

The Secretary
NSW Department of Planning, Industry and Environment

6 July 2020

ATTENTION: Matthew Rosel, Key Sites Assessments

Dear Sir or Madam

I refer to the Department's below email of 18 June 2020 regarding the Notice of Re-Exhibition Modification to Bonnyrigg Housing Estate Concept Plan (MP06_0046 MOD 5) located at the Bonnyrigg Housing Estate, Bonnyrigg, being land bounded generally by Bonnyrigg Avenue, Bonnyrigg public school, Bonnyrigg Plaza, Elizabeth Drive, Cabramatta Road West, Humphries Road and Edensor Road in the Fairfield Local Government Area. Submissions need to be made to the Department by 7 July 2020.

Please refer to Endeavour Energy's previous submission made to the Department on 3 September 2019. The recommendations and comments provided therein essentially remain valid.

Endeavour Energy has noted the following in the Response to Submissions:

3.4.3 Endeavour Energy

- *Zone substation should be regarded as a Key Site Element in the Urban Design Report*
- *It is recommended to consider placing landscape buffers adjacent to Bonnyrigg Zone Substation or the areas used for public open space.*

Response:

The concept plans have been updated to identify the Bonnyrigg Substation (refer to **Appendix R**).

A new Concept Plan control has been included to address this:

A 5m setback is required between any residential development and the Bonnyrigg Substation. This setback is to be landscaped appropriately to enable a green buffer between dwellings and the substation.

Refer to Updated Concept Plan Controls appended at **Attachment N**.

Whilst Endeavour Energy has not sited Appendix R, in regard to Attachment N Modified Bonnyrigg Communities Plus Project Modified Concept Plan 2019, the foregoing new Concept Plan control is included in the section on Built Form Residential Flat Buildings and Buildings 3 Storeys or Greater. However it is not clear where the 5 m setback is required and how it provides an effective buffer ie. the proposed height of the buildings of up to 4 and 6 storeys on the opposite side of the road to the substation ad adjoining the eastern side boundary is 2 storeys.

Built Form - -Residential Flat Buildings and Buildings 3 Storeys or Greater

Controls

- h. A 5m setback is required between any residential development and the Bonnyrigg Substation. This setback is to be landscaped appropriately to enable a green buffer between dwellings and the substation.



A.8 Building Heights



If it is the intent to provide a landscape buffer to the eastern side of Bonnyrigg Zone Substation over Lot 367 DP 262452 Hebblewhite Place (please refer to the following extract of Google Maps Street View), as indicated in Endeavour Energy's 'Guidance Notes for Electricity Distribution' this may impact on the perimeter management requirements under Endeavour Energy's Substation Design Instruction SDI524 'Fencing and Perimeter Security at Zone and Transmission Substations, and Switching Stations' which states the following requirement in relation to the prevention of unauthorised access by any person to a substation by the creation of 'climb points'.

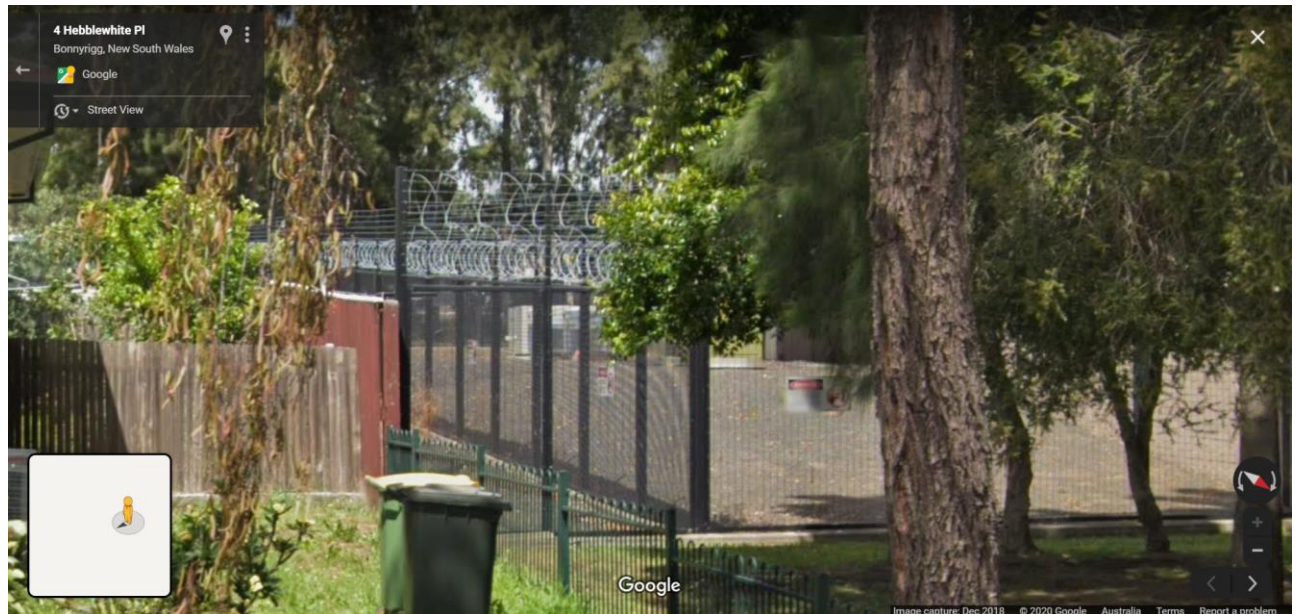
5.11 Perimeter management

Consideration shall be given to the balance between screening with manufactured objects or plants, and the security benefits of uninhibited visibility to staff and the general public.

To prevent people from concealing themselves or aiding their activities, vegetation shall not screen the entire length of the substation perimeter.

Vegetation that could provide a climbing point, and all objects, including equipment and stores, shall not be located within 2000mm of either side of the intruder resistant perimeter fence or intruder resistant barrier.

Accordingly Endeavour Energy's usual requirement is to have a minimum clear area / buffer of 2 metres from the fence with 3 metres preferred, and then depending on what the climb point is, it could increase to 4 metres. Where a permanent structure / object is constructed within these clearances, Endeavour Energy may raise the height of the substation fence. However the clearance may also be relevant in relation to the creation of temporary climb points eg. during construction with temporary site sheds etc.



For advice regarding the creation of suitable landscape buffers to Bonnyrigg Zone Substation the applicant should contact Endeavour Energy's Acting Network Environment Assessment Manager, Clinton Jurd, on direct telephone 9853 5166, mobile 0434 734 626 or alternately by email Clinton.Jurd@endeavourenergy.com.au .

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

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From: Jessica Fountain <Jessica.Fountain@planning.nsw.gov.au>
Sent: Tuesday, 23 June 2020 1:41 PM
To: Property Development <Property.Development@endeavourenergy.com.au>
Cc: Matthew Rosel <Matthew.Rosel@planning.nsw.gov.au>
Subject: Notice or Re-Exhibition – Bonnyrigg Housing Estate Concept Plan (MP06_0046 MOD 5)

Dear Ms Woodbury

Please find attached the notice of re-exhibition for a modification to Bonnyrigg Housing Estate Concept Plan (MP06_0046 MOD 5).

The Department of Planning, Industry and Environment invites you to comment on the proposal by close of business **Tuesday 7 July 2020**.

If you have any questions, please contact Matthew Rosel at matthew.rosel@planning.nsw.gov.au or (02) 8275 1323.

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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