

5 May 2025

The Secretary
NSW Department of Planning, Housing and Infrastructure

Attention: Deana Burn

SSD-19618251 Elizabeth Enterprise Precinct – Stage 1

Dear Sir or Madam

I refer to the Department's email of 29 April 2025 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-19618251 Elizabeth Enterprise Precinct – Stage 1 for 'Concept Masterplan including seven warehouse buildings and internal road network, with a Stage 1 development including bulk earthworks, road construction, construction and fit-out of two warehouse and distribution buildings and associated works' at 1669 - 1723 Elizabeth Drive, Badgerys Creek (Lot 100 DP 1283398, Lot 741 DP 810111) in the Penrith City Council local government area (LGA). Submissions need to be made to the Department by 29 May 2024.

Please refer to Endeavour Energy's submission made to the Department on 31 May 2021 regarding the request for Secretary's Environmental Assessment Requirements (SEARs) for SSD-19618251 Elizabeth Enterprise Precinct – Stage 1. The recommendations and comments provided therein essentially remain applicable.

The Civil Infrastructure Report prepared by AT&L dated March 2025 includes the following advice addressing whether electricity services are available and adequate for the development.

9.6. Electrical

9.6.2. Proposed Upgrades

Correspondence between Endeavour Energy and Mirvac stated there is existing capacity within the existing Kemps Creek Zone Substation to service the Site. This is based on Endeavour Energy light industrial load type assessment using generic figures of 85Va/m² of office area and 17Va/m² of warehouse area.

The existing Kemps Creek Zone Substation is located on the corner of Devonshire Road and Cross Street, Kemps Creek. Connection between the Kemps Creek Zone Substation and the Site will need to be provided via high voltage (11kV) arrangements.

Endeavour Energy has confirmed a requirement for a new zone substation within the Stage 1 development (Lot 3). The zone substation does not form part of this SSDA.

The below Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model shows the proposed Badgerys Creek Zone as Lot 99 DP 1283398. Endeavour Energy's South Erskine Park Zone Substation at Sepia Avenue, Kemps Creek (Lot 99 DP 1283398). Being a non-habitable building / site is comparatively less impacted. From that perspective Endeavour Energy is not opposed to the Development Application and it will leave the determination regarding the environmental impact and the appropriate development controls to the Department.

However if any proposed works are likely to impact the zone substation reasonable prior contact must be made with Endeavour Energy's Property Branch via the contact details provided below. Please also refer to the attached copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 10, January 2025 and in particular to Section 1 'Adjoining Sites' and Section 30 'Security / Climb Points'.

The below copy of the SSDA MASTERPLAN - STAGE 1 shows provision for padmount substations to each of the warehouse lots / buildings. 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.

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 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

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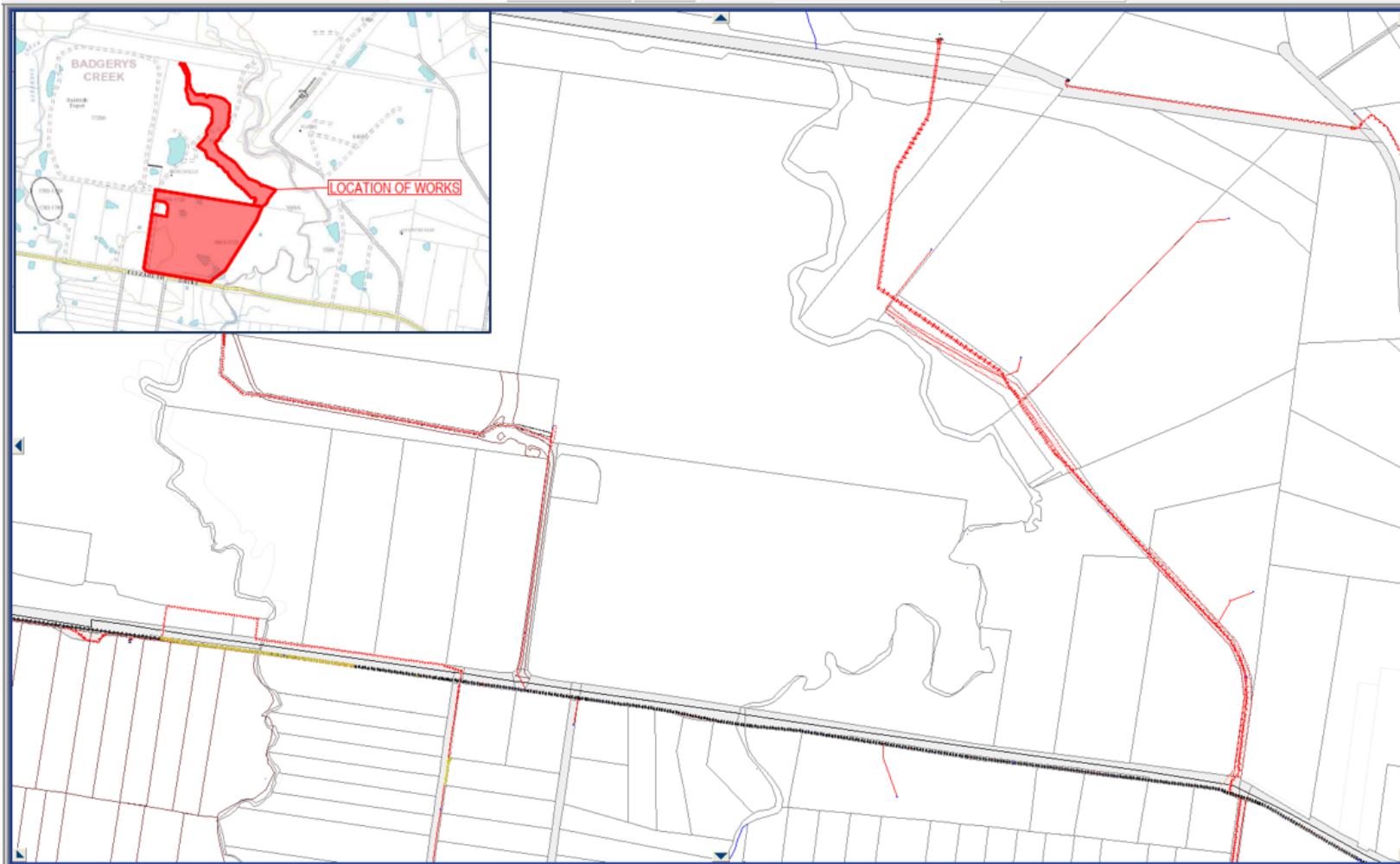


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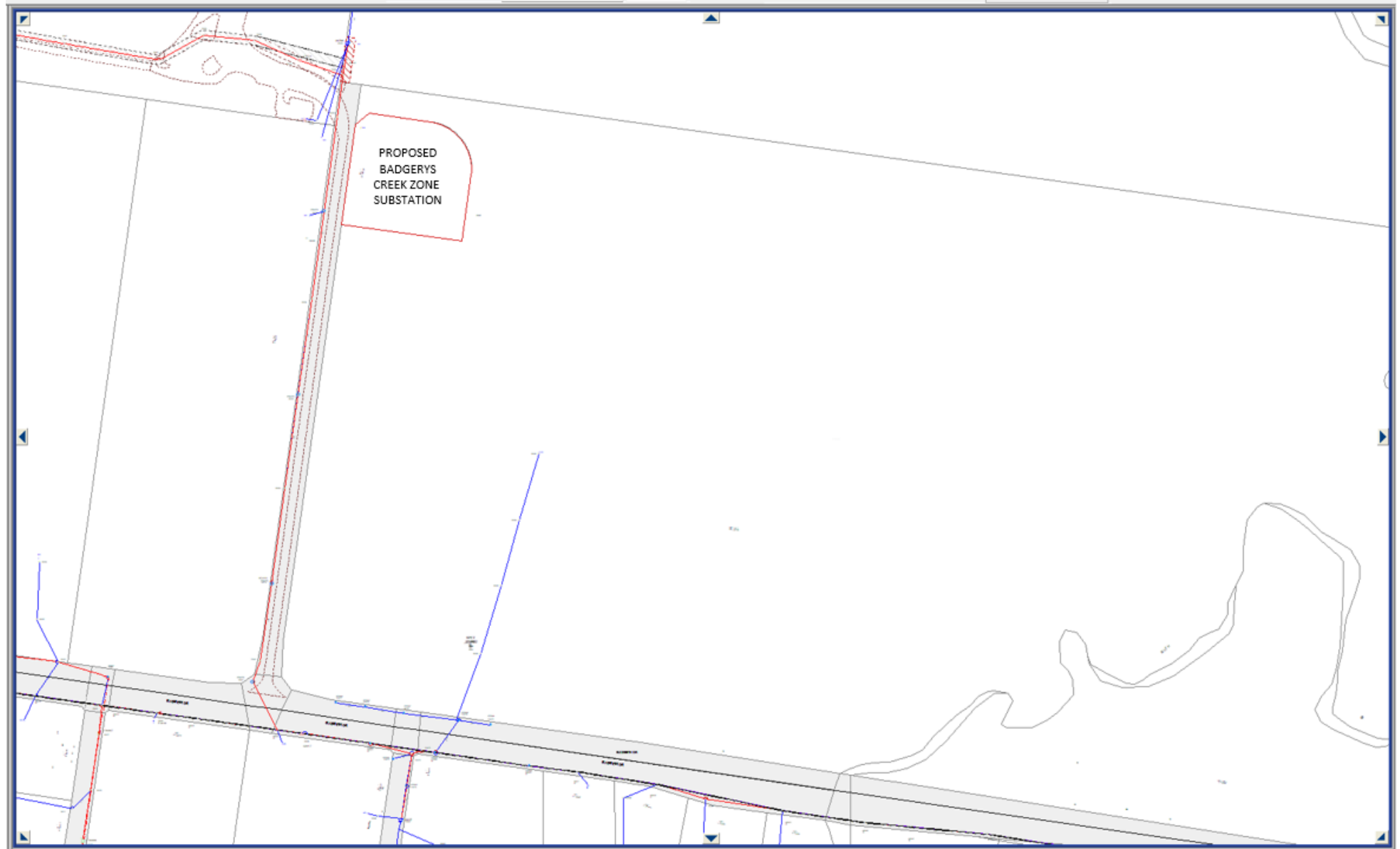





























Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.



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 HxGN NetWorks Core NetViewer Master Facility Model



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

SSDA MASTERPLAN - STAGE 1

