

19 November 2025

The Secretary
NSW Department of Planning, Housing and Infrastructure

Attention: Angela Berryman

SSD-35609161 Modification 1 s4.55(2) 12 Hassell Street, Parramatta

Dear Sir or Madam

I refer to the Department's letter of 11 November 2025 regarding State Significant Development SSD-35609161-Mod-1 12 Hassell Street, Parramatta for Section 4.55(2) modification of the approved mixed use development by reducing building height, adding 47 dwellings, adjusting layouts, setbacks, façades, and amenities, and relocating services—all within the approved envelope at 12 Hassell Street, Parramatta (Lot 156 DP 1240854) in the City of Parramatta Council local government area (LGA). Submissions need to be made to the Department by 1 December 2025.

Please refer to Endeavour Energy's submission made to the Department on 7 August 2022 regarding the Development Application (DA) including the Environmental Impact Statement (EIS) for State Significant Development SSD-35609161 GQ Parramatta for 'The construction of a 61-storey mixed use building comprising of: five levels of basement carparking; four storey podium providing commercial floorspace and residential amenities; and a residential tower (levels 5 to 59) providing 391 build to rent apartments. Notwithstanding the proposed modifications the conditions and advice provided therein essentially remain applicable.

The Modification Report includes the following advice regarding the proposed modification of the substation façade.

3 DESCRIPTION OF AMENDMENTS

3.1 MODIFICATION

The proposed modifications are as follows:

Podium Elevations

- Substation façade amended including increase height, relocated louvres and introduction of roof.

The below copy of the Level 00 Ground Floor Plan shows provision for an indoor substation to which there are no modifications indicated.

Any required distribution substation 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 copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

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.

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.

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, statutory right, 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 Underground Cables.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

- 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. 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 is preferred.

Yours faithfully

Cornelis Duba | Development Application Specialist

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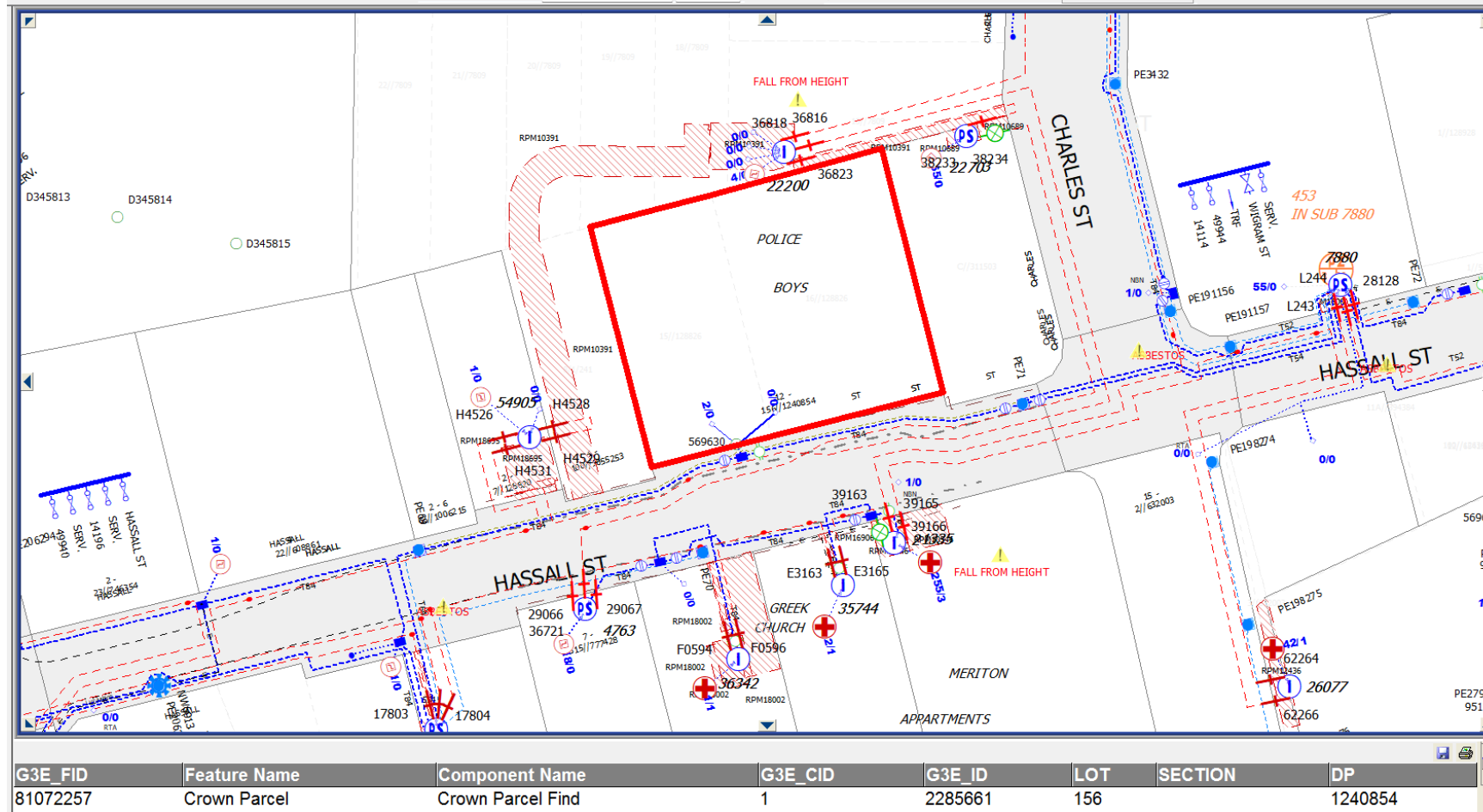
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Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.

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



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 benefiting 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
	Padmount high voltage plugboard
	Pole mounted substation
	Overhead battery 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

Level 00 Ground Floor Plan



1 PODIUM ELEVATION - SOUTH (HASSALL ST)
1 : 100 @ A1



Google Maps Street View

