

The Secretary  
NSW Planning, Industry & Environment

22 September 2021

**ATTENTION: Jeffrey Peng**

Dear Sir or Madam

I refer to the Department's below email of 25 August 2021 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-15221509 Woolworths Warehouse and Distribution Centre for 'Construction and operation of a warehouse and distribution facility in Wetherill Park for handling chilled and fresh products' located at 250 Victoria Street, Wetherill Park (Lots 1, 2, 3 and 4 DP 781975) in the City of Fairfield Local Government Area (LGA). Submissions need to be made to the Department by 22 September 2021.

Please refer to Endeavour Energy's previous submissions made to the Department via email on 4 March 2021 for the Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-15221509 Woolworths Warehouse and Distribution Centre. The recommendations and comments provided therein remain valid.

Endeavour Energy has noted the EIS includes 'Table 15. Endeavour Energy' which refers to the matters raised in Endeavour Energy's submission to the SEARs which has some comments and has been noted by the applicant.

In regard to the Electrical Services Supply being a letter from Shelmerdines Consulting Engineers to Woolworths dated 23 June 2021, it includes the following advice.

2. Due to the size of the distribution centre noted above and the building being over several levels there is little opportunity to locate multiple Endeavour Energy Padmount substations or chamber substations on the site. 10.0MVA load would require six (6) padmounts/transformers located on the site (5 x 1500kVA and 1 x 1000kVA).
3. By being connected as a HVC we can design and install four (4) off 2500kVA Padmount substations to support the load which have a much smaller footprint required.
4. The development will have 100% diesel generator backup to the main switchboards. Having fewer transformers means we can have fewer generators.
5. Due to space constraints it is proposed to install the generators onto a plant platform that runs over the transformers. This is only possible if the site is connected as a HVC as Endeavour Energy would not allow us to build over the Padmount substations.

The letter also refers to a technical review request to Endeavour Energy in June 2020.

Endeavour Energy's Network Connections Branch has provided the following advice.

*Endeavour Energy's response to the Technical Review Request was provided in a letter of 2 August 2020 under urban industrial load UIL5961 Woolworths Distribution Centre - Redfern Street Wetherill Park. This customer will be an 11 kV High Voltage Customer (HVC). The customer will need two high voltage feeders to provide N-1 redundancy unless they are opting out of this option. There has been not yet been a Method of Supply (MOS) provided by the applicant's Accredited Service Provider.*

Accordingly 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 applicant and their ASP.

In regard to building over the padmount substations, Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' includes the following requirements.

## 5.16 Encroachments on Padmount Substation or Switching Station easements

### 5.16.2 Minimum safety requirements for padmount substation easements

The minimum safety requirements padmount substations easements are outlined below and must **always** be met to maintain the safe operation of the network and employees:

- No building overhangs within the six (6) metre airspace above a padmount substation site;
- No construction must occur within the padmount substation / switching station easement;

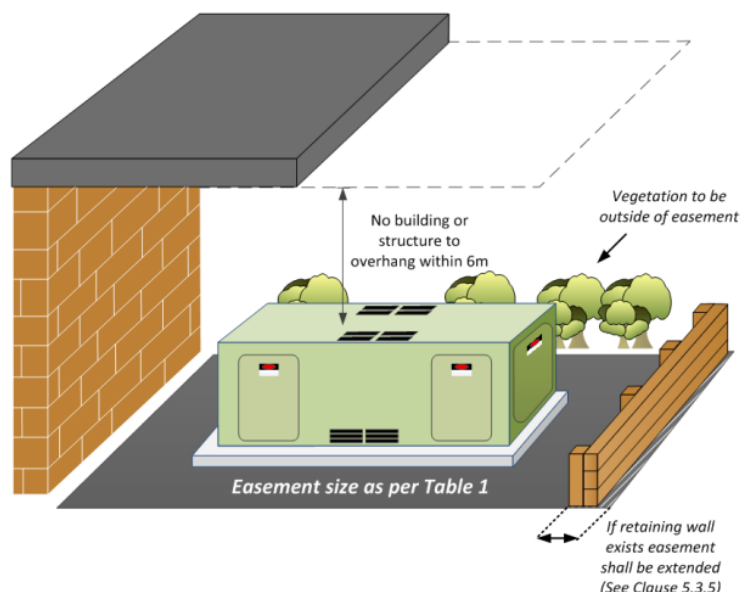
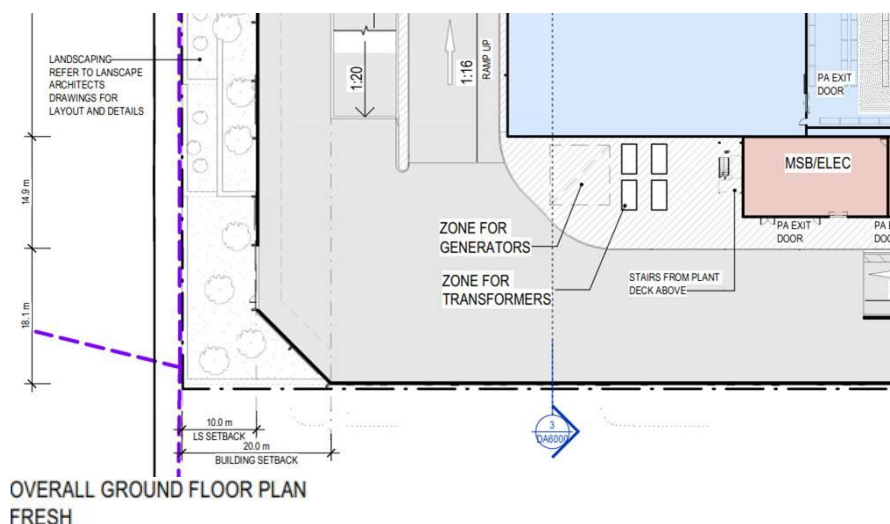


Figure 8 - Padmount Substation Easement Requirements

As shown in the following extract of the Overall Ground Floor Plan the padmount substations are proposed to be located in the south eastern corner of the with frontage to Victoria Street.



Endeavour Energy has noted the State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP33) assessment concludes '... the facility is not classified as potentially hazardous, it is not necessary to prepare a Preliminary Hazard Analysis for the facility as SEPP 33 does not apply'.

Endeavour Energy is aware that the provisions of SEPP33 in the preparation of a preliminary hazard assessment electricity infrastructure is not defined / regarded as sensitive land use. However, in similar situations Endeavour Energy has sought further advice from the consultants preparing the preliminary hazard assessment on the basis that, although not a sensitive land use in the traditional / environmental sense, if the electricity infrastructure on or in proximity of the site (which also may be a potential ignition source) is damaged, the resulting outage could leave many properties / customers without power.

The consultants have been requested to specifically address the risks associated with the proximity of the electricity infrastructure ie. detail design considerations, technical or operational controls etc. to demonstrate as required by SEPP33 that the proposed business / development is suitably located and can be built and operated with an adequate level of safety and pollution control.

Conversely, Endeavour Energy's electricity infrastructure is potentially a source of ignition for fires. Endeavour Energy's risk control has focused on reducing the likelihood of fire ignition by implementing good design and maintenance practices. However there is still the potential for fires to occur as a result of fault currents, flashovers, fallen conductors, vehicle impacts etc. and the potential for these as a risk to hazardous and offensive development should also be considered.

Irrespective of the class / division and the quantities, any dangerous goods whether combustible and / or flammable should not be stored near electricity infrastructure and increasing the separation distance as far as reasonably possible is recommended.

Endeavour Energy's Mains Design Instruction MDI 0028 'Underground distribution network design' includes the following advice regarding substation

*6.3.7 Substation near hazards*

Substations contain HV and LV electricity, oil, plastics, concrete and other materials. In some situations, a substation **can** be regarded as a hazardous source, or be susceptible to hazardous sources.

Therefore, substations in or near hazardous areas **will** be dealt with strictly in accordance with Australian Standards and statutory requirements. The minimum distances to be maintained from hazardous locations are set out in AS 60079.10:2009. Reference **will** be made to AS 60079.10:2009 and any relevant statutory authority, in determining the siting of a substation when in hazardous locations. Padmount substations in or near hazardous areas, **will** have stainless steel cubicles as long as they comply with EDI 100 for earthing.

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 in Endeavour Energy's previous submissions 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 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

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**From:** Jessica Fountain <[Jessica.Fountain@planning.nsw.gov.au](mailto:Jessica.Fountain@planning.nsw.gov.au)>

**Sent:** Wednesday, 25 August 2021 4:59 PM

**To:** Property Development <[Property.Development@endeavourenergy.com.au](mailto:Property.Development@endeavourenergy.com.au)>

**Cc:** Jeffrey Peng <[Jeffrey.Peng@planning.nsw.gov.au](mailto:Jeffrey.Peng@planning.nsw.gov.au)>

**Subject:** Notice of Exhibition – Woolworths Warehouse and Distribution Centre, Wetherill Park (SSD-15221509)

Dear Endeavour Energy

The Department of Planning, Industry and Environment (Department) has received an Environmental Impact Statement (EIS) for the Woolworths Warehouse and Distribution Centre (WDC) Wetherill Park (SSD-15221509).

The EIS will be publicly exhibited from 26 August 2021 to 22 September 2021.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/41396> from **Thursday 26 August 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 **Wednesday 22 September 2021**.

If you have any enquiries, please contact Jeffrey Peng at [jeffrey.peng@planning.nsw.gov.au](mailto:jeffrey.peng@planning.nsw.gov.au) or (02) 9995 6685.

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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