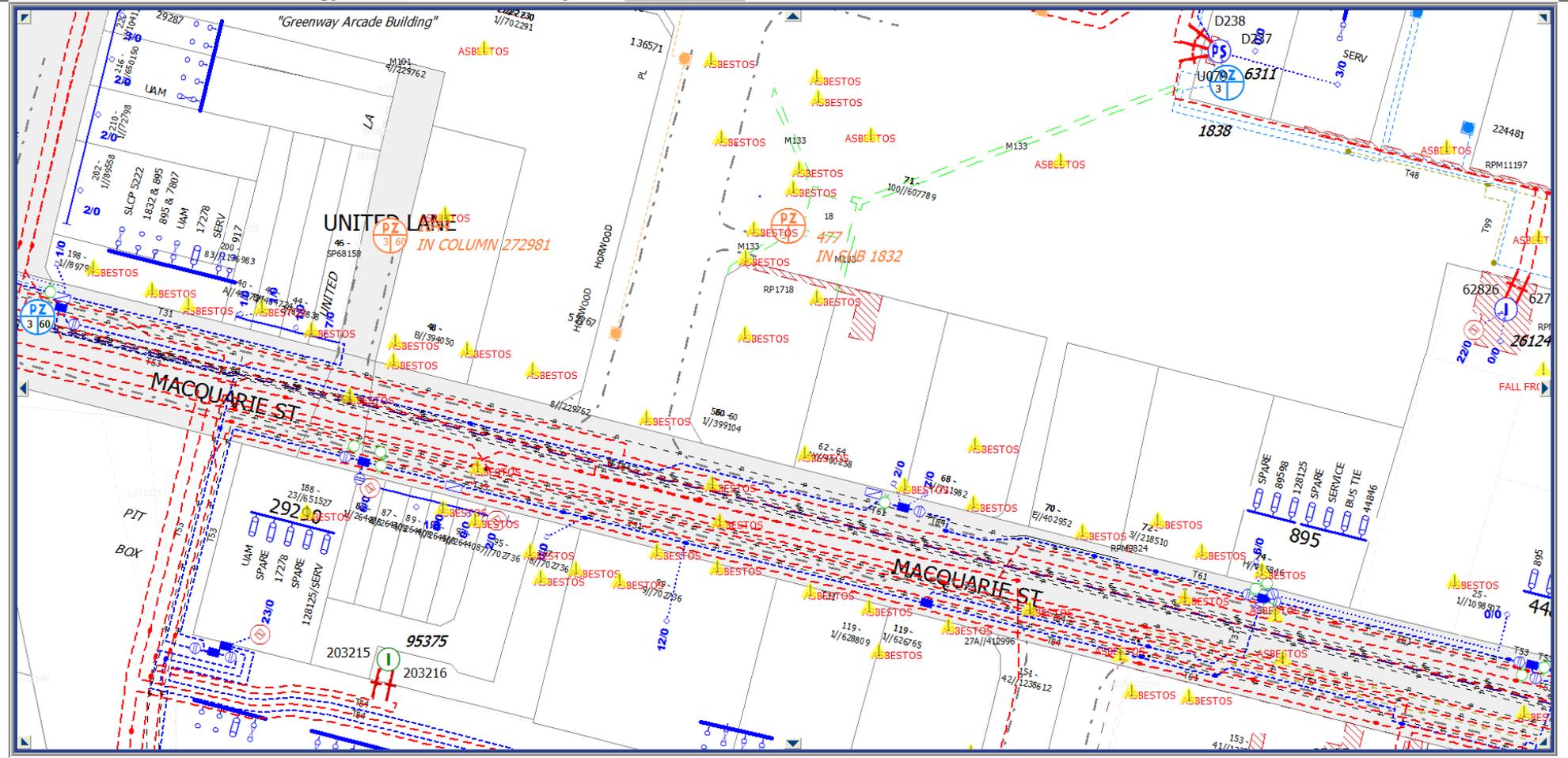


Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of 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).

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



# 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
	Voltage regulator
	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





**Extract of DP  
PLAN FORM 2**

Plan Drawing only to appear in this space

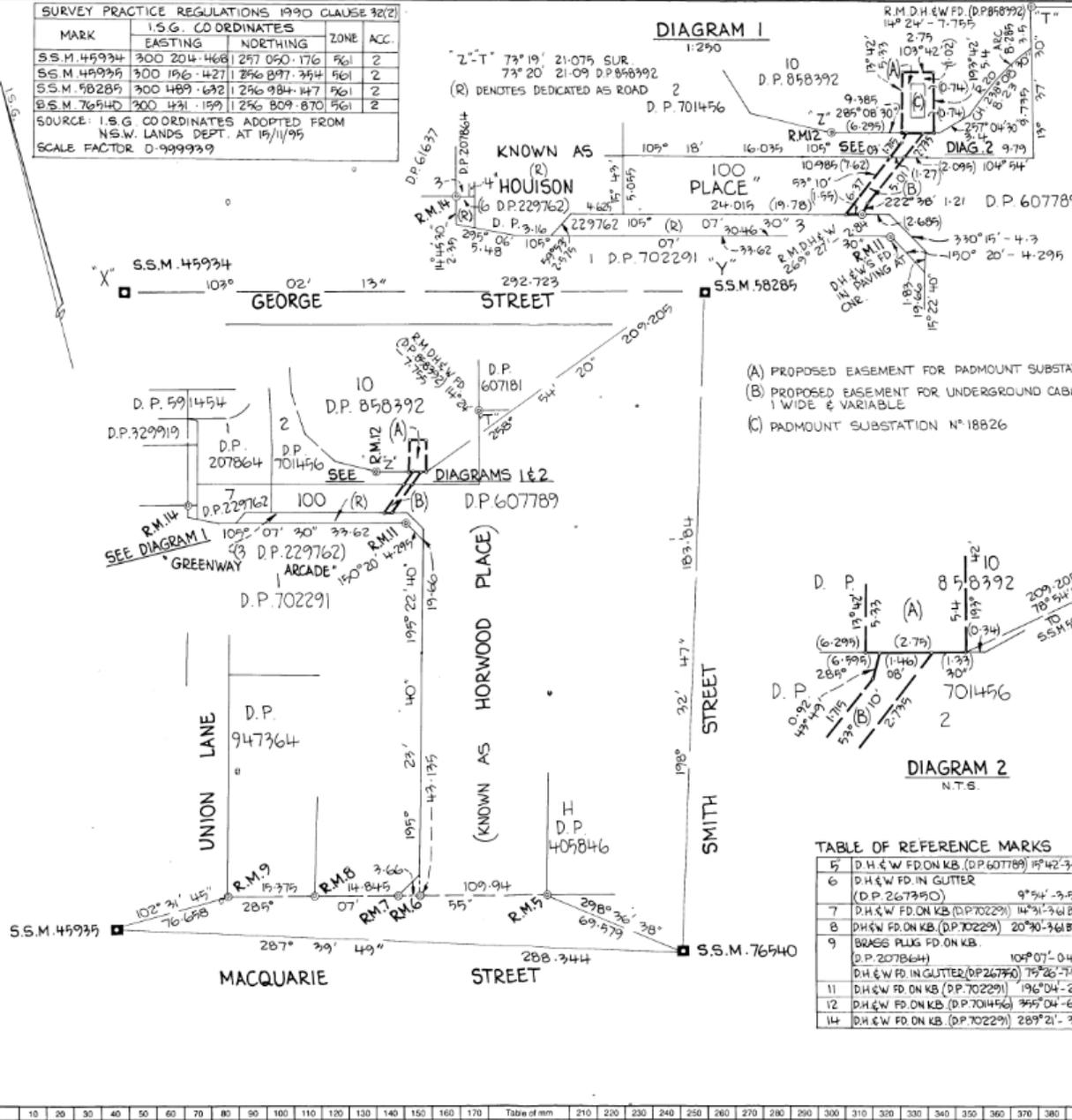
\*OFFICE USE ONLY

SIGNATURES, SEALS AND STATEMENTS of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

MARK	I.S.G. CO ORDINATES			
	EASTING	NORTHING	ZONE	ACC.
S.S.M. 45934	300 204.468	1297 050.176	561	2
S.S.M. 45935	300 196.427	1296 897.354	561	2
S.S.M. 58285	300 489.692	1296 984.147	561	2
S.S.M. 76540	300 431.159	1296 809.870	561	2

SOURCE: I.S.G. COORDINATES ADOPTED FROM N.S.W. LANDS DEPT. AT 15/11/95  
SCALE FACTOR 0.999939

**DIAGRAM 1**  
1:250



- (A) PROPOSED EASEMENT FOR PADMOUNT SUBSTATION
- (B) PROPOSED EASEMENT FOR UNDERGROUND CABLES 1 WIDE & VARIABLE
- (C) PADMOUNT SUBSTATION N°18826

**DIAGRAM 2**  
N.T.S.

**TABLE OF REFERENCE MARKS**

5	D.H.&W.FD ON KB (D.P.607789) 10°42'-3.05"
6	D.H.&W.FD IN GUTTER (D.P.267390) 9°54'-3.55"
7	D.H.&W.FD ON KB (D.P.702291) 14°31'-3.61 BY ME
8	D.H.&W.FD ON KB (D.P.702291) 20°30'-3.61 BY ME
9	BRASS PLUG FD ON KB (D.P.207864) 10°07'-0.455"
	D.H.&W.FD IN GUTTER (D.P.267390) 7°26'-7.05"
11	D.H.&W.FD ON KB (D.P.702291) 19°04'-2.6"
12	D.H.&W.FD ON KB (D.P.701456) 33°04'-6.75"
14	D.H.&W.FD ON KB (D.P.702291) 28°21'-3.8"

Registered:  
CA  
Title System:  
Purpose: EASEMENT  
Ref. Map: U-0052-411  
Last Plan:  
PLAN OF PROPOSED EASEMENT FOR PADMOUNT SUBSTATION WITHIN LOT 10 D.P.858392 AND PROPOSED EASEMENT FOR UNDERGROUND CABLES WITHIN LOT 2 D.P.701456 AND LOT 100 D.P.607789  
Lengths are in metres. Reduction Ratio 1:500

LGA: PARRAMATTA  
Suburb/Locality: PARRAMATTA  
Parish: ST JOHN  
County: CUMBERLAND

This is sheet 1 of my plan as sheets.  
(Delete if inapplicable)

ROBERT ALFRED FLEGG  
P.O. BOX 378 BAULGHAM HILLS 2193  
a surveyor registered under the Surveyors Act 1992. I hereby certify that the survey represented in this plan is accurate, has been made in accordance with the Surveyors (Practical Regulation) 1980 and was completed on 1ST OCTOBER 1996 & 24TH JUNE 1998.  
The survey refers to:  
Date: X-Y (Signature: R.A. Flegg)  
Zone: Suburban (Code: Surveyor registered under the Surveyors Act 1992)

Plans used in preparation of survey/compilations:  
D.P. 207864, 229762, 267390, 405846, 607181, 701456, 702291, 858392.

PANEL FOR USE ONLY for statements of intention to dedicate public roads or to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

**Crown Lands Office Approval**

PLAN APPROVED: \_\_\_\_\_  
Authorised Officer: \_\_\_\_\_  
Land District: \_\_\_\_\_  
Paper No: \_\_\_\_\_  
First Book: \_\_\_\_\_ page: \_\_\_\_\_

**Council's Certificate**

I hereby certify that:  
(a) the requirements of the Local Government Act, 1919 (other than the requirements for the registration of plans); and  
(b) the requirements of Part 3 Division 2 of the Water Board Act 1967, or Part 5 Division 7 of the Hunter Water Board (Corporation) Act 1991.

Have been complied with by the applicant in relation to the provision:  
insert "new road", "subdivision" or "consolidated lot" as set out herein

Submission No: \_\_\_\_\_  
Date: \_\_\_\_\_  
(Signature): \_\_\_\_\_  
General Manager/Authorised Person

Council File No: \_\_\_\_\_

\*This part of the certificate to be deleted where the application is only for a consolidated lot or the opening of a new road or where the land to be subdivided is wholly outside the areas of operations of the Water Board and the Hunter Water Corporation Ltd  
1 Delete if inapplicable.

File: 7221/6819 RP 4279

PRINTING OR CHANGING OR FOLDING WILL RESULT IN REJECTION

PH: 9686 9545 FAX: 9686 6777

TOS 2 98/000 FILE No. 96/00072

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150	160	170	180	190	200	210	220	230	240	250	260	270	280	290	300	310	320	330	340	350	360	370	380	390
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**Google Maps Street View.** There are low voltage overhead 'awning' power lines coming from the low voltage pillar at the front of the Greenway Arcade on Church Street going south to the corner of Macquarie Street.



Google Maps Street View. Padmount substation no. 6311 off Horwood Place.



Google Maps Street View. Padmount substation no. 6311 off Horwood Place.

