

David Koppers
Senior Environmental Assessment Officer
Industry Assessments
Planning and Assessment Group
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Our ref: DOC21/1116395
Senders ref: SSD- 17161650

Dear David

Subject: Response to Environmental Impact Statement for Horsley Drive Business Park Stage 2, Buildings 2 and 3 (SSD- 17161650)

Thank you for your email received 17 November 2021 requesting comments on the Environmental Impact Statement (EIS) for the proposal. The Environment, Energy and Science Group (EES) within the Department of Environment and Planning has undertaken a review of the EIS and supporting information and provides the following comments.

Biodiversity

A request to waive the requirement for a Biodiversity Development Assessment Report (BDAR) for the proposed development was approved by EES on 17 December 2021. EES is satisfied that the proposed development remains consistent with the waiver request and that no further assessment of biodiversity impacts is required.

Landscaping

The proposed landscape plan only includes two species of medium to large trees (*Corymbia maculata* and *Brachychiton acerifolius*) or 9 trees total. A further 40 small to medium trees are proposed with 23 of these being *Tristaniopsis laurina*. Consideration should be given to increasing the number of medium - large trees in the proposed landscaping of the site. Increasing the setback of the driveway from the northern boundary and increasing the planting space would allow for additional planting along the boundary. Incorporating a planting bed along the western boundary would also provide an opportunity for further planting.

All trees proposed are specified with a 45L pot size. Minimum pot sizes for trees should be increased to 100L where possible, particularly for slow growing species such as *Tristaniopsis laurina*.

Flooding

The proposed development is in the upper reaches of the Wetherill Park Catchment. The site is intersected by four overland flow paths with contributing catchment areas from the north and west of the site, which discharge into Fairfield Council's drainage network located at the corner of Victoria Street and Cowpasture Road, Wetherill Park.

The flood modelling report prepared for SSD 7664, Horsley Drive Business Park – Stage 2 (Costin Roe, December 2016) indicates that flooding impacts under the post-development scenario will be addressed by local drainage networks along with on-site detention facilities. The development is

expected to be impacted under the PMF event with a floodwater depth of 0.3m with exit routes from the site likely to be interrupted due to a floodwater depth of 1m and higher.

The flooding risks under the PMF event can be addressed and mitigated for the proposed development through site specific provisions including emergency management procedures and facilities along with shelter-in-place options since the duration of the PMF event would be around two hours. The submitted Civil Engineering Report (Costin Roe, September 2021) has outlined these risks briefly, which need to be elaborated and integrated in the design, construction and operational stages of the development.

EES does not have any specific concerns subject to the development and implementation of risk management plans, as outlined above, for addressing and mitigating flooding risks under the PMF event at the site.

If you have any queries please contact Shaun Hunt, Senior Conservation Planning Officer at shaun.hunt@environment.nsw.gov.au or 02 8275 1617.

Yours sincerely



27/01/22

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
ENVIRONMENT, ENERGY AND SCIENCE

Jessica Fountain
DA Coordinator
Department of Planning Industry & Environment

Via email: Jessica.fountain@planning.nsw.gov.au

CC: david.koppers@planning.nsw.gov.au; troy.stephens@safework.nsw.gov.au

Dear Jessica,

Notice of Exhibition – Horsley Drive Business Park Stage 2 – Buildings 2 and 3 (SSD-17161650)

Thank you for your email requesting comment from SafeWork NSW about the proposed development at Horsley Drive business park.

SafeWork NSW would like to seek clarification on the following:

1. The proposal references significant storage of aerosols in both warehouses 2 and 3. Clarification is required with regards the contents of the aerosols. For example, are they flammable products such as solvents, degreasers and paints, or non-flammable cosmetic and household type products, or a combination?
2. Riskcon states in the SEPP33 dangerous goods assessment that the quantity of flammable gases is based upon the assumption that 25% of the aerosol product weight is LPG. This approach of counting only the propellant fraction ignores the potential flammability of the product in the aerosol can (refer to point 1 for example, solvent or degreaser, as distinct from the propellant). Therefore, the quantities specified are questionable. Flammable aerosols are classified Division 2.1 based on the flammability of the mixture in the finished product, regardless of whether the flammability derives from the delivered substance or the propellant.
3. Whilst it is unlikely that the SEPP 33 threshold will be exceeded the quantity of flammable gases needs to be accurately calculated as the threshold for being a major hazard facility is set at 200 tonnes and at 20 tonnes to be determined as a potential major hazard facility. The site will most likely be determined as a potential major hazard facility and as such notification will be required to SafeWork NSW under clause 537 of the Work Health & Safety Regulation 2017.

If you require further clarification, please contact me at e: Andrew.battye@safework.nsw.gov.au

Yours sincerely



Andrew Battye
Manager, Dangerous Goods & Explosives

25 January 2022



File Ref. No: FRN21/3691 BFS21/4989 8000018827
TRIM Doc. No: D21/136333
Contact: Leading Firefighter Timothy Wilson

22 December 2021

David Koppers
NSW Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 5022

Dear David Koppers

Re: Advice on Environmental Impact Statement (EIS) – Horsley Drive Business Park Stage 2 Buildings 2 & 3 (SSD-17161650)

Fire & Rescue NSW (FRNSW) acknowledge correspondence received on 9 December 2021, requesting advice on the EIS for Horsley Drive Business Park Stage 2 Buildings 2 & 3 (SSD-17161650).

FRNSW note that currently both warehouses are speculative developments with no assigned tenants and as such recommendations will be limited to the following:

A State Environmental Planning Policy No. 33 (SEPP 33) assessment has been undertaken by Riskcon Engineering in the event that future tenants require the storage of materials classified as Dangerous Goods (DG).

The storage of DG present unique risks to attending firefighters and as such, FRNSW would like the opportunity for comment if or when the storage of DG at the development site is proposed.

During an emergency, firefighters require efficient and effective access for a rapid and unhindered response. Provisions for adequate emergency vehicle access must be incorporated into the development site design in line with [Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters](#)

As additional details become available Fire & Rescue NSW requests to be consulted with respect to the proposed fire and life safety systems and their configuration at the project's preliminary and final design phases.

While there is currently no requirement for a Fire Safety Study, FRNSW may request one be undertaken at a later stage should information be provided such it is deemed that the development poses unique challenges to the response to and management of an incident.

For further information please contact the Operational Liaison and Special Hazards Unit, referencing FRNSW file number BFS21/4989. Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'John Hawes', written in a cursive style.

Superintendent John Hawes
Manager
Operational Liaison Special Hazards Unit

Cc: david.koppers@planning.nsw.gov.au

20 January 2022

Contact: *Justine Clarke*
Telephone: *0457 535 955*
Our ref: *D2022/3351*

Mr David Koppers
Department of Planning, Industry & Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

Dear Mr Koppers

Horsley Drive Business Park Stage 2 – Buildings 2 & 3 – EIS (SSD-17161650)

Thank you for your Major Projects Planning Portal referral dated 09 December 2021, requesting WaterNSW's input into the Environmental Impact Statement (EIS) for the above State Significant Development project, located on the corner of Cowpasture Road and Trivet Street, Wetherill Park (Lots 18-20 in DP 13961). The proposed development will include the construction and 24-hour operation of the two warehouse buildings (buildings 2 & 3), including ancillary office premises, parking, and associated landscaping and infrastructure. The location of the proposed warehouses is in the northern extent of the Business Park (Stage 2), with proposed warehouse 2 directly adjacent to and downslope of the Upper Canal corridor.

WaterNSW owns and manages the Upper Canal corridor that forms the western boundary of Horsley Drive Business Park. The corridor is a 'Controlled Area' declared under the *Water NSW Act 2014* and its associated Regulation. The Upper Canal is a critical component of Sydney's bulk water supply infrastructure and is also State Heritage listed.

WaterNSW acknowledge that the majority of physical site constraints and required environmental impact management measures that would impact on the Upper Canal Corridor have been addressed in the approved SSD-7664 and SSD-10404.

WaterNSW has reviewed the EIS and associated documents for SSD-17161650 and conducted a site inspection from the Upper Canal Corridor on 30 December 2021. It is recognised that the applicant has addressed comments from WaterNSW provided during consultation, and that the EIS has adequately considered the key environmental impacts related to the project. To ensure no impact on the Upper Canal Corridor and the environment, WaterNSW requests that the proposed mitigation measures and management practices outlined in the EIS and supporting documents are conditioned.

WaterNSW requests the Department continues to consult with us on any development that may impact on our assets, infrastructure or land, at Environmental.Assessments@waternsw.com.au.

If you have any questions regarding this letter, please contact Justine Clarke at justine.clarke@waternsw.com.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alison KNIHA".

ALISON KNIHA
Catchment Protection Planning Manager



DOC21/264845

Planning and Assessment Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124
Email: david.koppers@planning.nsw.gov.au

08 April 2021

No Comment to Planning Advice Request

I refer to your request for advice on the remaining development of Buildings 2 and 3 of Stage 2 Horsley Drive Business Park (Application SSD-17161650) located at corner of Cowpasture Road and Horsley Drive, Abbotsbury NSW 2176.

Based on the information provided, the proposal does not appear to require an environment protection licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the EPA understands that the proposal is not being undertaken by or on behalf of a NSW Public Authority nor are the proposed activities or other activities for which the EPA is the appropriate regulatory authority.

In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required, Fairfield City Council should be consulted as the appropriate regulatory authority for the *Protection of the Environment Operations Act 1997* in relation to the proposal.

If you have any questions about this request, please contact Environment Line on 131 555 and quote the above reference number.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Asela Atapattu', with a long horizontal line extending to the right.

Asela Atapattu
Assistant Executive Director Regulatory Operations Metro
NSW Environment Protection Authority

Phone 131 555
Phone +61 2 9995 5555
(from outside NSW)

TTY 133 677
ABN 43 692 285 758

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27 January 2022

Our Ref: 165981, 184057, 184391

David Koppers

Senior Environmental Assessment Officer
Industry Assessments, Department of Planning, Industry & Environment
4 Parramatta Square, Parramatta NSW 2150
david.koppers@planning.nsw.gov.au

RE: EIS Exhibition of SSD-17161650 - Hurlsey Drive Business Park Stage 2

Thank you for notifying Sydney Water of SSD-17161650 at 5, 15, & 25 Trivet Street, Wetherill Park, which proposes the construction and operation of two independent warehouse and distribution centres (Buildings 2 and 3) including ancillary offices, car parking and loading areas. Sydney Water has reviewed the application based on the information supplied and provides the following comments to assist in planning the servicing needs of the proposed development.

Water Servicing

- Potable water servicing should be available via an extension from the 315mm water main in Cowpasture Road, complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

Wastewater Servicing

- Wastewater servicing should be available via an extension from the existing 300/375mm sewer main located beyond the site, complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

This advice is not formal approval of our servicing requirements. Detailed requirements, including any potential extensions or amplifications, will be provided once the development is referred to Sydney Water for a Section 73 application. More information about the Section 73 application process is available on our web page in the [Land Development Manual](#).

Further advice and requirements for this proposal can be found in Attachments 1 & 2. If you require any further information, please contact Thomas Mudgway of the Growth Planning team at urbangrowth@sydneywater.com.au.

Yours sincerely,



Kristine Leitch

Commercial Growth Manager
City Growth and Development, Business Development Group
Sydney Water, 1 Smith Street, Parramatta NSW 2150

Attachment 1

Section 73 Compliance Certificate

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at:

<https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Sydney Water recommends developers apply for Building Plan approval early as in some instances the initial assessment will identify that an Out of Scope Building Plan Approval will be required.

Out of Scope Building Plan Approval

Sydney Water will need to undertake a detailed review of building plans:

1. That affect or are likely to affect any of the following:
 - Wastewater pipes larger than 300mm in size
 - Pressure wastewater pipes
 - Drinking water or recycled water pipes
 - Our property boundary
 - An easement in our favour
 - Stormwater infrastructure within 10m of the property boundary.
2. Where the building plan includes:
 - Construction of a retaining wall over, or within the zone of influence of our assets
 - Excavation of a basement or building over, or adjacent to, one of our assets
 - Dewatering – removing water from solid material or soil.

The detailed review is to ensure that:

- our assets will not be damaged during, or because of the construction of the development
- we can access our assets for operation and maintenance
- your building will be protected if we need to work on our assets in the future.

The developer will be required to pay Sydney Water for the costs associated with the detailed review.

Tree Planting

Certain tree species placed in close proximity to Sydney Water's underground assets have the potential to inflict damage through invasive root penetration and soil destabilisation. Sydney Water requires that all proposed or removed trees and vegetation included within the proposal adhere to the specifications and requirements within Section 46 of the Sydney Water Act (1994) and *Diagram 5 – Planting Trees* within our [Technical guidelines – Building over and adjacent to pipe assets](#). Please note these guidelines include more examples of potential activities impacting our assets which may also apply to your development.

If any tree planting proposed breaches our policy, Sydney Water may need to issue an order to remove every tree breaching the act, or directly remove every tree breaching the Act and bill the developer or Council for their removal.

Attachment 2

Requirements for **Business Customers for Commercial and Industrial Property Developments.**

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's Business Customer Services at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<https://www.sydneywater.com.au/plumbing-building-developing/plumbing/backflow-prevention.html>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost effective. Refer to <https://www.sydneywater.com.au/your-business/managing-your-water-use/water-efficiency-tips.html>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<https://www.sydneywater.com.au/your-business/managing-trade-wastewater/commercial-trade-wastewater.html> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

The Secretary
NSW Department of Planning, Industry & Environment

13 December 2021

ATTENTION: David Koppers

Dear Sir or Madam

I refer to the Department's email of 7 December 2021 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-17161650 Horsley Drive Business Park Stage 2 Buildings 2 & 3 for 'Building 2 & 3 of Stage 2 Horsley Drive Business Park' at 5,15 & 25 Trivet Street and 130 & 132-142 Cowpasture Road, Wetherill Park (Lots 18-20 DP 13961) in the Fairfield City Local Government Area. Submissions need to be made to the Department by 31 January 2022.

Please find attached Endeavour Energy's submission which is based on the system being used for submissions to concurrence and referrals received via the NSW Planning Portal. The introduction of standard type conditions was required to keep up with the work load and expedite responses. I appreciate not all the issues in the submission 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.

Could you please pass on a copy of this submission and the attached resources 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 in Endeavour Energy's submission 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.

With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office, it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Yours faithfully
Cornelis Duba
Development Application Specialist
Sustainability & Environment
M: 0455 250 981
E: cornelis.duba@endeavourenergy.com.au
51 Huntingwood Drive, Huntingwood NSW 2148
www.endeavourenergy.com.au



Development Application and Planning Proposal Review



Authority	Authority's Reference	Authority Contact	Authority Notification	Submission Due	Submission Made
NSW Planning, Industry & Environment	SSD-17161650	David Koppers	9/12/2021	31/01/2022	13/12/2021

Address	Land Title
5,15 & 25 Trivet Street and 130 & 132-142 Cowpasture Road, Wetherill Park	Lots 18-20 DP 13961

Scope of Development Application or Planning Proposal

Environmental Impact Statement for Horsley Drive Business Park Stage 2 Buildings 2 & 3. Building 2 & 3 of Stage 2 Horsley Drive Business Park.

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

There are:

- No easements benefitting Endeavour Energy (active easements are indicated by red hatching).
- Low voltage overhead power lines to the Cowpasture Road and parts of the Trivet Street road verges / roadways including low voltage overhead service conductors going to the customer connection points for the existing premises. The  colouring of the conductors indicates 'Proposed Removed'.
- 'Developer Area' shown by the proposed road layout indicating enquiries and applications for contestable works projects with Endeavour Energy's Customer Network Solutions Branch for electricity supply.

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
☐	☐	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
☐	☐	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
☐	☒	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
☐	☒	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
☐	☒	5	Bushfire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
☐	☐	6	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
☐	☒	7	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
☐	☒	8	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
☐	☒	9	Dial Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Dial Before You Dig 1100 service.
☐	☐	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
☐	☐	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
☐	☒	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
☐	☒	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
☐	☐	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
☐	☐	15	Easement Subdivision	The incorporation of easements into multiple / privately owned lots is generally not supported.
☐	☒	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
☐	☐	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.

☐	☒	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.
☐	☒	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
☒	☐	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
☐	☒	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
☐	☒	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
☒	☐	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
☐	☐	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).
☐	☒	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.
☐	☒	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.
☐	☒	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
☐	☒	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.
☐	☐	29	Security / Climb Points	Minimum buffers need to be provided to avoid the creation of climb point appropriate to the electricity infrastructure being protected.
☐	☐	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'
☐	☒	31	Solar / Generation	Need to assess the performance of the generation system and its effects on the network and other connected customers.
☐	☒	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
☐	☒	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.
☐	☐	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
☐	☐	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
☐	☒	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and result in the interruption of supply.

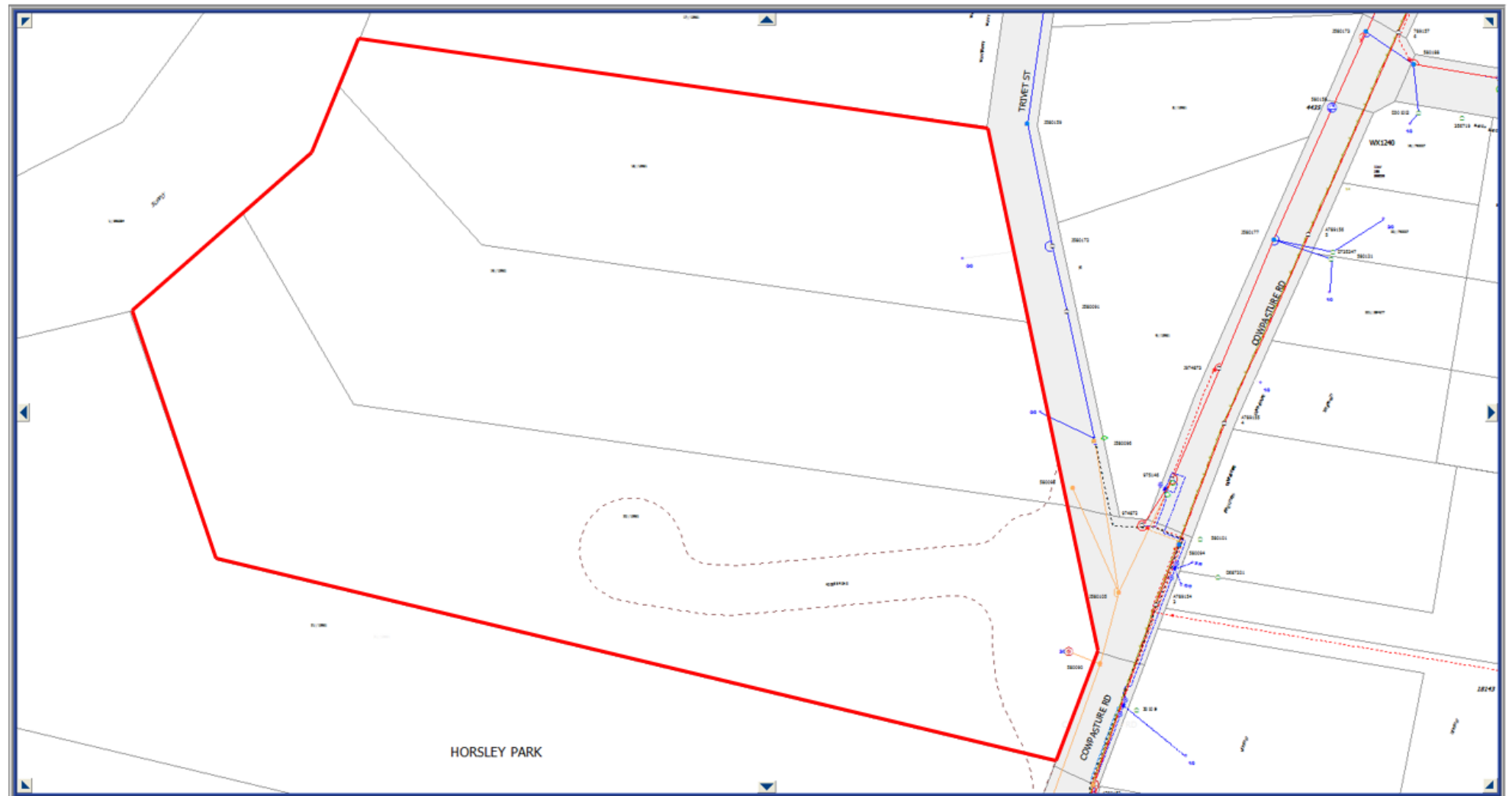
			Other	

Endeavour Energy		
Completed by:	Easement Management Region:	Decision
Cornelis Duba	North	Approve (with conditions)
Reason(s) for Conditions / Objection (If applicable)		
- An extension and / or augmentation of the existing local network will be required. However the extent of any works required will not be determined until the final load assessment is completed. - The Architectural Drawings Plans show the provision of two padmount substations. The padmount substation 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 benefiting and gifted to Endeavour Energy. Please refer to Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. - Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure that the substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. - Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application. - 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.		

Yours faithfully
 Cornelis Duba
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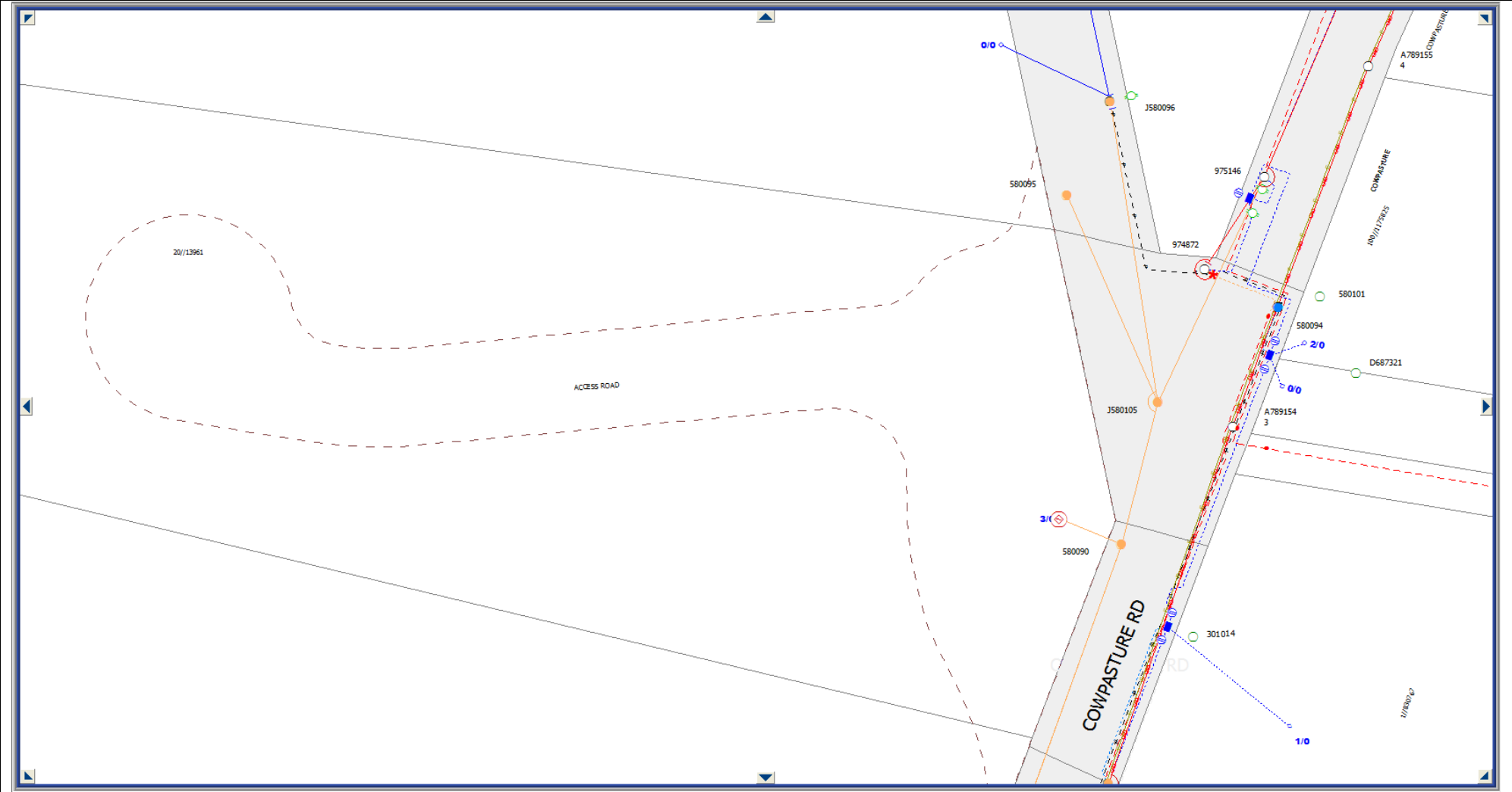


Site Plan from Endeavour Energy's G/Net Master Facility Model



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 is not a 'Dial Before You Dig' plan under the of Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

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

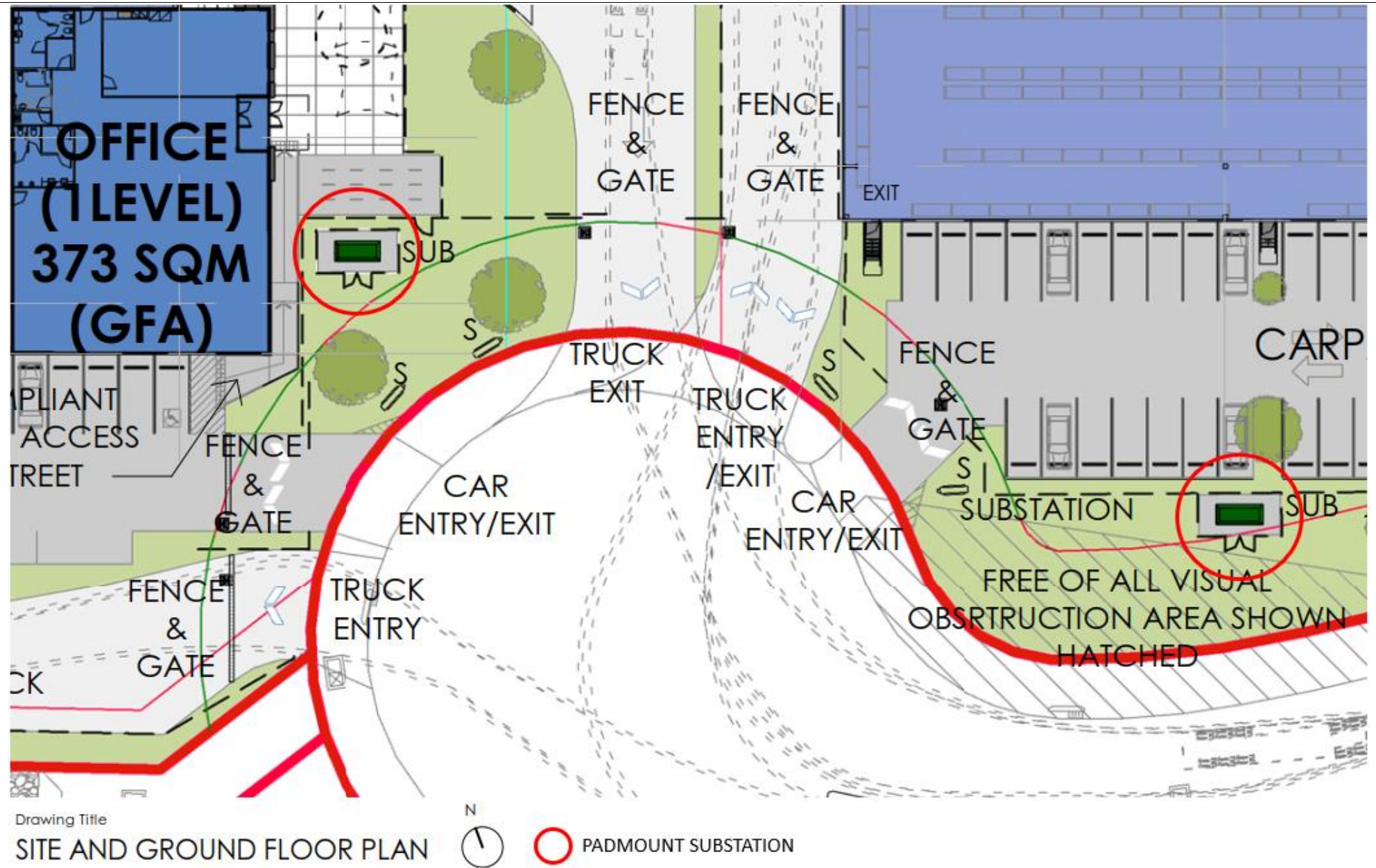


LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Subject site

Google Maps Street View



Extract of Architectural Plans



Extract of Architectural Plans



3D IMAGE - 02  PADMOUNT SUBSTATION