

The Secretary
NSW Planning, Industry & Environment

24 March 2020

ATTENTION: David Koppers - Key Sites, Industry and Regional Assessments

I refer to the Department's below email of 12 March 2020 regarding the exhibition of the Environmental Impact Statement (EIS) for State Significant Development SSD-10404 at Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA (Lots 17-23 DP 13961) for Horsley Drive Stage 2 - Building 1 being for 'Construction & 24 hr operation of a warehouse for receipt, storage, handling & distribution of food & groceries associated with online retail, office premises, areas for parking, load/unloading of delivery vehicles, landscaping & infrastructure'. Submissions need to be made to the Department by 17 April 2020.

Please find attached a copy of Endeavour Energy's submission made to the Department on 10 December 2019 regarding request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-10404 at Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA (Lots 17-23 DP 13961) for Horsley Drive Stage 2 - Building 1 being for 'Construction & 24 hr operation of a warehouse for receipt, storage, handling & distribution of food & groceries associated with online retail, office premises, areas for parking, load/unloading of delivery vehicles, landscaping & infrastructure'. The applicant also intends to submit an s4.55 application to modify the existing concept proposal and Stage 1 earthworks which was approved under SSD 7664'. The recommendations and comments provided therein remain valid.

Endeavour Energy has noted the following in the EIS:

3.2 Site Description

The southern portion of the site is bound by an Endeavour Energy electricity easement containing overhead power lines, although this is not within the site boundary.

Endeavour Energy's adjoining easement is for 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).

As previously advised, if any proposed works (other than those approved / certified by Endeavour Energy's Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy's easements or protected assets, contact must first be made with the Endeavour Energy's Easements Officer.

4.6 Infrastructure and Services

The approved early works package (in accordance with SSD 7664) provides for the necessary infrastructure and services to accommodate the proposed development. This includes:

- bulk and detailed earthworks;
- construction of the access road;
- stormwater management infrastructure; and
- civil engineering works.

Consultation with the relevant electricity and water service authorities has identified that the site likely has sufficient supply and connection opportunities to service the development

Endeavour Energy's Asset Planning & Performance Branch has provided the following advice:

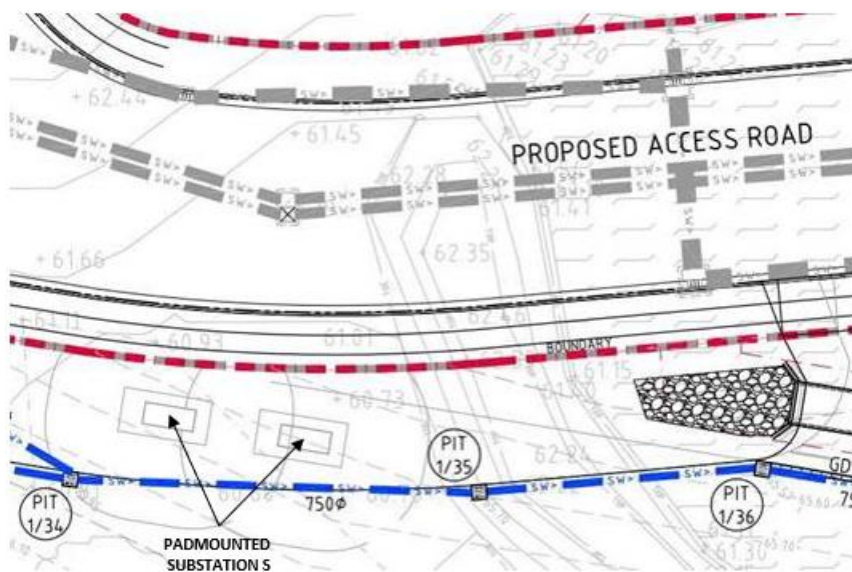
There have previously been enquiries for industrial subdivision and establishment of warehouse(s) in the highlighted area included in this EIS but to date these have not proceeded.

Endeavour Energy has spare capacity from the nearby West Wetherill Park Zone Substation from which a new 11 kV feeder may be required depending on the size and type of the load application.

The development may require the existing overhead power lines to be undergrounded along the frontage.

A method of supply will be provided via Network Connections Branch when a load application is received.

Endeavour Energy has also noted that as shown in the following extract of the Civil Engineering Drawings that provision has been made for two padmount substations on the site.



From Endeavour Energy's perspective the fact that provision is being made for the substation is a positive. As previously advised, 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.

Subject to the foregoing Endeavour Energy has no objection to the Development Application.

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

Cornelis Duba

Development Application Specialist

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From: Cornelis Duba

Sent: Tuesday, 10 December 2019 6:08 PM

To: david.koppers@planning.nsw.gov.au

Cc: information@planning.nsw.gov.au; Philip Wilson <Philip.Wilson@endeavourenergy.com.au>

Subject: NSW Planning, Industry & Environment Request for SEARs SSD-10404 Horsley Drive Stage 2 - Building 1

Hello David

I refer to your below email of 27 November 2019 regarding request for Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development SSD-10404 at Cowpasture Road and Trivet Street, Wetherill Park within the Fairfield LGA (Lots 17-23 DP 13961) for Horsley Drive Stage 2 - Building 1 being for 'Construction & 24 hr operation of a warehouse for receipt, storage, handling & distribution of food & groceries associated with online retail, office premises, areas for parking, load/unloading of delivery vehicles, landscaping & infrastructure'. The applicant also intends to submit an a s4.55 application to modify the existing concept proposal and Stage 1 earthworks which was approved under SSD 7664'. Submissions need to be made to the Department by 11 December 2019.

For some reason I am unable to access the requests for SEARs in the Major Projects Portal – I have registered but am only able to access the SSDs on public exhibition. So I will need to get some assistance from the Department's IT team to lodge future responses. Unfortunately at the moment I'm too busy so trust that this email will suffice until I have more time to sort out the issue.

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

- Low voltage and 11,000 volt / 11 kilovolt (kV) high voltage overhead power lines and 11 kV high voltage underground cables to the Cowpasture Road road verge / roadway.
- Low voltage overhead power lines to the Trivet Street road verge / roadway.
- Two extended low voltage overhead service conductors with customer owned poles (indicated by green circles) to the existing customer connection points.
- It is near Endeavour Energy's West Wetherill Park Transmission and Zone Substations located at 1-3 Potter Close Wetherill Park (Lot 4 DP 1126356).

The SEARs Request indicates 'The southern portion of the site (Lot 2 DP 1212087) contains a 30.5 m wide Endeavour Energy electricity easement comprising 132 kV overhead power lines (this lot is not included as part of this application)'. However Endeavour Energy has noted the following in the SEARs Request:

Table 1- SSD 7664 – Schedule 2, Part B Conditions to be met in future development applications

Condition	Preliminary Response
Transmission Line Easement	
B14. Future development on the site which is located within 15 metres of a transmission tower or in close proximity to Endeavour Energy's electrical network must: a) Be constructed of non-conducting materials; b) Must maintain the integrity of all line structure and stay pole/wires at all times; and c) Comply with AS/NZS 3000:2007 'Electrical Installations' to ensure that there is adequate connection to the earth.	Noted. These requirements will be addressed in the detailed design of the development.
B15. Final design drawings must be submitted to Endeavour Energy prior to the commencement of works to confirm no impact on Endeavour Energy's transmission towers.	
B16. Trees must not be planted within the transmission line easement.	

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).

In regard to Endeavour Energy being a neighbouring landowner/occupier, as the West Wetherill Park Transmission and Zone Substations are not habitable buildings they are comparatively less impacted. Whilst Endeavour Energy is not necessarily opposed to the Development Application, it will leave the determination regarding the environmental impact and the appropriate development controls to the Department.

Regarding Endeavour Energy's role as an electricity supply authority, subject to the following recommendations and comments, Endeavour Energy has no objection to the Development Application.

- Network Capacity Connection

The following site plan from Endeavour Energy's G/Net master facility model shows the site is covered by parts of various 'Work Polygons' (depicted by the coloured highlighting and/or hatching of the lot) indicating enquiries and applications for proposed contestable works projects with Endeavour Energy's Network Connections Branch for electricity supply to the development for urban industrial subdivision (Endeavour Energy's reference UI0810). As such, Endeavour Energy's Network Connections Branch are managing the conditions of supply with the proponent and their Accredited Service Provider (ASP). However there is no specific 'Work Polygon' for the Horsley Drive Stage 2 - Building 1 site and the applicant will need to contact Endeavour Energy's Network Connections Branch (via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) if this Development Application:

- Includes any contestable works projects that are outside of the existing approved / certified works.
- Results in an electricity load that is outside of the existing Supply / Connection Offer requiring the incorporation of the additional load for consideration. This is due to load being based on a desktop assessment using an After Diversity Maximum Demand (ADMD) where demand is aggregated over a large number of customers providing an ADMD for the site / per lot. Depending on the actual development proposed for the site, the ADMD provided may not be sufficient.



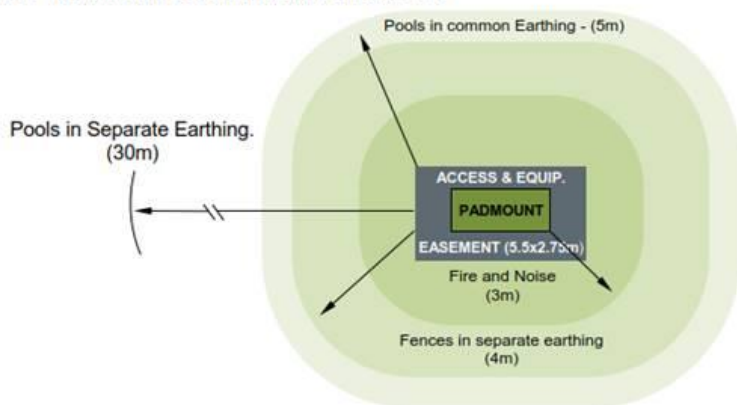
UIS0810

Regarding the padmount substation/s required to facilitate the proposed development (which do not appear to be shown on the Attachments A & B Plans), Endeavour Energy's general requirements is for a padmount substation to be at ground level and have direct access from a public street (unless provided with a suitable easement for right of access). It must be protected (including any associated cabling) by an easement and associated restrictions benefiting and gifted to Endeavour Energy as outlined in the attached copy of Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

The padmount substation easement has a minimum size of 2.75 x 5.5 metres and must also have the additional restrictions for fire rating (which usually extends 3 metres horizontally from the base of the substation footing, and 6 metres vertically from the same point and also has regard to any structures etc. attached to the building that may spread a fire) and possibly swimming pools and spas (which extends five meters from the easement but in this instance does not appear to be applicable).

These requirements are shown in the following extract of Figure A4.3 'Padmount easements and clearances' from Endeavour Energy's Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.

A4.3 - Padmount easements and clearances



The following extracts from Endeavour Energy's Mains Construction Instruction MCI0006 'Underground distribution: Construction standards manual' explains the fire restriction for padmount substations in more detail. The fire restriction for padmount substations is also outlined in Endeavour Energy's Mains Design Instructions MDI0028 'Underground distribution network design' and the Australian Standard AS2067: 2016 'Substations and high voltage'.

7.4.1.2 Fire

Padmount substations require separation from neighbouring areas and buildings that are subject to fire risk. Separation may be by means of adequate clearances or building components having minimum fire resistance level (FRL) as set out in Figure 45.

Fire ratings shall be achieved by static means (that is, walls or distance) rather than active system (that is, deluge showers and the like).

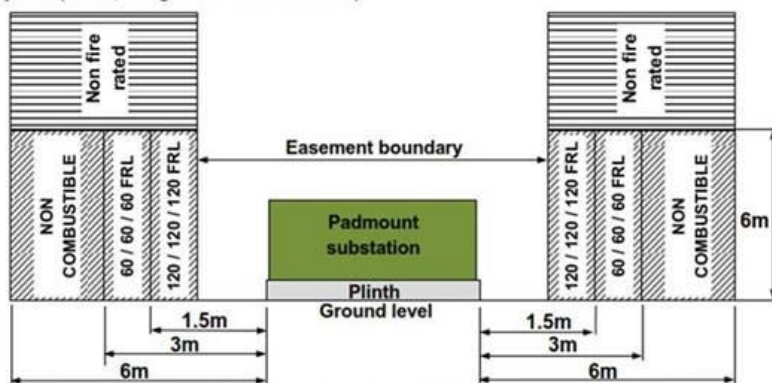


Figure 45 - Minimum FRL clearances for components

Generally it is the Level 3 Accredited Service Provider’s (ASP) responsibility (engaged by the developer) to make sure that the substation location and design complies with Endeavour Energy’s standards the suitability of access, safety clearances, fire ratings, flooding etc. 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 and the design requirements for the substation, prior to the release of the Construction Certificate / commencement of works.

- Easement Management / Network Access

Although the extended low voltage service conductors traversing the site are not held under easement, they are protected assets and deemed to be lawful for all purposes under Section 53 ‘Protection of certain electricity works’ of the *Electricity Supply Act 1995* (NSW). Essentially this means the owner or occupier of the land cannot take any action in relation to the presence in, on or over the land of electricity works ie. the service mains cannot be removed to rectify the encroachment. In this instance the low voltage service conductors only services the dwellings / premises located on the site. When they are demolished to facilitate the proposed development of the site, the electricity infrastructure will become a redundant asset. In the interim these assets will still be managed as if an easement is in place with ‘inservice’ electricity infrastructure.

In accordance with Endeavour Energy’s Mains Design Instruction MDI 0044 ‘Easements and Property Tenure Rights’, as shown in the following extract of Table 1 – ‘Minimum easement widths’ the low voltage overhead power lines requires a 9 metre minimum easement width ie. 4.5 metres to both sides of the centre line of the poles / conductors.

Table 1 - Minimum easement widths

	Voltage	Asset Type	Construction	Minimum Easement (m)
Overhead Assets	400V–22kV	Bare Construction	All	9
		ABC		
		CCT		

ABC = Aerial Bundled Cables CTT = Covered Conductor Thick

The following is a summary of the usual / main terms of Endeavour Energy’s electrical easements requiring that the landowner:

- 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.

Endeavour Energy’s preference is for no activities or encroachments to occur within its easements. However, if any proposed works (other than those approved / certified by Endeavour Energy’s Network Connections Branch as part of an enquiry / application for load or asset relocation project) will encroach / affect Endeavour Energy’s easements or protected assets, contact must first be made with the Endeavour Energy’s Easements Officer, Philip Wilson, on direct telephone 9853 7110 or alternately by email Philip.Wilson@endeavourenergy.com.au or Easements@endeavourenergy.com.au .

For further information, please refer to the attached copy of Endeavour Energy’s Mains Design Instruction MDI 0044 ‘Easements and Property Tenure Rights’ which deals with activities / encroachments within easement areas. Please also find attached for the applicant’s reference copies of Endeavour Energy’s:

- General Restrictions for Overhead Power Lines.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations - in regards to the future padmount substation sites required to facilitate the proposed development.

It is imperative that the access to the existing electrical infrastructure on and in proximity of the site be maintained at all times. To ensure that supply electricity is available to the community, access to the electricity infrastructure may be required at any time. Restricted access to electricity infrastructure by maintenance workers causes delays in power restoration and may have severe consequences in the event of an emergency.

- 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 treed² 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.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles, hoardings etc.) whether temporary or permanent that is connected to or in close proximity to Endeavour Energy's electrical network is required to comply with Australian/New Zealand Standard AS/NZS 3000:2018 'Electrical installations' as updated from time to time. This Standard sets out requirements for the design, construction and verification of electrical installations, including ensuring there is adequate connection to the earth. Inadequate connection to the earth to allow a leaking/fault current to flow into the grounding system and be properly dissipated places persons, equipment connected to the network and the electricity network itself at risk from electric shock, fire and physical injury.

- Prudent Avoidance

The electricity industry has adopted a policy of prudent avoidance by doing what can be done without undue inconvenience and at modest expense to avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise which generally increase the higher the voltage i.e. Endeavour Energy's network ranges from low voltage (normally not exceeding 1,000 volts) to high voltage (normally exceeding 1,000 volts but not exceeding 132,000 volts / 132 kV).

In practical terms this means that when designing new transmission and distribution facilities, consideration is given to reducing exposure and increasing separation distances to more sensitive uses such as residential or schools, pre-schools, day care centres or where potentially a greater number of people are regularly exposed for extended periods of time.

These emissions are usually not an issue but with planning authorities permitting or encouraging development with higher density, reduced setbacks and increased building heights, but as the electricity network operates 24/7/365 (all day, every day of the year), the level of exposure can increase.

Endeavour Energy believes that irrespective of the zoning or land use, applicants (and the Department) should also adopt a policy of prudent avoidance by the siting of more sensitive uses e.g. the office component of an industrial building, away from and less susceptible uses such as garages, non-habitable or rooms not regularly occupied e.g. storage areas in a commercial building, towards any electricity infrastructure – including any possible future electricity infrastructure required to facilitate the proposed development.

Where development is proposed in the vicinity of electricity infrastructure, Endeavour Energy is not responsible for any amelioration measures for such emissions that may impact on the nearby proposed development.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know' which can also be accessed via their website at <https://www.energynetworks.com.au/electric-and-magnetic-fields> and provides the following advice:

Electric fields are strongest closest to their source, and their strength diminishes rapidly as we move away from the source.

The level of a magnetic field depends on the amount of the current (measured in amps), and decreases rapidly once we move away from the source.

Typical magnetic field measurements associated with Endeavour Energy's activities and assets given the required easement widths, safety clearances etc. and having a maximum voltage of 132,000 volt / 132 kV, will with the observance of these separation distances not exceed the recommended magnetic field public exposure limits.

- 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). 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 (at least the same distance from overhead power lines as their potential full grown height) 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 a potential safety risk, cause of bush fire, restrict access, reduce light levels from streetlights or result in the interruption of supply. Such landscaping may be 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.

Endeavour Energy's recommendation is that existing street trees which are of low ecological significance in proximity of overhead power lines be replaced and any proposed planting of new trees within in the proximity of overhead power lines be replaced by an alternative smaller planting to ensure appropriate clearances are maintained whilst minimising the need for future pruning.

- 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.

- Removal of Electricity Supply

Approval for the permanent disconnection and removal of supply must be obtained from Endeavour Energy's Network Connections Branch (contact via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm) by Accredited Service Providers (ASP) with the relevant class of Authorisation for the type of work being carried out. The work could involve:

- The disconnection and removal of an underground service cable or overhead service line,
- Removal of metering equipment.

The written request must be submitted to Endeavour Energy using Form FPJ4603 'Permission to Remove Service / Metering by Authorised Level 2 Accredited Service Provider' which must be accompanied by Notification of Service Works (NOSW) forms provided as a result of service work activity performed by a Level 2 ASP. The retailer must also provide written agreement for the permanent removal of supply.

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> .

- Asbestos

Endeavour Energy's G/Net master facility model indicates that the site is in an area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network. Whilst Endeavour Energy's underground detail is not complete within G/Net in some areas, in older communities, cement piping was regularly used for the electricity distribution system and in some instances containing asbestos to strengthen the pipe; for insulation; lightness and cost saving.

When undertaking works on or in the vicinity of Endeavour Energy's electricity network, asbestos or ACM must be identified by a competent person employed by or contracted to the applicant and an asbestos management plan, including its proper disposal, is required whenever construction works has the potential to impact asbestos or ACM.

The company's potential locations of asbestos to which construction / electricity workers could be exposed include:

- customer meter boards;
- conduits in ground;

- o padmount substation culvert end panels; and
- o joint connection boxes and connection pits.

Further details are available by contacting Endeavour Energy's Health, Safety & Environment Assurance Section via Head Office enquiries on telephone: 133 718 or (02) 9853 6666 from 8am - 5:30pm.

- 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 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 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

Cornelis Duba

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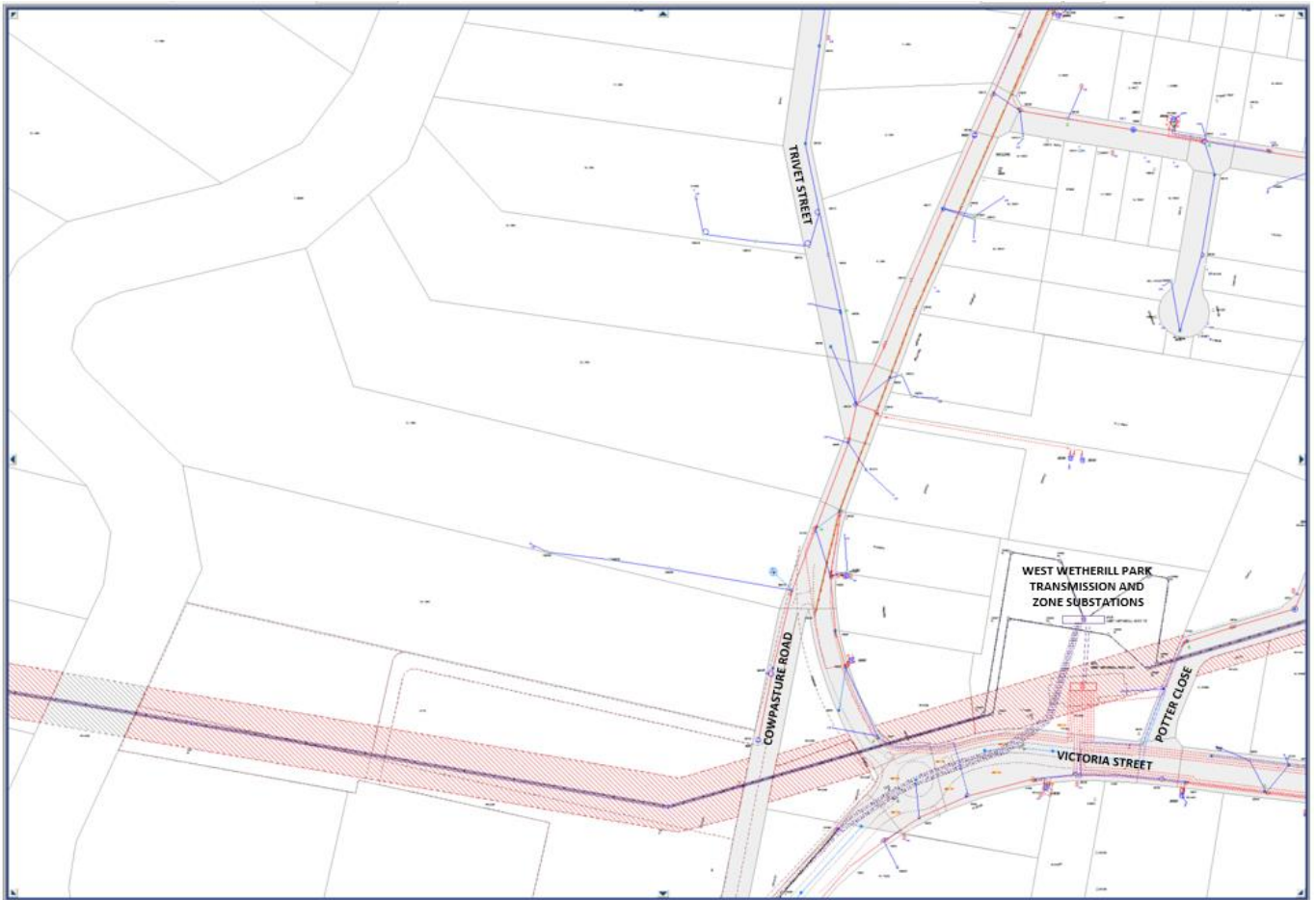
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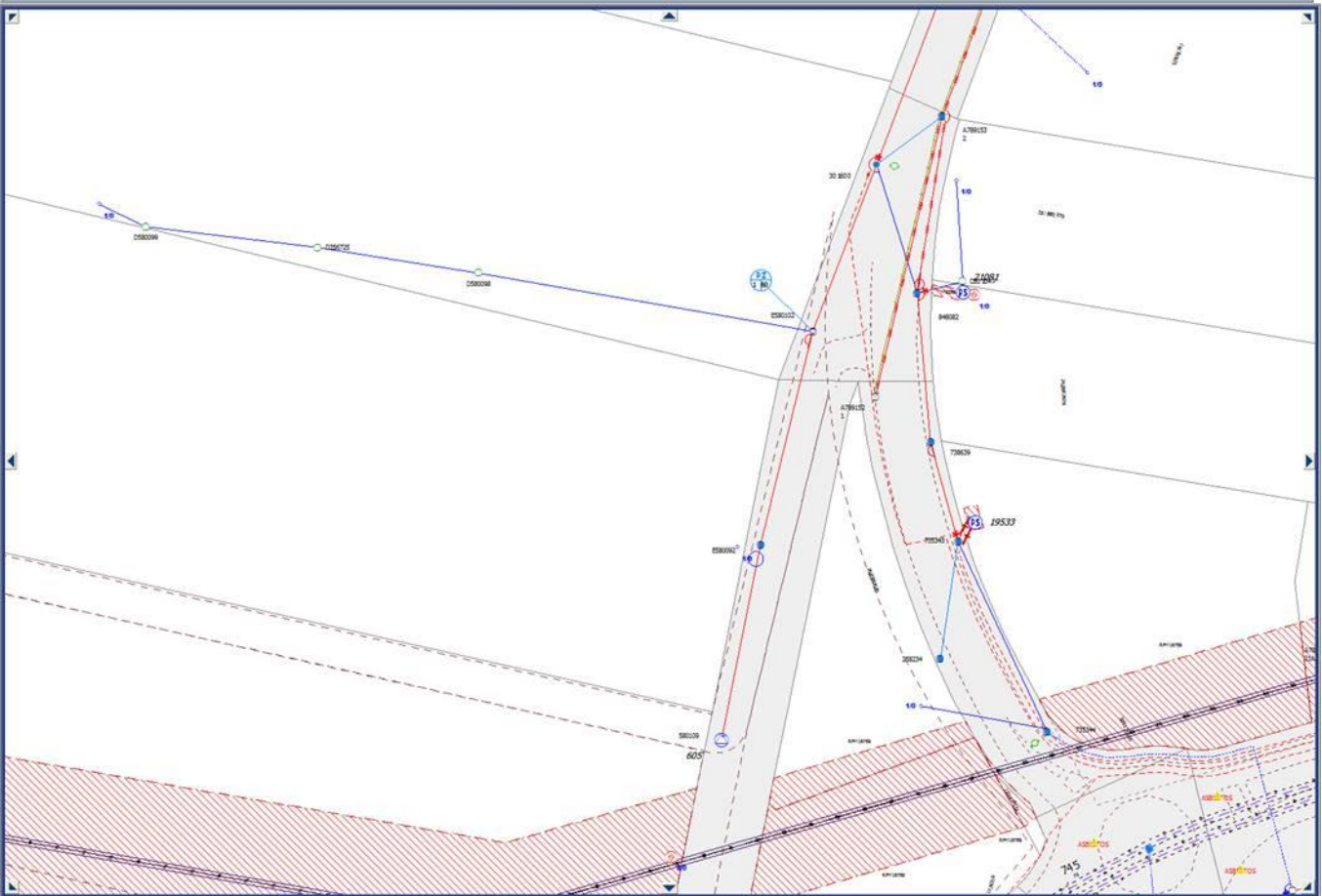
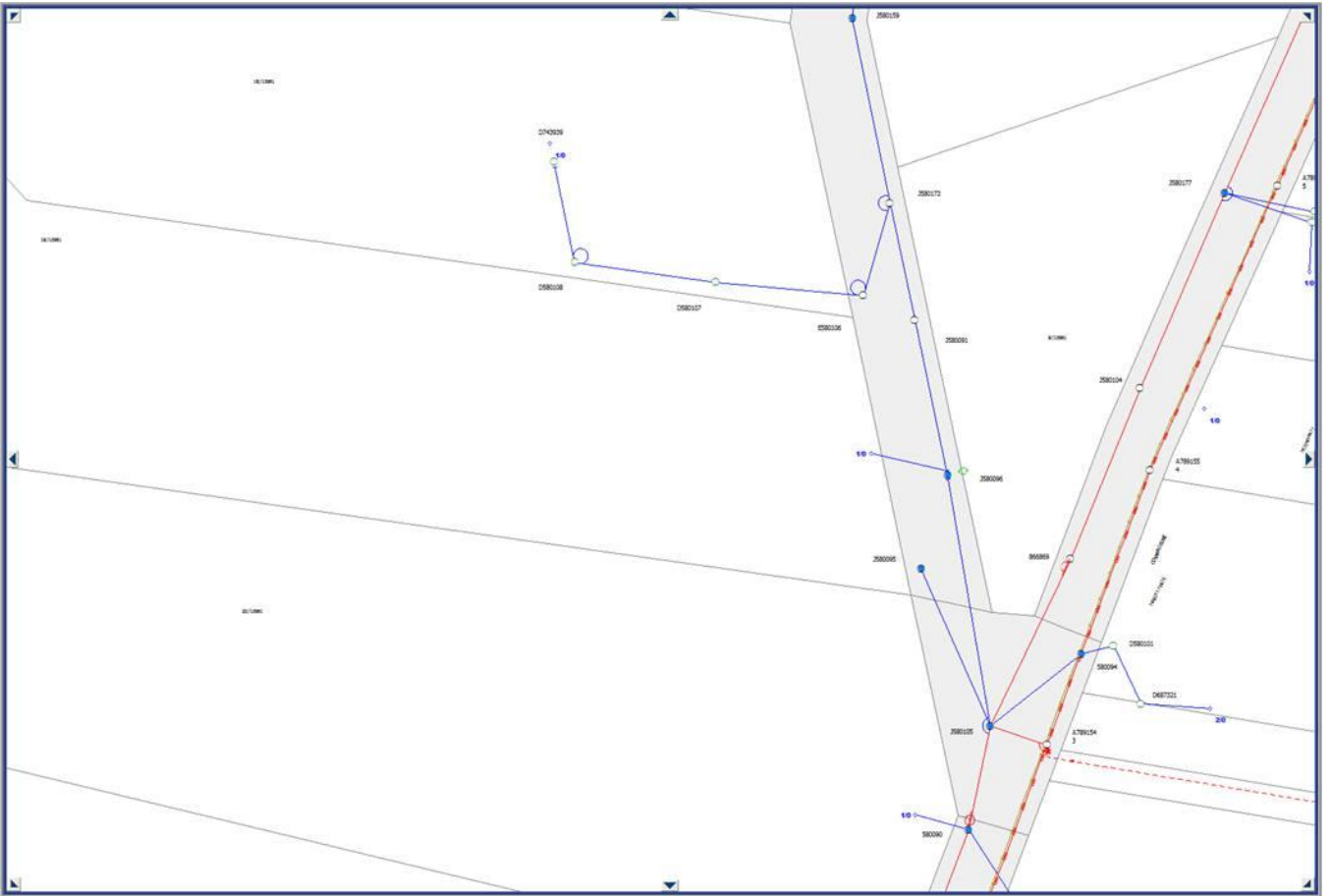




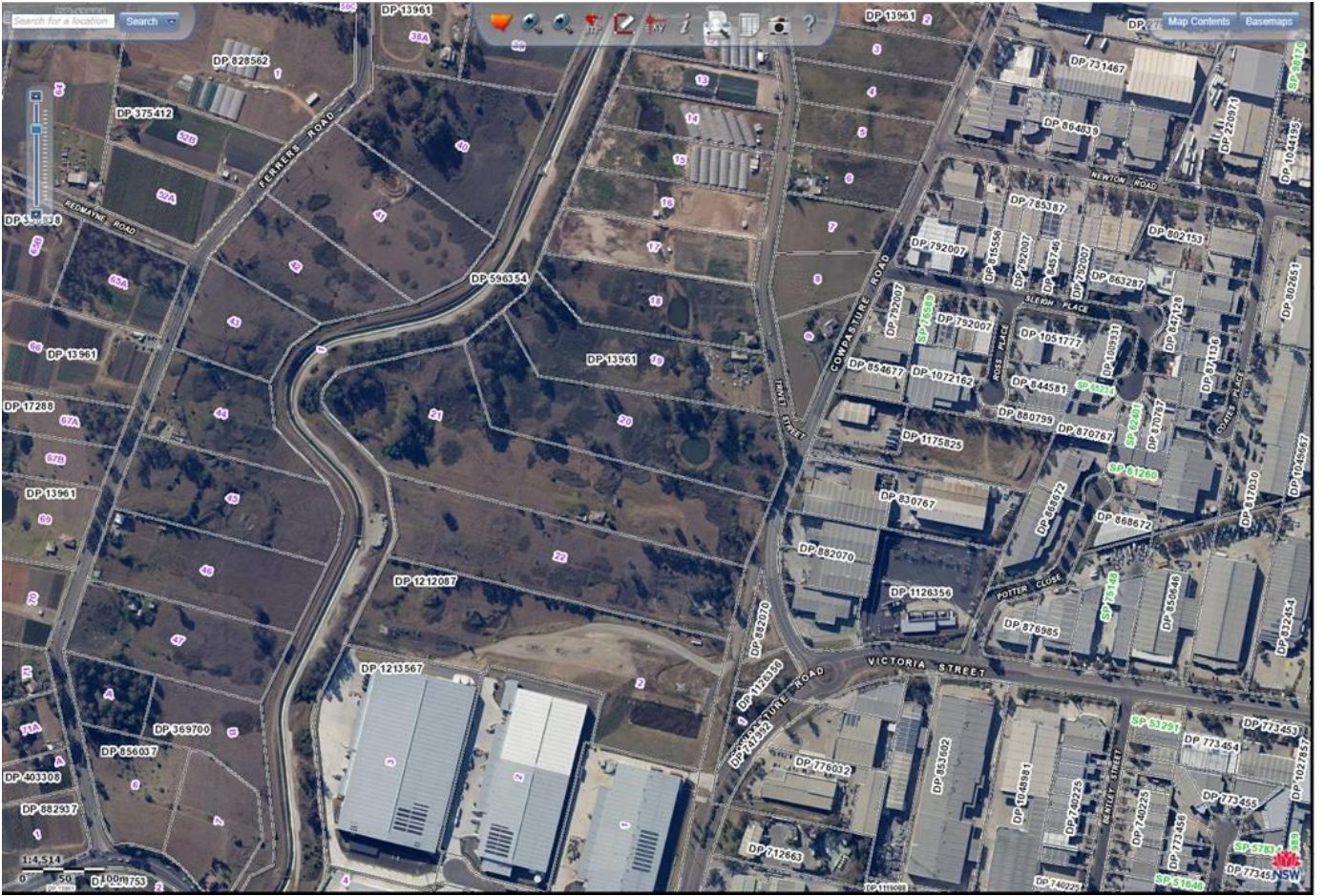
 The Site

Figure 4 Aerial View









From: David Koppers <David.Koppers@planning.nsw.gov.au>

Sent: Wednesday, 27 November 2019 2:40 PM

To: Property Development <Property.Development@endeavourenergy.com.au>

Cc: Joanna Bakopanos <Joanna.Bakopanos@planning.nsw.gov.au>

Subject: Request for Secretary's Environmental Assessment Requirements (SEARs) for the Horsley Drive Stage 2 - Building 1.

Good afternoon

The Department of Planning, Industry and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Horsley Drive Stage 2 - Building 1. The proposed development is a State Significant Development under the *Environmental Planning and Assessment Act 1979*.

The proposal is located within the Horsley Drive Business Park and consent is being sought for the construction and operation of a 24-hour warehouse and distribution centre. The applicant also intends to submit an a s4.55 application to modify the existing concept proposal and Stage 1 earthworks which was approved under SSD 7664. The relevant documents submitted by the applicant can be located here - <https://www.planningportal.nsw.gov.au/major-projects/project/26081>.

Please provide input into the SEARs for the proposal including details of any key issues and assessment requirements by **11 December 2019**.

If you have any enquiries, please contact David Koppers on 9373 2869 at david.koppers@planning.nsw.gov.au .

Regards

David Koppers
Senior Environmental Assessment Officer

Industry Assessments | Department of Planning, Industry and Environment

T 02 9373 2869 | E david.koppers@planning.nsw.gov.au

Level 29, 320 Pitt Street, Sydney | GPO Box 39, Sydney NSW 2001

www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



Please consider the environment before printing this e-mail.

From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Thursday, 12 March 2020 11:11 AM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: David Koppers <David.Koppers@planning.nsw.gov.au>
Subject: Notice of Exhibition – The Horsley Drive Stage 2 – Building 1 (SSD-10404)

Dear Sir/Madam

The Department of Planning, Industry and Environment has received an Environmental Impact Statement (EIS) for the Horsley Drive Stage 2 - Building 1 (SSD-10404).

The EIS will be publicly exhibited from 18/03/2020 to 17/04/2020.

The EIS can be viewed on the Department's Major Projects site at <https://www.planningportal.nsw.gov.au/major-projects/project/26081> from 18/03/2020. If you wish to view the documents prior to this date, you will need to register an 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 10/04/2020.

If you have any enquiries, please contact David Koppers at David.Koppers@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 Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.



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