

The Secretary
NSW Planning, Industry & Environment

7 November 2021

ATTENTION: Bianca Thornton

Dear Sir or Madam

I refer to the Department's below email of 4 November 2021 regarding the Environmental Impact Statement (EIS) for State Significant Development SSD-17552047 155-217 Aldington Road Estate for 'Development of a warehouse and logistics hub including construction and operation of two warehouses connected by a breezeway and comprising 64,260 m² of floor space as well as a 9-lot Torrens Title Subdivision' located at 155-217 Aldington Road, Kemps Creek (Lot 33 DP 258949 and Lots 25-28 DP 255560) in the Penrith City Council Local Government Area (LGA). Submissions need to be made to the Department by 2 December 2021.

Please refer to Endeavour Energy's previous submission made to the Department via email on 28 April 2021 for the Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-17552047 155-217 Aldington Road Estate. The recommendations and comments provided therein remain valid.

Endeavour Energy's further recommendations and comments are as follows:

- Network Capacity / Connection

Endeavour Energy has noted the following in the Service Infrastructure Assessment addressing whether electricity services are available and adequate for the development.

4.0 ELECTRICITY

- a) The Kemps Creek Zone Substation currently supplies this site however this facility has limited capacity and is unlikely to provide service to this site.
- b) Endeavour Energy are providing a new zone substation (known as the South Erskine Park Zone Substation) within the Oakdale West precinct. This zone substation will be operational by 2022 and will provide substantial electrical capacity for the Mamre Road precinct.
- c) Calculations of expected electrical demand for this site indicate a demand of 5MVA is required to serve the ultimate development of the site (Refer Appendix B).
- d) Endeavour Energy in their Technical Review response noted that the existing overhead 11KV feeder immediately adjacent to the site will be re-energised to a 22KV feeder in Q3 2022. This will provide adequate capacity to service the site – see Appendix B.
- e) Delivery of internal infrastructure will be undertaken under Endeavour Energy standard requirements outlined in Endeavour Energy's connection policy.

As indicated in the Technical Review response (Endeavour Energy reference ENL3998 dated 9 April 2021) 'An application for connection of load must be submitted and subsequent designs have been certified or approvals granted will Endeavour Energy reserve capacity on the network'. As such, the applicant and their Accredited Service Provider (ASP) should continue 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 and can be via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

From the Architectural Plans it does not appear any provision has been made for a padmount substations required for the two warehouses.

As previously advised, Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant / Accredited Service Provider prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application.

- State Environmental Planning Policy No 33 - Hazardous and Offensive Development (SEPP33)

Endeavour Energy is aware that under the provisions of SEPP 33 in the preparation of a preliminary hazard assessment, electricity infrastructure is not defined / regarded as sensitive land use. However, 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.

In similar situations 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.

In this instance the SEPP 33 Assessment indicates that 'Based on the SEPP33 assessment conducted in this study and the results indicating that SEPP33 does not apply to the warehouse within the proposed Aldington Road development, it is concluded that the requirements of the SEPP33 component of the Hazard and Risk Section of the SEARs have been addressed' (Noting that tenants may require to store DGs at quantities exceeding those assessed in this study).

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 ie. the padmount substations required to facilitate the proposed development should not be located near the Flammable Liquid Stores.

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 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

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From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Thursday, 4 November 2021 4:42 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Bianca Thornton <Bianca.Thornton@planning.nsw.gov.au>; Katelyn Symington <Katelyn.Symington@planning.nsw.gov.au>
Subject: Notice of Exhibition – 155-217 Aldington Road Estate (SSD-17552047)

Dear Endeavour Energy

The Department of Planning, Industry and Environment (Department) has received an Environmental Impact Statement (EIS) for the 155-217 Aldington Road Estate (SSD-17552047).

The EIS will be publicly exhibited from Friday 5 November 2021 to Thursday 2 December 2021.

The EIS can be viewed on the Department's Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/41706> from **Friday 5 November 2021**.

The Department invites you to advise on the proposal, including advise on recommended conditions by **Thursday 2 December 2021**.

If you have any enquiries, please contact Bianca Thornton on (02) 8217 2040 or via email 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.



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