

7 October 2025

The Secretary  
NSW Department of Planning, Housing and Infrastructure

**Attention: Catriona Shirley**

### **SSD-76397489 Canopy Warehousing Estate**

Dear Sir or Madam

I refer to the Department's email of 30 September 2025 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-76397489 Canopy Warehousing Estate for 'Demolition of existing structures and construction and 24 hour operation of eight warehouses, ancillary office spaces, café, car parking, site preparation, infrastructure works and subdivision' at 1647-1671 The Horsley Drive, 157-213 and 136-170 Redmayne Road, 137-209 Chandos Road, and a portion of Redmayne Road, Horsley Park (Various lots) in the Fairfield City Council local government area (LGA). Submissions need to be made to the Department by 29 October 2025.

Please refer to the attached copy of Endeavour Energy's submission made to the Department on 8 October 2024 regarding the request for Secretary's Environmental Assessment Requirements (SEARs) for SSD-76397489 Canopy Warehousing Estate. The conditions and advice provided therein essentially remain applicable.

The EIS includes the following whether electricity services are available and adequate for the proposed development.

**Table 42 Assessment of Service and Utility Infrastructure**

Utility	Description
<b>Electricity</b>	<p>It is estimated approximately five (5) 1,000kVA padmount substations will need to be installed within the development, with indicative locations included within the landscape setbacks on the Architectural Drawings (<b>Appendix B</b>). No external amplification of Endeavour Energy assets is expected to be required. The Proposal will therefore be capable of being suitably serviced by electricity.</p> <p>The Proposal has been designed in accordance with Transgrid's <i>Easement Guidelines – Living and working with electricity transmission lines</i> (Transgrid, 2024), as demonstrated by the Architectural Drawings (<b>Appendix B</b>).</p>

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.

Regarding the easement for 132,000 volt / 132 kilovolt (kV) overhead transmission lines benefitting Endeavour Energy over the site, 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.

Please also note that a Technical Review Request, Relocation / Removal of Electrical Network Assets, Standard Connection Offer or Design Certification of a Method of Supply etc. issued by Endeavour Energy's Customer Network Solutions Branch generally does not address the associated easement management matters on a site. To resolve the easement management matters (including subdivision), the applicant must make direct contact with Endeavour Energy's Easements Officers via the contact details provided below. From the documents provided with the EIS this does not appear to have been done as part of the consultation process.

From the below copy of the Acoustic Barrier Plan it appears the easement is proposed to be subdivided along its length / parallel to the conductors (which is generally opposed as the new lot boundaries should follow the easement), with the building on Lot 2 immediately adjacent the easement and various works and activities encroaching the easement.

As the foregoing may have a substantial impact on the proposed development as well as the network assets, Endeavour Energy objects to the Development Application. Although the Department may be able to appropriately condition the easement management matters, as they may substantially impact the proposed development, Endeavour Energy's recommendation is for the applicant to seek advice on / address the matters prior to the Department granting any consent. This can assist in avoiding the need to later seek modification of an approved Development Application. Subject to the satisfactory resolution of the easement management matters Endeavour Energy will have no further objection to the Development Application.

Please find attached for the applicant's reference a copy of Endeavour Energy's 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](mailto:Easements@endeavourenergy.com.au) .
- 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').
- 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.

Please note Endeavour Energy can only assess the Development Application based on the information provided by the applicant and the Department. Due to time and resource constraints it is not possible to refer all development application notifications to the relevant internal stakeholders for review and advice or to request additional information from the applicant or the Department. Applicants should be providing proper detailed plans of the electricity infrastructure / easements on or near the site and address the potential impacts of the proposed development thereon in the EIS. The provision of inadequate detail may result in Endeavour Energy objecting to the Development Application.

Could you please pass on a copy of this submission to the applicant? 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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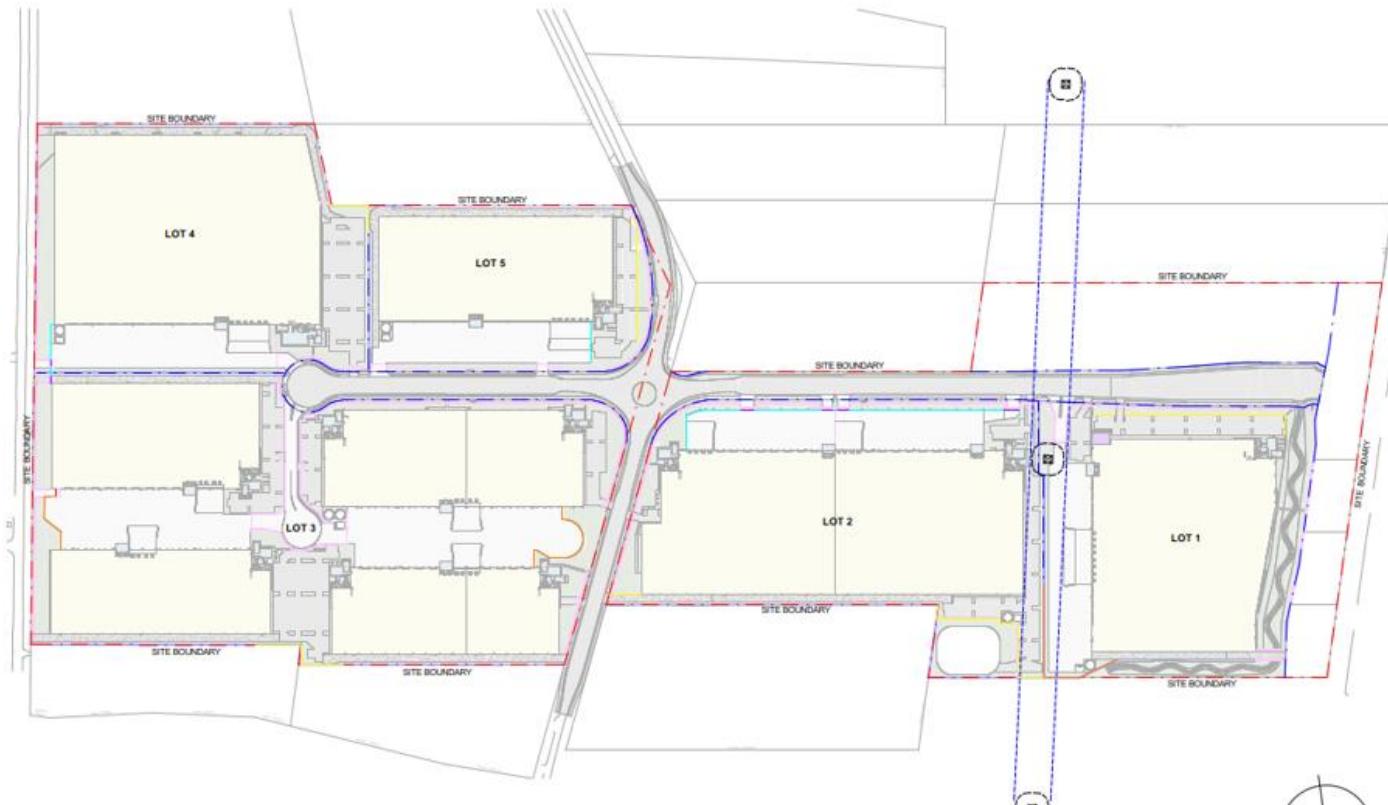
**Endeavour**  
**Energy**

**POWER**  
**together**



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

## Precinct Plan



ACOUSTIC BARRIER PLAN

### LEGEND

2m ACOUSTIC BARRIER
4m ACOUSTIC BARRIER
4m ACOUSTIC GATE
5m ACOUSTIC BARRIER
5m ACOUSTIC GATE
SITE BOUNDARY
LOT BOUNDARY
BUILDING SETBACK
LANDSCAPE SETBACK
EASEMENT

## Alternative Lot Boundary

