

5 June 2025

The Secretary  
NSW Department of Planning, Housing and Infrastructure

**ATTENTION: Shaun Williams**

Dear Sir or Madam

**SSD-69223466 at 132 MCCREDIE ROAD GUILDFORD WEST**

I refer to the Department's email of 7 May 2025 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-69223466 Project Pluto Data Centre for 'Construction and operation of a data centre with a load capacity of 126 MW comprising of two, three-storey buildings, substations, ancillary office space, car parking, landscaping and demolition works' at 132 McCredie Road, Guildford West (Lot 1 DP 596315) in the Cumberland City Council local government area (LGA). Submissions need to be made to the Department by 5 June 2024.

Please refer to attached copy of Endeavour Energy's submission made to Cumberland City Council on 13 March 2023 via the NSW Planning Portal regarding NSW Government concurrence and referral request CNR-52102 for Cumberland City Council Development Application DA2022/0759 at 132 MCCREDIE ROAD SMITHFIELD 2164 (Lot 1 DP 596315) for 'Demolition of existing structures and construction of three (3) warehouse buildings comprising of ten (10) warehouse tenancies with ancillary offices for warehouse and distribution use to operate 24 hours a day seven (7) days a week with at grade parking and loading areas, site access and associated site works'. The conditions and advice provided therein are essentially also applicable to this Development Application.

Please note Endeavour Energy's preference is for the underground connection works between the private substation on the data centre site and Endeavour Energy's Guildford West Transmission Substation to be assessed under Division 5.1 of *Environmental Planning and Assessment Act 1979* (NSW), rather than via a modification of the proposed Part 4 consent.

Accordingly provision must be made for the required conduits which will cross Endeavour Energy's easements. There is currently a concrete block fence between Guildford Transmission Substation and the data centre which needs to be protected from any damage.

Please find attached for the applicant's reference a copy of Endeavour Standard Conditions for Development Applications and Planning Proposals, Version 10, January 2025 which provides 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.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

Endeavour Energy's Easements Officers have provided the following advice.

*Endeavour Energy (EE) has been in consultation with Goodman on the site for a few years and has entered into a Deed of Agreement (DoA) on the proposed use of the EE easement on the site based on the requirements on EE's Network Planning Branch.*

*The submitted plans appear to be in line with the agreed use of the EE easements. The deed provides for the proponent to:*

1. *Install several spare underground conduits across the site the within the easement for future cables to upgrade of the electricity network.*
2. *Undergrounding an existing 33 kV overhead powerline across the site in return for the release of a 9.29 m wide part of the 18.29 m easement created by dealing J11865.*
3. *Both 1 & 2 will be done as Asset Relocation Projects (ARP) handled by EE's Customer Network Solutions Branch.*

4. *Ensure no concrete hardstand, paving, kerb and guttering is to be installed within 5 m radius of the base of the existing power poles.*
5. *Install access gates in the fence line at each pole location running along the eastern side of the property within the EE easements.*
6. *Padmount substation no. 18600 will ultimately be removed under an ARP project.*
7. *Undertake minimal ground surface works with the EE easements.*

*The deed provides for EE to:*

1. *Agreed to permit the stormwater detention basin to be constructed within the easement. This basin must be at least 5 m from the existing power poles. A letter has been provided to the proponent confirming this use.*
  2. *Permit the access driveways and services to cross the easement from the McCredie Road side to the data centre.*
  3. *Allow minimal landscaping in the EE easements that do not impact the electricity assets or access to them.*
  4. *Sign any document needed to register the easement release.*
  5. *Support the Development Application (DA) in connection with the works in the EE easements and not object to the DA as it relates to the agreed use of the EE 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 Hoxton Park Field Service Centre. Alternatively contact can be made by email [Construction.Works@endeavourenergy.com.au](mailto:Construction.Works@endeavourenergy.com.au).
  - Design Delivery – Civil Section for any matters which may impact the Guildford Transmission Substation.
    - Manju Puthan Veetil, Design Delivery Manager – Civil on mobile 0478313789 or alternatively contact can be made by email [Manju.Puthanveetil@endeavourenergy.com.au](mailto:Manju.Puthanveetil@endeavourenergy.com.au).
    - James Castro, Design Engineer Civil on mobile 0491956412 or alternatively contact can be made by email [Jason.Castro@endeavourenergy.com.au](mailto:Jason.Castro@endeavourenergy.com.au).

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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[endeavourenergy.com.au](http://endeavourenergy.com.au) |    

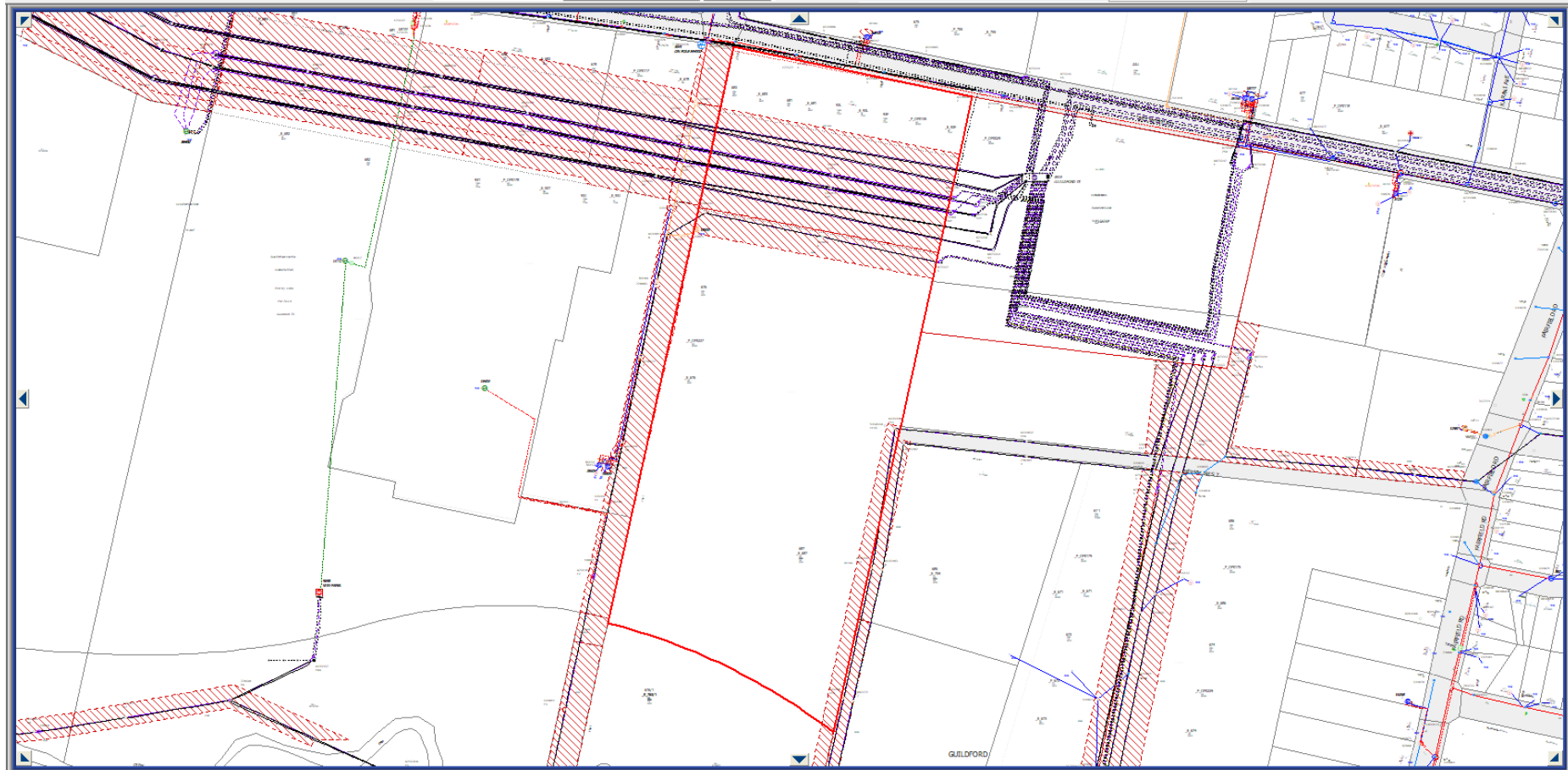


**Endeavour  
Energy**

**POWER  
together**



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

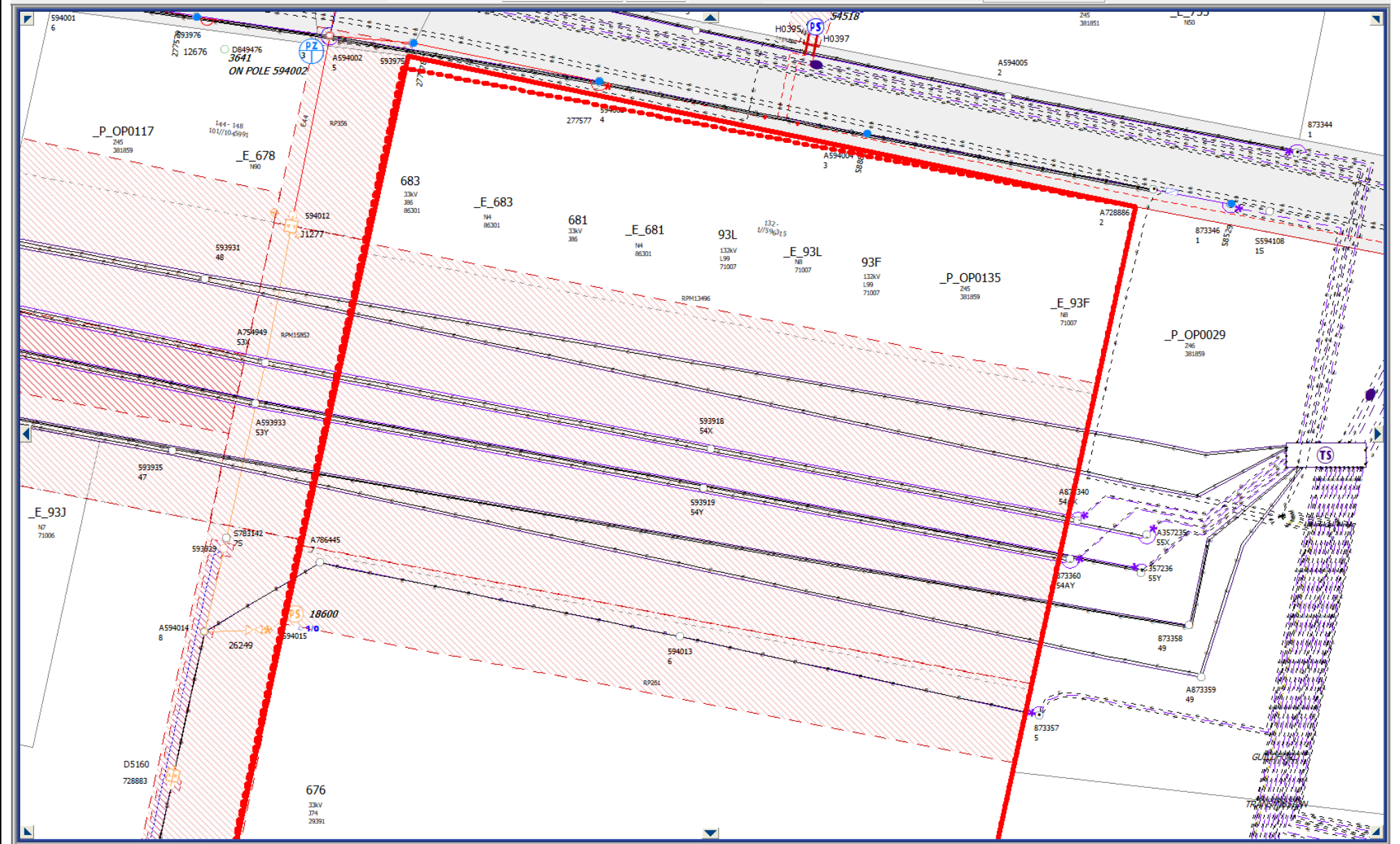






























G3E_FID	Feature Name	Component Name	G3E_CID	G3E_ID	LOT	SECTION	DP
63804838	Crown Parcel	Crown Parcel Find	1	1667246	1		596315
63311930	Crown Parcel	Crown Parcel Find	1	1191733	1		596315

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).



# 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

## Site Plan





## Google Maps Street View



## Google Maps Street View

