

The Secretary
NSW Department of Planning, Industry and Environment

18 July 2021

ATTENTION: David Schwebel

Dear Sir or Madam

I refer to the Department's below email of 18 June 2021 regarding the public exhibition of the Environmental Impact Statement (EIS) for State Significant SSD-9138102 Westlink Industrial Estate for 'Staged construction of 7 warehouse buildings, ancillary office space and a cafe, demolition, bulk earthworks, road construction, site servicing and stormwater works, landscaping and subdivision' at 290-308 ALDINGTON ROAD, 59-62 ABBOTTS ROAD & 63 ABBOTTS ROAD, KEMPS CREEK (Lots 11, 12 & 13 DP 253503) in the Penrith City Local Government Area (LGA). Submissions need to be made to the Department by 19 July 2021.

Please refer to Endeavour Energy's submission made to the Department via email on 25 September 2020 regarding the Request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-9579147 for ESR Kemps Creek Logistics Park for concept proposal of 8 warehouse buildings across 7 lots, internal road layouts and infrastructure and Stage 1 development comprising demolition, vegetation removal, bulk earthworks, infrastructure, construction, fit-out and operation of a warehouse at 290-308 ALDINGTON ROAD, 59-62 ABBOTTS ROAD & 63 ABBOTTS ROAD, KEMPS CREEK (Lots 11, 12 & 13 DP 253503) in Penrith 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 following in the Civil Infrastructure Report addressing the suitability of the site for the development in regard to whether electricity services are available and adequate for the development.

11.3.2. Proposed Electrical

Consultation has been undertaken with Endeavour Energy regarding electrical servicing strategies for the Broader Western Sydney Employment Area (BWSEA) which includes the wider Aldington Road Precinct and the Site.

The Endeavour Energy 'Western Sydney Priority Growth Area – Area Plan April 2018' indicates the proposed high voltage network to be delivered as part of the wider Endeavour Energy electrical network required to service the Aerotropolis.

Endeavour Energy's Asset Planning & Performance Branch has provided the following advice:

- Asset Planning & Performance have met with consultants for ESR Kemps Creek Logistics Park and discussed power servicing requirements at an early high-level stage.

- Based on standard warehousing load estimations, the client was advised that a new 11 kV feeder would be required to be established from Kemps Creek Zone Substation located at 120 Cross Street Kemps Creek (Lot 1 DP 532554) to the site to provide the required capacity. This is due to the existing electrical infrastructure in the vicinity having insufficient capacity to support the proposed large-scale development along Mamre Road and Aldington Road with several partial developments involving a number of warehouses which have been processed and allowed to connect.
- This has subsequently resulted in no further spare capacity being available without extensive new capital investment required to provide new capacity in addition to and in advance of the proposed new 132kV / 22 kV zone substation within the Oakdale West Precinct known as South Erskine Park Zone Substation by the current expected commissioning date of October 2022. This substation will service both the Oakdale West and Mamre Precincts and limited parts of the Oakdale South Precinct.
- Developments which are running ahead of Endeavour Energy's infrastructure delivery timeline are being advised to make alternative arrangements to access spare capacity from either Kemps Creek Zone Substation or Mamre Zone Substation located at 8 John Morphett Place Erskine Park (Lot 9 DP 1097134) depending on where they are located until supply can be redirected from the new South Erskine Park Zone Substation. Some warehousing has been accommodated where possible on an interim basis until the new zone substation is available.
- Asset Planning & Performance are happy to meet with ESR to continue conversations regarding the provision of capacity ahead of South Erskine Park Zone Substation which may entertain connection of one or two warehouses dependent on the load requirement, some infrastructure augmentation is still likely to be required due to the rural construction type of existing infrastructure.

Although it was not identified which option would be the most suitable option, Connect Infrastructure has advised that further consultation with Endeavour Energy will be required and based on the risk / reward profile, a suitable option can be determined.

There is no advice / commentary provided in regard to the electricity distribution within the site.

Endeavour Energy's Asset Planning and Performance Branch has provided the following advice.

The advice provided in the Civil Infrastructure Report is accurate.

Asset Planning and Performance Branch has received an application for connection of urban industrial load UIL6041 for the first warehouse in Stage 1 with a load of 850 kVA which will be allowed to be connected to the existing network in Aldington and Abbott Roads which is supplied from Kemps Creek Zone Substation.

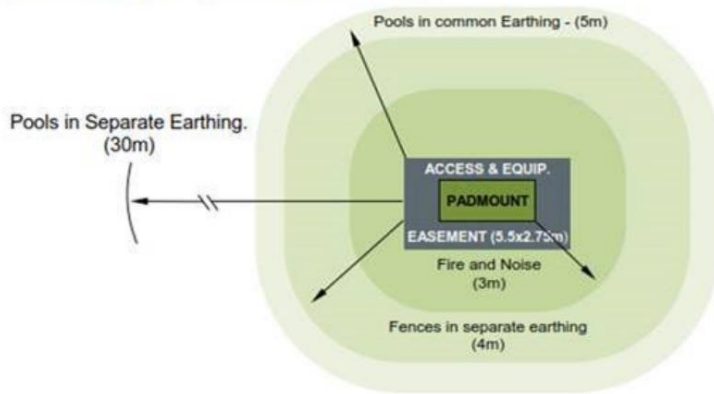
The customer is advised to reticulate the estate with 22 kV cable and start making preparations for their new 22 kV feeder from South Erskine Park Zone Substation which will be required to supply the remainder of the development.

The method of supply requires the establishment of a new 1000 kVA padmount substation located on the site. Neither the Architectural Plans nor the Plan of Subdivision show any provision for a padmount substation. 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.
- 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.

Please find attached for the applicant's information copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Mains Construction Instruction MCI 0006 'Underground distribution construction standards manual Section 7 – Substations & Switching Stations'.
- Mains Design Instruction MDI 0028 'Underground distribution network design'.

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 the Development Application consent the Department 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.

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 COVID-19 health risk a significant number of Endeavour Energy staff are working from home. Access to emails and other internal stakeholders can accordingly be somewhat limited. As a result, it may sometimes 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

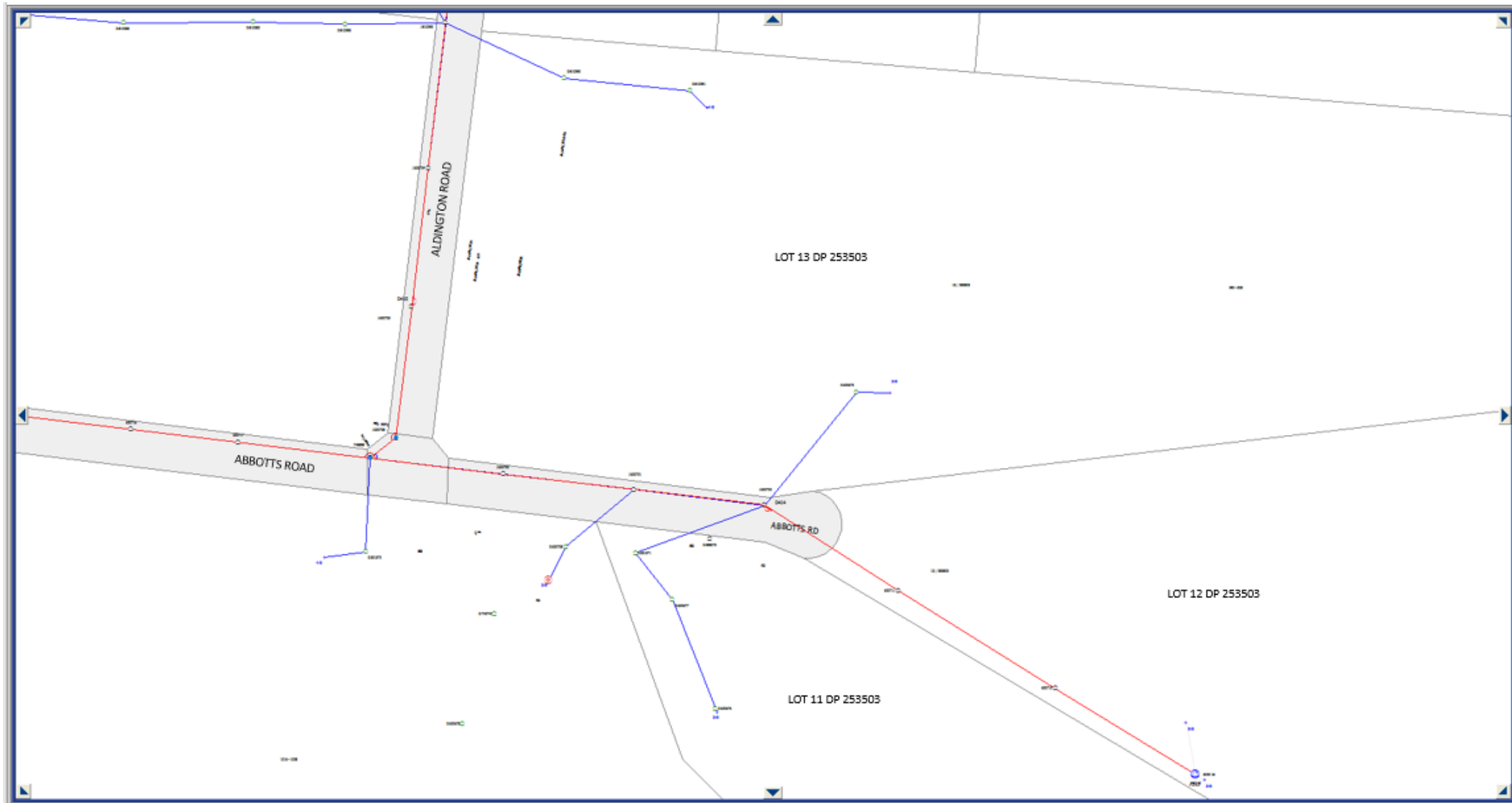
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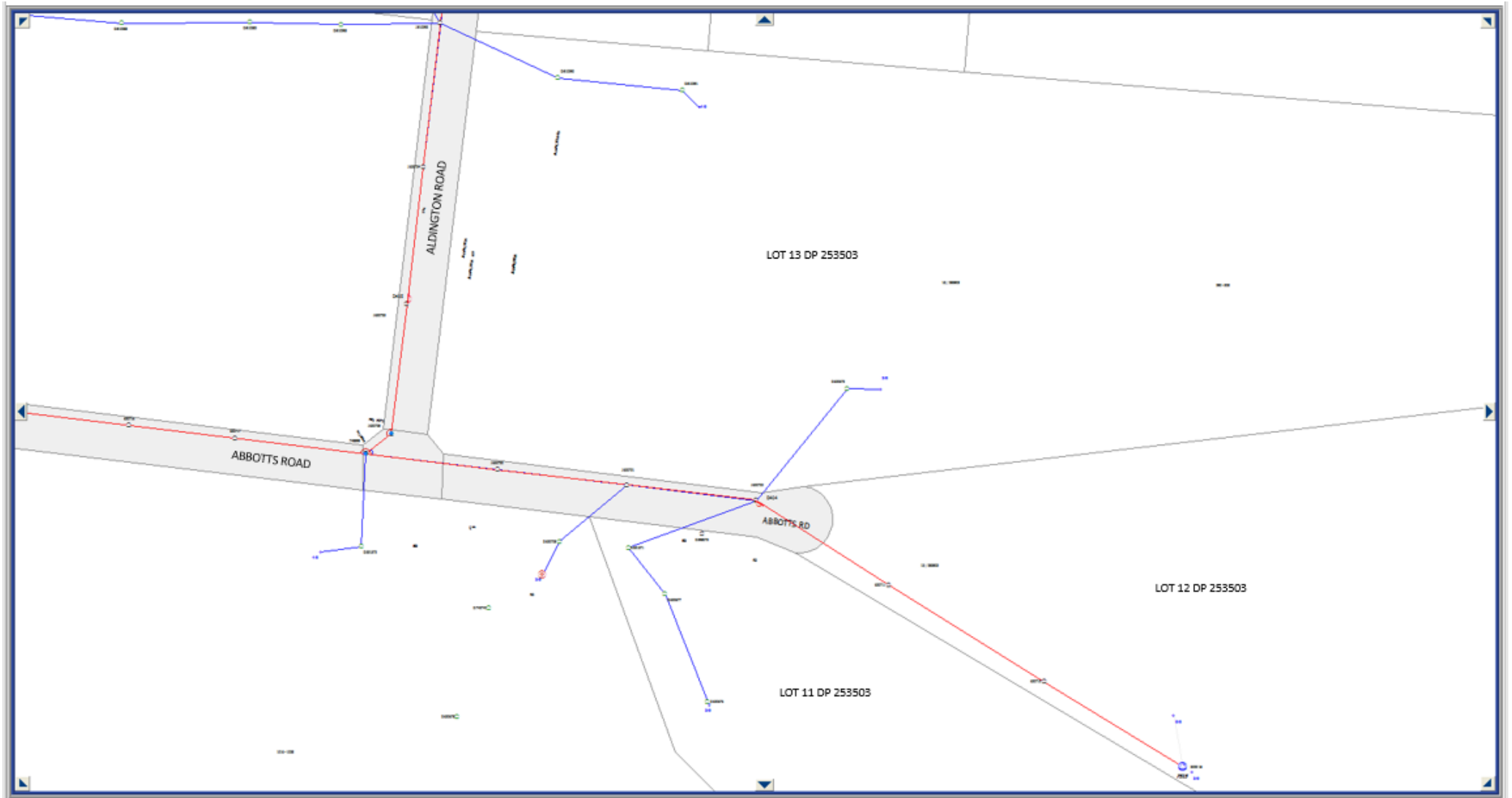
51 Huntingwood Drive, Huntingwood NSW 2148

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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).



Abbotts Rd
Kemps Creek, New South Wales

← Google

↻ Street View



From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Friday, 18 June 2021 2:23 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: David Schwebel <David.Schwebel@planning.nsw.gov.au>
Subject: Notice of Exhibition – Westlink Industrial Estate (SSD-9138102)

Dear Agency

The Department of Planning, Industry and Environment (Department) has received an Environmental Impact Statement (EIS) for the Westlink Industrial Estate (SSD-9138102).

The EIS will be publicly exhibited from Tuesday 22 June 2021 to Monday 19 July 2021.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/39866> from **Tuesday 22 June 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 advise on the proposal, including advice on recommended conditions by **Monday 19 July 2021**.

If you have any enquiries, please contact David Schwebel on 9274 6400 or at david.schwebel@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.



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