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Sent: Tuesday, 4 December 2018 3:27 PM

To: DPE CSE Information Planning Mailbox <information@planning.nsw.gov.au>

Subject: NSW Planning & Environment Edmondson Park South Concept Plan (Town Centre North and Precinct 3) (MP 10_0118 MOD 5) and Planning Controls

The Secretary
NSW Planning & Environment

ATTENTION: David McNamara, Director, Key Sites Assessments

Dear Sir or Madam

I refer to the Department's letter of 6 November 2018 regarding Exhibition of Modification to Edmondson Park South Concept Plan (Town Centre North and Precinct 3) (MP 10_0118 MOD 5) and Planning Controls. MP 10_0118 MOD 5. Section 75W request to modify the Edmondson Park South Concept Plan, as it relates to the Town Centre North and Precinct 3, as follows:

- Introduce a maximum gross floor area control of 140,389 m2 for the Station Precinct;
- Increase the approximate number of dwellings within the Town Centre North from 440 to 3,286;
- Change the residential mix to include residential flat buildings, mixed use apartment buildings, mansion apartments, terrace houses
- and cottages, detached cottages and studio dwellings;
- Amend the site boundary to include 2.5 ha of land owned by Office of Strategic Lands;
- Provide new design guidelines for the Town Centre North;
- Reduce the size of the school site (to between 2ha - 6 ha), with the specific requirement confirmed by the Department of Education; and
- Amend the road network and street hierarchy.

Submissions need to be made to the Department by 4 December 2018.

Please find attached a copy of Endeavour Energy's submission made to the Department on 6 February 2018 for Section 75W Modification Request Edmondson Park South (MP10_0118 MOD 6) being the proposal to redistribute gross floor area within the

Town Centre Core, but without increasing the total approved gross floor area, height or number of dwellings for the Town Centre'. The recommendations and comments made therein remain valid for this Modification request but due to the significant changes proposed I referred this matter to Endeavour Energy's Asset Strategy & Planning Branch (AS&P) who have provided the following advice:

AS & P have noted the following advice included in the 'Utilities Infrastructure Assessment Report':

5.2 Endeavour Energy

Power Line Design (PLD), a Level 3 Accredited Service Provider, has been engaged to undertake consultation with Endeavour Energy. PLD has lodged an application for a technical review with Endeavour Energy, detailing the impacts of the proposed modification to the Concept Plan.

PLD will prepare an infrastructure report based upon the response from Endeavour Energy and their own investigations and assessment. The Endeavour Energy response and the PLD infrastructure report is expected to be received in mid-September 2018.

7.4 Endeavour Energy

In October 2017, J. Wyndham Prince received a report from Power Line Design (PLD) based on their assessment of Endeavour Energy's technical review of the network with regards to its available capacity to supply the previously proposed 2,235 dwelling masterplan for the site. PLD advised that:

- The increased yield resulting from the proposed modification will create an estimated total load of 8.1MVA from the subject site.
- This will require five 11kV feeders to service the load and ensure back up for reliability.
- Two of those feeders will come from the Edmondson Park Zone substation, southwest of the site in Zouch Road. The feeders will run along Campbelltown Road and Soldiers Parade to the subject site. There are spare high voltage ducts under the rail corridor to allow connection to the subject site.
- Currently, there is sufficient capacity and spare circuit breakers within the Edmondson Park Zone substation to cater for the anticipated load from the subject site. The availability of the spare capacity and circuit breakers will be subject to network conditions at the time a formal application is submitted.
- The three existing 11kV feeders within the vicinity of the site will be utilised to service the anticipated load and ensure reliability.
- Endeavour Energy will require the existing overhead 11kV network within the site and along Croatia Avenue be relocated underground. These works will be included in the Endeavour funded assets and will not increase the cost of the project.
- The network extension from the Zone substation will be customer funded contestable works as this is out of the Endeavour Capital Contribution policy arrangement.
- The internal network reticulation will be customer funded, however, Endeavour Energy will provide capital contributions to the high voltage reticulation and substations required for the development.
- Any application for works will need to address potential environmental and heritage impacts. These may include non-aboriginal heritage sites along Campbelltown Road, and several AHIMS listed aboriginal heritage sites in the vicinity of the subject area which will need to be investigated before electrical works can commence. Similarly, there are protected species of flora and fauna habitats within the site that may also impact on the proposed works.

Demand for electricity supply could be minimised by the use of low energy use appliances in future dwellings, and the installation of solar panels.

The proposed amendment to the masterplan comprising of 3,286 dwellings is expected to be consistent with this advice but with the following exception.

J. Wyndham Prince, based on experience with other projects anticipate that a development of 3,286 dwellings will require seven (7) high voltage feeders. This will involve the utilising of three (3) existing feeders in the vicinity of the site as stated above and drawing of four (4) additional new feeders out of the Edmondson Park Zone Substation on Zouch Road via Soldiers Parade and across the railway into Croatia Avenue. There are currently five spare ducts at the Soldiers Parade railway overpass.

Our conclusion regarding the feasibility of electricity servicing for the site can be finalised on receipt of the updated report from PLD which we expect to receive in mid-September 2018 and will be issued as an addendum to this report.

AS&P has responded to ENL3127 – Technical Review Edmondson Park Town Centre North – Precinct 9 on 4 September 2018 but the advice in Section 7.4 above not entirely correct.

The advice provided stated Precinct 9 will require 3 x 11,000 volt / 11 kV high voltage feeders to supply an estimated 12.6 megavolt amperes (MVA), two from Prestons Zone Substation [located at 2077 Camden Valley Way, Prestons (Lot 3 DP

1009168] via Bernera Road extension being constructed by Liverpool City Council and one from Edmondson Park Zone Substation [located at Zouch Road (corner Campbelltown Road) Ingleburn (Lot 11 DP 1198965)] via Campbelltown Road being upgraded by Roads and Maritime Services (RMS).

Edmondson Park Town Centre South also requires 3 x 11 kV feeders to supply an estimated 12 MVA, all three from Edmondson Park Zone Substation via Campbelltown Road. The first two feeders are to be installed under Endeavour Energy's projects Urban Multiple Load UML8411 and UML8412 and are dependent on RMS providing Endeavour Energy access to Campbelltown Road to carry out conduit installation works associated with the establishment of Edmondson Park Zone Substation.

Prestons Zone Substation and Edmondson Park Zone Substation have sufficient spare capacity to supply Town Centre North.

The foregoing advice has been provided to Endeavour Energy's Network Connections Branch who are managing the conditions of supply with the proponent and their authorised service provider (ASP).

For any further advice 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).

Subject to the foregoing advice Endeavour Energy has no objection to the Modification Request. Could you please pass on a copy of this submission to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me. 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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