

25 August 2025

The Secretary
NSW Department of Planning, Housing and Infrastructure

Attention: Deana Burn

SSD-3846-Mod-1 RE 1 West Culburra Mixed Use Subdivision (WH8)

Dear Sir or Madam

I refer to the Department's email of 20 August 2025 regarding State Significant Development SSD-3846-Mod-1 West Culburra Mixed Use Subdivision – Modification 1 – Realign development footprint for 'Minor re-orientation of the development footprint to align with a recent survey of the Mean High Water Mark (MHW). The modification also removes the detailed lot layout from the concept plan and amends the stormwater basins' at Culburra Road, Culburra Beach (Lot 1 DP 1305809) in the Shoalhaven City Council local government area (LGA). Submissions need to be made to the Department by 4 September 2025.

Please refer to the attached copy of Endeavour Energy's submission made to the Department on 26 February 2021 regarding State Significant Development SSD 3846 West Culburra Mixed Use Subdivision regarding the amended plans arising from Sealark Pty Ltd v Independent Planning Commission – West Culburra Concept Proposal Land and Environment Court Proceedings No 2019/78149. Notwithstanding the proposed modifications the conditions and advice provided therein essentially remain applicable.

Appendix R - Addendum Infrastructure Assessment prepared by Allen Price dated 14 May 2025 includes the following advice regarding whether electricity services are available and adequate for the proposed development.

The Infrastructure Assessment of October 2020 concluded that all infrastructure and essential services will be available to support the proposal in that;

- Endeavour Energy is able to supply the expected electrical demand through its existing network and through upgrades that will be funded by both the developer and Endeavour Energy.
- A new zone substation will likely need to be delivered at some stage in the future.
- Electrical reticulation infrastructure will be provided by the developer in accordance with the requirements of Endeavour Energy.

It follows that the conclusions of the 2020 Infrastructure Assessment are still valid, and the provision of all infrastructure and essential services is not an impediment to approval of the proposed modification.

The below copy of the Proposed Mixed Use Concept Plan does not appear to show provision / identify the new zone substation site.

Please find attached for the applicant's reference copies of Endeavour Energy's:

- Land Interest Guidelines for Network Connection Works, Version 5, December 2022.
- Standard Conditions for Development Applications and Planning Proposals, Version 10A, August 2025 which provides some additional and updated information.

For further advice the applicant can call Endeavour Energy via General 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 the [Connect Online](#) page on Endeavour Energy's website.
- 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').
- Construction Works Team for safety advice for building or working near electrical assets or street infrastructure in public areas. Alternatively contact can be made by Alternatively contact can be made by the [Connect Online](#) page on Endeavour Energy's website.

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

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Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150.

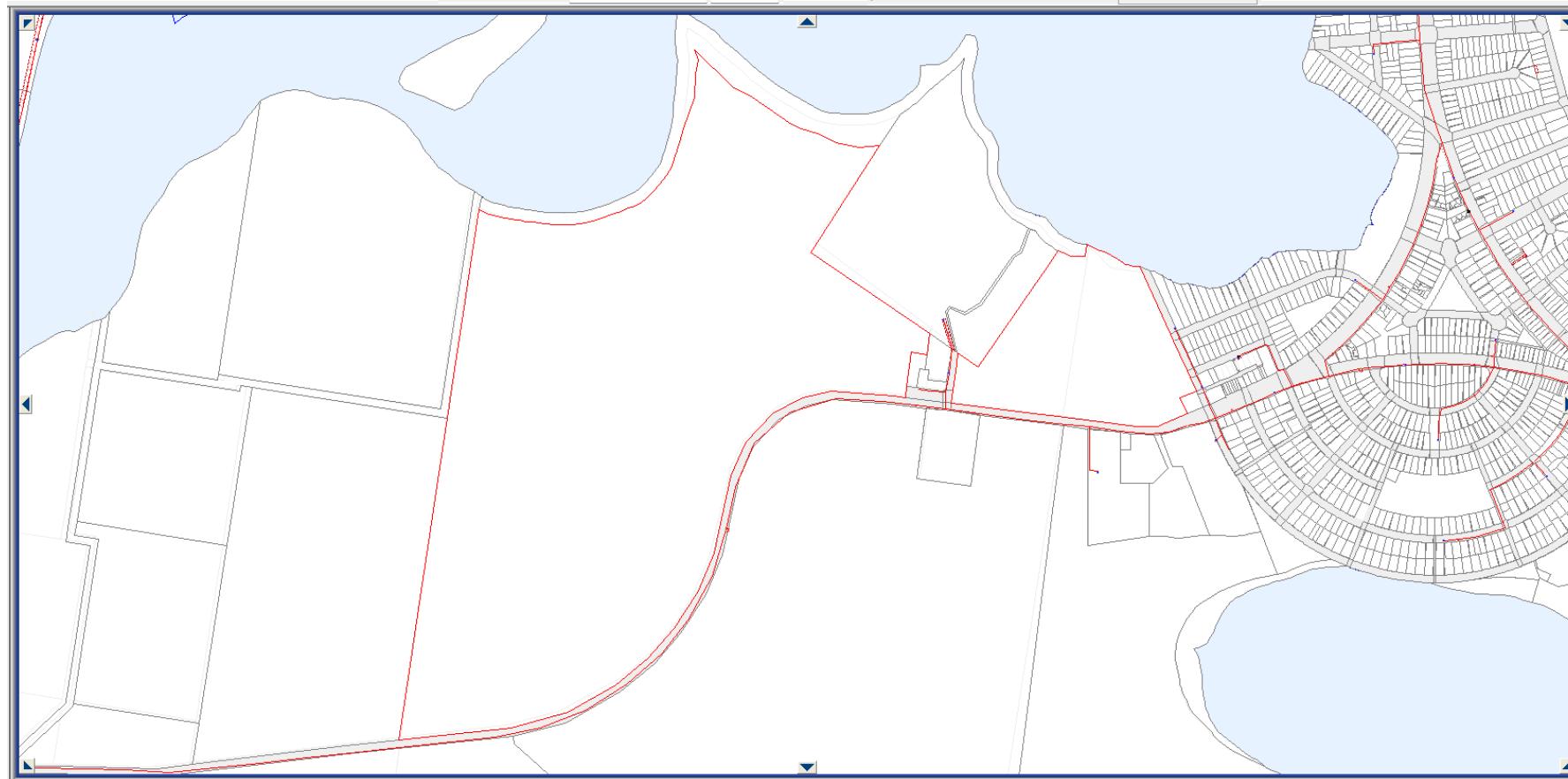
Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



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

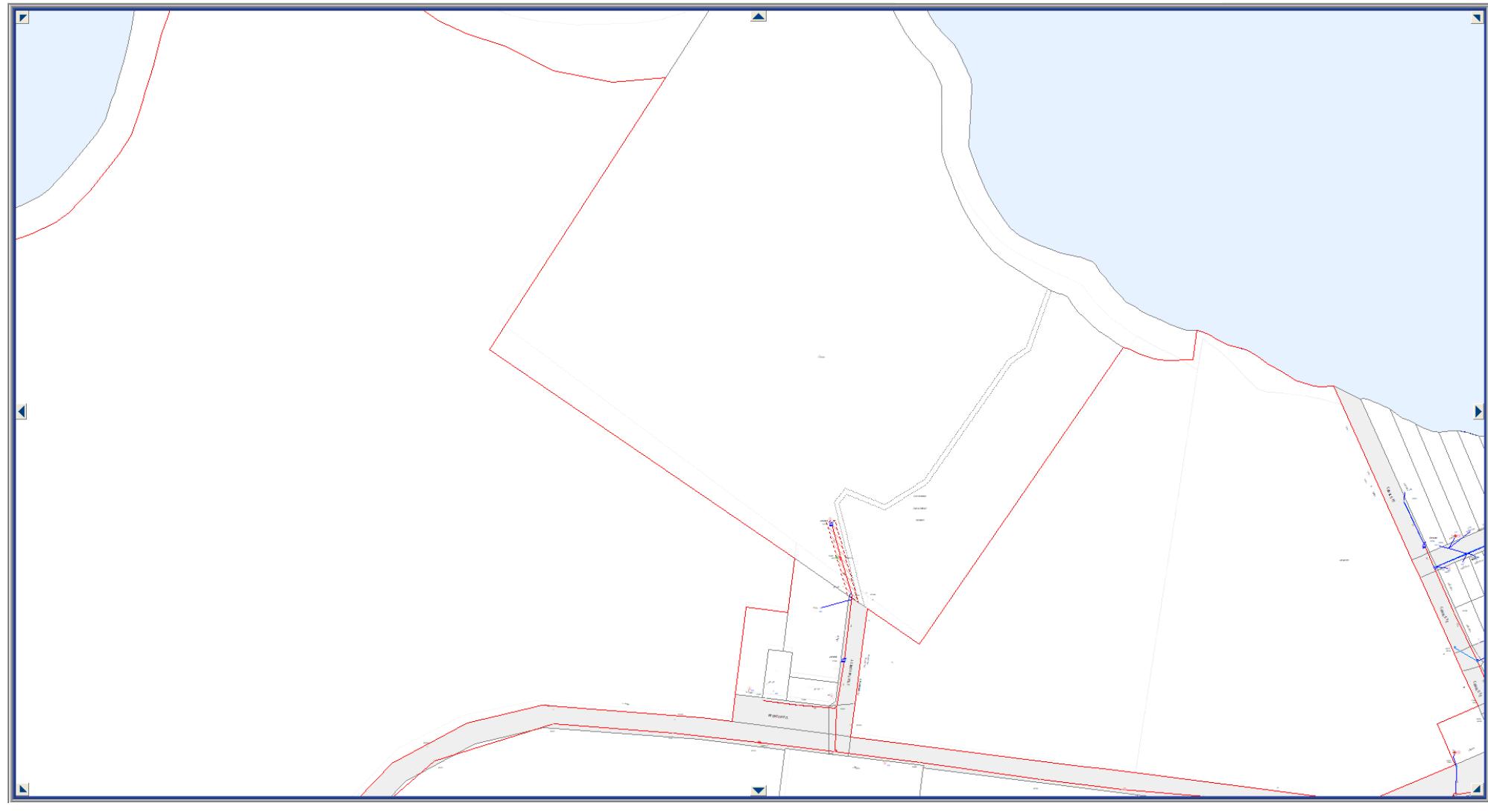
Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model. **WARNING: Electricity infrastructure shown is indicative only.**



G3E_FID	Feature Name	Component Name	G3E_CID	G3E_ID	LOT	SECTION	DP
87710499	Crown Parcel	Crown Parcel Find	1	2505493	1		1305809

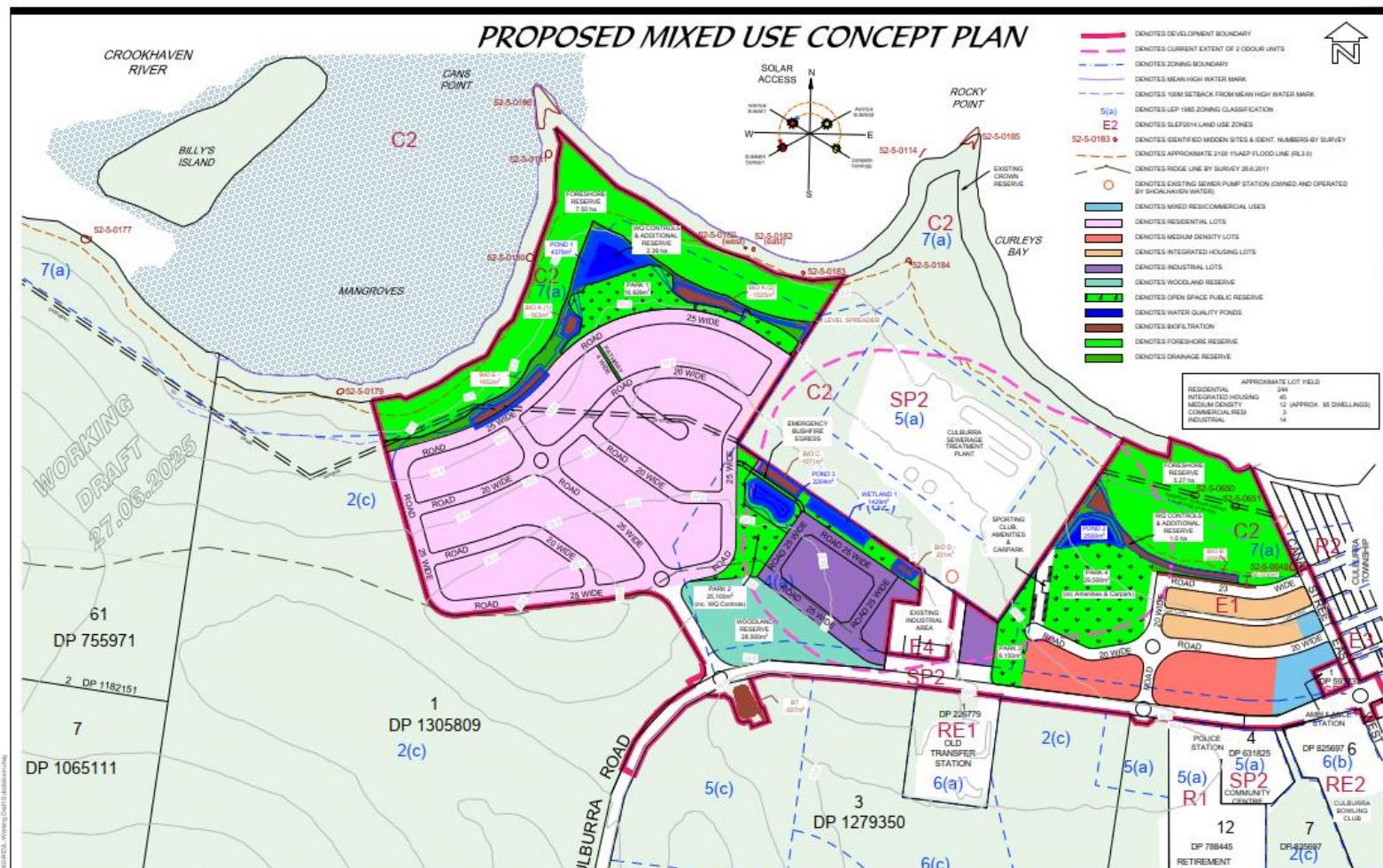
Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of 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

Proposed Mixed Use Concept Plan



BEWARE!
THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING
SERVICES PRIOR TO COMMENCEMENT OF CONSTRUCTION AND
SHALL BE RESPONSIBLE, AT THE CONTRACTOR'S EXPENSE, FOR
ANY REPAIRS TO DAMAGE CAUSED DURING CONSTRUCTION.

AllenPrice
Partnership Consultants

PLAN SHOWING

Over Lot 1 DP1305809 & Lot 3 DP1279380
At Culburra Road, Culburra
For Sealark Pty Ltd