

Your Ref: SSD 15221509

16 March 2021

Jeffrey Peng
Industry Assessments
Department of Planning Industry and Environment

Dear Mr Peng

REQUEST FOR ADVICE ON SEARS SCOPING REPORT – WOOLWORTHS WAREHOUSE AND DISTRIBUTION CENTRE (SSD-15221509)

This correspondence relates to the Department of Planning Industry and Environments (DPIE) request for advice on the Secretary's Environmental Assessment Requirements (SEARs) Scoping Report prepared by Willow Tree Planning for the proposed warehouse and distribution centre at 250 Victoria Street, Wetherill Park.

A. Strategic Framework

Western City District Plan – The scoping report refers to the relevant directions in the Western City District Plan being “*Infrastructure and Collaboration*” and “*Productivity*”. Council requires an analysis of the proposals relationship and compliance with relevant priorities and objectives under these directions. In particular, the applicant must address Planning Priority W10 – Maximising freight and logistics including Objective 16, “*Freight and logistics network is competitive and efficient*”.

In support of the above objective, a recent economic report prepared for Fairfield City Council by Norlings Economic Consultants indicated there is a high level of dependence/reliance of businesses within the industrial lands of Wetherill Park on an efficient and effective road network, to remain competitive, retain industrial activities and attract future businesses.

To this end, the proposed warehouse and distribution centre at 250 Victoria Street must demonstrate that it will not have a negative cumulative effect on the regional freight and logistics road network, when factoring in recent and proposed development in the region.

Other Relevant Strategic Documents – Other relevant strategic documents that should be considered and addressed in the EIS are as follows:

- Fairfield City Council Local Strategic Planning Statement;
- Fairfield LEP 2013;
- Fairfield DCP 2013; and;
- Future Transport 2056

B. Site Constraints & Assessment Issues

Overland Flooding – The site is effected by low and medium risk overland flow at the sites northern boundary with Redfern Street and Low Risk Overland flow to the sites southern boundary with Victoria Street.

Land Contamination – Due to the sites previous industrial uses a Preliminary Site investigation (PSI) must be prepared for the site by an appropriately qualified contaminated land consultant.

Existing 24/7 industrial operations – The adjoining industrial uses at Redfern Street and Victoria Street have approved existing 24/7 operations, the proposal's EIS must demonstrate that it does not affect the ability of these businesses to carry out operations under their existing development consents. Council would request the proponent carry out consultation with effected landowners prior to the EIS being lodged. The outcome of this consultation must be included in the EIS.

Road Hierarchy - As Victoria Street between Elizabeth Street and Cumberland Highway is a State road that carries much higher traffic volume than Redfern Street (local road). The applicant shall consider the option to allow ingress and egress for rigid vehicles via Victoria Street and staff access via Redfern Street. Vehicle access for a development proposed off a State road requires approval from Transport for NSW.

Traffic - Detailed traffic modelling assessment shall be undertaken to analyse the impacts of traffic generation on the adjoining road network (Victoria Street and Redfern Street). The outcome of the modelling results shall be provided to Council for assessment

Parking - Parking provision within the site shall comply with Chapter 12 of Fairfield City Wide Development Control Plan

Truck Fleet - The applicant has advised Council that the truck fleet will predominantly comprise:

- B-Doubles;
- 16m Trailers;
- 11m Trailers; and
- 11m Rigid vehicles.

Clarification is required regarding the type of the vehicles that will be used for the development as it is different to the standard vehicle combinations such as 19m long articulated vehicles and 12.5m long heavy rigid vehicle.

Access Design - The largest vehicle servicing the site needs to be specified. The width of the driveway shall be designed to accommodate the simultaneous movements of the largest vehicle and another vehicle whichever case is the worst case scenario.

Native Vegetation and Fauna – The proposed removal of planted native and exotic vegetation would be unlikely to have a significant impact on the Grey headed flying fox for the following reasons:

- Foraging habitat within the site is marginal and would provide seasonal foraging opportunities, at best
- Similar foraging habitat is abundant in the locality;
- Roosting habitat was not identified within the study area and would not be impacted by the proposed development.

Landscaping and Front Setbacks - The development shall maintain the 20m setback along the Victoria Street frontage comprising of a 10m landscape strip and a 10m setback from the Redfern Street frontage, all of which is to be densely landscaped.

The appropriate use of landscaping can reduce the visual bulkiness of the development. Detailed landscape plans and 3D landscape visualisations shall be submitted demonstrating how the development as viewed from both street frontages can be adequately screened and softened though a variety of native and endemic plant species.

Façade Design – The first floor external building elevations shall be further articulated to avoid blank/plain facades along the most publicly visible part of the development. The visual analysis shall be updated accordingly to demonstrate the visual impact of the development on the surrounding residential properties.

Overshadowing – The proposed warehouse has a height of 42.365m. Shadow diagrams (for 9am, 12noon and 3pm at the winter solstice) shall be submitted to indicate the extent of potential overshadowing impacts upon the surrounding developments including sensitive developments such as residential properties and public open space.

Section 7.12 Indirect Development Contributions – Should the proposal be approved the applicant would be required to pay a section 7.12 Indirect Development contribution. For cost of works over \$200,000 a levy of 1.0% of the total cost of the development is required to be paid to Council Prior to a construction certificate being issued for the works.

Acoustic Amenity Impacts – The proposed facility will operate on a 24 hours a day, 7 days a week basis, with a peak operational period between 5:00am and 1:00pm where there will be approximately 100 truck movements an hour.

Acoustic Assessment - shall be conducted by a suitably qualified consultant and an Acoustic Report shall be submitted detailing the potential impacts of the development upon the surrounding developments, particularly the sensitive receivers. Any potential impacts shall be adequately mitigated and such mitigation measures shall be incorporated into the development.

Pedestrian Movement – Pedestrian access through the basement shall be clearly marked to ensure pedestrian safety to, from and within the site and car park

Operational Plan of Management – An OPM shall be submitted detailing the processes involved in the proposed use, the amount of food products to be stored on site , the frequency and number of trucks to service the site, number of employees, parking facilities provided and how the 24/7 operation will be managed.

Waste Management Plan – A WMP shall be provided, addressing construction and the ongoing use of the completed development.

Detailed Floor Layout Plan - A floor layout plan shall be submitted clearly depicting the use of each part of the building.

Landscape Design - A detailed landscape proposal for this submission, prepared by a qualified landscape Architect (preferably a registered landscape architect), is required to demonstrate that the proposal complies with the requirements as set out in Chapter 9 - Section 9.4 and Chapter 12 - Section 12.2.11 and Appendix F of the Fairfield City Wide Development Control Plan 2013.

The detailed landscape proposal should also work on providing a significant green belt across the Southern and Eastern property boundaries. This would work to provide a green buffer of the building and its boundary walls from the surrounding residential areas. This vegetation should implement a mix of native and exotic species to create a low maintenance but elegant landscape design solution for the site.

Flood Risk Management Report - Prepared by a qualified consultant, is required to demonstrate that the proposal complies with Chapter 11 of the Fairfield City Wide Development Control Plan 2013. The applicant should model the proposal using Council's established TUFLOW model. Access to Council's model is available through the 'Developer Agreement' process.

It is encouraging to see that the proposed development will include a stormwater quality treatment train approach, to reduce pollutants leaving the site in accordance with Council's pollution reduction targets.

It is also positive that rainwater harvesting will also be applied across the site incorporating re-use in irrigation and toilet flushing.

Heavy Vehicle Routes - The EIS must address additional truck routes that have not been addressed in the scoping report, including:

- Redfern Street between Walter Street and Hassall Street;
- Redfern Street between Walter Street and Hassall Street;
- Hassall Street between Redfern Street and Widemere Road;
- Widemere Road between Hassall Street and Council's Boundary;
- Hassall Street between Gipps Road and Widemere Road;
- Walter Street between Victoria Street and Redfern Street;
- Victoria Street between Cowpasture Road Elizabeth Street;
- Cowpasture Road between The Horsley Drive and Victoria Street ,and;

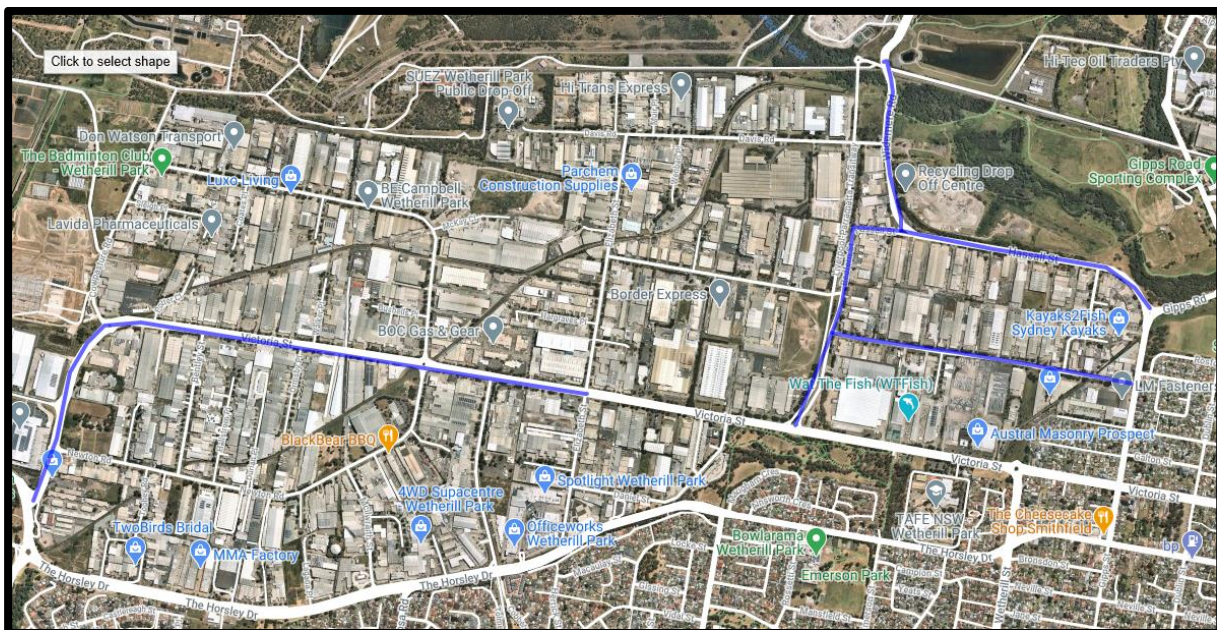


Figure 1 – potential operational and construction truck routes

Council's Assets Team require the applicant engage an experienced pavement design engineer to assess the following and provide a report in relation to the impact of the proposal on existing road pavement and existing drainage structures such as stormwater pipes, pits culverts and bridges in the surrounding road network for heavy vehicle movement during the construction phase of the project.

Upgrading Vehicle Routes - As there will be significant increase in heavy vehicle movement associated with the proposal there are likely to be impacts on various road infrastructure (e.g. pavement, stormwater pipes, culverts, bridges). Consideration must be given to upgrading Redfern Street and nearby local roads to cater for a higher mass limit (HML) during construction and operation of the facility.

Pavement design - shall comply with Austroads Guidelines "A Guide to the Structural Design of Road Pavements" and design for other proposed infrastructures shall comply with Council's design guidelines. Construction is required to comply with Council's road works specifications. These designs will be submitted to Council for review and approval.

Road Works Permit - In order to work on Council roads the applicant will need to apply for a road works permit. The dilapidation survey should include information in regard to each defect on the road surface, kerb and gutter and other associated assets and is to be prepared by a suitably qualified person. This process will establish the extent of any existing damage and enable any deterioration during and after construction to be observed.

Map showing below the details of pipe culvert on Redfern Street, drainage pits and pipes:



Figure 2 – Details of Pipe Culvert on Redfern Street and Drainage Pits and Pipes

If you have any questions on this submission please contact Patrick Warren, Senior Strategic Land use Planner on 9725 0215.

Patrick Warren
SENIOR STRATEGIC LAND USE PLANNER

15 March 2021

TfNSW Reference: SYD21/00232/03

DPIE Ref: SSD-15221509

Department of Planning, Infrastructure and Environment

Attention: Jeffrey Peng

Dear Sir/Madam

**REQUEST FOR SEARS – WOOLWORTHS WAREHOUSE & DISTRIBUTION CENTRE
– 250 VICTORIA ROAD, WETHERILL PARK**

Reference is made to Department's correspondence dated 1 March 2021, requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the SEARs.

TfNSW has reviewed the submitted information and provides the following preliminary comments for consideration and addressing in the Environmental Impact Statement:

- The plan presented shows two access points from Victoria Street, one for entry and one for entry/exit. TfNSW would not support multiple access points on Victoria Road.
- TfNSW has concerns with heavy vehicles turning at the intersection of Victoria and Hassall streets and do not believe the increased turning movements can be accommodated, including B-doubles that would be accessing the site.
- A deceleration lane would be required on Victoria Street

TfNSW also request the following issues to be addressed, including, but not limited to:

Transport and Accessibility (Construction and Operation)

- Details all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) during construction and operation of the development. Key intersections should include:
 - Victoria Street/Walter Street
 - Horsley Drive/Cowpasture Road
 - Victoria Street/Hassall Street
 - Hassall Street/Redfern Street
 - Victoria Street/ Cumberland Highway
 - Cumberland Highway/The Horsley Drive
 - Victoria Street/Wetherill Street roundabout
 - Wetherill Street/The Horsley Drive
 - Walder Street/Redfern Street

- Details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development.
- An assessment of the operation of existing and future transport networks including public transport, pedestrian and bicycle provisions and their ability to accommodate the forecast number of trips to and from the development.
- Details the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development and the impacts of heavy vehicles on nearby intersections.
- Details of access to, from and within the site to/from the local road and strategic (motorway) network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements).
- Impact of the proposed development on existing and future public transport and walking and cycling infrastructure within and surrounding the site.
- An assessment of the existing and future performance of key intersections providing access to the site and any upgrades (road/ intersections) required as a result of the development.
- An assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development.
- Demonstrate the measures to be implemented to encourage employees of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing to include a Green Travel Plan prepared in consultation with TfNSW.
- Appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network.
- Details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site.
- Details of access and parking arrangements for emergency vehicles.
- Detailed plans of the proposed layout of the internal road network and parking provision on-site in accordance with the relevant Australian Standards.
- The existing and proposed pedestrian and bicycle routes and end of trip facilities within the vicinity of and surrounding the site and to public transport facilities as well as measures to maintain road and personal safety in line with CPTED principles.
- Preparation of a draft Construction Traffic Management Plan which includes:
 - details of vehicle routes, number of trucks, hours of operation, access management and traffic control measures for all stages of construction;
 - assessment of cumulative impacts associated with other construction activities;
 - an assessment of road safety at key intersections;
 - details of anticipated peak hour and daily truck movements to and from the site;
 - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
 - details of temporary cycling and pedestrian access during constructions;

- an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations.

Transport policies and guidelines

Relevant policies and guidelines that could assist with the preparation of the Traffic and Transport Impact Assessment include:

- Guide to Traffic Generating Development (Roads and Maritime Services)
- Road Design Guide (Roads and Maritime Services)
- Austroads Guide to Traffic Management – Part 12: Traffic Impacts of Development
- Austroads Guidelines for Planning and Assessment of Road Freight Access in Industrial Areas
- Cycling Aspects of Austroads Guides
- Australia Standards AS2890.3 (Bicycle Parking Facilities)
- Integrated Public Transport Service Planning Guidelines: Sydney Metropolitan Area 2013 (TfNSW)

If you have any further questions, Sandra Grimes, Development Assessment Officer, would be pleased to take your call on (02) 9563 8651 or please email development.sydney@rms.nsw.gov.au. I hope this has been of assistance.

Yours sincerely



Pahee Rathan
Senior Land Use Assessment Coordinator



DOC21/147652

Planning and Assessment Division
Department of Planning, Industry and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Email: Jeffrey.Peng@planning.nsw.gov.au

3 March 2021

No Comment to Planning Advice Request

I refer to your request for the advice on the proposed Construction and Operation of a Warehouse and Distribution Facility for Woolworths Group Limited (Application SSD-15221509) located at 250 Victoria Street, Wetherill Park (Public Authority Consultation (PAE-15406759)).

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, and 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 black ink, appearing to read 'Steve Beaman'.

STEVE BEAMAN PSM
Executive Director Regulatory Operations
NSW Environment Protection Authority

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

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Jeffrey Peng
Senior Environmental Assessment Officer
Energy Resource Assessments
Department of Planning, Industry & Environment
email: jeffrey.peng@planning.nsw.gov.au

Our reference: DOC21/148071-2

Advice uploaded via the Major project Portal

Dear Mr Peng

**HERITAGE NSW – ABORIGINAL CULTURAL HERITAGE REGULATION
SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)**

Project: Woolworths Warehouse and Distribution Centre (Fairfield City)
SSD/SSI application no: SSD-15221509

Thank you for requesting our input on the draft Planning Secretary's Environmental Assessment Requirements (SEARs) for the above state significant project.

Heritage NSW provides SEARs for the proposed development in relation to Aboriginal cultural heritage matters in **Attachment A**.

If you have any questions regarding these SEARs please contact me on (02) 6229 7089 or via email at jackie.taylor@environment.nsw.gov.au.

Yours sincerely

Jackie Taylor
Senior Team Leader, Aboriginal Cultural Heritage Regulation - South
Heritage NSW
10 March 2021

Enclosure – Attachment A: Recommended Aboriginal Cultural Heritage SEARs for SSD-15221509

ATTACHMENT A: HERITAGE NSW – Aboriginal Cultural Heritage - SEARs

Project Name: Woolworths Warehouse and Distribution Centre (Fairfield City)

SSD/I #: SSD-15221509

1. The EIS must identify and describe the Aboriginal cultural heritage values that exist across the whole area that will be affected by the development and document these in an Aboriginal Cultural Heritage Assessment Report (ACHAR). This may include the need for surface survey and test excavation. The identification of cultural heritage values must be conducted in accordance with the [Code of Practice for Archaeological Investigation of Aboriginal objects in NSW](#) (DECCW 2010), and be guided by the [Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales](#) (OEH 2011) and consultation with Heritage NSW.
2. Consultation with Aboriginal people must be undertaken and documented in accordance with the [Aboriginal Cultural Heritage Consultation Requirements for Proponents](#) (DECCW 2010). The significance of cultural heritage values for Aboriginal people who have a cultural association with the land must be documented in the ACHAR.
3. Impacts on Aboriginal cultural heritage values are to be assessed and documented in the ACHAR. The ACHAR must demonstrate attempts to avoid impact upon cultural heritage values and identify any conservation outcomes. Where impacts are unavoidable, the EIS must outline measures proposed to mitigate impacts. Any objects recorded as part of the assessment must be documented and notified to Heritage NSW.
4. The assessment of Aboriginal cultural heritage values must include a surface survey undertaken by a qualified archaeologist. The result of the surface survey is to inform the need for targeted test excavation to better assess the integrity, extent, distribution, nature and overall significance of the archaeological record. The results of surface surveys and test excavations are to be documented in the ACHAR.
5. The ACHAR must outline procedures to be followed if Aboriginal objects are found at any stage of the life of the project to formulate appropriate measures to manage unforeseen impacts.
6. The ACHAR must outline procedures to be followed in the event Aboriginal burials or skeletal material is uncovered during construction to formulate appropriate measures to manage the impacts to this material.

NOTE: The process described in the *Due Diligence Code of Practice for the protection of Aboriginal objects in NSW* (DECCW 2010) is not sufficient to assess the impacts on Aboriginal cultural heritage of Major Projects.



Our ref:DOC21/148074

Jeffrey Peng
Department of Planning, Industry and Environment
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2150

By email: Jeffrey.Peng@planning.nsw.gov.au

Dear Mr Peng

Request for Secretary's Environmental Assessment Requirements (SEARS) for Woolworths Warehouse and Distribution Centre (SSD-15221509)

Thank you for your referral dated 1 March 2021 inviting SEARS input from the Heritage Council of NSW on the above State Significant Development (SSD) proposal.

The subject site is not listed on the State Heritage Register (SHR), nor is it in the immediate vicinity of any SHR items. Further, the site does not contain any known historical archaeological deposits. Therefore, no environmental heritage comments are required. The Department does not need to refer subsequent stages of this proposal to the Heritage Council of NSW.

As the site is in the vicinity of a local heritage item, advice should be sought from the relevant local council.

Comments pertaining to Aboriginal cultural heritage will be provided separately.

If you have any questions regarding the above advice, please contact Colleen Klingberg, Assistant Customer Strategies Officer, at Heritage NSW via on 9873 8566 or Colleen.klingberg@environment.nsw.gov.au

Yours sincerely

Anna London
A/Senior Team Leader Customer Strategies
Heritage NSW
Department of Premier and Cabinet
As Delegate of the Heritage Council of NSW
4 March 2021

OUT21/2582

Jeffrey Peng
Planning and Assessment Group
NSW Department of Planning, Industry and Environment

jeffrey.peng@planning.nsw.gov.au

Dear Mr Peng

**Woolworths Warehouse and Distribution Centre (SSD-15221509)
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 1 March 2021 to the Department of Planning, Industry and Environment (DPIE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPIE Water and NRAR.

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://www.industry.nsw.gov.au/water>).

Any further referrals to DPIE Water & NRAR can be sent by email to:
landuse.enquiries@dpi.nsw.gov.au.

Yours sincerely



Alistair Drew
Project Officer, Assessments
Water – Knowledge Office
04 March 2021



Our ref: DOC21/154850

Senders ref: SSD 15221509 (Fairfield City)

Jeffery Peng
Senior Environmental Assessment Officer
Energy Resource Assessment
Planning and Assessment Group
Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Mr Peng,

Subject: Request for SEARs for Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park (SSD 15221509)

Thank you for your e-mail received on 3 March 2021, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the Request for SEARs for Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park.

EES has reviewed the draft SEARs and the scoping report prepared by Willow Tree Planning dated February 2021 and provides the following comments and recommendations at **Attachment A**.

Biodiversity

EES recommends that the attached biodiversity requirements be included within the SEARs.

Flooding

EES recommends that the attached flooding requirements be included within the SEARs.

Water and Soils

EES recommends that the attached water and soil requirements be included within the SEARs.

Should you have any queries regarding this matter, please contact Bronwyn Smith, Senior Conservation Planning Officer on 9873 8604 or bronwyn.smith@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads 'S. Harrison'.

04/03/21

Susan Harrison
Senior Team Leader Planning
Greater Sydney Branch
Biodiversity and Conservation Division

Attachment A – EES Environmental Assessment Requirements – Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park (SSD 15221509)

Biodiversity

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
 - The total number and classes of biodiversity credits required to be retired for the development/project;
 - The number and classes of like-for-like biodiversity credits proposed to be retired;
 - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
 - Any proposal to fund a biodiversity conservation action;
 - Any proposal to conduct ecological rehabilitation (if a mining project);
 - Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per Appendix 11 of the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2017 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils

6. The EIS must map the following features relevant to water and soils including:
 - a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).
 - b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).
 - c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.
 - d. Groundwater.
 - e. Groundwater dependent ecosystems.
 - f. Proposed intake and discharge locations.
7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:
 - a. Existing surface and groundwater.
 - b. Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.
 - c. Water Quality Objectives (as endorsed by the NSW Government <http://www.environment.nsw.gov.au/ieo/index.htm>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.
 - d. Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the [ANZECC \(2000\) Guidelines for Fresh and Marine Water Quality](#) and/or local objectives, criteria or targets endorsed by the NSW Government.
 - e. Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning>

8. The EIS must assess the impact of the development on hydrology, including:
- a. Water balance including quantity, quality and source.
 - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
 - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
 - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
 - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
 - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
 - g. Identification of proposed monitoring of hydrological attributes.

Flooding and coastal hazards

9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
- a. Flood prone land.
 - b. Flood planning area, the area below the flood planning level.
 - c. Hydraulic categorisation (floodways and flood storage areas)
 - d. Flood Hazard.
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
- a. Current flood behaviour for a range of design events as identified in 14 above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.

12. Modelling in the EIS must consider and document:

- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
- b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
- c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
- d. Relevant provisions of the NSW Floodplain Development Manual 2005.

13. The EIS must assess the impacts on the proposed development on flood behaviour, including:

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Consistency with any Rural Floodplain Management Plans.
- d. Compatibility with the flood hazard of the land.
- e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

(END OF SUBMISSION)



NSW RURAL FIRE SERVICE

Department of Planning, Industry & Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Your reference: SSD-15221509
Our reference: DA20210302000818

19 March 2021

Attention: Jeffrey Peng

Dear Sir/Madam,

Secretary's Environmental Assessment Requirements request for Woolworths Warehouse and Distribution Centre at 250 Victoria Street Wetherill Park

I refer to your correspondence regarding the above proposal received by the New South Wales Rural Fire Service (NSW RFS) on 1 March 2021.

The NSW RFS has reviewed the scoping report and advise there are no concerns with bush fire protection. Please be advised that no further consultation with the NSW RFS is required for subsequent stages of the proposal.

For any queries regarding this correspondence, please contact Simon Derevnin on 1300 NSW RFS.

Yours sincerely,

Kalpana Varghese
Team Leader Development Assessment & Planning
Planning and Environment Services (East)

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Jeffrey Peng

Subject: FW: Major Projects – Request for Advice into SEARs - Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park (SSD-15221509) (Fairfield LGA)

From: Paul Nakhle <pnakhle@ausgrid.com.au>

Sent: Friday, 19 March 2021 2:37 PM

To: Jeffrey Peng <Jeffrey.Peng@planning.nsw.gov.au>; Development <Development@Ausgrid.com.au>

Subject: RE: Major Projects – Request for Advice into SEARs - Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park (SSD-15221509) (Fairfield LGA)

Hi Jeffrey,

Can you please ensure the SEAR's includes the following;

Ausgrid recommends the addition of the following to the SEARS under Utilities:

In consultation with relevant agencies prepare a services and utilities impact assessment which:

- assesses the capacity of existing services and utilities and identify any upgrades required to facilitate the development
- assesses the impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed.

Kind regards,

Paul Nakhle

Portfolio Manager - Asset Protection | Transmission Services | Technical Operations



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First Floor, Building 2, 25-27 Pomeroy Street, Homebush, NSW, 2140

Jeffrey Peng

Subject: FW: HPE CM: NSW Planning, Industry & Environment SEARs SSD-15221509 Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park

Attachments: SW Work near overhead power lines.pdf; ENA EMF What We Know.pdf; EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf; EE FPJ 4603 Permission to Remove Service July 2007.pdf; EE FPJ 4015 Relocation Removal July 2013.pdf; EE Drawing 86232 OH lines minimum clearances.pdf; SW08773 Work near underground assets.pdf

From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>

Sent: Thursday, 4 March 2021 2:59 PM

To: Jeffrey Peng <Jeffrey.Peng@planning.nsw.gov.au>

Cc: Philip Wilson <Philip.Wilson@endeavourenergy.com.au>

Subject: HPE CM: NSW Planning, Industry & Environment SEARs SSD-15221509 Woolworths Warehouse and Distribution Centre at 250 Victoria Street, Wetherill Park

Hello Jeffrey

I refer to your below email of 1 March 2021 regarding the Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-15221509 Woolworths Warehouse and Distribution Centre for 'Construction and operation of a warehouse and distribution facility in Wetherill Park for handling chilled and fresh products' located at 250 Victoria Street, Wetherill Park (Lots 1, 2, 3 and 4 DP 781975) in the City of Fairfield Local Government Area (LGA). Submissions need to be made to the Department by 15 March 2021.

Endeavour Energy has noted that all the recent draft requests for Secretary's Environmental Assessment Requirements (SEARs) includes 'Utilities' as a key issue required to be addressed in the future Environmental Impact Statement with the following appearing to be the now standard adopted wording.

14. Utilities

- In consultation with relevant service providers:
 - assess the impacts of the development on existing utility infrastructure and service provider assets surrounding the site.
 - identify any infrastructure upgrades required off-site to facilitate the development and any arrangements to ensure that the upgrades will be implemented on time and be maintained.
 - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be co-ordinated, funded and delivered to facilitate the development.

The following is a combination of the various requests for SEARs for other State Significant Development referred to Endeavour Energy which attempts to capture are the possible 'Utilities' related matters.


Prepare an Infrastructure Management Plan in consultation with relevant agencies / authorities to:

- *address the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water and how the upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development; and*

- *identify the existing infrastructure on the site or within the network which may be impacted by the construction and operation of the proposal and the measures to be implemented to address any impacts on this infrastructure.*

Endeavour Energy believes that either of the foregoing would adequately require the applicant to investigate and address in utilities required for the SSD.

As shown in the below site plan from Endeavour Energy's G/Net master facility model (and extract from Google Maps Street View) there are:

- To the Victoria Street road frontage there are:
 - Low voltage overhead power lines.
 - 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines coming from the opposite side of the road to a underground to overhead (UGOH) pole in an easement benefitting Endeavour Energy (indicated by the red hatching) on the site with the 11 kV underground cables going to padmount substation no. 7309 (indicated by the symbol ) and the associated 11 kV underground cables.
- Low voltage and 11 kV overhead power lines to the opposite side of Redfern Street.

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. 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 provisions of Part 5E 'Protection of underground electricity power lines' of the Electricity Supply Act 1995 (NSW).

The following are Endeavour Energy's further recommendations and comments.

- Network Capacity / Connection

Endeavour Energy has noted the following in the Scoping Report.

PART F ENVIRONMENTAL ASSESSMENT

A screening analysis of the environmental issues applicable to the proposal is presented in **Table 3** below. This risk-based analysis has been used to identify the key environmental issues for further assessment and assist the preparation of the SEARs with respect to the proposed development.

The analysis is based on preliminary environmental assessment of the Site only. The EIS for the proposal will fully address these items and other key environmental issues relevant to the Proposal.

Table 3: Environmental Screening Analysis	
Issue	Analysis
Other Infrastructure & Services	<ul style="list-style-type: none"> ▪ All essential infrastructure services would be augmented accordingly for the proposed development, including water, sewer, electricity and communications. ▪ An early works Development Application will be submitted to Council which will include consideration of infrastructure and services. ▪ The Wetherill Park Precinct provides a great opportunity for Woolworths to diversify the 'Electrical Supply' to this facility to secure the product security and product quality. There are limited other opportunities in the Sydney Basin to do this without substantial capital cost.

Endeavour Energy's Asset Planning & Performance Branch whilst not having undertaken a detailed assessment of the proposed development have provided the following advice.

The proposed development of a Woolworths Warehouse and Distribution Centre for handling Chilled Products and Fresh Fruit and Vegetables (Chilled and Fresh Products) is likely to need a large capacity connection to the network with redundancy supply as indicated by Table 3 in the specific mention to diversify the Electrical Supply.

The development will likely require a dedicated 11 kV feeder to provide primary capacity from the nearby Wetherill Park Zone Substation [located at Walter Street Wetherill Park (Lot 3 DP 584227) approximately 635 m by road to the north west from Redfern Street] and a second 11 kV feeder to provide redundancy capacity. Feeders shall be connected to different busbar sections at the zone substation to ensure N-1 supply security is achieved ie. there can be an outage of one of the feeders without causing losses in electricity supply to the site.

A method of supply will be provided upon a load application from the customer or their representative with details of their connection requirements subject to the size of load and level of supply security required by the customer.

The availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a substation may require a substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development.

Distribution substations are required to transform the high voltage of the distribution feeder (usually at 11,000 volts / 11 kV) to the secondary system voltage (400 / 230 volts) to supply customers / developments. Distribution substations are divided into ground mounted substations most commonly being a padmount substations installed a complete unit on a concrete foundation / plinth and usually associated with underground distribution and pole mounted substations where there is overhead distribution.

Pole mounted substations have comparatively limited capacity of 16 kilovolt amperes (kVA) up to a maximum of 400 kVA. Padmount substations can accommodate loads from 315 kVA up to 1,500 kVA (typically 500 kVA). Accordingly there is a significant variation in the number and type of premises able to be connected to a substation ie. a single distribution substation may serve one large building, or many homes.

As shown in the below site plan from Endeavour Energy's G/Net master facility model, whilst there are a number of distribution substations in proximity of the site which are likely to have some spare capacity, it would not be sufficient to facilitate the proposed development. As well as the capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed.

Accordingly an extension and / or augmentation of the existing local network will be required. However the extent of the works will not be determined until the final load assessment is completed. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further development of areas continues to occur.

In due course the applicant for the proposed development of the site will need to submit an appropriate application based on the maximum demand for electricity for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Straightforward applications can be completed online and permission to connect may be provided immediately if submitting a complying application.

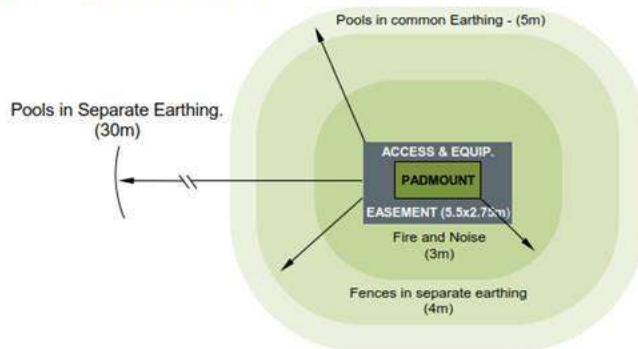
Depending on the outcome of the assessment, any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an

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'.

In regard to padmount substation no. 7309, as shown in the following extract of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights', Figure A4.3 'Padmount easements and clearances', in addition to the easement, padmount substations now also require additional clearances / restriction for:

- Fire rating which usually extends 3 metres horizontally from the base of the substation footing and 6 metres vertically from the same point.
- Swimming pools which extends 5 metres from the easement (which in this instance is not likely to be applicable).

A4.3 - Padmount easements and clearances



These clearances were introduced on a case for case basis from 2003 before becoming standard in 2009. The easement for padmount substation no. 7309 dates back to 1978 and does not include the restrictions. Whilst the restrictions are not included with the easement, if the padmount substation were to be retained, Endeavour Energy strongly recommends that they be considered and adopted for the new development.

For more complex connections, advice on the electricity infrastructure required to facilitate the proposed development (including asset relocations) can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on business days on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/> .

Alternatively the applicant may need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

<https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works> .

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.

- Network Asset Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new urban subdivision / development.

5.11 Reticulation policy

5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed² areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

² A "treed" area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In **areas of low bushfire consequence**, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by **either environmental** or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.

Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

- Streetlighting

With the likely increase in both vehicular and pedestrian traffic, although the existing streetlighting is designed for an urban environment, the streetlighting for the proposed development should be reviewed and if necessary upgraded to comply with the series of standards applying to the lighting of roads and public spaces set out in with Australian/New Zealand Standard AS/NZS 1158: 2010 'Lighting for roads and public spaces' as updated from time to time.

Whilst the determination of the appropriate lighting rests with the road controlling authority, Endeavour Energy as a Public Lighting Service Provider is responsible for operating and maintaining the streetlights on behalf of local councils, Roads and Maritime Services and other utilities in accordance with the NSW Public Lighting Code 2019 (Code) as updated from time to time. Endeavour Energy recognises that well designed, maintained and

managed Public Lighting offers a safe, secure and attractive visual environment for pedestrians and drivers during times of inadequate natural light.

For any Code implementation and administration / technical matters please contact Endeavour Energy's Substation Mains Assets Section via Head Office enquiries on business days on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm or email mainsenquiry@endeavourenergy.com.au .

- Flooding and Drainage

Endeavour Energy has noted that the draft Scoping Report indicates that the Prospect Creek Floodplain Management Plan Review indicates the site is partially flood affected.

Endeavour Energy has noted that the Statement of Environmental Effects indicates that 'The north western portion of the site is identified as 1% Annual Exceedance Probability (AEP) flood extent'. However it also indicates that there are 'No earthworks / land filling is proposed within the flood extent area' and 'Ultimately the flood levels are not affected by the proposed development'. Accordingly the flood affectation should not impact on the electricity infrastructure required to facilitate the proposed development.

Endeavour Energy requires the electricity network needed to service an area / development to be fit for purpose and meet the technical specifications, design, construction and commissioning standards based on Endeavour Energy's risk assessment associated with the implementation and use of the network connection / infrastructure for a flood prone site. Risk control has focused typically on avoiding the threat, but where this is not possible, reducing the negative effect or probability of flood damage to assets by implementing good design and maintenance practices.

Distribution substations should not be subject to flood inundation or stormwater runoff ie. the padmount substation cubicles are weatherproof not flood proof and the cable pits whilst designed to be self-draining should not be subject to excessive ingress of water. Section 7 'Substation and switching stations' of Endeavour Energy's Mains Construction Instruction MCI 0006 'Underground distribution construction standards manual' provides the following details of the requirements for flooding and drainage in new padmount substation locations.

7.1.6 Flooding and drainage

Substations are to be located such that the risk of flooding or stormwater damage is minimal.

As a minimum the level at the top of the transformer footing, HV and LV switchgear, shall not be lower than the 1:100 year flood level.

All drains within the substation site area or in the vicinity shall be properly maintained to avoid the possibility of water damage to Endeavour Energy's equipment.

In areas where, as determined by the Network Substation Manager, there is a high water table or a heightened risk of flooding, indoor substations will not be permitted.

All materials used in the construction below the substation (ground level) shall be capable of withstanding prolonged immersion in water without swelling or deterioration.



Figure 51 - Example substation raised above 1:100 flood level

- Easement Management / Network Access

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements requiring that the landowner:

- Not install or permit to be installed any buildings, structures or services within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Endeavour Energy's preference is for no activities or encroachments to occur within its easements. Most activities are prohibited within the padmount substation easement. However, if any proposed works or activities (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on business days on direct telephone 9853 7110 or alternately by email Philip.Wilson@endeavourenergy.com.au or Easements@endeavourenergy.com.au.

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

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by electricity workers causes delays in power restoration and may have severe consequences in the event of an emergency. This is

particularly important where there are poles or towers as in the event of fallen conductors, access to the restraining overhead power lines will be required by electricity workers with heavy vehicles, machinery and materials essential for restoring electricity supply.

- Asset Relocation

The application for an asset relocation / removal should be made to Endeavour Energy's Network Connections Branch who can be contacted via Head Office enquiries on business days on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm) by completing either of the following attached forms:

- FPJ7006 Technical Review Request where the asset relocation is proposed as part of an application for connection of load to a proposed development.
- FPJ4015 Application for the Relocation / Removal of Electrical Network Assets.

Applicants should engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation. For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Easement Release

Under Endeavour Energy's Company Policy 9.2.3 'Property Tenure for Network Assets', the company will assess all applications for the release of easements to identify and manage risks to its network, commercial and community interests. The company may seek compensation for the extinguishment of property tenure. No easement is considered to be redundant or obsolete until it is released under this policy.

Applications for the release / extinguishment of an easement can only be made by the registered landowners of the encumbered property and are usually done either:

- As part of an application for connection of load or capital works project for a development project eg. where alternative / new network arrangements are to be put in place, which is managed by Endeavour Energy's Network Connections Branch. Endeavour Energy's Network Connections Branch will make the applicant or their ASP aware of Endeavour Energy's requirements for the release of easement. Please refer to the above point 'Network Capacity / Connection'.
- At the request of landowners where the electrical assets within the easement have been removed or it has become apparent that the easement has possibly become redundant to Endeavour Energy's future network requirements eg. no electrical assets have ever been installed in the easement. Further details are available by contacting Endeavour Energy's Property Services Section via Head Office enquiries on business days on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm or email network_property@endeavourenergy.com.au (underscore between 'network' and 'property'). The greater amount of detail provided will assist in the assessment of the application.

In some circumstances the release of easement may be for nil compensation eg. the affected land is subject to dedication as public road or as part of an asset relocation / capital works project where the alternative network arrangements occur at the same voltage and level of easement affectation. Otherwise the release will be subject to monetary compensation paid by the applicant having regard to the potential increase in value of the land as a result of the easement release / reduction in the extent of easement affectation (with appropriate consideration given to the applicant's alternative network arrangements).

- Earthing

The construction of any building or structure (including fencing, signage, flag poles, hoardings, material stockpiles etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. It applies to all electrical installations including temporary builder's supply / connections.

Inadequate connection to the earth to allow a leaking / fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury. The earthing system is usually in the form of an earth electrode consisting of earth rods or mats buried in the ground. It should be designed by a suitably qualified electrical engineer / Accredited Service Provider (ASP) following a site-specific risk assessment having regard to the potential number of people could be simultaneously exposed, ground resistivity etc.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Prudent Avoidance

The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage ie. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to reducing exposure and increasing separation distances to more sensitive uses such as residential or schools, pre-schools, day care centres or where potentially a greater number of people are regularly exposed for extended periods of time.

These emissions are usually not an issue but with Council's permitting or encouraging development with higher density, reduced setbacks and increased building heights, but as the electricity network operates 24/7/365 (all day, every day of the year), the level of exposure can increase.

Endeavour Energy believes that irrespective of the zoning or land use, applicants (and Council) should also adopt a policy of prudent avoidance by the siting of more sensitive uses eg. the office component of an industrial building, away from and less susceptible uses such as garages, non-habitable or rooms not regularly occupied eg. storage areas in a commercial building, towards any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Where development is proposed near electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

- Vegetation Management

The planting of large trees near electricity infrastructure is not supported by Endeavour Energy. Particularly for overhead power lines, ongoing vegetation management / tree trimming is a significant network cost and falling trees and branches during storms are a major cause of power outages.

Suitable planting needs to be undertaken in proximity of electricity infrastructure (including any new electricity infrastructure required to facilitate the proposed development). Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure (at least the same distance from overhead power lines as their potential full grown height) and even with underground cables, be installed with a root barrier around the root ball of the plant.

Landscaping that interferes with electricity infrastructure may become a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

Endeavour Energy's recommendation is that existing trees which are of low ecological significance in proximity of overhead power lines be removed and if necessary replaced by an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning.

- Dial Before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial Before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical and other utility infrastructure across the site, but also to identify them as a hazard and to properly assess the risk.

- Removal of Electricity Supply

Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

- The disconnection and removal of an underground service cable or overhead service line,
- Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

For details of the ASP scheme please refer to the above point 'Network Capacity / Connection'.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS 2601—2001: 'The demolition of structures' as updated from time to time. All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. all electrical apparatus shall be regarded as live until isolated and proved de-energised by approved means.

Depending on the extent of the demolition works, the low voltage service conductor and customer connection may need to be isolated and/or removed during demolition. Please refer to the below point 'Removal of Electricity Supply' for further information.

Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. streetlight columns, power poles, overhead power lines and underground cables etc.

- Site Remediation

Endeavour Energy's Environmental Business Partner Team have advised that the remediation of soils or surfaces impacted by various forms of electricity infrastructure is not uncommon but is usually not significant eg. transformer oil associated with leaking substations, pole treatment chemicals at the base of timber poles etc. The method of remediation is generally the removal of the electricity infrastructure, removal of any stained surfaces or excavation of any contaminated soils and their disposal at a licensed land fill. The decommissioning and removal of the redundant electricity infrastructure will be dealt with by Endeavour Energy's Network Connections Branch as part of the application for the connection of load for the new development – please refer to the above point 'Network Capacity / Connection'.

If the applicant has any concerns over the remediation works related to redundant electricity infrastructure they should contact Environmental Business Partner Team via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. Please find attached copies of Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>.

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au.

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours / 7 days. Endeavour Energy's contact details should be included in any relevant risk and safety management plan.

I appreciate that not all the foregoing issues may be directly or immediately relevant or significant to the request for SEARs / Development Application. However in keeping with the Department's aim of earlier and better engagement, 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 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.

With the current easing of the COVID-19 health risk, whilst a significant number of Endeavour Energy staff are returning to the office they are at times still working from home. Although working from home, access to emails and

other internal stakeholders can still be somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards

Cornelis Duba

Development Application Specialist

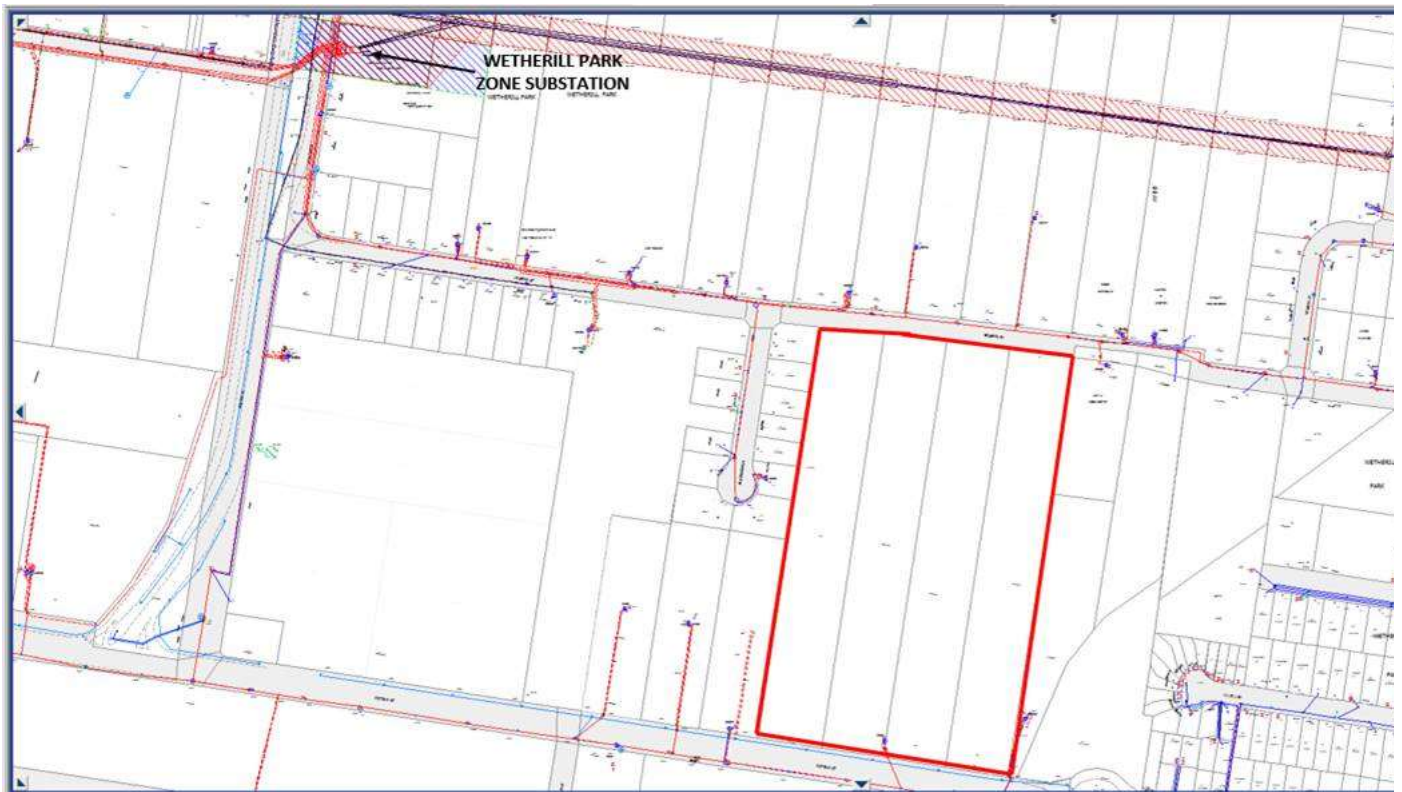
Network Environment & Assessment

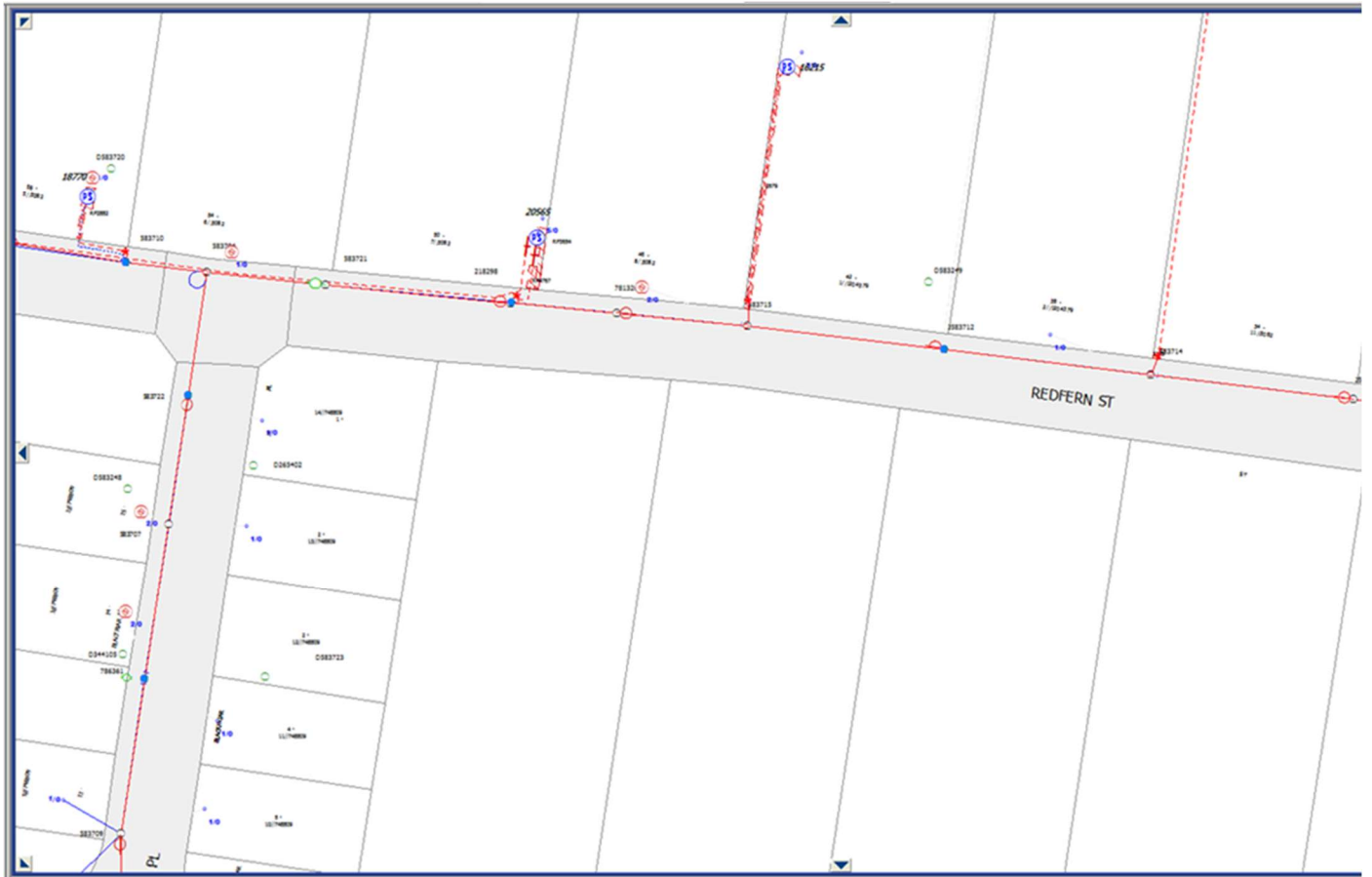
M: 0455 250 981

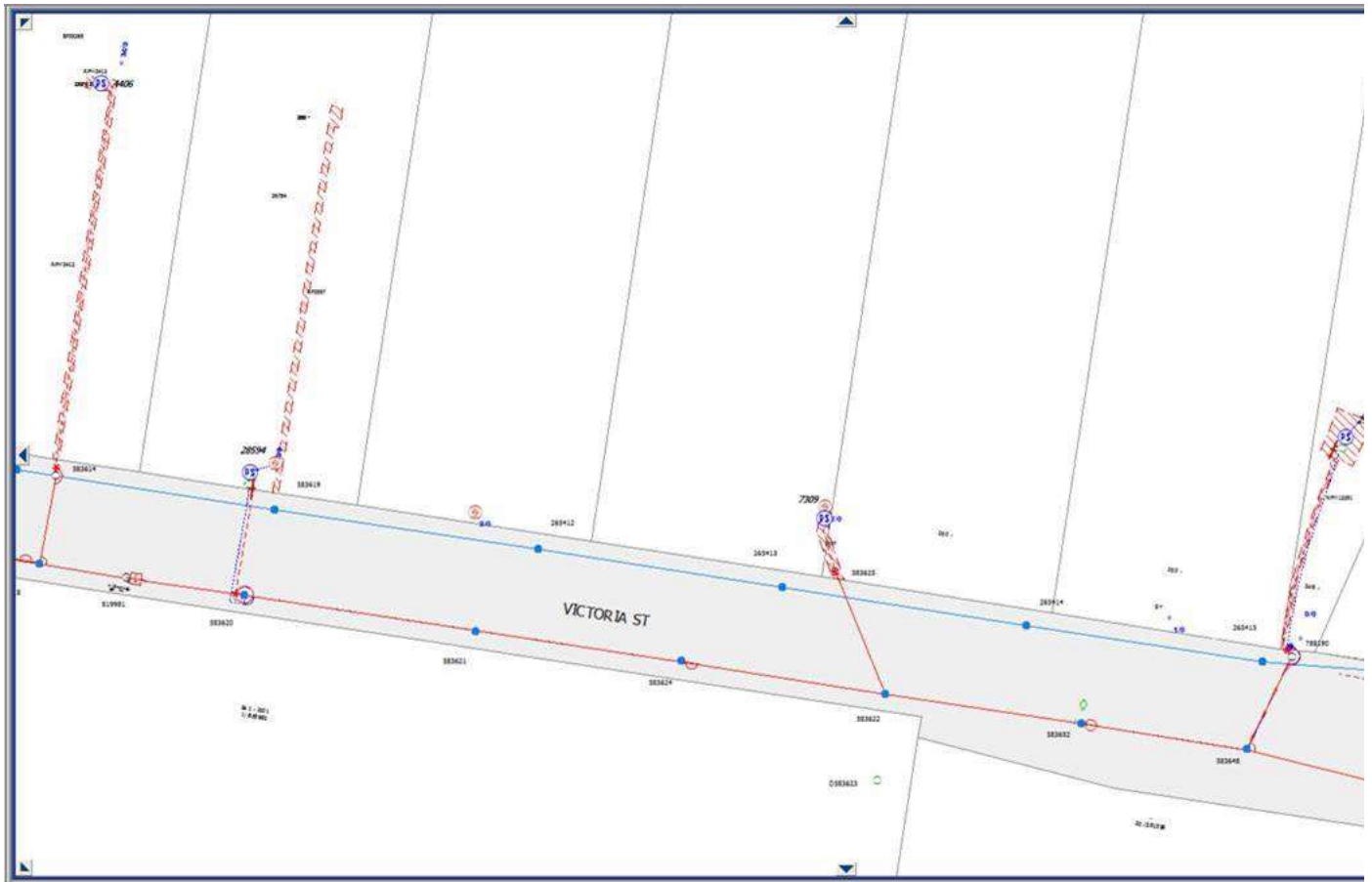
E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au







Jeffrey Peng

Subject: FW: Major Projects – New Request for Advice - Woolworths Warehouse and Distribution Centre (SSD-15221509) (Fairfield City)

From: John Hawes <John.Hawes@fire.nsw.gov.au>
Sent: Friday, 19 March 2021 1:04 PM
To: Jeffrey Peng <Jeffrey.Peng@planning.nsw.gov.au>
Cc: Fire Safety <FireSafety@fire.nsw.gov.au>
Subject: Major Projects – New Request for Advice - Woolworths Warehouse and Distribution Centre (SSD-15221509) (Fairfield City)

Dear Jeffrey,

Request for agency input into SEARs
Woolworths Warehouse and Distribution Centre (SSD-15221509)
250 Victoria Street, Wetherill Park (Fairfield City LGA)

Thank you for your submission for the above development to Fire & Rescue NSW (FRNSW) for review and agency input.

It is understood that Woolworths Group Limited (the Applicant) is proposing to the Construction and Operation of a Warehouse and Distribution Facility.

FRNSW have reviewed the submitted SEARs Scoping Report prepared by Willow Tree Planning Pty Ltd in support of the proposal and have no comment or requirements to be addressed in the preparation of the Environmental Impact Statement (EIS).

We request that we be given the opportunity to review and provide comment on the EIS upon its release for exhibition.

If you have any queries regarding the above please contact the Fire Safety Infrastructure Liaison Unit, referencing FRNSW file number BFS21/811.

Please ensure that all correspondence in relation to this matter is submitted electronically to firesafety@fire.nsw.gov.au.

Regards,



Superintendent John Hawes

MANAGER FIRE SAFETY
INFRASTRUCTURE LIAISON UNIT
COMMUNITY SAFETY DIRECTORATE

M: 0429 420 401
PH. (02) 9742 7406
E: john.hawes@fire.nsw.gov.au
1 Amarina Ave Greenacre NSW 2190
Locked Bag 12, Greenacre, NSW, 2190

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This message has been scanned for viruses.
