

## Development Application and Planning Proposal Review



Authority	Authority's Reference	Authority Contact	Authority Notification	Submission Due	Submission Made
NSW Planning, Industry & Environment	SSD-29999239	Sheelagh Laguna	15/03/2022	13/04/2022	13/04/2022

Address	Land Title
600 Woodstock Avenue, Rooty Hill	Lot 67 DP 804292

### Scope of Development Application or Planning Proposal

Environmental Impact Statement for Rooty Hill Materials Recycling Facility. Demolition of existing structures, construction and operation of a materials recycling facility processing up to 120,000 tonnes per annum of yellow lidded bin wastes and containers collected from Container Deposit Scheme (Return and Earn).

### As shown in the below site plan from Endeavour Energy's G/Net master facility model:

There is:

- An easement benefitting Endeavour Energy (indicated by red hatching) for low voltage and 132,000 volt / 132 kilovolt (kV) high voltage overhead power lines, overhead earth cables and overhead pilot cables (carrying protection signals or communications between substations).
- Padmount substations no.s 8105, 18365 and 19938 which are not held under easement but is regarded as protected works under Section 53 'Protection of certain electricity works' of the *Electricity Supply Act 1995* (NSW).
- 11,000 volt / 11 kV high voltage underground cables going from padmount substation no. 8105 going to high voltage customer substation no. 12831.
- Low voltage and 11 kV high voltage underground cables to the Woodstock Road road verge / roadway.
- 132 kV high voltage overhead power lines and low voltage overhead power lines for streetlighting, overhead earth cables and overhead pilot cables to the Kellogg Road road verge / roadway.
- The notification letter from the Department indicates 'You are being notified of the SSD application as you have been identified as a neighbouring landowner/occupier'. Endeavour Energy's owned sites in the area are:
  - Rooty Hill Zone Substation at Woodstock Avenue Rooty Hill (Lot 1 DP 736887).
  - Central Logistics Facility at 49 Glendenning Road Glendenning (Lot 101 DP 1062421).
  - Glendenning Field Service Centre at 43 Glendenning Road Glendenning (Lot 2 DP 1084334).

Relevant / applicable clause numbers from Endeavour Energy's standard conditions for Development Application and Planning Proposal Review indicated by ☒ .

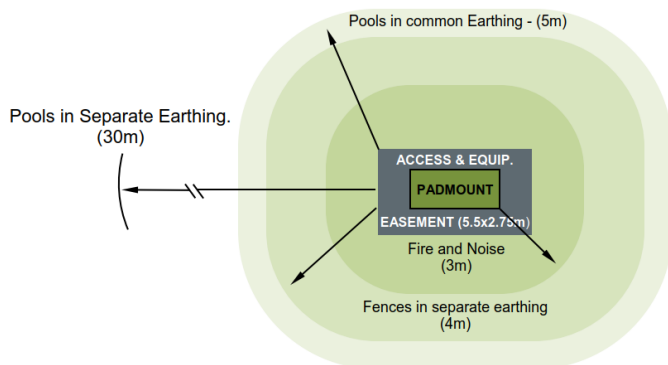
Condi- tion	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
<input type="checkbox"/>	<input type="checkbox"/>	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
<input type="checkbox"/>	<input type="checkbox"/>	5	Bushfire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
<input type="checkbox"/>	<input type="checkbox"/>	6	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9	Dial Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Dial Before You Dig 1100 service.
<input type="checkbox"/>	<input type="checkbox"/>	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
<input type="checkbox"/>	<input type="checkbox"/>	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
<input type="checkbox"/>	<input type="checkbox"/>	15	Easement Subdivision	The incorporation of easements into multiple / privately owned lots is generally not supported.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
<input type="checkbox"/>	<input type="checkbox"/>	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
<input type="checkbox"/>	<input type="checkbox"/>	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.

Condition	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
<input type="checkbox"/>	<input type="checkbox"/>	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	24	Protected Works	Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the <i>Electricity Supply Act 1995</i> (NSW).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25	Prudent Avoidance	Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	28	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
<input type="checkbox"/>	<input type="checkbox"/>	29	Security / Climb Points	Minimum buffers appropriate to the electricity infrastructure being protected need to be provided to avoid the creation of climb points.
<input type="checkbox"/>	<input type="checkbox"/>	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'
<input type="checkbox"/>	<input type="checkbox"/>	31	Solar / Generation	Need to assess the performance of the generation system and its effects on the network and other connected customers.
<input type="checkbox"/>	<input type="checkbox"/>	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	33	Sustainability	Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
<input type="checkbox"/>	<input type="checkbox"/>	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
<input type="checkbox"/>	<input type="checkbox"/>	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and result in the interruption of supply.

Condition	Advice	Clause No.	Issue	Detail
			Other	

<b>Endeavour Energy</b>	
<b>Completed by:</b>	<b>Decision</b>
Cornelis Duba	Approve (with conditions)
<b>Reason(s) for Conditions / Objection (If applicable)</b>	
<ul style="list-style-type: none"> <li>As an adjoining or nearby owners and occupiers, Endeavour Energy's Rooty Hill Zone Substation being a non-habitable building / site is comparatively less impacted. Endeavour Energy's Glendenning Field Service Centre and Glendenning Central Logistic Facility are essentially industrial uses, albeit the Field Service Centre has a comparatively higher office component than 'typical' industrial buildings.</li> </ul> <p>The EIS includes the following.</p> <p><b>7.7 PUBLIC INTEREST</b></p> <p>The proposed development is considered in the public interest for the following reasons:</p> <ul style="list-style-type: none"> <li>The proposal is consistent with relevant State and local strategic plans and complies with the relevant State and local planning controls.</li> <li>No adverse environmental, social or economic impacts will result from the proposal.</li> <li>The issues identified during the stakeholder engagement have been addressed by design of the project and the assessment of the impacts of the project.</li> </ul> <p>Having considered all relevant matters, we conclude that the proposed development is appropriate for the site and approval is recommended, subject to appropriate conditions of consent.</p> <p>Whilst Endeavour Energy is not necessarily opposed to the Development Application, it will leave the determination in regards to the environmental impact and the appropriate development controls to the Department.</p> <ul style="list-style-type: none"> <li>The EIS includes the following.</li> </ul> <p><b>1.5 RESTRICTIONS AND COVENANTS</b></p> <p>The following easements and covenants are applicable to the site:</p> <ul style="list-style-type: none"> <li>1142230 easement for transmission line affecting the land along the northern boundary.</li> </ul> <p style="text-align: right;">1142230</p> <p>relating to the existing transmission line affecting the site will either remain in-situ if the energy provider requests the overhead transmission line to be maintained. If the energy provider requests for the overhead transmission line to be relocated underground, a new easement or covenant may be required. This will be subject to further consultation with the energy provider following approval of the SSDA.</p> <ul style="list-style-type: none"> <li>Protected works may be managed as if an easement is in place. 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: <ul style="list-style-type: none"> <li>Easement with a minimum size of 2.75 x 5.5 metres (single transformer).</li> <li>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.</li> <li>Restriction for swimming pools which extends 5 metres from the easement (which may not be required for non-residential use).</li> </ul> </li> </ul>	

#### A4.3 - Padmount easements and clearances



- The EIS and Civil Engineering SSDA Report do not appear to address in detail whether the available electricity services are adequate for the proposed development.

- EIS

## 5.2 COMMUNITY VIEWS

Details of the outcomes of the community and stakeholder engagement is contained in the Consultation Report submitted in support of the proposal and provided in **Appendix Z**. A summary of the responses to issues raised by stakeholders during the engagement process is provided in the table below.

Table 11 Community and Stakeholder Engagement: Issues and Responses

Stakeholder	How this group was consulted	Feedback	Project response
Endeavour Energy	Project Strategy on behalf of Charter Hall has sought to confirm existing electrical utilities.	<ul style="list-style-type: none"> <li>▪ No comments provided.</li> <li>▪ A letter of supply offer has been obtained from Endeavour Energy.</li> </ul>	-

## 6.8 INFRASTRUCTURE REQUIREMENTS

Northrop was engaged to prepare a Civil Engineering Report which also addresses infrastructure requirements for the proposal (refer **Appendix O**). The report assesses the potential utility service infrastructure requirements associated with the future industrial development as outlined below:

- **Power:** Three pad mount (PM) electrical sub-stations are located adjacent to the northern boundary. The size of the sub stations could not be ascertained at this stage. Easement for right of way and allocation of land will be associated with the substations, supported covenants restricting land usage in this area.

- Civil Engineering SSDA Report.

#### Power

- Three Pad Mount (PM) electrical sub-stations are located adjacent to the northern boundary. The size of the sub stations could not be ascertained at this stage. Easement for right of way and allocation of land will be associated with the substations, supported covenants restricting land usage in this area. Refer to the title documents for specific burdens to the site due top easements for power supply.

This is shown in Figure 10 (below).

- Endeavour Energy's Property Branch have provided the following advice.

*Endeavour Energy's Customer Applications Management System shows an application for this property has recently been made (EE Ref. UIL6295). Customer Network Solutions Branch has advised the developer to engage a Level 3 Accredited Service Provider (ASP) (designer) to assess the load for the new recycling facility and assess a method of supply for the load. It would appear the existing High Voltage Customer Substation No. 12831 will be removed from the system and standard low voltage arrangements made to supply the site from padmount substations. The existing padmount substations may possibly need to be replaced by new padmount substations.*

- The planting of large / deep rooted trees to near electricity infrastructure is opposed by Endeavour Energy. The landscape designer will need to consider the proposed plantings achieve Endeavour Energy's vegetation management requirements.

### 3.2.4 Landscaping

The landscaping within the primary frontage to Woodstock Avenue will primarily comprise small feature trees and shrubs to avoid conflict with the existing overhead electricity transmission line as shown in **Figure 16, Picture 5**. Larger trees will be planted along the western and southern frontages to provide screening and tree canopy to minimise urban heat island effect as shown in **Figure 16, Picture 6**. A number of selected trees are Cumberland Plain Woodland species.

The site perimeter will be surrounded by 2.1 metre high palisade fencing.

- Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.
- All encroachments and /or activities (works) within the easement or affecting the protected works (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easement Officer for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement. To resolve any easement management matters direct contact with the Easement Officer should be made.
- The minimum required safety clearances and controls for buildings and structures and working near overhead power lines must be maintained at all times. If there is any doubt whatsoever regarding the safety clearances to the overhead power lines, the applicant will need to have the safety clearances assessed by a suitably qualified electrical engineer / Accredited Service Provider (ASP).

Even if there is no issue with the safety clearances to the building and structures, consideration must be given to WorkCover (now SafeWork NSW) 'Work Near Overhead Power Lines Code of Practice 2006' eg. ordinary persons must maintain a minimum safe approach distance of 3.0 metres to all voltages up to and including 132,000 volts / 132 kV.

- Not all the conditions / advice marked may be directly or immediately relevant or significant to the Development Application. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Yours faithfully

Cornelis Duba

Development Application Specialist

Sustainability & Environment

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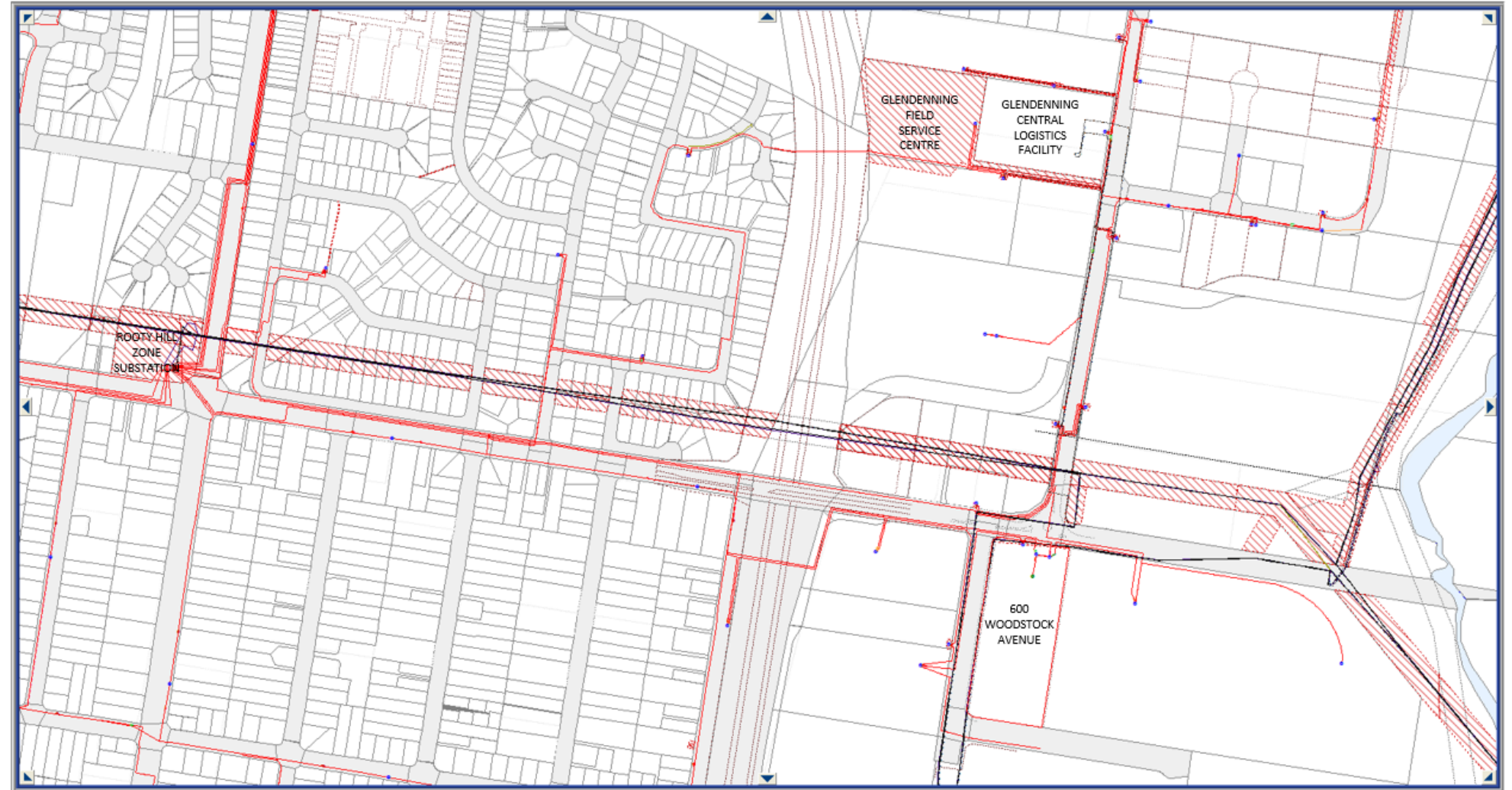


Extract of Site & Ground Floor Plan



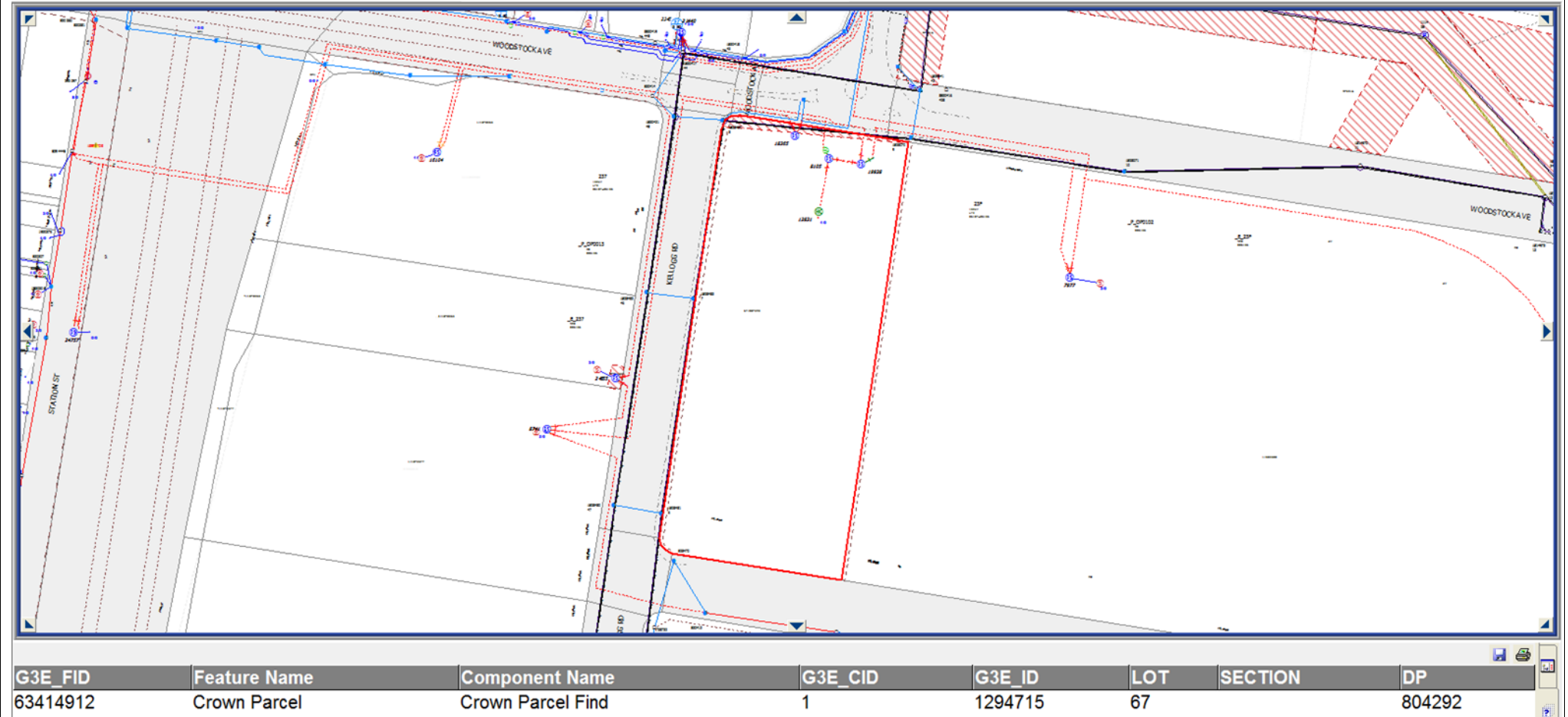
SITE & GROUND FLOOR PLAN

## Site Plan from Endeavour Energy's G/Net Master Facility Model

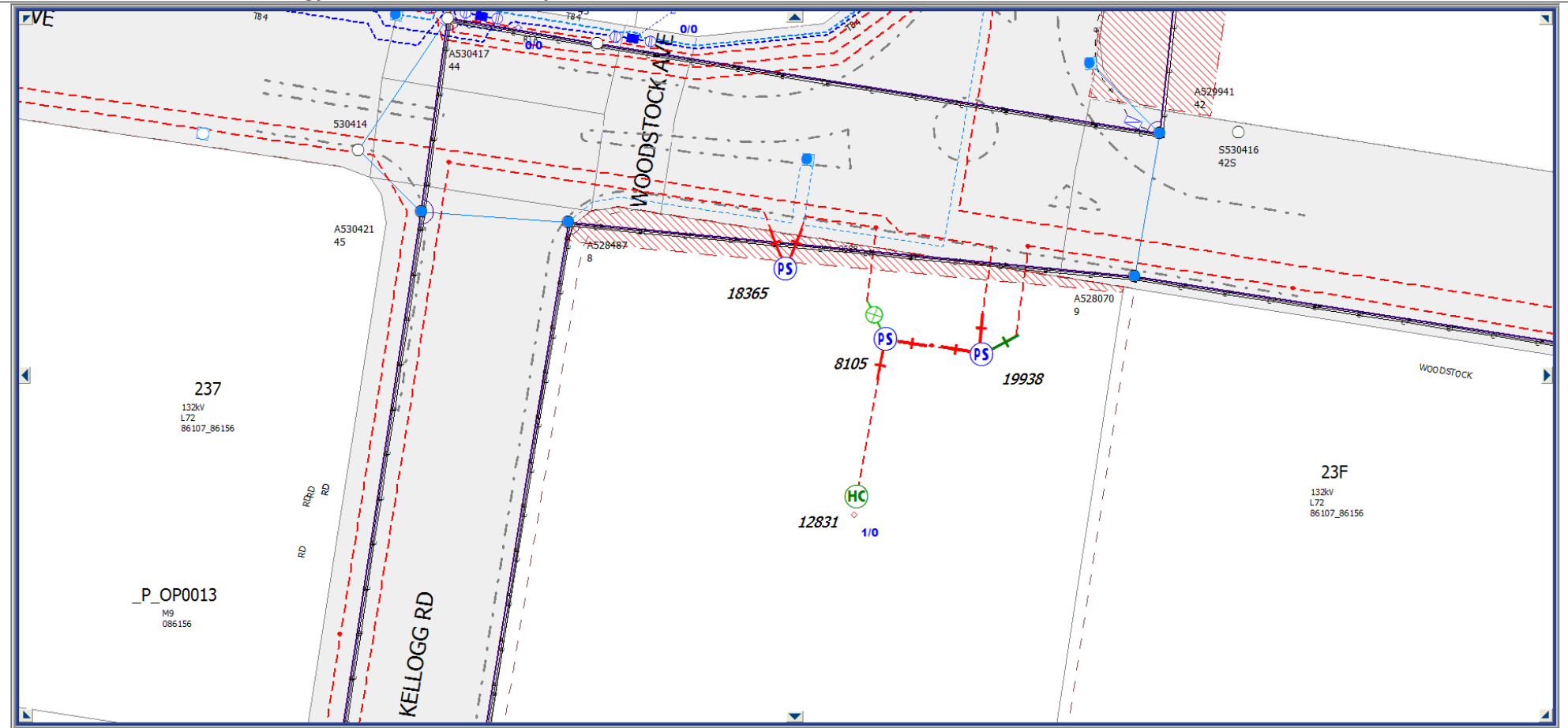






















Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefitting Endeavour Energy are indicated by red hatching. 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 of Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

# Site Plan from Endeavour Energy's G/Net Master Facility Model



# Site Plan from Endeavour Energy's G/Net Master Facility Model



LEGEND	
	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Subject site

## Google Maps Street View



## Google Maps Street View

