

The Secretary
NSW Department of Planning, Industry and Environment

1 May 2021

ATTENTION: Bianca Thornton

Dear Sir or Madam

I refer to the Department's attached email of 28 April 2021 regarding State Significant Development SSD-9522 Kemps Creek Warehouse, Logistics and Industrial Facilities Hub MOD 1 - Changes to Lot 5 for 'Modification of the site layout to accommodate changes to Lots 5-8' at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414). Submissions need to be made to the Department by 13 May 2021.

Please refer to the previous submissions made by Endeavour Energy to the Department by email on:

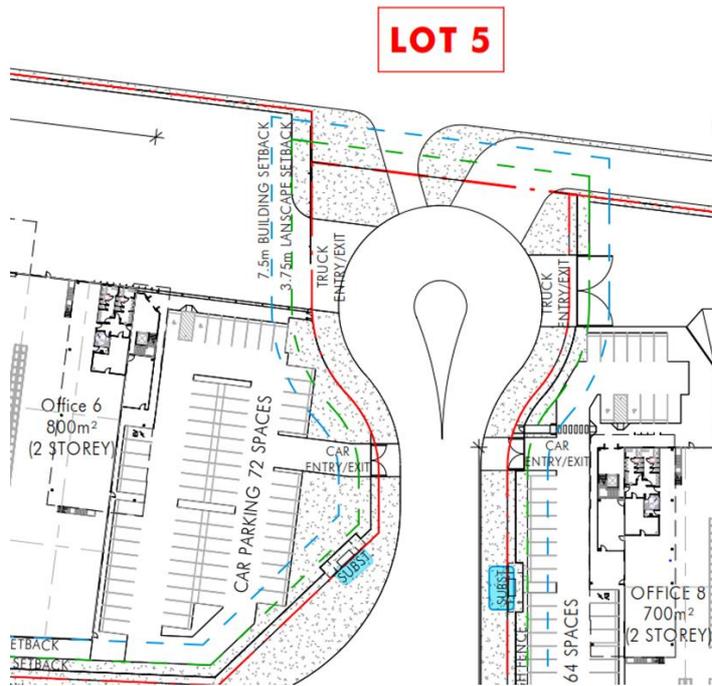
- 9 July 2019 for the Notice of Exhibition for State Significant Development SSD 9522 Kemps Creek Warehouse, Logistics and Industrial Facilities Hub at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) comprising site-wide earthworks, infrastructure and internal road network; construction and operation of 11 warehouses (165,186 m2 GFA); 816 parking spaces; and subdivision;
- 27 August 2020 regarding the Response to Submissions (RtS) for State Significant Development SSD-9522 at 657-769 Mamre Road, Kemps Creek (Lot 34 DP 1118173, Lots X & Y DP 421633, Lot 1 DP 1018318, Lot 22 DP 258414) for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub being the development of a warehouse, logistics and industrial facilities hub including construction and operation of eight warehouses comprising 166,225 m2 of floor space, 744 parking spaces and 17-lot Torrens Title Subdivision.

Notwithstanding the proposed modifications the recommendations and comments provided therein remain valid.

The applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) who are responsible for managing the conditions of supply with the developer and their Accredited Service Provider (ASP) if this Development Application:

- Includes any contestable works projects that are outside of any existing approved / certified works.
- Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (ADMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.

Endeavour Energy has noted that as shown in the following extract of Site Plan (Warehouse 6 & 8) provision has been made for two padmount substations.

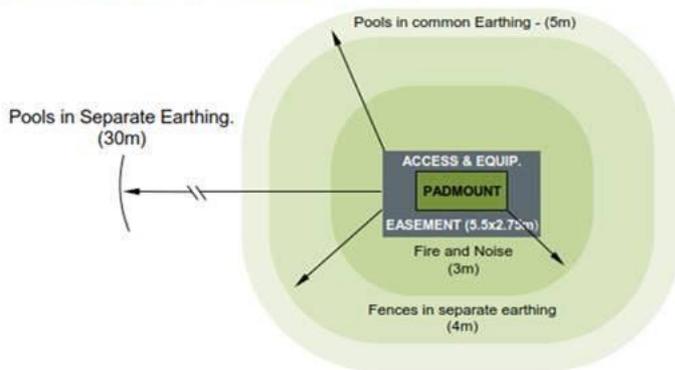


From Endeavour Energy’s perspective the fact that provision is being made for a padmount substation is a positive. Endeavour Energy’s general requirements is for a padmount substation to be at ground level and have direct access from a public street (unless provided with appropriate easements for the associated underground cables and right of access).

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’, padmount substations require:

- Easement with a minimum size of 2.75 x 5.5 metres (single transformer).
- Restriction for fire rating which usually extends 3 metres horizontally from the base of the substation footing / plinth and 6 metres vertically from the same point.
- Restriction for swimming pools which extends 5 metres from the easement (which is usually not required for non-residential development).

A4.3 - Padmount easements and clearances



The easement should not cross property boundaries but the restriction/s may affect any adjoining property provided they are able to be registered on the title to that property. In addition the following matters also need to be considered in regard to the fire restriction:

- Personnel access doors and fire exit doors to a building are not permitted within the fire restriction area.
- Gas mains/pipes shall not pass through the fire restriction area.

- A 10 metre clearance distance shall be maintained between substation and fire hydrants, booster valves, and the like in accordance with AS2419.1 'Fire hydrant installations System design, installation and commissioning' as updated from time to time.
- Consideration should be provided to the appropriateness of the landscaping relative to the fire restriction for the substation. Any landscaping that potentially could transfer / provide connectivity for flame or radiant heat from a fire in the substation to a dwelling or building should be avoided.
- The storage of and / or use of flammable, combustible, corrosive or explosive material within the fire restriction should be avoided.

Generally it is the Level 3 ASP's responsibility (engaged by the developer) to make sure that the substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. As a condition of the Development Application consent Council should request the submission of documentary evidence from Endeavour Energy confirming that satisfactory arrangements have been made for the connection of electricity and the design requirements for the substation, prior to the release of the Construction Certificate / commencement of works.

Subject to the foregoing Endeavour Energy has no objection to the 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 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 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

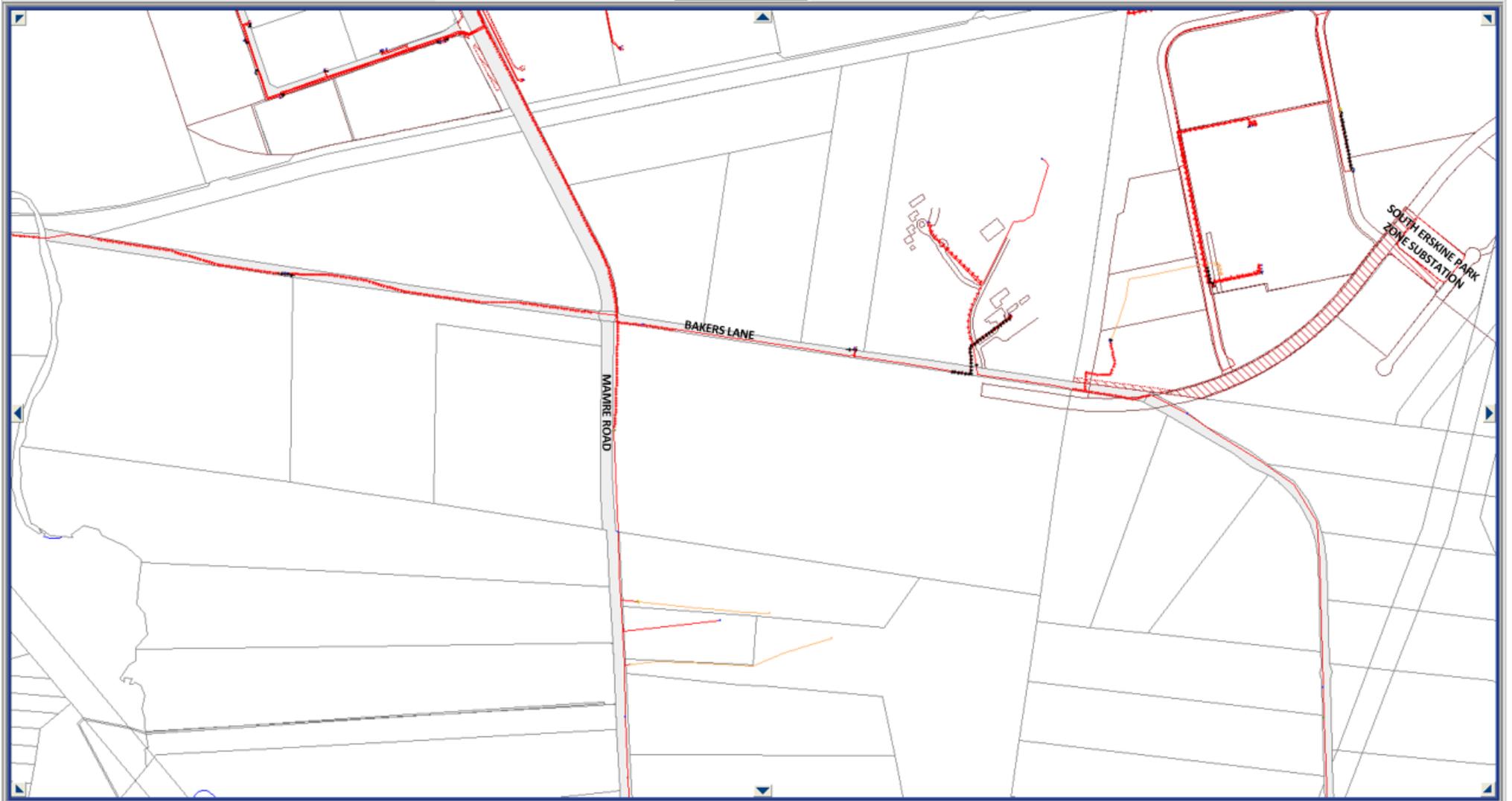
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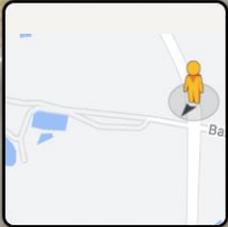


Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of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

Mamre Rd
Erskine Park, New South Wales

← Google

🕒 Street View



Google

From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Wednesday, 28 April 2021 2:41 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Bianca Thornton <Bianca.Thornton@planning.nsw.gov.au>
Subject: Notice of Exhibition – Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD-9522-Mod-1)

Dear Agency

The Department of Planning, Industry and Environment (Department) has received a Modification Application and Report for the Kemps Creek Warehouse, Logistics and Industrial Facilities Hub (SSD-9522-Mod-1).

The Modification Report will be publicly exhibited from 30/04/21 to 13/05/21.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/41256> from **Friday 30 April 2021**. If you wish to view the documents prior to this date, you will need to register an agency account on the Major Projects site. A User Guide is attached for your reference.

The Department invites you to comment on the modification, including advice on recommended conditions by **Thursday 13 May 2021**.

If you have any enquiries, please contact Bianca Thornton on 02 8217 2040 or at bianca.thornton@planning.nsw.gov.au.

Regards

Jess Fountain
DA Coordinator

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The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

 Please consider the environment before printing this e-mail.