

The Secretary
NSW Planning, Industry & Environment

4 March 2021

ATTENTION: Emily Dickson

I refer to the Department's below email of 11 3 January May 2021 regarding the public exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10457 Concept Plan proposal for a retail outlet centre on Lot 3 at the Eastern Creek Business Hub at Rooty Hill Road South, Eastern Creek (Lots 1 & 13 DP 1258787; Lots 1, 3 & 4 Sec B DP 8681; Lot 3 DP 830836), including food and drink premises, an indoor recreation facility and Stage 1 early works. Submissions need to be made to the Department by 10 March 2021.

Please refer to Endeavour Energy's previous submission made to the Department via email on 11 May 2020 regarding the Planning Secretary's Environmental Assessment Requirements for SSD-10457. The recommendations and comments provided therein essentially remain valid.

In regard to the exhibition of the EIS, Endeavour Energy has noted the following:

- EIS

6.19 Utilities

Policom has reviewed the proposed Concept and has identified that up to six pad mounted substations will be required to power the development. These will be designed to Endeavour Energy requirements and located wholly within the site (refer to **Appendix Y**).

- Utility Statements (Appendix Y)

Electrical Utilities

The site is proposed to be supplied by 4 to 6 off padmounted substations located wholly within the site. The substation infrastructure will be designed to Endeavour Energy requirements.

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.

- Bushfire Protection Assessment

3.8 Electricity services

The compliance of the proposed supply of electricity services with regards to Section 7.4 of PBP is detailed in **Table 9**.

Table 9: Requirements for the supply of Electricity services (adapted from Table 7.4a of PBP)

Performance Criteria	Acceptable Solution	Compliance Notes
Location of electricity services limits the possibility of ignition of surrounding bush land or the fabric of buildings.	Where practicable, electrical transmission lines are underground;	Complies The existing electricity supply to the subject land is underground.
	Where overhead, electrical transmission lines are proposed as follows: Lines are installed with short pole spacing (30 m), unless crossing gullies, gorges or riparian areas; and No part of a tree is closer to a power line than the distance set out in ISSC3 Guide for the Management of Vegetation in the Vicinity of Electricity Assets (ISSC3 2016).	Not applicable

In regard to Lot 3 there are low voltage overhead power lines to parts of the Rooty Hill Road South and Church Street road verges / roadways.

For clarity, possibly the requirement for electricity supply to be underground should be included in the Design Guidelines.

- Stage 3 Flood Assessment

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.

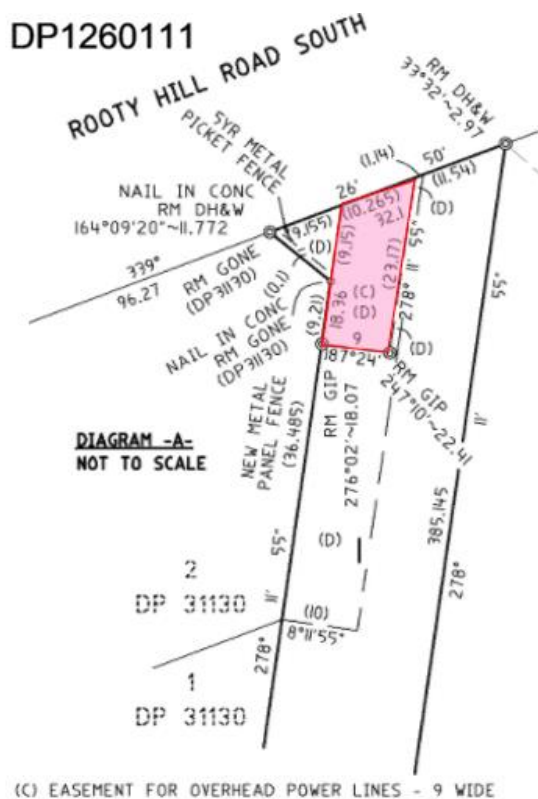
All drains within the substation site area or in the vicinity shall be properly maintained to avoid the possibility of water damage to Endeavour Energy's equipment.

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.



In regard to the road closure of the former Beggs Road reserve, which is shown in the below updated site plan from Endeavour Energy's G/Net master facility model and as shown in the following extract of DP 1260111, there is an easement benefitting Endeavour Energy for overhead power lines. It also indicates that whilst the poles are still in place, the former low voltage overhead power lines have been undergrounded and there is now a low voltage pillar (indicated by the blue rectangle ) from which customer connection points are provided. This easement is likely to be released once the truck turning area within Lot 2 is completed. In the interim, except for any approved / certified works by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project, the easement must be managed in accordance with the attached copy of memorandum for the AK104602.



Subject to the foregoing recommendations and comments, Endeavour Energy has no objection to the Development Application.

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 or in Endeavour Energy's previous 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 easing of the current 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.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

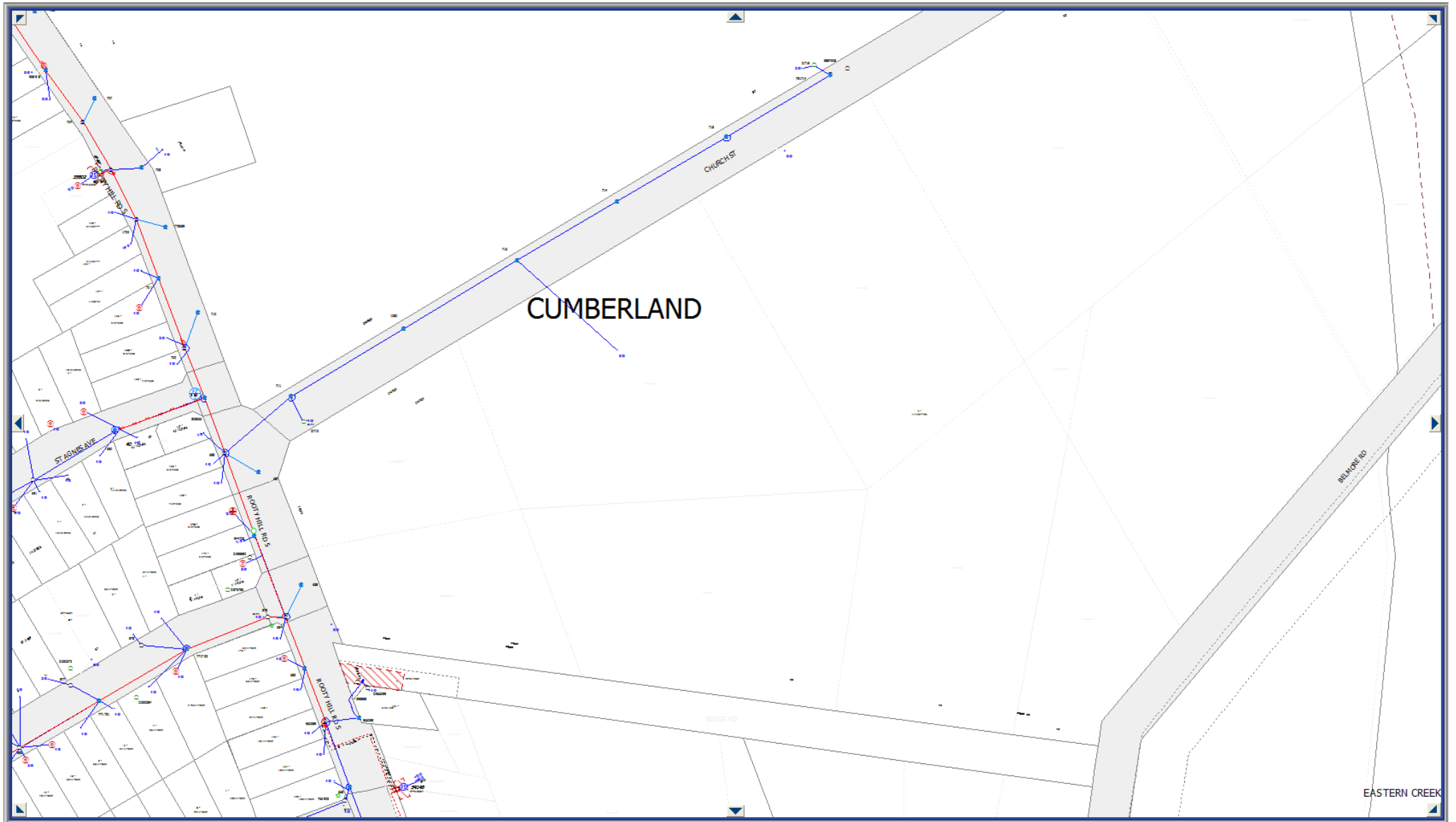
M: 0455 250 981

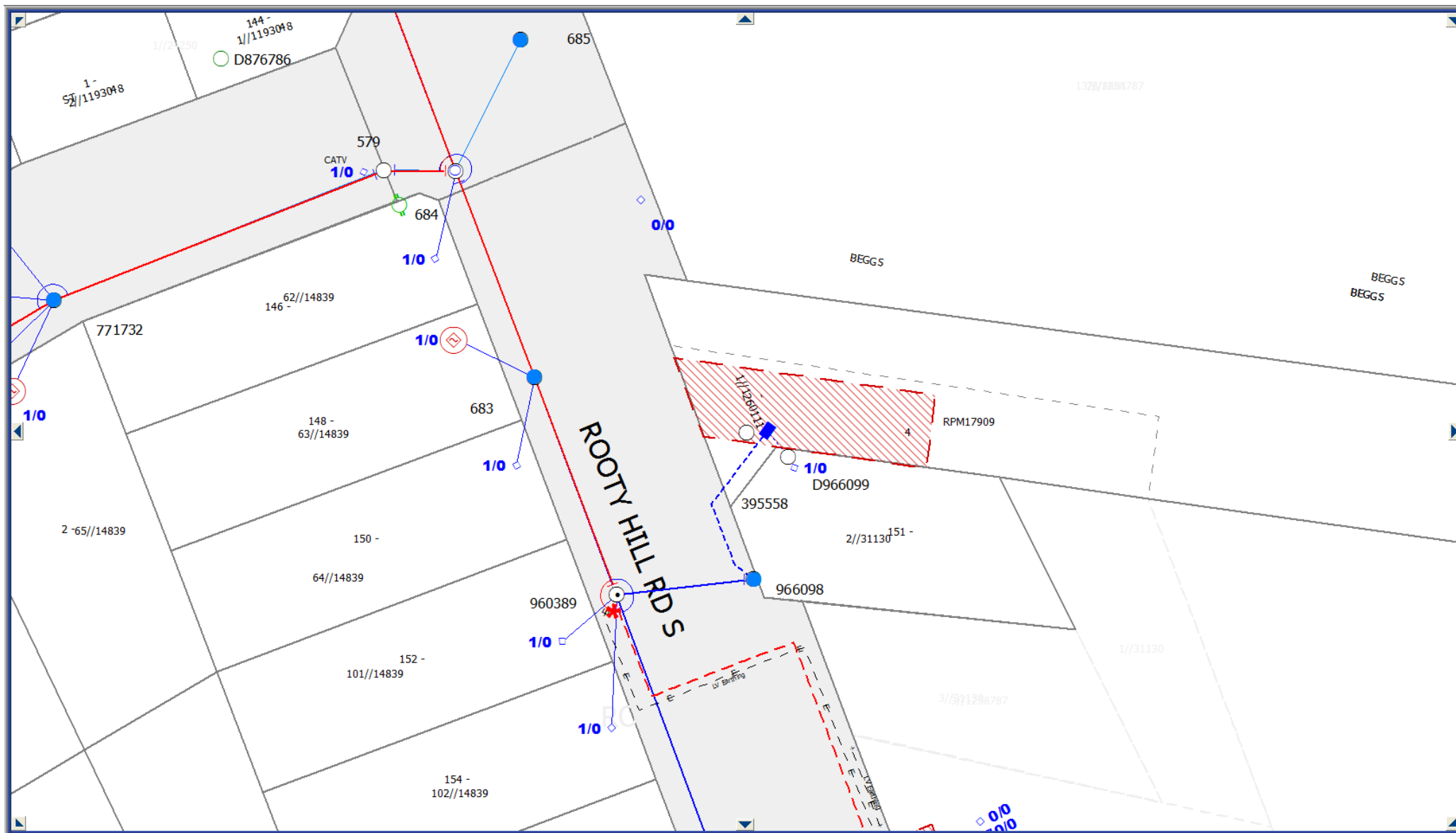
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Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there 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).



Feeder NORTH RICHMOND - Stephen St + Aux No 2 – 27454 from Grose Vale Road traverses Lot 12 DP 1134453 (for which there is no easement) to supply padmount substation no. 3646 located on the site.

From: Andrew Watson <Andrew.Watson@planning.nsw.gov.au>
Sent: Thursday, 11 February 2021 8:57 AM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Emily Dickson <Emily.Dickson@planning.nsw.gov.au>
Subject: Notice of Exhibition - Eastern Creek Retail Centre (SSD-10457)

Dear Mr Duba,

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Eastern Creek retail outlet centre (SSD-10457).

The EIS will be publicly exhibited from 11/02/2021 to 10/03/2021.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/32621>

The Department invites you to advise on the proposal, including advise on recommended conditions by the due date.

If you have any enquiries, please contact Emily Dickson on 02 8275 1032 at emily.dickson@planning.nsw.gov.au.

Kind regards,

Andrew Watson
DA Coordinator

Key Sites & Regional Assessments | Department of Planning, Industry and Environment
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www.dpie.nsw.gov.au



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.