

19 September 2024

The Secretary  
NSW Department of Planning, Housing and Infrastructure

**Attention: Fadi Shakir**

## **SSD-65729209 WALLGROVE BUSINESS HUB**

Dear Sir or Madam

I refer to the Department's email of 19 September 2024 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-65729209 40 The Retreat, Bringelly for 'Construction and operation of mixed-use residential development within the Western Sydney Aerotropolis' at 40 The Retreat, Bringelly (Lot 272 DP 803167) in the Liverpool City Council local government area (LGA). Submissions need to be made to the Department by 16 October 2024.

Please refer to Endeavour Energy's submission made to the Department on 22 November 2022 to the request for Secretary's Environmental Assessment Requirements (SEARs) for SSD-65729209. The conditions and advice provided therein essentially remain valid.

The EIS includes the following advice addressing whether the available electricity services are adequate for the proposed development.

### **6.7.2 Utilities and Services**

- **Electricity** – It is proposed that two (2) kiosk substations will be delivered at Stage 1 and Stage 2 progressively. See **Figure 58**. For Stage 1, augmentation will be required from the existing electricity currently available from the electrical line owned by Endeavour Energy in proximity to the site

The following options are presented to service power to the site and is subject to further investigation by the services designer for the site and WPCA:

- Investigate whether the Bradfield City Centre electrical infrastructure has sufficient capacity to service the development and if so, what the timeline for delivery of infrastructure is.
- If feeders are required from the Bradfield Zone Sub, WPCA is to confirm whether the proposal can utilise any spare ducts through the Bradfield City Centre or a suitable alignment that can be adopted by the proposal through the masterplan to service the development.

The below extract of the Site Plan shows provisions for two substations with frontage to the 'Future Collector Road'.

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.

If any part of the building encroaches the restriction for fire rating for the padmount substation, the applicant will need to provide Endeavour Energy with an engineer's certificate identifying that all external surfaces of the building within the fire rating zone meet the appropriate fire rating as per Endeavour Energy's terms for the restriction Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

In addition the following matters also need to be considered regarding the fire rating restriction:

- Personnel access doors and fire exit doors to a building are not permitted within the fire restriction area.
- Gas mains/pipes shall not pass through the fire restriction area.
- A 10 metre clearance distance shall be maintained between substation and fire hydrants, booster valves, and the like in accordance with AS2419.1 'Fire hydrant installations System design, installation and commissioning' as updated from time to time.
- Any landscaping that potentially could transfer / provide connectivity for flame or radiant heat from a fire in the substation to a dwelling or building should be avoided.
- The storage of and / or use of flammable, combustible, corrosive or explosive material within the fire restriction should be avoided.

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.

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](mailto: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](mailto:Easements@endeavourenergy.com.au) .
- Property Branch for matters related to property tenure. Alternatively contact can be made by email [network\\_property@endeavourenergy.com.au](mailto: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 Narellan Park Field Service Centre. Alternatively contact can be made by email [Construction.Works@endeavourenergy.com.au](mailto: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 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](mailto:Property.Development@endeavourenergy.com.au) is preferred.

Yours faithfully

**Cornelis Duba** | Development Application Specialist

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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

