

William Hodgkinson

Subject: NSW Planning, Industry & Environment Response to Submissions SSD 9667 Light Horse Interchange Business Hub Eastern Creek

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

Sent: Tuesday, 25 February 2020 2:00 PM

Cc: DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>

Subject: NSW Planning, Industry & Environment Response to Submissions SSD 9667 Light Horse Interchange Business Hub Eastern Creek

Hello William

I refer to your below email of 12 February 2020 regarding the Response to Submissions (RtS) for State Significant Development SSD 9667 the Light Horse Interchange Business Hub Eastern Creek at 165 Wallgrove Road & 475 Ferrers Road, Eastern Creek (Lot 10 DP 1061237 & Lot 5 DP 804051). Submissions need to be made to the Department by 26 February 2020.

In regard to Endeavour Energy's submission made to the Department on 3 September 2019 regarding the exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD 9667 being the Light Horse Interchange Business Hub Eastern Creek at 165 Wallgrove Road & 475 Ferrers Road, Eastern Creek (Lot 10 DP 1061237 & Lot 5 DP 804051) for 'Concept proposal for staged redevelopment of site as an industrial business hub with approximately 157,600sqm industrial and light industrial floorspace and 7,900sqm ancillary offices', Endeavour Energy has noted the following in the Response to Submissions and Preferred Project Report:

4.3. ENDEAVOUR ENERGY

Table 6 provides a response to the matters raised in the submission provided by Endeavour Energy dated 3 September 2019.

Table 6 – Response to Endeavor Energy submission

SUBMISSION	RESPONSE
<u>Property services</u>	
<i>The existing easement for 11 kV (constructed at 22 kV) high voltage overhead power lines needs to be included in the Draft Plan of Subdivision.</i>	The draft Plan of Subdivision has been updated by Landpartners and is provided at Appendix H .
<i>The proposed easement for 132 kV high voltage overhead power lines needs to be created/registered as part of the subdivision.</i>	The draft Plan of Subdivision has been updated by Landpartners and is provided at Appendix H . It is intended that the proposed easement will be created as part of the subdivision.
<u>Recommendations and comments</u>	
Comments provided re network capacity / connection, urban network design, bushfire, flooding and drainage, easement management / network access, earthing, prudent avoidance, vegetation management, dial before you dig, asbestos, public safety, etc.	The Civil Engineering Report (refer Appendix E) has been updated to further elaborate on engineering matters relating to electricity supply to the development. Preliminary advice from the Level 3 ASP, Ultegra, is presented in the Civil Engineering Report, including; likely method of power supply. The comments provided in Endeavour Energy's letter are noted and future detailed design will be conducted in consideration of those comments.

For the 'Property services', Endeavour Energy's Property Survey Officer, Ian Cousin, and easement Assessment Specialist, John Lucich have been working with Parramatta Park & Western Sydney Parklands Trusts Project Manager, Luke Wilson and

Landpartners Project Director, Greg Oxley to resolve the easement matters which have now been addressed in the updated draft Plan of Subdivision. Their assistance in meeting Endeavour Energy's requirements is greatly appreciated.

For the 'Recommendations and comments' Endeavour Energy has noted the following in the Civil Engineering Report.

3.4. Power

Endeavour Energy is the servicing authority for energy in the region. The subject site is located in a previous rural residential area with minimal load. An enquiry to the service provider will be necessary to confirm the ability of local cables to service the site. Endeavour Energy will require the engagement of a Level 3 Service Provider to further assess the capacity of the existing system and the requirements for the infrastructure to service the proposed development.

Preliminary advice from Ultegra suggests that the likely method of supply would be to connect with an existing feeder near Brabham Drive. Notwithstanding the further investigations and applications required with Endeavour Energy, it is considered that power supply will be able to be provided to the development site substation.

The substation for the development is proposed to be outside the north east corner of Lot 1 adjacent to the corner of the proposed access road. Considering the Flood Impact Assessment prepared by BMT it should be noted that the proposed location has flood immunity from mainstream flooding in the PMF flood event (in excess of 1% AEP storm event).

Whilst this appears to address the power requirements for proposed Lot 1 only, the applicant should note the following advice provided in Endeavour Energy's previous submission.

Endeavour Energy's Asset Strategy & Planning Branch whilst not having undertaken a detailed analysis of the State Significant Development have provided the following advice:

Based on the size of the industrial estate, from a quick desktop calculation [using 40 volt-ampere (VA) per square metre x 157, 600 square metres] equates to approximate load of 6.5 mega volt amperes (MVA).

This estimated load can be sourced at 11 kV high voltage from Endeavour Energy's North Eastern Creek Zone Substation which is situated approximately 1.1 kilometres by road to the west of the Westlink M7 and Wallgrove Road at Wonderland Drive Eastern Creek (Lot 219 DP 1076826).

With a distribution / padmount substation accommodating loads from 315 kilo-volt amperes (kVA) up to 1,500 kVA (typically 500 kVA) ie. 1,000 kVA is equal to one MVA, depending on the capacity of the substation, there will be a significant number of high voltage feeders and distribution substations required to facilitate the proposed industrial estate. With the Draft plan of Subdivision showing the creation of 7 industrial lots, it is possible that a padmount substation will be required on every lot.

Asset Strategy & Planning Branch will be able to provide specific details once a load application or technical review request is submitted through Endeavour Energy's Network Connections Branch.

As consideration of Endeavour Energy's other recommendations and comments have been noted by the applicant and will be considered in the future detailed design, at this time Endeavour Energy has no further comments to provide regarding the applicant's RtS.

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 made to the Department on 3 September 2019 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.

Kind regards
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