

The Secretary
NSW Department of Planning, Industry and Environment

13 August 2020

ATTENTION: Nathan Stringer, Social & Infrastructure Assessments

Dear Sir or Madam

I refer to the Department's below email of 7 August 2020 regarding SSD-7709-Mod-1 request to modify the Moorebank Intermodal Precinct West – Stage 2 development consent (SSD-7709) located at Moorebank Avenue, Moorebank (Lot 1 DP 1197707) seeking modification to building heights in the warehousing area. Submissions need to be made to the Department by 24 August 2020.

Please refer to the:

- Attached copy of Endeavour Energy's Submission made on 24 November 2016 regarding Notice of Exhibition SSD 7709 for Moorebank Precinct West - Stage 2 Proposal.
- Endeavour Energy's submission made to the Department's on 29 May 2020 regarding the notice of exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10431 at Moorebank Avenue, Moorebank (Lot 1 DP 1197707 and Lot 100 DP1049508) in the Liverpool City Local Government Area for the Moorebank Intermodal Precinct West - Stage 3 being the establishment of a works compound in the southern portion of the MPW site, associated ancillary works, subdivision of the MPW site into 9 allotments and the importation of clean fill material.

The recommendations and comments provide therein remain valid.

Endeavour Energy has noted the Modification Application Planning Report Section 4.55(2) Modification to SSD 7709 – Proposed Moorebank Intermodal Precinct West – Stage 2 MOD 1 does not appear to address the potential impact of the requested modifications on the electricity infrastructure or the suitability of the site for the development in regard to whether the available electricity services are adequate for the development.

Table 2: State Significant Development Particulars – SSD 7709 MOD 1		
Project Element	Development Particular	Consistent with SSD 7709 (Y/N?)
Infrastructure and Services	- Services to the Site are able to be successfully augmented where necessary, including potable water, electricity, gas, wastewater and telecommunications, as approved under SSD 5066 and corresponding SSD 7709.	Y

Clause 4.6 Variation – Height of Buildings (Clause 4.3) Proposed Moorebank Intermodal Precinct West – Stage 2 – SSD 7709 MOD 1 report includes the following advice / justification for the proposed amendments to increase the maximum building height across relevant portions (Warehouses 5 & 6) of the Site from 21 m to 45 m.

4.3 ESTABLISHING IF THE DEVELOPMENT STANDARD IS UNREASONABLE OR NECESSARY

4.3.1 Height of Buildings

- It is noted, that the density and scale of the future built form proposed would remain generally consistent with the existing industrial building surrounding the Site; however, the provisions to increase the building height, would allow the MPW site to remain competitive with increased market demand to provide available opportunity for unconstrained building height potential to cater for a range of operational requirements.
- The heights proposed are considered to be representative of market needs and demands for modernised industrial warehouse, freight logistics and industrial facilities, for which increased heights are required to be able to meet the operational needs and requirements of the end users (Woolworths) involved, which assists in improving operational efficiencies and reducing the amount of building footprint required for developments.

Whilst it is indicated that there is no additional GFA proposed under this Modification Application, for which MPW Stage 2 would accrue a cumulative total of approximately 215,000 m² GFA (as approved under SSD 7709) once developed, the increased heights resulting in higher volumes / density of the buildings may result in an increase in the peak demand at Anzac Village Zone Substation and changes to the local network to accommodate the higher loads.

Endeavour Energy will continue to monitor the load growth on Anzac Village Zone Substation. Any possible augmentation that may be required of the zone substation is not a prerequisite for the requested modifications being approved by the Department and new development proceeding.

Endeavour Energy has noted that the request for the modification is supported by a State Environmental Planning Policy No 33 – SEPP 33 – Screening Test and Preliminary Hazard Analysis Report was prepared by Mendham Consultants (2020) which considers the potential hazards associated with the proposal for Warehouses 5 & 6.

Endeavour Energy is aware that under 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 is damaged, the resulting outage could a significant number of 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.

Subject to the foregoing Endeavour Energy has no objection to SSD-7709-Mod-1 request to modify the Moorebank Intermodal Precinct West – Stage 2 development consent (SSD-7709).

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 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 current COVID-19 health risk, as many as possible of Endeavour Energy staff are working from home. As a result there is only a small contingent located at the Huntingwood head office for essential operations. Although working from home, access to emails and other internal stakeholders is now somewhat limited and as a result it may take longer than usual to respond to enquiries. Thank you for your understanding during this time.

Yours faithfully

Cornelis Duba

Development Application Specialist

Network Environment & Assessment

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From: Cornelis Duba

Sent: Thursday, 24 November 2016 12:21 PM

To: information@planning.nsw.gov.au

Cc: Philip Wilson <Philip.Wilson@endeavourenergy.com.au>

Subject: NSW PLANNING & ENVIRONMENT Notice of Exhibition SSD 7709 RE Moorebank Precinct West - Stage 2 Proposal

The Secretary

NSW Planning & Environment

ATTENTION: Karen Harragon, Director Social and Other Infrastructure Assessments

Dear Sir or Madam

I refer to the Department's letter of 26 October 2016 regarding Notice of Exhibition SSD 7709 for Moorebank Precinct West - Stage 2 Proposal. Submissions need to be made by 25 November 2016.

Please find attached Endeavour Energy's previous submission made to the Department on 11 August 2016 regarding Notification Modification Request SSD 5066 MOD 1 for Moorebank Intermodal Terminal Stage 1 (Early Works) at Moorebank Avenue, Moorebank. Please note that the recommendations and comments previously made therein remain valid and are also applicable to this next stage of the proposal.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Yours faithfully

Cornelis Duba

Acting Public Safety Advisor

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From: Cornelis Duba

Sent: Thursday, 11 August 2016 12:49 PM

To: 'information@planning.nsw.gov.au' <information@planning.nsw.gov.au>

Cc: Philip Wilson <Philip.Wilson@endeavourenergy.com.au>

Subject: NSW Planning & Environment Notification Modification Request SSD 5066 MOD 1 RE Moorebank Intermodal Terminal Stage 1 (Early Works)

The Secretary

NSW Planning & Environment

ATTENTION: Andrew Seattle, Social and Other Infrastructure Assessments

Dear Sir or Madam

I refer to NSW Planning & Environment's letter of 6 July 2016 regarding Notification Modification Request SSD 5066 MOD 1 for Moorebank Intermodal Terminal Stage 1 (Early Works) at Moorebank Avenue, Moorebank for:

- Import, placement and stockpiling of approximately 1.6 million m3 of clean fill imported from offsite locations;
- Crushing and screening of oversized materials and demolition materials;
- Vegetation removal (not including Endangered Ecological Communities);
- Temporary sediment and erosion control works; and
- Establishment of temporary internal haulage roads and construction compounds

Submissions need to be made to NSW Planning & Environment by 22 August 2016.

As shown in the below site plans from Endeavour Energy's G/Net master facility model there is significant low and high voltage electricity infrastructure over (including an easement for overhead power lines) and in the vicinity of the site. Please note the location of any electricity infrastructure, boundaries etc. shown on the plan is indicative only and 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).

As a nearby landowner/occupier Endeavour Energy has no objections to the proposed Moorebank Intermodal Terminal or the modification request. From an electricity transmission or distribution networks perspective its recommendations and comments are as follows:

- Network Capacity / Connection

In due course the applicant for the future proposed development of the site will need to submit an application for connection of load via Endeavour Energy's Network Connections Branch to carry out the final load assessment and the method of supply will be determined. Depending on the outcome of the assessment, any required padmount substations will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy. Please find attached for the Panels' reference a copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'. Further details are available by contacting Endeavour Energy's Network Connections Branch via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm or on Endeavour Energy's website under 'Home > Residential and business > Connecting to our network' via the following link:

<http://www.endeavourenergy.com.au/>

Endeavour Energy's Capacity Planning Branch have provided the following advice:

- The Moorebank Intermodal Terminal site will draw a very high electrical loading. The source of the new capacity will be from Endeavour Energy's Anzac Village Zone Substation at Anzac Road Moorebank (Lot 3004 DP 1125930).

- Endeavour Energy has provided a method of supply (MOS) for the combined Moorebank Intermodal Terminals from Anzac Village Zone Substation for the connection of load for multiple National Meter Identifiers (NMIs) under UIL4834 and UIL4692.
- There will need to be a new / additional load application for the petrol station in Bapuame Road if it is not included as part of UIL4834 and UIL4692.
- There is a potential need for sub-transmission and distribution asset relocations if required due to any development or associated activity along Bapuame Road to the Georges River for the 33,000 volt (33 kV) high voltage overhead transmission easement for Feeder 511 - Casula Zone Substation to Anzac Village Zone Substation.

- Asset Relocation

If required to facilitate the future development of the site, advice on the possible relocation of the existing electrical assets on the site can be obtained by submitting a Technical Review Request to Endeavour Energy's Network Connections Branch, the form for which FPJ6007 is attached and further details (including the applicable charges) are available from Endeavour Energy's website via the following link under 'Our connection services':

<http://www.endeavourenergy.com.au/>

Alternatively the applicant future development of the site should engage a Level 3 Accredited Service Provider (ASP) approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Trade & Investment and details are available on their website via the following link:

<http://www.resourcesandenergy.nsw.gov.au/energy-supply-industry/pipelines-electricity-gas-networks/network-connections/contestable-works>

- Easement Management / Network Access

The following is a summary of the usual / main terms of Endeavour Energy's electrical easements works requiring that the land owner:

- Not install or permit to be installed any services or structures within the easement site.
- Not alter the surface level of the easement site.
- Not do or permit to be done anything that restricts access to the easement site without the prior written permission of Endeavour Energy and in accordance with such conditions as Endeavour Energy may reasonably impose.

Accordingly, if the proposed development will encroach/affect Endeavour Energy's easements / electrical assets, contact must first be made with the Endeavour Energy's Easements Officer, Philip Wilson, on 9853 7110 alternately Philip.Wilson@endeavourenergy.com.au.

It is imperative that the access to the existing electrical infrastructure adjacent and on the site is maintained at all times. To ensure that supply electricity is available to the community, access to the electrical assets may be required at any time.

- Safety Clearances

Any future proposed buildings, structures, etc. must comply with the minimum safe distances / clearances for voltages up to and including 132,000 volts (132kV) as specified in AS/NZS 7000:2010 'Overhead line design - Detailed procedures' and the 'Service and Installation Rules of NSW'. Different voltages are kept at different heights, the higher the voltage, the higher the wires are positioned on the pole. Similarly, the higher the voltage, the greater the required building setback. These distances must be maintained at all times eg. for the erection of scaffolding etc., and regardless of the Council's allowable building setbacks etc. under its development controls, allowance must be made for the retention of appropriate / safe clearances.

- Earthing

The construction of any building or structure (including fencing) that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with AS/NZS 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons and the electricity network at risk.

- Vegetation Management

The planting of large trees in the vicinity of electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure. Only low growing shrubs not exceeding 3.0 metres in height, ground covers and smaller shrubs, with non-invasive root systems are the best plants to use. Larger trees should be planted well away from electricity infrastructure and even with underground cables, be installed with a root barrier around the root ball of the plant. Landscaping that interferes with electricity infrastructure may become subject to Endeavour Energy's Vegetation Management program and/or the provisions of the Electricity Supply Act 1995 (NSW) Section 48 'Interference with electricity works by trees' by which under certain circumstances the cost of carrying out such work may be recovered.

- Demolition

Demolition work is to be carried out in accordance with Australian Standard AS2601: The demolition of structures (AS 2601). All electric cables or apparatus which are liable to be a source of danger, other than a cable or apparatus used for the demolition works shall be disconnected ie. the existing customer service lines will need to be isolated and/or removed during demolition. Appropriate care must be taken to not otherwise interfere with any electrical infrastructure on or in the vicinity of the site eg. street light columns, power poles, overhead and underground cables etc.

- Dial before You Dig

Before commencing any underground activity the applicant is required to obtain advice from the **Dial before You Dig 1100** service in accordance with the requirements of the Electricity Supply Act 1995 (NSW) and associated Regulations. This should be obtained by the applicant not only to identify the location of any underground electrical infrastructure across the sites, but also to identify them as a hazard and to properly assess the risk.

- Public Safety

Workers involved in work near electricity infrastructure run the risk of receiving an electric shock and causing substantial damage to plant and equipment. I have attached Endeavour Energy's public safety training resources, which were developed to help general public / workers to understand why you may be at risk and what you can do to work safely. The public safety training resources are also available via Endeavour Energy's website via the following link:

<http://www.endeavourenergy.com.au/wps/wcm/connect/ee/nsw/nsw+homepage/communitynav/safety/safety+brochures>

- Emergency Contact

In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note Emergencies Telephone is 131 003 which can be contact 24 hours/7 days.

I appreciate that not all the foregoing issues are necessarily significant in relation to the Moorebank Intermodal Terminal Stage 1 (Early Works), however, Endeavour Energy's preference is to alert applicants of the potential matters that may arise so they can be given appropriate consideration.

Could you please pass on 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 in relation to the various matters. As I am working on different projects across the company's franchise area, to ensure a response contact by email is preferred.

Yours faithfully

Cornelis Duba

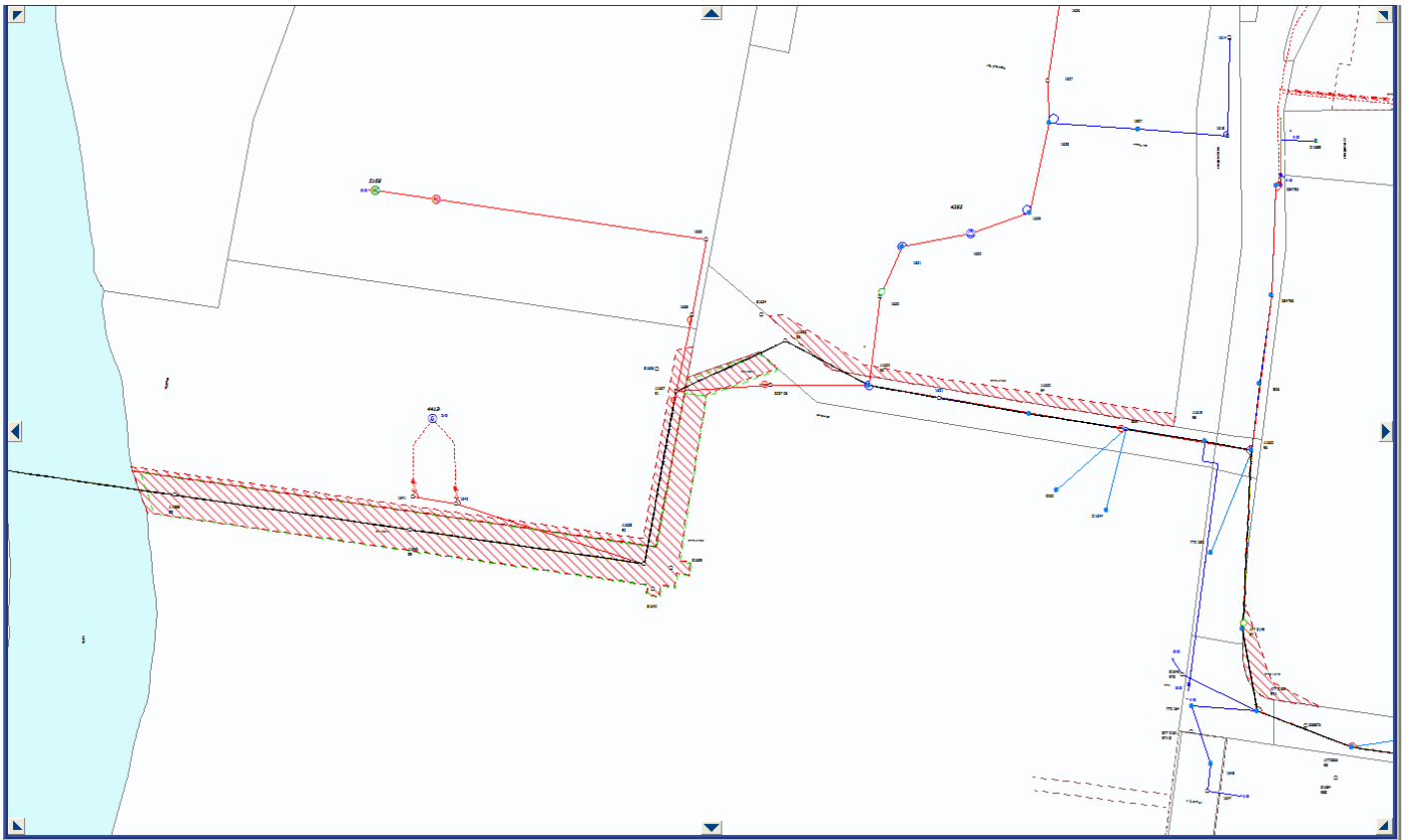
Acting Public Safety Advisor

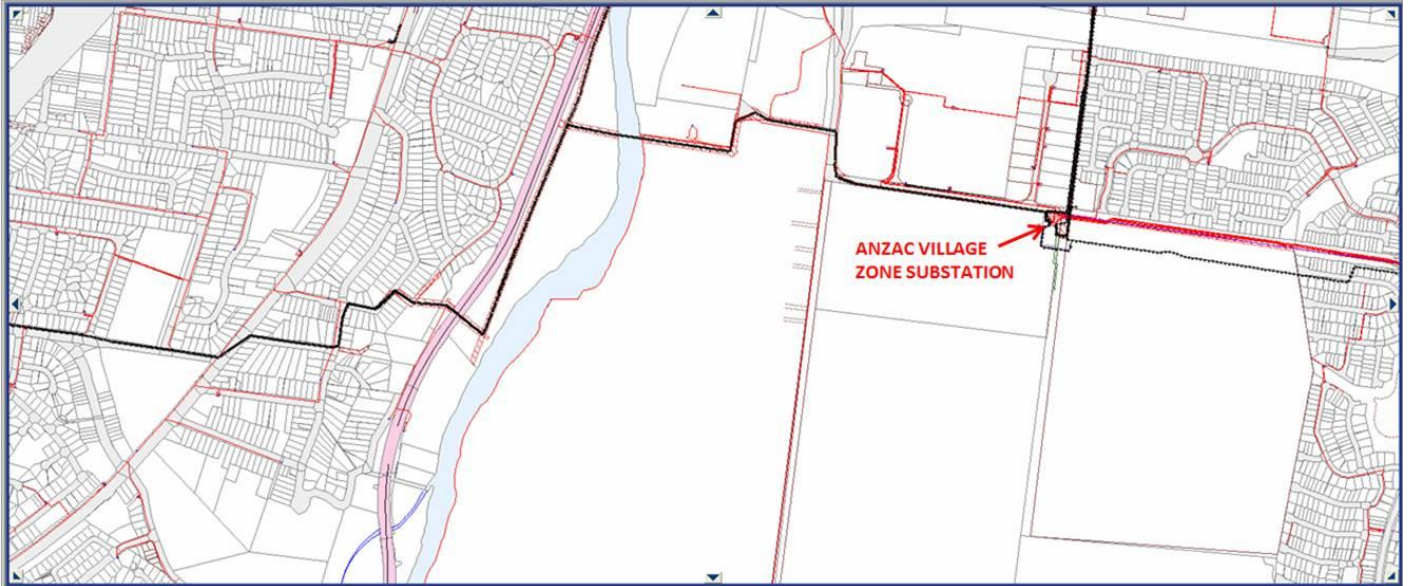
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From: Erin White <Erin.White@planning.nsw.gov.au> **On Behalf Of** DPE PSVC Social and Other Infrastructure Mailbox
Sent: Friday, 7 August 2020 4:29 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Nathan Stringer <Nathan.Stringer@planning.nsw.gov.au>
Subject: Notice of Exhibition - Moorebank Intermodal Precinct West - (SSD-7709-Mod-1) - Endeavour Energy



Planning,
Industry &
Environment

Attention: Mr 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 a request to modify the Moorebank Intermodal Precinct West – Stage 2 development consent (SSD-7709) for Building Height Increase (SSD-7709-Mod-1).

The modification request will be publicly exhibited from **Monday 10 August 2020 to Monday 24 August 2020**. All relevant documents may be viewed on the Department's website at:
<https://www.planningportal.nsw.gov.au/major-projects/project/37926>.

The Department invites you to advise on the request, including advice on recommended conditions by **Monday 24 August 2020**.

If you have any enquiries, please contact Nathan Stringer on (02) 9995 5531 or via email at Nathan.Stringer@planning.nsw.gov.au.

Kind regards

Erin White
DA Coordinator, Social & Infrastructure Assessments

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Planning,
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