

Authority	Authority's Reference	Agency Concurrence and Referral	Authority Contact	Authority Notification	Submission Due	Submission Made
Cumberland City Council	DA2022/0759	CNR-52102	Harley Pearman	20/02/2023	13/03/2023	13/03/2023

Address	Land Title
132 McCredie Road GUILDFORD WEST NSW 2161	Lot 1 DP 596315

Scope of Development Application or Planning Proposal

Redevelopment of the site for new warehouse and distribution facility. Development includes demolition of existing structures, construction and fitout of 3 warehouse buildings including 10 tenancies with ancillary offices, hardstand, loading docks, car parking, new driveway crossings to facilitate site access, landscaping and signage. Consent is sought for the use of the facilities for warehousing and distribution operating 24 hours, seven (7) days per week.

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

There are:

- Easements benefitting Endeavour Energy (indicated by red hatching) for:
 - 33,000 volt / 33 kilovolt (kV) high voltage and 132,000 volt / 132 kV high voltage overhead power lines, overhead earth cables and overhead pilot cables (carrying protection signals or communications between substations) running east to west and padmount substation no. 18600 [which is supplied by an 11,000 volt / 11 kV high voltage underground cable coming from an underground to overhead pole located on western adjoining 144 McCredie Road (Lot 101 DP1045991)].
 - 33 kV high voltage overhead power lines and overhead earth cables to the rear portion of the eastern side boundary.
 - Adjoining the western side boundary over Lot 101 DP 1045991 and Lot 12 DP 808195 for low voltage and 11 kV high voltage underground cables, 11 kV high voltage and 33 kV high voltage overhead power lines, overhead earth cables and overhead pilot cables. There are 11 kV underground cables coming from this easement to supply padmount substation no. 18600.
- Low voltage, 11 kV high voltage and 33 kV high voltage overhead power lines, overhead earth cables and overhead and underground pilot cables to the McCredie Road road verge / roadway.
- Endeavour Energy's Guildford Transmission Substation located at 120-130 McCredie Road Guildford (Lots A & C DP 407949) adjoins the eastern side boundary.

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 checked="" 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 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 checked="" type="checkbox"/>	<input 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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 checked="" 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 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 checked="" type="checkbox"/>	<input 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 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 checked="" type="checkbox"/>	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
<input checked="" type="checkbox"/>	<input 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 checked="" 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.
Completed by:			Decision	
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 |    



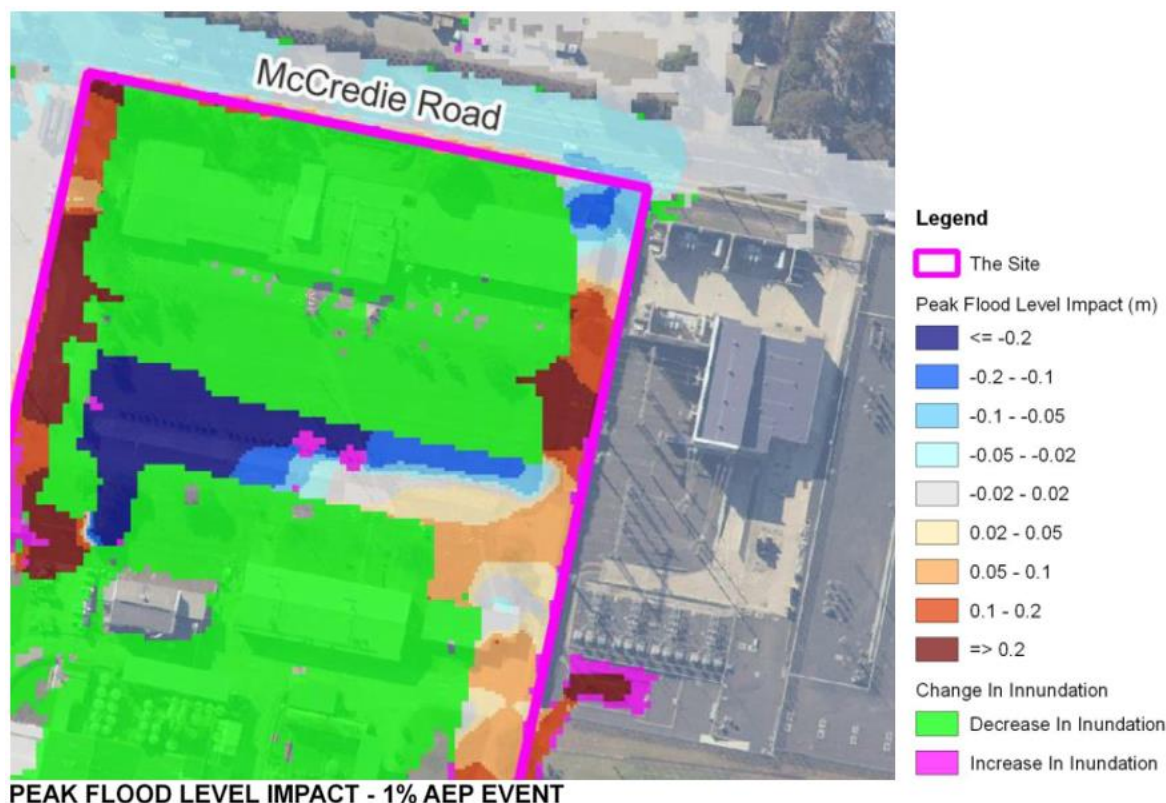
Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past, present and emerging.

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

- As an adjoining or nearby occupier, Endeavour Energy's Guildford Transmission Substation being a non-habitable building / site is comparatively less impacted. Whilst Endeavour Energy is not necessarily opposed to the Development Application, it will leave the determination in regards to the environmental impact and the appropriate development controls to Council.

Regarding the foregoing or any other works which may impact the Guildford Transmission Substation, prior to undertaking any works the applicant must contact Endeavour Energy's Design Delivery – Civil Section via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666, for approval of the works and to only undertake them in accordance with such conditions as Endeavour Energy may reasonably impose.

- The following extract of the Flood Impact Assessment shows an 'Increase In Inundation' to the rear south western corner of Endeavour Energy's Guildford Transmission Substation. There should be no 'Increase in Inundation' impacting any of the existing electricity infrastructure on or near the site.



Filling of the Site concentrates flows along the proposed driveways on the eastern and western boundaries and prevents flows from the east and west from traversing the Site along low-lying areas as per existing conditions. This results in flows either being re-directed into the neighbouring sites or being unable to enter into the site from both the south-east and south-west. This increases flows (along the south-western boundary and within the easement itself) which discharge, as per existing conditions, along the open parkland area to the south of the Site and into Prospect Creek.

- The Statement of Environmental Effects includes the following addressing the easements benefitting Endeavour Energy over the site.

4.2.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The site is identified as containing two (2) major transmission easements and an adjoining electrical substation. Works within these areas will be limited to hardstand and low plantings. The southernmost transmission easement is proposed to be reduced to approximately half of its current width (to approximately 9m) to enable the safe maneuvering of vehicles near the northern loading dock of building 2. The applicant has been in discussions with Endeavour Energy to agree this outcome. Record of this correspondence is provided at **Appendix 19**.

This process will require the current easement to be extinguished and a new easement to be registered on title. It is proposed that this could occur as a condition of development consent, prior to issue of the occupation certificate.

Endeavour Energy's Asset Planning & Performance Branch has provided the following advice.

Endeavour Energy and Goodman have been engaged in discussions about this proposed development across the main electricity transmission corridor into Guildford Transmission Substation. Major reservations were held about the proposed concrete hardstand areas with asphalt preferred in order to make network adjustments as and when required then simply and quickly reinstate. The parties have come to an agreement in principle to resolve this issue eg. by the installation of spare underground transmission ducts etc. The final agreed arrangement [including for the completion of the associated asset relocation project (Endeavour Energy Ref. ARP5042) and part release of easement] will need to be approved by Endeavour Energy's Customer Network Solutions Branch in consultation with Endeavour Energy's Easements Officers.

Supply to the warehouse complex is also being determined and finalised via Endeavour Energy's Customer Network Solutions Branch.

- All encroachments and /or activities (works) within or affecting an easement or restriction (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 Easements 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 Overhead Power Lines.
- General Restrictions for Underground Cables.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

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.

As well as the proposed concrete hardstand in the easement, the following extracts of the Civil Plans show cut and fill proposed within the easement area which with the changing of the existing ground levels will require further detailed assessment.



- The Statement of Environmental Includes the following advice regarding the front building setbacks to McCredie Road.

5.1 Proposed Built Form

The premises are intended to provide for a range of warehouse uses, subject to individual tenant needs.

The proposal includes generous setbacks to respond to and surrounding context. Setbacks have been provided as follows:

- 3m front setback to McCredie Road, increased to 5.5m where the building line has been stepped back as an articulation feature
- 9.5m side setback to industrial property to the west
- 17.88m side setback to RE1 Public Recreation land to the east
- 18m rear setback to RE1 Public Recreation land to the south

While the proposed development provides a front setback which departs from the required setback under the CDCP (15m), the proposed building form generally reflects the location of existing built form present on the site and provides an appropriate response in the circumstances of the site, while meeting the DCP objectives.

The site is currently constrained by two large transmission easements (spanning some 88m in width) which are currently located behind the existing building fronting McCredie Road. To push the building back to provide an entirely compliant front setback and clear of transmission easement would result in an approximate 130m front setback.

As the electricity distribution network relies in part on the retention of appropriate building setbacks to the road frontages to provide safety clearances, the encroachment of building setbacks (including by roof structures) is generally not supported by Endeavour Energy. Particular regard needs to be had to secondary road frontages or where overhead power lines are located near side or rear boundaries where lesser building setbacks apply.

As a guide, Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Table 1 'Minimum easement widths', requires a minimum easement width of 18 metres for 33,000 volt / 33 kilovolt (kV) high voltage overhead power lines ie. 9 metres to both sides of the centreline of the poles / conductors.

- The minimum required safety clearances and controls for building and structures (whether temporary or permanent) and working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).

Even if there is no issue with the safety clearances to the building and structures, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' eg. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kilovolt (kV) and includes the following requirements for work near low voltage overhead power / service lines.

TABLE 4

Approach distances for work near low voltage overhead service lines

Ordinary Persons (m)				
Hand held tools	Operation of crane or mobile plant	Handling of metal materials (Scaffolding, roofing, guttering, pipes, etc)	Handling of non-conductive materials (Timber, plywood, PVC pipes and guttering, etc)	Driving or operating vehicle
0.5	3.0	4.0	1.5	0.6

- The Statement of Environmental Effects does not appear to address in detail whether the available electricity services are adequate for the proposed development.

5.18 Site Suitability

The site is suitable for the proposed development in the following respects:

- The full range of utility services infrastructure – electricity, gas telecommunications, water, sewer and stormwater drainage – are available at or near the site.
- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- The below extracts of the Architectural Plans it appears padmount substation no. 18600 to be removed and replaced with 2 new padmount substations located on the eastern side of the site and setback from the public road frontage.
- 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) by an easement and associated restrictions benefitting and gifted to Endeavour Energy.

For further information please 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.

As the proposed padmount substations do not have direct access to a public road, a right of access benefitting Endeavour Energy is also likely to be required.

- As well as the provision / capacity of the padmount substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. However the extent of any works required will not be determined until the final load assessment is completed.
- Driveways should be designed to increase the separation to the any electricity infrastructure on the road verge as much as reasonably possible.

NSW Streets Opening Coordination Council 'Guide to Codes and Practices for Streets Opening' in Section 5.10. 'Vehicular Footpath Crossing' indicates the minimum separation of 1500 millimetres is required from a pole to the skirting of an industrial / commercial driveway.

The below extract of the Site Plan shows a 'Emergency Vehicle Access Only' to the western corner of the site which is near a pole on the road verge.

- 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.

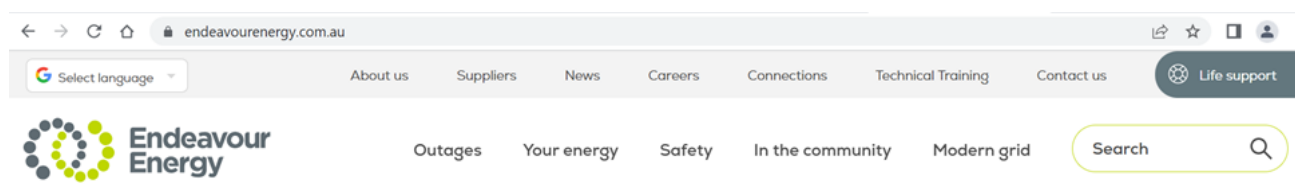
For example, the obtaining advice from the Before You Dig service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations is a standard / regulatory requirement. It will be generally indicated as 'Advice'. If the Site Plan from Endeavour Energy's G/Net 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/>.



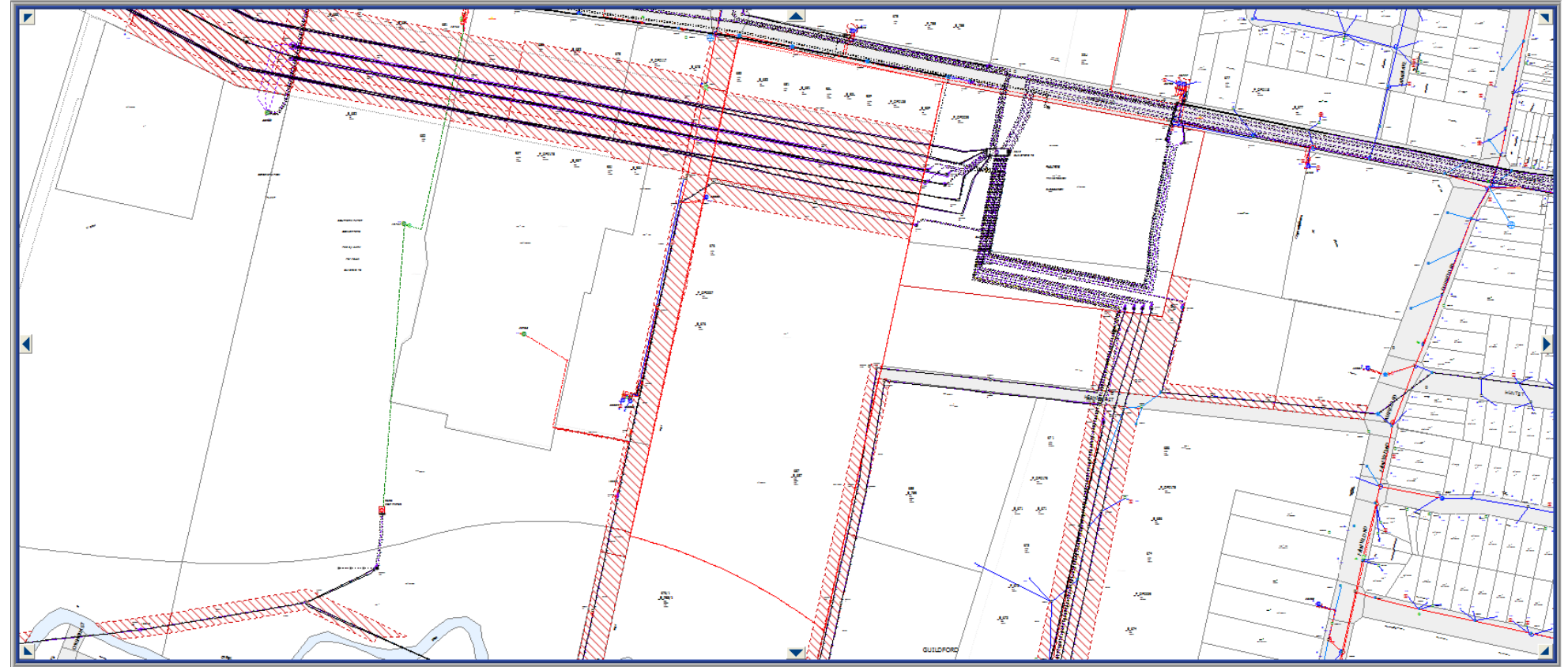
The following contacts can be reached by calling Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

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).	cicadmin@endeavourenergy.com.au
Easement Officers	Easement management or protected works / assets.	Easements@endeavourenergy.com.au
Property	Property tenure eg. the creation or release of easements.	network_property@endeavourenergy.com.au
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).	Construction.Works@endeavourenergy.com.au

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>.

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



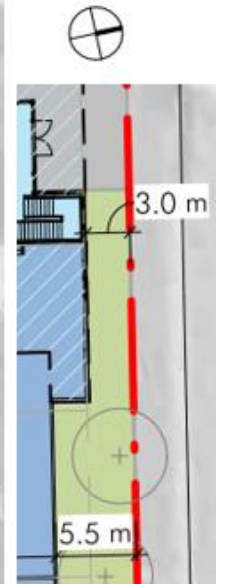
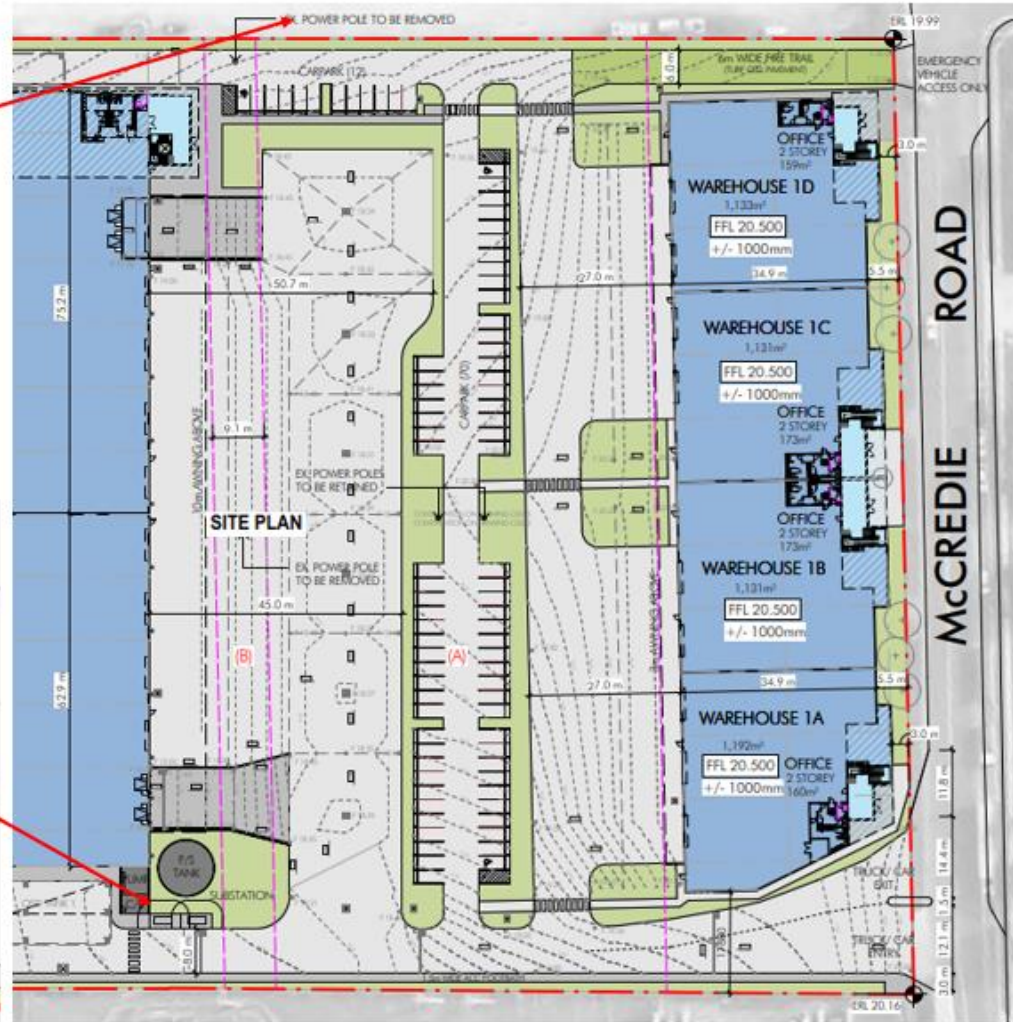
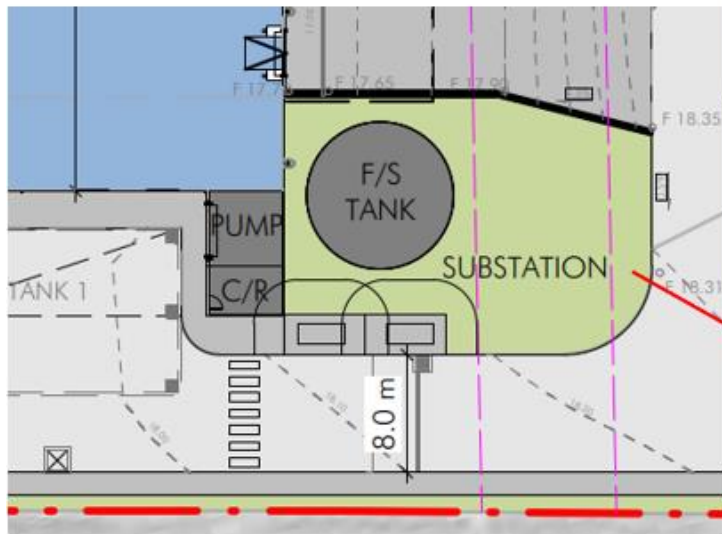
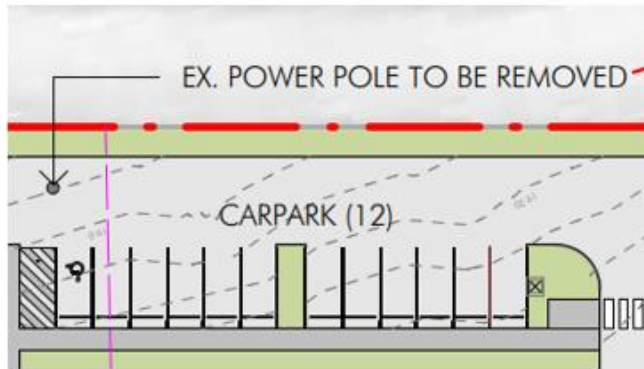
G3E_FID	Feature Name	Component Name	G3E_CID	G3E_ID	LOT	SECTION	DP
63804838	Crown Parcel	Crown Parcel Find	1	1667246	1		596315
63311930	Crown Parcel	Crown Parcel Find	1	1191733	1		596315

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
	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

Extracts of Architectural Plans

SITE PLAN



Google Maps Street View



Google Maps Street View

