

The Secretary  
NSW Department of Planning, Industry and Environment

6 May 2021

**ATTENTION: Caleb Ball**

Dear Sir or Madam

I refer to the Department's below email of 4 May 2021 regarding the notice of exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-8845345 Budawang School for Specific Purposes for 'Construction and operation of the Budawang School for Specific Purposes' at 17 Croobyar Road, Milton (Lot 200 DP 1192140) in the Shoalhaven City Council Local Government Area (LGA). Submissions need to be made to the Department by 2 June 2021.

Please refer to Endeavour Energy's submission made to the Department via email on 21 August 2020 for the request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-8845345 for the relocation and upgrade of the Budawang School for Specific Purposes at 17 Croobyar Road, Milton (Lot 200 DP 1192140) in the Shoalhaven City LGA. The recommendations and comments provided therein generally remain valid.

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

- Network Capacity / Connection

Endeavour Energy has noted the EIS is supported by Utilities Advice prepared by Intel Building Services dated 15 April 2021 which includes the following advice addressing the suitability of the site for the development in regard to whether electricity services are available and adequate for the development.

**Electricity** – The site is serviced by a Pole top substation to the west of the proposed School boundary which will be relocated to the North-West corner of the School site as a kiosk.

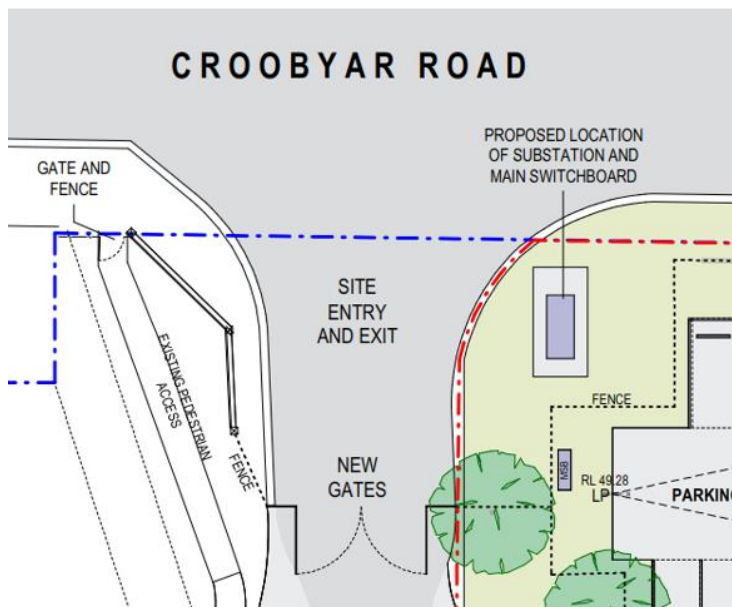
**L3 ASP**

At this stage of the design process we are yet to finalise Maximum Demand calculations for the proposed development, we will need this to be able to provide Endeavor Energy with our Concept Design and application for the new kiosk substation (replacing the existing pole-top substation).

Once we have made this application and it is reviewed by Endeavour Energy they will provide us with a Design Information Package (DIP) which will outline any upgrade works required (either by SINNSW or Endeavour Energy) and any other conditions we will need to meet.

At that stage we will be able to satisfy the requirement of a delivery and staging plan.

The proposed padmount substation is shown in the following extract of the Site Plan from the Architectural Drawings.

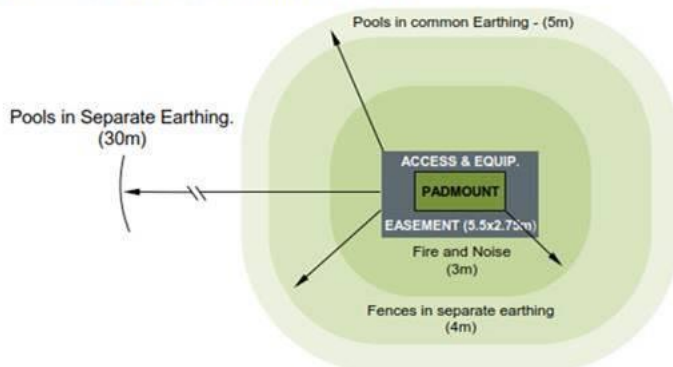


From Endeavour Energy's perspective the fact that provision is being made for a padmount substation is a positive. Endeavour Energy's general requirements is for a padmount substation to be at ground level and have direct access from a public street (unless provided with appropriate easements for the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

#### 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 Accredited Service Provider's (ASP) 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 any Development Application consent the Department 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.

The applicant will need to complete the application for connection of load process with Endeavour Energy's Network Connections Branch who are responsible for managing the conditions of supply with the proponent and their ASP and can be contacted via Head Office enquiries on business days on telephone: 133 718 or (02) 9853 6666 from 9am - 4:30pm.

- Site Remediation

Endeavour Energy has noted that the Preliminary Site Investigation and Limited Soil Assessment shows the 'Approximate SSP Construction Footprint' includes part of the easement for overhead power lines and pole mounted substation no. 72144 (the location of which has been added to the following extract of the Site Plan), but does not appear to identify the electricity infrastructure in the 'Site Description and Setting' although the easement is identified in the 'Historical Title' information.



In regard the 'Recommendations', as per Endeavour Energy's previous advice '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.' and accordingly may warrant further investigation.

## 7.2 Recommendations

The following has been recommended in consideration of the findings of the PSI and Limited Site Assessment:

- > During earthworks an unexpected finds protocol must be prepared and implemented if potentially contaminated materials are identified, to allow for their appropriate management. Any assessment and remediation of potentially contaminated materials must be undertaken by an appropriately qualified and experienced environmental professional.
- > Due to the absence of identified contaminant sources, the inferred natural geology within the SSP redevelopment footprint and low contaminant contaminations in shallow soil, further assessment and remediation is not warranted unless suspected contaminated materials are discovered during earthworks

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](mailto: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

E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)

51 Huntingwood Drive, Huntingwood NSW 2148

[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)



**From:** Erin White <Erin.White@planning.nsw.gov.au> **On Behalf Of** DPE PSVC Social and Other Infrastructure Mailbox

**Sent:** Tuesday, 4 May 2021 4:36 PM

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

**Cc:** Caleb Ball <Caleb.Ball@planning.nsw.gov.au>

**Subject:** Notice of Exhibition - Budawang School for Specific Purposes (SSD-8845345) - Endeavour Energy



Planning,  
Industry &  
Environment

Attention: Mr Cornelis Duba  
Development Application Specialist  
Endeavour Energy

-via email-

[property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au)

Dear Mr Duba

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Budawang School for Specific Purposes (SSD-8845345).

The EIS will be publicly exhibited from **Thursday 6 May 2021** to **Wednesday 2 June 2021**. All relevant documents may be viewed on the Department's website at:

<https://www.planningportal.nsw.gov.au/major-projects/project/39516>.

The Department invites you to advise on the proposal, including advice on recommended conditions by **Wednesday 2 June 2021**.

If you have any enquiries, please contact Caleb Ball on (02) 9274 6186 or via email at [caleb.ball@planning.nsw.gov.au](mailto:caleb.ball@planning.nsw.gov.au).

Kind regards

**Erin White**

**DA Coordinator, Social & Infrastructure Assessments**

Infrastructure Assessments | Department of Planning, Industry and Environment

T 02 8275 1183 |

4 Parramatta Square, 12 Darcy Street, Parramatta

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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