

From: [Cornelis Duba](#)
To: [Thomas Piovesan](#)
Cc: [Andrew Watson](#)
Subject: NSW Planning & Environment SSD-8800 RtS for EIS Parramatta Leagues Club Hotel - Response from Endeavour Energy
Date: Tuesday, 18 January 2022 9:59:59 AM
Attachments: [image007.png](#)
[image006.png](#)

Hello Thomas

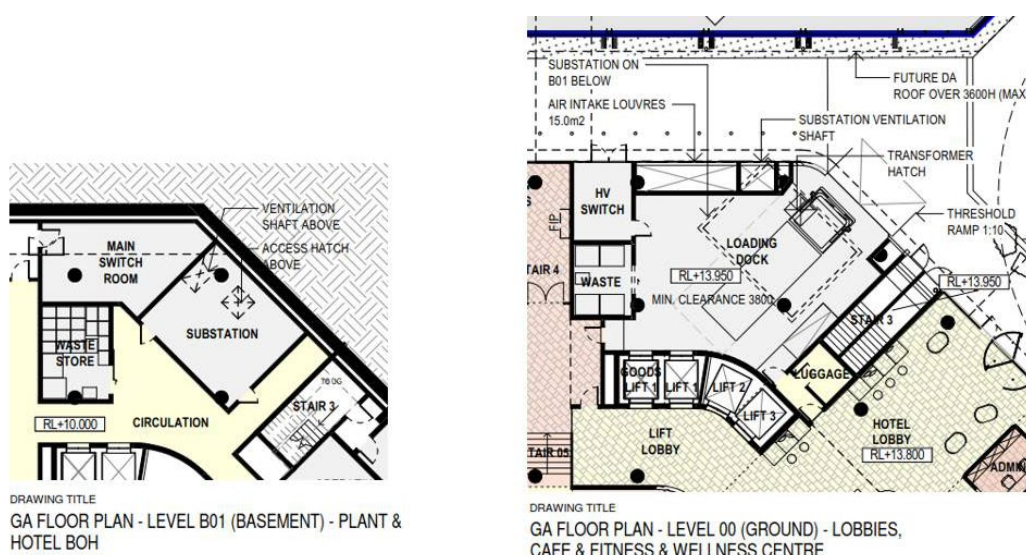
I refer to the Department's below email of 17 January 2022 regarding the Response to Submissions (RtS) for the Environmental Impact Statement (EIS) for State Significant Development SSD-8800 Parramatta Leagues Club Hotel at 1 Eels Place, Parramatta [Lot 369 DP 752058, Lot 7054 DP 1074335 & Residual Crown Plan 80-3000 (Sydney)] for 'Construction of a 17 storey hotel comprising 209 hotel rooms, one basement level for services, ancillary uses including a pool, gym, cafe, bars and function room, vehicular access from O Connell Street, public domain works and tree removal'. Submissions need to be made to the Department by 7 February 2022.

Endeavour Energy has noted the following in the RtS report.

5.2 NSW Utilities

Issue Name	Summary of Issues Raised	Response	Reference to Other Parts or Documents
Endeavour Energy			
Various Operational matters and conditions	<p>Outlines existing infrastructure.</p> <p>Access and clearance requirements for pad-mounted substations.</p> <p>Access to electrical network in the EIS appears current/accurate.</p> <p>A new substation is proposed which is positive and should meet Endeavour Energy requirements.</p> <p>Various processes for future access to the network and standard requirements for a range of issues.</p> <p>No objection subject to comments and recommendations in the submission.</p>	<ul style="list-style-type: none"> Noted. Conditions recommended are standard and appropriate. 	EIS Part 6.22

The following extracts of the updated Architectural Drawings show the proposed indoor substation has been relocated but remains in the basement.



The RtS acknowledges Endeavour Energy's submission made to the Department on 21 February 2019 for the EIS but does not appear to provide any further advice / update regarding the provision of electricity supply to the proposed development. Accordingly the recommendations and comments provided in Endeavour Energy's submission for the EIS remain valid.

In regard to the Civil Engineering report which addresses the flood risk over the site, 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. 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 distribution 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

Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant / Accredited Service Provider (ASP) 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.

Could you please pass on a copy of this submission to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified 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 COVID-19 health risk a significant number of Endeavour Energy staff are working from home. Access to emails and other internal stakeholders can accordingly be somewhat limited. As a result it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Kind regards
Cornelis Duba
Development Application Specialist
Sustainability & Environment
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From: Andrew Watson <Andrew.Watson@planning.nsw.gov.au>

Sent: Monday, 17 January 2022 3:22 PM

To: Property Development <Property.Development@endeavourenergy.com.au>

Cc: Thomas Piovesan <thomas.piovesan@dpie.nsw.gov.au>

Subject: Request for advice - Response to Submissions - Parramatta Leagues Club Hotel (SSD-8800)

Attn: Mr Cornelis Duba
Development Application Specialist
Endeavour Energy

Dear Mr Duba,

The Department of Planning and Environment has received a Response to Submissions (RtS) for the Parramatta Leagues Club Hotel (SSD-8800).

The RtS may be viewed on the Department of Planning and Environment's (Department) Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/10961>.

The Department invites you to provide advice on the Response to Submissions, including advice on recommended conditions by the due date of **Monday 7 February 2022**.

If you have any enquiries, or have trouble accessing the RtS documents, please contact Thomas Piovesan on (02) 9274 6158 or via email at thomas.piovesan@dpie.nsw.gov.au.

Kind regards,

Andrew Watson
DA Coordinator

Key Sites & Regional Assessments | Department of Planning and Environment

T 02 8275 1645 | E Andrew.Watson@planning.nsw.gov.au

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Our Vision: Together, we create thriving environments, communities and economies.

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.