

11 March 2025

The Secretary  
NSW Department of Planning, Housing and Infrastructure

**Attention: Adela Murimba**

**SSD-69257218 at 60 GREAT SOUTHERN ROAD BARGO 2574**

Dear Sir or Madam

I refer to the Department's email of 11 March 2025 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-69257218 Mixed-use development with in-fill affordable housing, 25 Moss Vale Road Bomaderry for 'Mixed use development with 196 dwellings, including attached dwellings, six residential flat buildings and shop top housing, commercial tenancies, a boarding house, a childcare centre, a medical centre, at grade parking and public domain works' at 25 Moss Vale Road Bomaderry (Lot 110 DP 131219, Lot 129 DP 3060, Lot 1 DP 520502) in the Shoalhaven City Council local government area (LGA). Submissions need to be made to the Department by 7 April 2025.

Please refer to the attached copy of Endeavour Energy's submission made to Shoalhaven City Council on 8 January 2021 via the NSW Planning Portal regarding NSW Government concurrence and referral request CNR-15163 for Shoalhaven City Council Development Application SF10851 at 25 MOSS VALE ROAD BOMADERRY 2541 (Lot 110 DP 131219, Lot 1 DP 520502, Lot 129 DP 3060) for 'Six (6) lot Torrens Title Subdivision and riparian (public) reserve from Lot 1 DP520502, Lot 129 DP 3060 and Lot 110 DP 131219 Bomaderry which includes associated engineering, site works and demolition of existing cattle yards'. The conditions and advice provided therein are essentially also applicable to this Development Application.

The EIS mentions but does not appear to address in detail the easement for 33,000 volt / 33 kilovolt (kV) overhead transmission lines. The Master Plan shows the proposed subdivision of part of the easement which is opposed by Endeavour Energy ie. as per SF10851 the easement should be entirely within proposed Lot 1 – but which appears may be rectified by the 'Building Setback for Possible Future Road Widening'. There does not appear to be any evidence of any consultation / approval from Endeavour Energy's Easements Officers.

The Services Infrastructure Report prepared by Allen Price dated 28/11/2024 includes the following advice regarding whether the available electricity services are adequate for the development which is generally in keeping with the advice provided in Endeavour Energy's submission to SF10851.

### 3.3 ELECTRICITY INFRASTRUCTURE

The site is to be serviced by Electricity under Approval SF10851 in accordance with Endeavour Energy supply offer URS30132. A preliminary layout for the underlying approval can be seen in Appendix B. Impacts to the existing infrastructure have been assessed resulting in new infrastructure proposed for the underlying approval. Additional infrastructure is expected to be proposed for this current application. Discussions and designs in parallel with Endeavour Energy are to be outlined in a supply offer to be obtained.

Application for supply will need to be made with Endeavour Energy post DA approval to obtain their requirements and subsequent approval to connect to the network. Post development maintenance is to be provided by standard Endeavour Energy procedures, with access to all area to be maintained through proposed easements. All privately owned services will be maintained by the respective landowner or representative in which the services are located.

The below copy of the Site Layout Plan shows provision for four padmount substations. 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.

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.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 10, January 2025 which provides some additional and updated information. 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).

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.
- 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).

All encroachments, activities and / or works (including subdivision and even if not part of the Development Application) whether temporary or permanent within or affecting an easement, restriction, right of access 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) need to be referred to Endeavour Energy's Easements Officers 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.

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

- General Restrictions for Overhead Power Lines.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- 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 Nowra 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 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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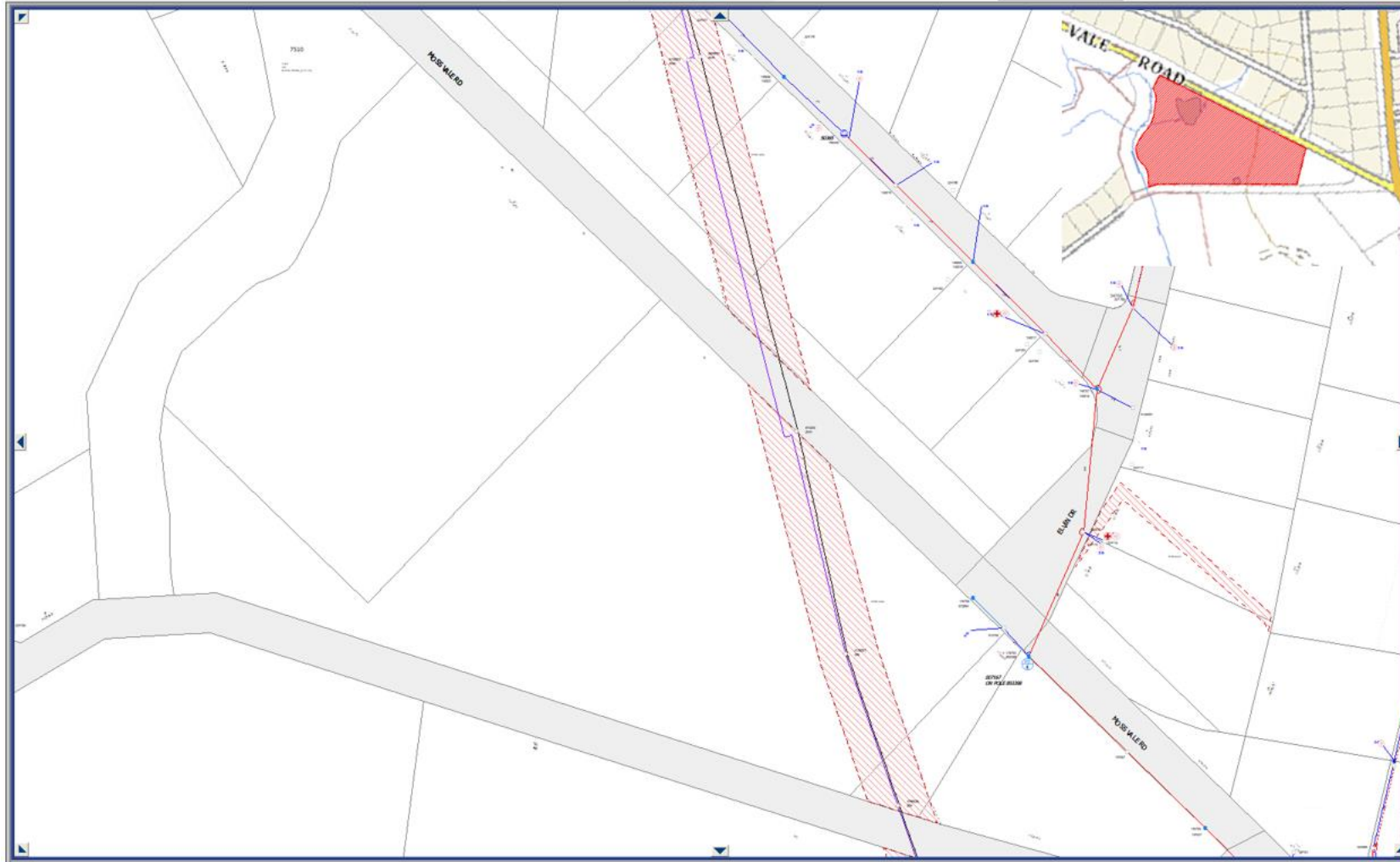


**Endeavour  
Energy**




























**POWER  
together**



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



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
	Padmount high voltage plugboard
	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 active
	Easement proposed
	Licence active
	Subject site



## Site Layout Plan

