The Secretary
NSW Planning, Industry & Environment

20 March 2020

ATTENTION: Social & Infrastructure Assessments

I refer to the Department's below email of 16 March 2020 regarding State Significant Development SSD-10420 at 6a Watsford Road, Campbelltown (Lot 113 DP 1183297) for the Notice of Exhibition of the Environmental Impact Statement (EIS) for the Warakirri College, Campbelltown for the construction of a two-storey building with basement car parking and indoor sport/recreational area for use as a new secondary college campus for up to 120 students. Submissions need to be made to the Department by 15 April 2020.

As shown in the below site plans from Endeavour Energy's G/Net master facility model (and extract from Google Maps Street View) there are:

- No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching).
- Low voltage underground cables coming from the opposite side of the road to a low voltage pillar (indicated by the dark blue rectangle) from which a low voltage underground service conductor can be provided to a customer connection point for the proposed campus.

Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. 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).

Subject to the following recommendations and comments, Endeavour Energy has no objection to the Development Application.

- Network Capacity / Connection

Endeavour Energy has noted that the EIS indicates that a requirement of the Secretary's Environmental Assessment Requirements (SEARs) is to 'Provide information on the existing capacity and any augmentation and easement requirements of the development for the provision of utilities'. However the EIS does not appear to address in detail the suitability of the site for the development in regard to whether electricity services are available and adequate for the development.

3.8 Services and Utilities

There are existing reticulated water, sewer and electrical infrastructure in the site's vicinity and which is servicing the neighbouring buildings. The site is capable of being connected to the necessary services and utilities.

7.10 Utilities

The site is located within an established business park near the Campbelltown CBD. There is existing reticulated water, sewer and electrical infrastructure in the site's vicinity and which is servicing the neighbouring buildings. The site is capable of being connected to the necessary services and utilities.

Applicants should not automatically assume that the presence of electricity infrastructure in the locality and/or similar nearby development means that adequate supply is immediately available to facilitate their proposed development.

The availability of electricity supply to a site is based on a wide range of factors eg. the age and design of the network; other development in the locality utilising previously spare capacity within the local network; the progress of nearby / surrounding sites including electricity infrastructure works eg. a smaller and isolated development that may not of its own accord require a distribution substation may require a substation to facilitate the development and from which the spare capacity is made available to subsequent nearby development.

Areas of the network utilising padmount substations (indicated by the symbol PS on the site plan from Endeavour Energy's G/Net master facility model) can accommodate loads from 315 kVA up to 1,500 kVA (typically 500 kVA) ie. there is a significant variation in the number and type of premises able to be connected to a substation.

The EIS indicates the site is located in a B5 zone under the Campbelltown LEP 2015 which does not permit the development of Educational Facilities but as the State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017 is permitted within the B5 zone being a 'prescribed zone'. From an electricity load perspective the typical use within the B5 zone of business and warehouse uses, and specialised retail premises that require a large floor area would likely generate a lower load than an educational establishment which is more commercial / office in nature. The basement plus two storey design of the building also increases the floor space area (the Architectural Plans indicate 1,743 square metres of building plus 430 square metres of car park area).

Accordingly, notwithstanding the availability of a customer connection point for the site, the existing local network may not have sufficient spare capacity available to facilitate the proposed development.

As well as the capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed. An extension and/or augmentation of the existing local network may be required but this will not be determined until a detailed assessment is undertaken. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as further redevelopment of urban areas continues to occur.

In due course the applicant for the 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. 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/ .

Advice on the electricity infrastructure required to facilitate the proposed development 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 under 'Our connection services'. The response to these enquiries is based upon a desktop review of corporate information systems, and as such does not involve the engagement of various internal stakeholders in order to develop a 'Connection Offer'. It does provide details of preliminary connection requirements which can be considered by the applicant prior to lodging a formal application for connection of load.

Alternatively the applicant should engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation. The ASP scheme is administered by Energy NSW and details are available on their website via the following link or telephone 13 77 88:

https://energy.nsw.gov.au/government-and-regulation/legislative-and-regulatory-requirements/asp-scheme-and-contestable-works .

Endeavour Energy is urging applicants /customers to engage with an Electrical Consultant 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.

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 to the proposed development, prior to the release of the Construction Certificate / commencement of works.

- Urban Network Design

Endeavour Energy's Company Policy 9.2.5 'Network Asset Design', includes the following requirements for electricity connections to new urban subdivision / development:

5.11 Reticulation policy

5.11.1 Distribution reticulation

In order to improve the reliability performance of and to reduce the operating expenditure on the network over the long term the company has adopted the strategy of requiring new lines to be either underground cables or where overhead is permitted, to be predominantly of covered or insulated construction. Notwithstanding this strategy, bare wire overhead construction is appropriate and permitted in some situations as detailed below.

In areas with the potential for significant overhanging foliage, CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown branches and debris than bare conductors. CCT must only be used in treed[2] areas as the probability of a direct lightning strike is low. In open areas where the line is not shielded from a direct lightning strike, bare conductors must generally be used for 11kV and 22kV reticulation.

Non-metallic Screened High Voltage Aerial Bundled Cable (NMSHVABC) must be used in areas which are heavily treed and where it is not practicable to maintain a tree clearing envelope around the conductors.

[2] A "treed" area is one with a substantial number of trees adjacent to the line, in each span. In these situations CCT is used to provide increased reliability as it is less susceptible to outages from wind-blown

5.11.1.1 Urban areas

Reticulation of new residential subdivisions will be underground. In areas of low bushfire consequence, new lines within existing overhead areas can be overhead, unless underground lines are cost justified or required by either environmental or local council requirements.

Where underground reticulation is required on a feeder that supplies a mixture of industrial, commercial and/or residential loads, the standard of underground construction will apply to all types of load within that development.

Where ducting is used, adequate spare ducts and easements must be provided at the outset to cover the final load requirements of the entire development plan.

Extensions to the existing overhead 11kV/22kV network must generally be underground. Bare wire will be used for conductor replacements and augmentations except in treed areas where CCT or NMSHVABC must be used.
Extensions to the existing overhead LV network and augmentations must either be underground or ABC. Conductor replacements greater than 100m in route length must utilise aerial bundled cable.

- Vegetation Management

The planting of large trees near electricity infrastructure is not supported by Endeavour Energy. Suitable planting needs to be undertaken in proximity of electricity infrastructure (including any new electricity infrastructure required to facilitate the proposed development). 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 could become a potential safety risk, restrict access, reduce light levels from streetlights or result in the interruption of supply 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.

- 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 and other utility infrastructure across the site, 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 .

If the applicant has any concerns over the proposed works in proximity of the Endeavour Energy's electricity infrastructure to the road verge / roadway, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of stakeholders across the company in order to provide more effective lines of communication with the general public who may be undertaking construction activities in proximity of electricity infrastructure such as builders, construction industry workers etc. The email address is Construction.Works@endeavourenergy.com.au .

- Emergency Contact

  In case of an emergency relating to Endeavour Energy's electrical network, the applicant should note the Emergencies Telephone is 131 003 which can be contacted 24 hours/7 days. Endeavour Energy's contact details should be included in the Risk & Safety Management Plan.

I appreciate that not all the foregoing issues may be directly 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 near the site occur.

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.

Yours faithfully
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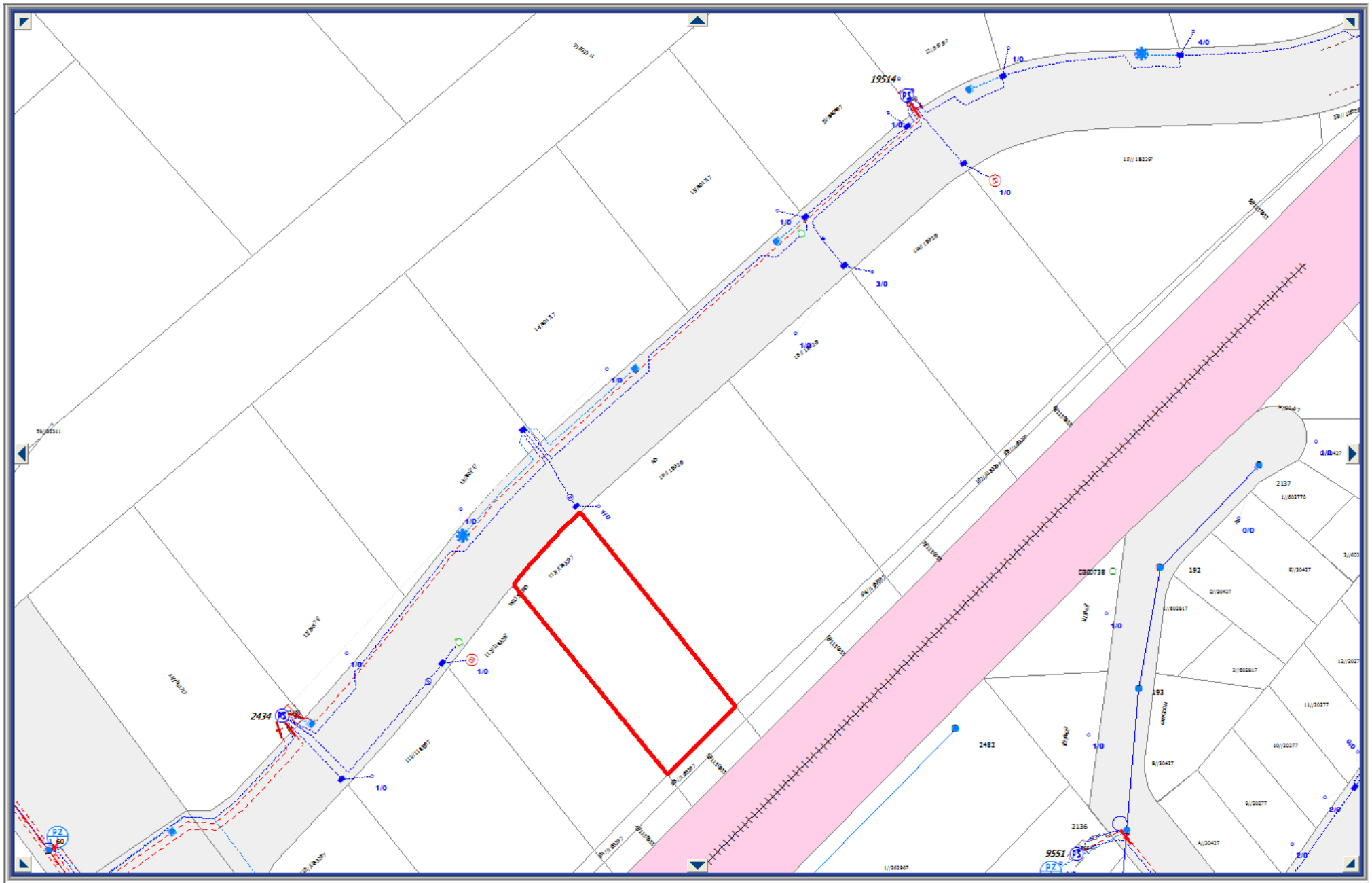
Endeavour Energy



G3E_FID	Feature Name	Component Name	G3E_CID	G3E_ID	LOT	SECTION	DP
79064123	Crown Parcel	Crown Parcel Find	1	2114887	113		1183297


Expand side panel
South Wales
Google
Street View
The Good Guys
Campbelltown
Court House
Google
Image capture: Aug 2019
© 2020 Google
Australia
Terms
Report a problem

From: Erin White <Erin.White@planning.nsw.gov.au> **On Behalf Of** DPE PSVC Social and Other Infrastructure Mailbox
Sent: Monday, 16 March 2020 10:56 AM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Rita Hatem <Rita.Hatem@planning.nsw.gov.au>
Subject: Notice of Exhibition - Warakirri College, Campbelltown (SSD-10420) - Endeavour Energy

Attention: Ms Pat Woodbury
Network Environmental Assessments Manager
Endeavour Energy

-via email-
property.development@endeavourenergy.com.au

To whom it may concern

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Warakirri College, Campbelltown (SSD-10420).

The EIS will be publicly exhibited from **Thursday 19 March 2020** to **Wednesday 15 April 2020**. All relevant documents may be viewed on the Department's website at: https://www.planningportal.nsw.gov.au/major-projects/project/26716.

The Department invites you to advise on the proposal, including advice on recommended conditions by **Wednesday 15 April 2020**.

If you have any enquiries, please contact Rita Hatem on (02) 8275 1033 or via email at Rita.Hatem@planning.nsw.gov.au.

Kind regards

Erin White
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