

The Secretary
NSW Department of Planning, Industry and Environment

12 May 2021

ATTENTION: Nick Hearfield

Dear Sir or Madam

I refer to the Department's below email of 10 May 2021 regarding the notice of exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-9579147 Pendle Hill High School Redevelopment at 66 Binalong Road, Toongabbie (Lot 101 DP 1141329). Submissions need to be made to the Department by 8 June 2021.

Please refer to Endeavour Energy's submission made to the Department via email on 9 October 2020 regarding the Request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-9579147 for Pendle Hill High School Redevelopment at Cornock Avenue, Toongabbie (Lot 101 DP 1141329) in City of Parramatta 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

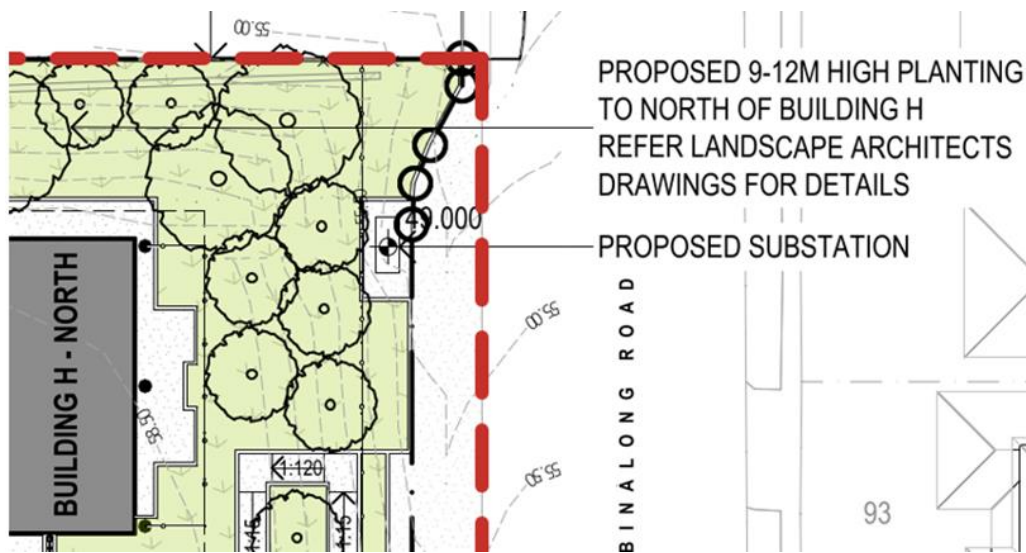
Endeavour Energy has noted the following in the Services Infrastructure Report addressing the suitability of the site for the development in regard to whether electricity services are available and adequate for the development.

5.4 Initial Design Assessment

From the available information and advice from EE, it is proposed that a new 1000kVA kiosk substation is to be installed along Binalong Road to service the development. A new Site Main Switchboard with capacity to supply all buildings on site post construction will be provided within new Building H. The existing power supply to the school from kiosk substation 15741 will be decommissioned once the new infrastructure is in place. The existing Main Switchboard will be supplied from the new Site Main Switchboard. This proposed design will minimize disruption to the school operation during construction, maintaining existing infrastructure where possible and providing sufficient capacity for the development and some spare capacity for potential future growth.

The proposed new padmount substation to be installed along Binalong Road is shown in the following extract of the Proposed Site Plan.

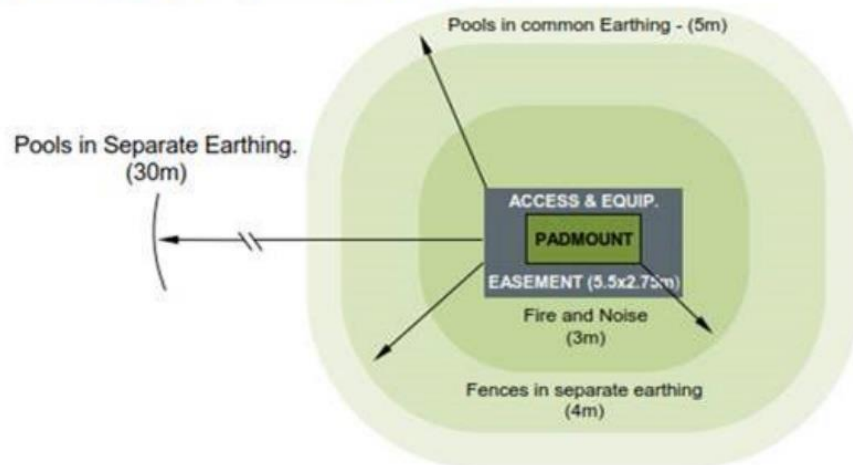
From Endeavour Energy's perspective the fact that provision is being made for a padmount substation is a positive. Endeavour Energy's general requirements is for a padmount substation to be at ground level and have direct access from a public street (unless provided with appropriate easements for the 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 may not be required for non-residential use).

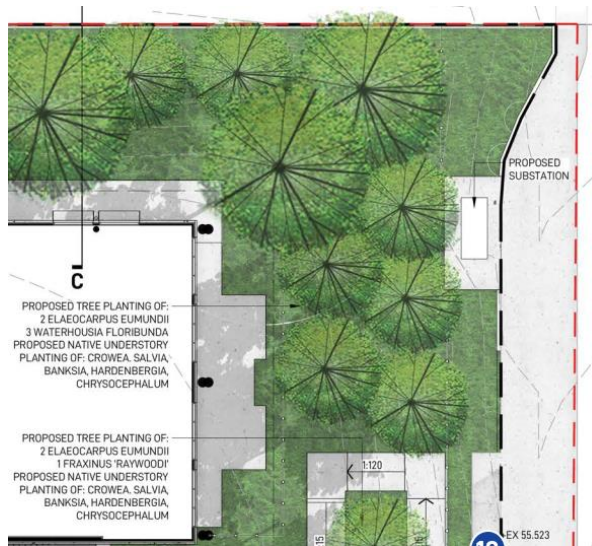
A4.3 - Padmount easements and clearances



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.

As shown in the following extract of the Landscape Master Plan the proposed extensive tree planting between the padmount substation and Building H – North will need to reconsider if the proposed plantings achieve the foregoing requirements. In addition, as per Endeavour Energy's previous submission, appropriate planting needs to occur in proximity of the overhead power lines to the Binalong road road frontage needs to be considered.



- The storage of and / or use of flammable, combustible, corrosive or explosive material within the fire restriction should be avoided.

- Easement Release

In regard to the existing easement for padmount substation no. 15741 which is to be decommissioned, the applicant can make an application for the release of the redundant easement. Under Endeavour Energy's Company Policy 9.2.3 'Property Tenure for Network Assets', the company will assess all applications for the release of easements to identify and manage risks to its network, commercial and community interests. The company may seek compensation for the extinguishment of property tenure. No easement is considered to be redundant or obsolete until it is released under this policy.

Applications for the release / extinguishment of an easement can only be made by the registered landowners of the encumbered property and in this instance can be done as part of the application for connection of load or capital works project for the development project ie. where alternative / new network arrangements are to be put in place.

Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666) are managing the conditions of supply with the proponent and their Accredited Service Provider (ASP) and will advise of Endeavour Energy's requirements for the release of easement.

- Prudent Avoidance

As part of the further acoustic assessment consideration should also be provided to the new padmount substation required to facilitate the proposed development. The transformers in substations may emit a hum – especially when under heavy load say in the summer peak when use of air conditioning is at its highest. The noise is usually not perceptible enough to be regarded as disruptive and/or to the point where amelioration measures are required. As noise levels, frequency and timing can vary and people perceive sounds differently, to minimise any potential exposure to intrusive noise, the siting towards the electricity infrastructure of less sensitive uses or parts of the building not regularly occupied is recommended.

- Site Remediation

Endeavour Energy has noted that the Report on Supplementary Contamination Assessment and Remediation Action Plan do not appear to identify the electricity infrastructure on or in vicinity of the site which is likely to become redundant assets as a result of the proposed development as potential areas of environmental concern (AEC) and associated contaminants of potential concern (COPC).

Endeavour Energy's Environmental Business Partner Team have advised that 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. The method of remediation is generally the removal of the electricity infrastructure, removal of any stained surfaces or excavation of any contaminated soils and their disposal at a licensed land fill. The decommissioning and removal of the redundant electricity infrastructure will be dealt with by Endeavour Energy's Network Connections Branch as part of the application for the connection of load for the new development – please refer to the above point 'Network Capacity / Connection'.

If the applicant has any concerns over the remediation works related to redundant electricity infrastructure they should contact Environmental Business Partner Team via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

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

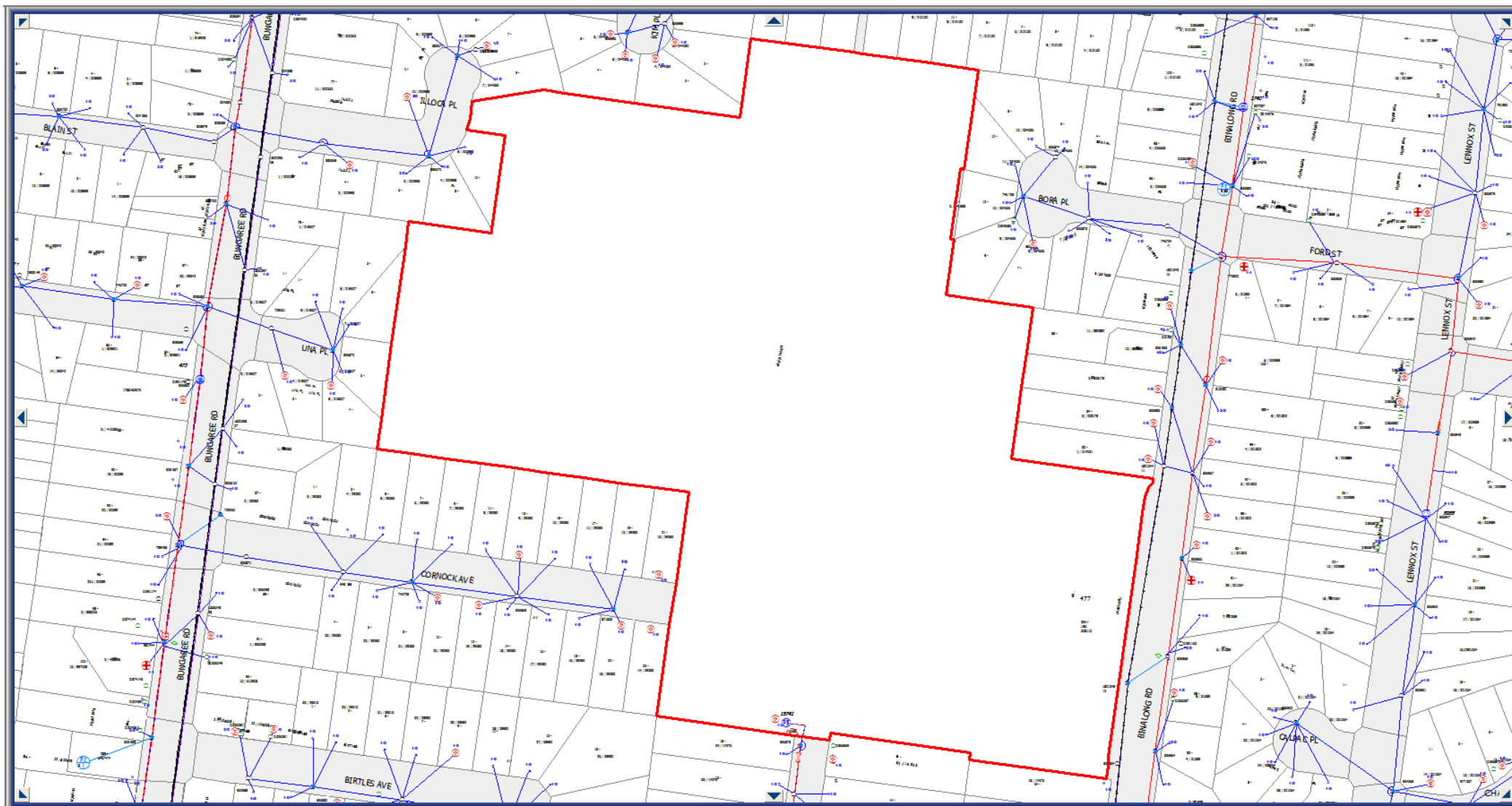
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Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there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



Supply for the new padmount substation to the Binalong road frontage will need to be provided by the 11,000 volt / 11 kilovolt (kV) on the opposite side of the road. As well as the provision of the new padmount substation, 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.

From: Erin White <Erin.White@planning.nsw.gov.au> **On Behalf Of** DPE PSVC Social and Other Infrastructure Mailbox
Sent: Monday, 10 May 2021 2:30 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Nick Hearfield <nick.hearfield@dpie.nsw.gov.au>
Subject: Notice of Exhibition - Pendle Hill High School Redevelopment (SSD-9579147) - Endeavour Energy



Planning,
Industry &
Environment

Attention: Cornelis Duba
Development Application Specialist
Endeavour Energy

-via email-
property.development@endeavourenergy.com.au

Dear Mr Duba

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Pendle Hill High School Redevelopment (SSD-9579147).

The EIS will be publicly exhibited from **Wednesday 12 May 2021** to **Tuesday 8 June 2021**. All relevant documents may be viewed on the Department's website at:
<https://www.planningportal.nsw.gov.au/major-projects/projects/on-exhibition>.

The Department invites you to advise on the proposal, including advice on recommended conditions by **Tuesday 8 June 2021**.

If you have any enquiries, please contact Nick Hearfield on (02) 8217-2039 or via email at nick.hearfield@dpie.nsw.gov.au.

Kind regards

Erin White
DA Coordinator, Social & Infrastructure Assessments

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