

19 July 2024

The Secretary
NSW Department of Planning, Housing and Infrastructure

ATTENTION: Courtney Fung

Dear Sir or Madam

SSD-62367962 LIVERPOOL CIVIC PLACE PHASE B/C - BTR

I refer to the Department's letter of 17 July 2024 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-62367962 Liverpool Civic Place Phase B/C - BTR for 'Construction of a 29-storey mixed-use build-to-rent (BTR) development comprising ground floor retail uses, 9 level podium, 320 dwellings, build-to-rent amenities, basement car parking, landscaping and public domain works' at 52 Scott Street, Liverpool (Lot 1 DP 1293937) in the Liverpool City Council local government area (LGA). Submissions need to be made to the Department by 15 August 2024.

Please refer to the attached copies of Endeavour Energy's submissions made to Liverpool City Council via the NSW Planning Portal on:

- 11 October 2019 regarding NSW Government concurrence and referral request CNR-1924 for Liverpool City Council's development application DA-585/2019 at 40-46 SCOTT STREET LIVERPOOL 2170 (Lot 1 DP 514817; Lots 1, 2 & 3 DP 229979; Lot 17 DP 81842; Lot 11 DP 522284; Lot 201 DP 1224084; Lot 100 DP 877435; Lot 12 DP 657056; Lot 1 DP 507070; Lots 22 & 23 DP 441010) for 'Concept development application pursuant to section 4.22 of the Environmental Planning & Assessment Act for a new mixed use precinct known as Liverpool Civic Place'.
- 6 February 2021 regarding NSW Government concurrence and referral request CNR-4576 for Liverpool City Council Development Application DA-1080/2020 at 40-46, 48 & 52 SCOTT STREET LIVERPOOL 2170 (Lot 17 DP 81842, Lot 11 DP 522284, Lot 12 DP 657056, Lot 3 DP 229979, Lot 1 DP 507070) for 'Stage 2-Construction of and use of a 22 storey commercial office building, a 9 storey co-living building as well as related works such as a 4-level basement, landscaping and public domain works'.
- 21 February 2024 regarding NSW Government concurrence and referral request CNR-65739 for Liverpool City Council Development Application DA-72/2024 at 52 SCOTT STREET LIVERPOOL 2170 (Lot 1 DP 1293937) for 'The Amending DA seeks consent to allow for residential flat buildings and shop top housing uses to be permitted in the Phase B envelope of Liverpool Civic Place, as well as to slightly extend the Phase B envelope to allow for a future residential development to be accommodated in the envelope. The future residential development will be the subject of a separate and subsequent detailed DA and will comprise either a residential flat building or shop top housing use'.

Notwithstanding the new Development Application, the recommendations and comments provided in Endeavour Energy's previous submissions essentially remain applicable.

The following extract of the Floor Plan – Upper Ground shows provision for an indoor substation to the south eastern corner of the site accessed from George Lane.



Any required distribution substation 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'.

As shown in the following Clause 5.3.5 'Indoor substations', from Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', indoor substations require the following:

5.3.5 Indoor substations

The boundaries of an easement for indoor substation must be defined by the internal face of the walls, ceiling, floor, and cable trenches of the substation room.

An easement for the cables that enter and exit the substation room will also be required if they are not installed within public roads and/or existing Endeavour Energy easements.

A right of access may also be required to give Endeavour Energy employees, vehicles, and equipment unrestricted access to the indoor substation at all times.

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 advice the applicant can call Endeavour Energy via Head Office 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 email CWAdmin@endeavourenergy.com.au .
- 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').
- 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.

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

M 0455250981

E cornelis.duba@endeavourenergy.com.au

Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150.

Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



**Endeavour
Energy**

**POWER
together**



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