



18 December 2018

Our Reference: SYD18/01795/01 (A25179695)
Council Ref: DA 2018/1223/1

The General Manager
Camden Council
P.O. Box 183
CAMDEN, NSW, 2570

Attention: Clare Aslanis

Dear Mr Moore

Stage 1 Modifications and Stage 2 development for Oran Park Podium Shopping Centre at 351 Oran Park Drive, 62-68 & 76 Central Avenue, ORAN PARK

Reference is made to the Council's correspondence dated 1 November 2018, regarding the abovementioned application which was referred to Roads and Maritime Services (Roads and Maritime) for comment in accordance with Clause 17 & 18 of the *State Environmental Planning Policy No.64 – Advertising and Signage*.

It is noted that the documentation submitted did not include any details on proposed advertising structures that would initiate a consideration of the proposal under Clauses 17 & 18 of the Policy.

Roads and Maritime has subsequently reviewed the proposal as a Traffic Generating Development, proposing greater than 200 carparks as part of the Application, under *State Environmental Planning Policy (Infrastructure) 2007* and raises no objection to the proposed development as it is unlikely to have a significant impact on the existing classified road network.

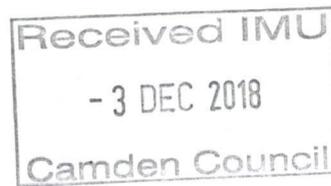
Roads and Maritime has no approved proposal requiring any part of the subject property for road purposes and therefore there are no objections to the development proposal on Property grounds.

If you have any further inquiries in relation to this development application Chris King would be pleased to take your call on 8849 2087 or e: development.sydney@rms.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read 'Pahee Rathan'.

Pahee Rathan
Senior Land Use Assessment Coordinator
North West Precinct



NSW Police Force
www.police.nsw.gov.au

ID/2018/974096

Ms C Aslanis.
70 Central Avenue, Oran Park.
NSW, 2570

21st November, 2018.

DA: 2018/1223/1. Oran Park Drive, 62-68 Central Avenue and 76 Central Avenue, Oran Park.

Staged extension of Oran Park Podium Shopping Centre. Stage 1 includes extension of Oran Park Podium Shopping Centre retail spaces, construction of two residential flat buildings (up to 12 storeys above the podium).

Construction of a commercial building, extension of basement car park, extension of Main Street.

On Wednesday 21st November 2018, a Safer by Design Evaluation was conducted on **DA: 2018/1223/1**, for the proposed development

In April 2001 the NSW Minister for Planning introduced Crime Prevention Guidelines to Section 79C of the Environmental Planning and assessment Act, 1979. These guidelines require consent authorities to ensure that development provides safety and security to users and the community. 'If a development presents a crime risk, the guidelines can be used to justify modification of the development on the grounds that crime risk cannot be appropriately minimised'.

The Guidelines contain two parts. 'Part A details the need for a formal crime risk assessment (Safer by Design Evaluation) to be done in conjunction with trained police, and Part B outlines basic Crime Prevention Through Environmental Design (CPTED) principles and strategies that can be used by consent authorities to justify the modification proposals to minimise risk'. (DUAP 2001:2)

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) is a crime prevention strategy that focuses on the planning, design and structure of cities and neighbourhoods. It reduces opportunities for crime by using design and place management principles that reduce the likelihood of essential crime ingredients from intersecting in time and space.

CAMDEN Police Area Command

Narellan Police Station

278 Camden Valley Way, NARELLAN NSW 2567

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Predatory offenders often make cost-benefit assessments of potential victims and locations before committing crime. CPTED aims to create the reality (or perception) that the costs of committing crime are greater than the likely benefits. This is achieved by creating environmental and social conditions that:

- Maximise risk to offenders (increasing the likelihood of detection, challenge and apprehension).
- Maximise the effort required to commit crime (increasing the time, energy and resources required to commit crime)
- Minimise the actual and perceived benefits of crime (removing, minimising or concealing crime attractors and rewards) and
- Minimise excuse making opportunities (removing conditions that encourage/facilitate rationalisation of inappropriate behaviour)

CPTED employs four key strategies. These are surveillance, access control, territorial re-enforcement and space/activity management.

- Surveillance
- Access Control,
- Territorial re-enforcement and
- Space/activity management.

Site Description

The proposed development is for the proposed development of Staged extension of Oran Park Podium Shopping Centre. Stage 1 includes extension of Oran Park Podium Shopping Centre retail spaces, construction of two residential flat buildings (up to 12 storeys above the podium).

Construction of a commercial building, extension of basement car park, extension of Main Street.

Site Risk Rating

The NSW Police Safer by Design Evaluation process is based upon Australia and New Zealand Risk Management Standard ANZS4360:1999. It is a contextually flexible, transparent process that identifies and quantifies crime hazards and location risk. Evaluation measures include crime likelihood (statistical probability), consequence (crime outcome), distributions of reported crime (hotspot analysis), socio-economic conditions (relative disadvantage), situational hazards and crime opportunity.

After conducting this process the rating for this development has been identified as, **low Crime Risk**.

Surveillance

Natural surveillance is achieved when normal space users can see and be seen by others. This highlights the importance of building layout, orientation and location; the strategic use of design; landscaping and lighting. *Natural surveillance* is a by-product of well-planned, well-designed and well-used space. *Technical/mechanical Surveillance* is achieved through mechanical/electronic measures such as CCTV, help points and mirrored building panels. *Technical/mechanical Organised) Surveillance* is achieved through the tactical positioning of guardians. An example would be the use of on-site supervisors at higher risk locations.

Natural surveillance is an important element capable guardianship. When supervision is lacking, the perception of surveillance can be created to deter opportunistic criminals. Offenders often scan their surroundings to see if they are being watched. Objects, areas and structures capable of concealing an offender (especially near pedestrian routes) increase crime risk.

Natural surveillance opportunities during construction for this development in the day will be acceptable with the substantial amount of workers required. The issues will come overnight and the weekend. Building materials including copper wiring and piping are highly sought after as scrap metal due to their value, therefore measures should be put in place to deter offenders when there are no persons around. With this in mind it may be necessary to increase surveillance opportunities by using either technical/mechanical (Closed Circuit Television Systems etc) or organised (using people to supervise areas) treatment options.

Recommendations:

- 1) Entry points should be designed so as to maximize surveillance opportunities to and from these areas from both inside, as well as outside.
- 2) Residential setbacks (such as front yards) act as a transition or buffer between private and public space. These areas require good sight lines from private vantage points to public areas.
- 3) Store and Electrical Meter Rooms need to have doors locked at all times.
- 4) Doors into Electrical Meter Rooms, to have approved Power Company locks and doors to be kept locked at all times.
- 5) All vegetation/ Landscaping to be trimmed on a regular basis to ensure it is kept to a minimal height i.e eye level, at all times.
- 6) Ensure all barriers and panels around the dwellings are transparent.

- 7) CCTV cameras to be installed in and around car parking areas, lift areas and stair wells, and to be installed by licensed, qualified security professionals.
- 8) Effective lighting to be installed in and around the car parking areas as well as the public / private areas internal and external.
- 9) As the proposed development may be exposed to Break Enter and Steals, Stealing, Steal from persons, Malicious Damage and Steal from Motor Vehicle offences, a closed circuit television system (CCTV) which complies with the Australian Standard – Closed Circuit Television System (CCTV) AS:4806:2006 needs to be implemented to receive, hold or process data for the identification of people involved in anti social or criminal behaviour. The system is obliged to conform with Federal, State or Territory Privacy and Surveillance Legislation. This system should consist of surveillance cameras strategically located in and around the development to provide maximum surveillance coverage of the area, particularly in areas which are difficult to supervise.
- 10) CCTV Cameras should be strategically mounted outside the development buildings and within the car parking areas to monitor activity within these areas.
- 11) One or more CCTV cameras should be positioned at the entry and exit points to monitor these areas (i.e underground car park, and stair well access).
- 12) Digital technology should be used to receive, store and process data. Recording equipment should be secured away from public access areas to restrict tampering with the equipment and data. This equipment needs to be checked and maintained on a regular basis.
- 13) It is crucial even in the development stage that the CCTV cameras are installed as soon as power is available to the site.

Lighting (Surveillance)

There is a proven correlation between poor lighting, fear of crime, the avoidance of public places and crime opportunity (Painter, 1997). Good lighting can assist in increasing the usage of an area. Further information is required within the plans, which were reviewed to indicate the lighting proposals for the street lighting and car park, i.e the positioning of the lights next to vegetation is of a concern due to reducing the spread of the lighting.

Lighting should meet minimum standards. Crime and fear reduction are specified as key objectives in Australian lighting standard AS1158 for public streets, car parks and pedestrian areas.

Effective lighting contributes to public safety by reducing fear, increasing community

activity, improving visibility and increasing the chance that offenders will be detected and apprehended. The Canadian METRAC Group (Toronto City Council) recommends a 15 metre facial recognition test in public places. This yardstick is often applied as a non-technical measure of lighting effectiveness.

Walking from overtly bright places into dark places, or dark to light places can lessen a pedestrian's ability to see and recognize people, objects and colours. Transition lighting can help to reduce (night) vision impairment.

Recommendations:

- 1) Lighting should be designed to the Australian and New Zealand Lighting Standards.
- 2) Australia and New Zealand Lighting Standard 1158.1 – Pedestrian, requires lighting engineers and designers to consider crime risk and fear when selecting lamps and lighting levels.
- 3) Lighting layout for the outdoor areas should be Anti Vandal type lights which are a better option, for both lighting and maintenance.
- 4) Australian and New Zealand Lighting Standard 1158 – Car Parks, must be used especially in undercover type parking in each block.
- 5) Public area lighting must be bright and even (to permit facial recognition of approaching persons at 15 metres).
- 6) Public or outdoor lighting to be addressed to ensure it complies and is effective.
- 7) All lighting should be vandal proof throughout the complex.
- 8) Improved lighting needs to extend from the development towards adjacent streets. Consideration must be given to pedestrians walking from the development to surrounding streets for the purpose of catching public transport etc. Areas adjoining pathways should be illuminated to avoid opportunities for concealment and entrapment.

Landscaping (Surveillance)

Landscaping can be used to enhance the appearance of the development and assist in reducing opportunities for vandalism. However, landscaping can also provide concealment or entrapment areas for people involved **in criminal behaviour.**

Recommendations:

- 1) Some predatory offenders seek pockets and enclosures created by vegetation/landscaping. When selecting and maintaining vegetation, consideration should be given to the possibility of areas becoming entrapment sites in the future especially at rear open space areas.
- 2) A safety convention is to have 3-5 metres of cleared space on either side of pathways. Thereafter, vegetation is stepped back in height to maximise sightlines.
- 3) A safety convention for vegetation is: lower tree limbs should be above average head height, and shrubs should not provide easy concealment.
- 4) Landscaping can greatly interfere with residential setbacks (such as front yards). These areas require good sight lines from private vantage points to public areas therefore it is important that landscaping does not inhibit surveillance.
- 5) Landscaping close to and around the dwelling should be regularly maintained to ensure branches cannot act as natural ladders to gain access to higher parts of the dwelling, and to assist with natural surveillance in and around the dwellings.
- 6) Vegetation to be 3-5 metres clear of pathways.
- 7) Warning signs should be strategically posted around the buildings to warn intruders of what security treatments have been implemented to reduce opportunities for crime. Warning, trespassers will be prosecuted. Warning, these premises are under electronic surveillance.
- 8) Directional signage should be posted at decision making points (eg. Entry/egress points) to provide guidance to the uses of the development. This can also assist in access control and reduce excuse making opportunities by intruders.
- 9) A Fire Safety Statement must be prominently displayed within the development to comply with the Environmental Planning & Assessment Regulations (1994) Clause 80GB. The annual fire safety statement is a statement issued by the owner of a building.
- 10) Signage needs to be provided at fire exits to assist occupants to identify exits in emergency situations.
- 11) Signage needs to be provided to assist occupants to identify fire suppression equipment, eg extinguishers, fire hoses etc.

- 12) A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such material generally within **24 hours**.

Access Control

Access control should be designed to limit the opportunity for crime by taking steps to clearly delineate public, semi-public and private space. This can be achieved by using physical and symbolic barriers to attract, channel or restrict the movement of people into and throughout the development. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimise people and their property. Illegal boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. However, care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control can be achieved by creating:

- Landscapes and physical locations that channel and group people into target areas
- Spaces which attract, rather than discourage people from gathering.
- Restricted access to internal areas or high risk areas (like car parks or other rarely visited areas). This is often achieved through the use of physical barriers.

Recommendations:

- 1) The door and door frames to these premises should be of solid construction. Doors should be fitted with locks that comply with the Australian Standard – Mechanical Locksets for doors in buildings, AS:4145:1993, to restrict unauthorised access and the Building Code of Australia (fire regulations). This standard specifies the general design criteria, performance requirements and procedures for testing mechanical lock sets and latch sets for their resistance to forced entry and efficiency under conditions of light to heavy usage. The standard covers lock sets for typical doorways, such as wooden, glass or metal hinged swinging doors or sliding doors in residential premises. Requirements for both the lock and associated furniture are included. Certain areas may require higher level of locking devices not referred to in this standard (eg. Locking bars, electronic locking devices and detection devices) **Dead locks are required for residential units.**
- 2) All exit doors from the car park to the stairwell and lifts ,should have striker plates installed to minimise chance of tampering.

- 3) There needs to be a limit to how many exit and entry points are available to the car park.

Territorial Re-enforcement

Territorial re-enforcement promotes control through increased definition of space and improved proprietary controls. An environment designed to clearly delineate private and public spaces does a number of things. Owners have a vested interest in the space and are more likely to take the appropriate action to protect such space. Strangers or intruders stand out in that space and are more easily identified. Buildings, fences, footpaths, signs, lighting and landscape can be used to delineate space and express ownership of space. Space which is not clearly defined may encourage anti-social or criminal behaviour.

Territorial reinforcement can be achieved through:

- Design that encourages people to gather in space and to feel some responsibility for its use and condition.
- Design with clear transitions and boundaries between public and private space
- Clear design cues on who is to use the space and what it is to be used for. Care is needed to ensure that territorial reinforcement is not achieved by making public spaces, private spaces through gates and enclosures.

Landscaping : Can be an effective and pleasant instrument to define space. Hedges and trees should not cause an area to be enclosed, restricting natural surveillance. Landscaping should lead pedestrians onto the nominated pathways.

Vegetation: Hedges and shrubs should not be higher than 900mm. Large high branching trees provide shade, shelter and add to the attraction of environments. The lower tree limbs should be above average head height so they do not restrict vision. The use of thorny bushes may aid in restricting access to areas while still appealing to the eye.

Recommendations:

- 1) The boundaries of the development to be well defined and re-enforced by fencing and landscaping.
- 2) Car park design and definitional legibility can help (or hinder) way finding. Knowing how and where to enter/exit and find assistance can impact perceptions of safety, victim vulnerability and crime opportunity. Signage

should reinforce (not be an alternative to effective design).

- 3) Signage needs to be provided at entry/exit points indicating public and private access points and areas throughout the development, to assist users and warn intruders that they will be prosecuted.
- 4) All car parking areas of each block should have signage “residents only”, and signs for all visitor parking.
- 5) A graffiti management plan needs to be incorporated into the maintenance plan for the development. Research has shown that the most effective strategy for reducing graffiti attacks is the quick removal of such materials generally with a forty-eight hour period.
- 6) Graffiti resistant materials and anti-graffiti coating should be utilised throughout the development

Space / Activity Management

Popular space is often attractive, well maintained and well used space. Linked to the principle of territorial reinforcement, space activity management ensures that space is appropriately utilised and well cared for.

Space/activity management strategies should include activity coordination, maintenance, rapid repair of vandalism and graffiti and the replacement of burned out lighting and the removal or refurbishment of decayed physical elements.

Space/activity management should support and increase the use of the built environment for safe activities with the intent of increasing the risk of detection to criminals and undesirable activities.

Highly functional areas are susceptible to opportunistic crime when inactive. CBDs and large developments often experience high levels of night time burglary, theft of commuter vehicles and other crime.

Recommendations;

The key recommendations from the assessment include:

- Installation of CCTV cameras within and around the development
 - Improved lighting around the footpaths and car park areas within the development
 - Ensuring the building design minimises the potential for climbing onto balconies
 - Landscaping that promotes natural surveillance of common areas
 - Underground car park that does not have hidden areas or dark spots
 - Security measures in place for entry doors and lifts (security passes)
-
- 1) As residents within this area have been targeted for malicious damage, break enter and steal, and stealing's, it is important that access to and from the development be established and maintained.
 - 2) Natural ladders are building features, trees or nearby structures that can help a criminal to climb to balconies, rooftops, ledges and windows.
 - 3) Consideration to be given to enhancing the entry into buildings with electronic access control equipment to enhance physical security.
 - 4) Intercom facilities should be incorporated into these entry/exit points at the front and back of the dwelling to enable residents to communicate and identify with people prior to admitting them to the premises. An auxiliary lock set should also be incorporated into the design of each of the entry/exit points to enable emergency services to access the development particularly in emergency situations.
 - 5) Having electronic access control equipment fitted to these areas to enhance physical security should control the doors from public to private areas.
 - 6) 'Residents only' access to underground parking through the interior of the dwelling can reduce opportunities for theft from vehicles, motor vehicle theft, and entrapment.
 - 7) Bench seating and Common Open space areas (Public Reserve) to be maintained. Re The broken window Theory. The theory states "That maintaining and monitoring [urban environments](#) in a well-ordered condition may stop further [vandalism](#) and escalation into more serious crime".

We would like to thank you for the opportunity of inspecting the plans for this development and should you require further information on the subjects mentioned within this report feel free to contact Senior Constable Greg Louden, Crime Prevention Officer, Camden Local Area Command, phone 46324459 or Email loud1gre@police.nsw.gov.au

Yours faithfully,

Walden

Ward Hanson.
Superintendent
Commander
Camden Local Area Command.

26/11/18

Disclaimer

The New South Wales Police have a vital interest in ensuring the safety of members of the community and their property. By using the recommendations contained in this evaluation, any person who does so acknowledges that:-

1. It is not possible to make areas evaluated by the New South Wales Police, absolutely safe for members of the community or their property.
2. It is based upon the information provided to the New South Wales Police, at the time the evaluation was made.
3. The evaluation is a confidential document and is for use by the consent authority or organization referred to on page 1 only.
4. The contents of this evaluation are not to be copied or circulated otherwise that for the purposes of the consent authority or organization referred to on page 1.

The New South Wales Police hopes that by using the recommendations contained in this document, criminal activity will be reduced and the safety of members of the community and their property will be increased. However, it does not guarantee that all risks have been identified, or that the area evaluated will be free from criminal activity if its recommendations are followed.

The General Manager
Camden Council

ATTENTION: Ms C Aslanis, Executive Planner (Statutory Planning Branch)

Dear Sir or Madam

I refer to Council's letter of 1 November 2018 regarding Development Application 2018/1223/1 at 351 Oran Park Drive, 62-68 & 76 Central Avenue, Oran Park (PLt: 3 DP: 270899, PLt: 4 DP: 270899) for 'Staged extension of Oran Park Podium Shopping Centre. Stage 1 includes extension of Oran Park Podium Shopping Centre retail spaces, construction of two residential flat buildings (up to 12 storeys above the Podium), construction of one commercial building, extension of basement car park, extension of Main Street. Stage 2 includes concept approval for future residential flat building'. Submissions need to be made to Council by 22 November 2018.

As shown in the below site plans from Endeavour Energy's G/Net master facility model to the 'Stage 2A Proposed' area of the Architectural Plans there are:

- No easements over the site benefitting Endeavour Energy (active easements are indicated by red hatching).
- Low voltage and 11,000 volt / 11 kV high voltage underground cables to the Peter Brock Drive road verge / roadway.
- Low voltage underground cables to the Central Avenue road verge / roadway.

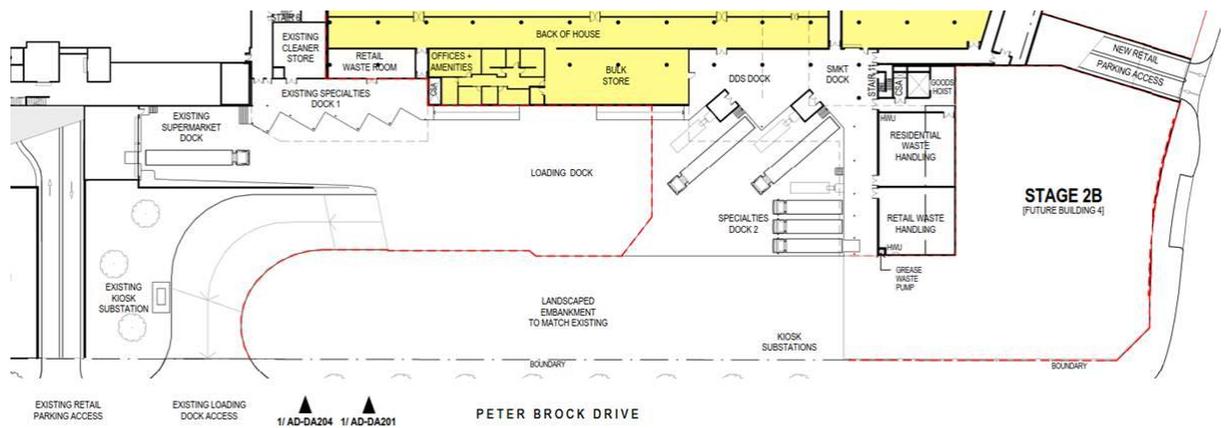
Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. Generally (depending on the scale and/or features selected), low voltage (normally not exceeding 1,000 volts) is indicated by blue lines and high voltage (normally exceeding 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 Statement of Environmental Effects does not appear to address the suitability of the site for the development in regards to whether utility services are available and adequate for the development.

However as shown in the following extract of the Ground Floor Plan provision has been made for a kiosk / padmount substations to the Peter Brock Drive road frontage of the site.



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. Depending on the outcome of the assessment, any required indoor / chamber or padmount substation/s 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 refer to 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/> .

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 a Level 3 ASP approved to design distribution network assets, including underground or overhead. The ASP scheme is administered by NSW Planning & Environment and details are available on their website via the following link or telephone 13 77 88:

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

Given the large size of the proposed development an extension and/or augmentation of the existing local network, including the provision of substation will be required. Padmount substations (indicated by the symbol  on the site plan from Endeavour Energy’s G/Net master facility model) can accommodate loads from 315 kilovolt amperes (kVA) up to 1,500 kVA ie. there is a significant variation in the number and type of premises able to be connected to a substation. Given the large size of the proposed development, the existing local network is

unlikely to be able to supply the additional load. However the full extent of the work required to the local network to facilitate the proposed development will not be determined until the final load assessment is completed. Endeavour Energy's preference is to alert proponents / applicants (and Council) of the potential matters that may arise as development of greenfield areas continues to occur.

That provision is being made for the substation is a positive. Substations are to be located on the ground floor / street level with direct access from a public road. The proposed substation location will require a detailed assessment to consider the suitability of access, safety clearances, fire ratings etc.- which in this instances given the proposed location within a landscaped embankment fronting Peter Brock Drive should not be an issue. 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. As a condition of the Development Application consent Council 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.

- Location of Electricity Easements / Prudent Avoidance

The incorporation of electricity easements into privately owned lots is generally problematic for both Endeavour Energy and the future landowners and requires additional easement management to ensure no uncontrolled activities / encroachments occur within the easement area. Accordingly Endeavour Energy's recommendation is that whenever reasonably possible, easements be entirely incorporated into public reserves and not burden private lots (except where they are remnant lots or not subject to development).

Where easements are incorporated into private lots Endeavour Energy's preference is to have access by the most direct and practicable route with the easement area kept to a minimum eg. padmount substations are located at the front boundary to avoid the need to have the associated cables extend into the property which then also require an easement.

The location of electricity infrastructure should also avoid the creation of easements or restrictions on the adjoining site. The development shown in the following extract of Google Maps Street View is of a site at 18 Copeland Street Liverpool required the installation of a fire wall next to the padmount substation. Whilst meeting the fire rating requirements etc. from an aesthetics perspective this is not an attractive outcome. An alternative location for the padmount substation and/or building design could have avoided the need for the fire wall but generally needs to be considered in the early design stages of the development.



Fire wall constructed for padmount substation at 18 Copeland Street Liverpool. Source: Google Maps Street View.

The foregoing is also in keeping with a policy of prudent avoidance by the siting of more sensitive uses away from any electricity infrastructure to minimise exposure to electric and magnetic fields (EMF), noise etc. associated with the 24/7/365 (all day, every day of the year) operation of the electricity network.

Please find attached a copy of Energy Networks Association's 'Electric & Magnetic Fields – What We Know, January 2016' which can also be accessed via the Energy networks Australia 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.

Exposure to electric and magnetic fields (EMF) may be encountered in specific situations such as near substations, underground cables, specialised electrical equipment, or at elevated locations near lines. However, as the strengths of EMFs decrease rapidly with distance from the source, typical exposure 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 should not exceed the recommended public exposure limits.

- Earthing

The construction of any building or structure (including fencing, signage, flag poles 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 3000:2007 'Electrical installations' to ensure that there is adequate connection to the earth. Inadequate connection to the earth places persons, equipment connected to the network and the electricity network itself at risk if there is a leaking/fault current which cannot flow into the grounding system and be properly dissipated.

- 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. 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.

In regards to the padmount substation required to facilitate the proposed development, please find attached for the applicant's reference a copy Endeavour Energy's 'Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations'.

- 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 electricity infrastructure, as part of a public safety initiative Endeavour Energy has set up an email account that is accessible by a range of multiple 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.

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 in the vicinity of 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

Development Application Specialist

Network Environment & Assessment

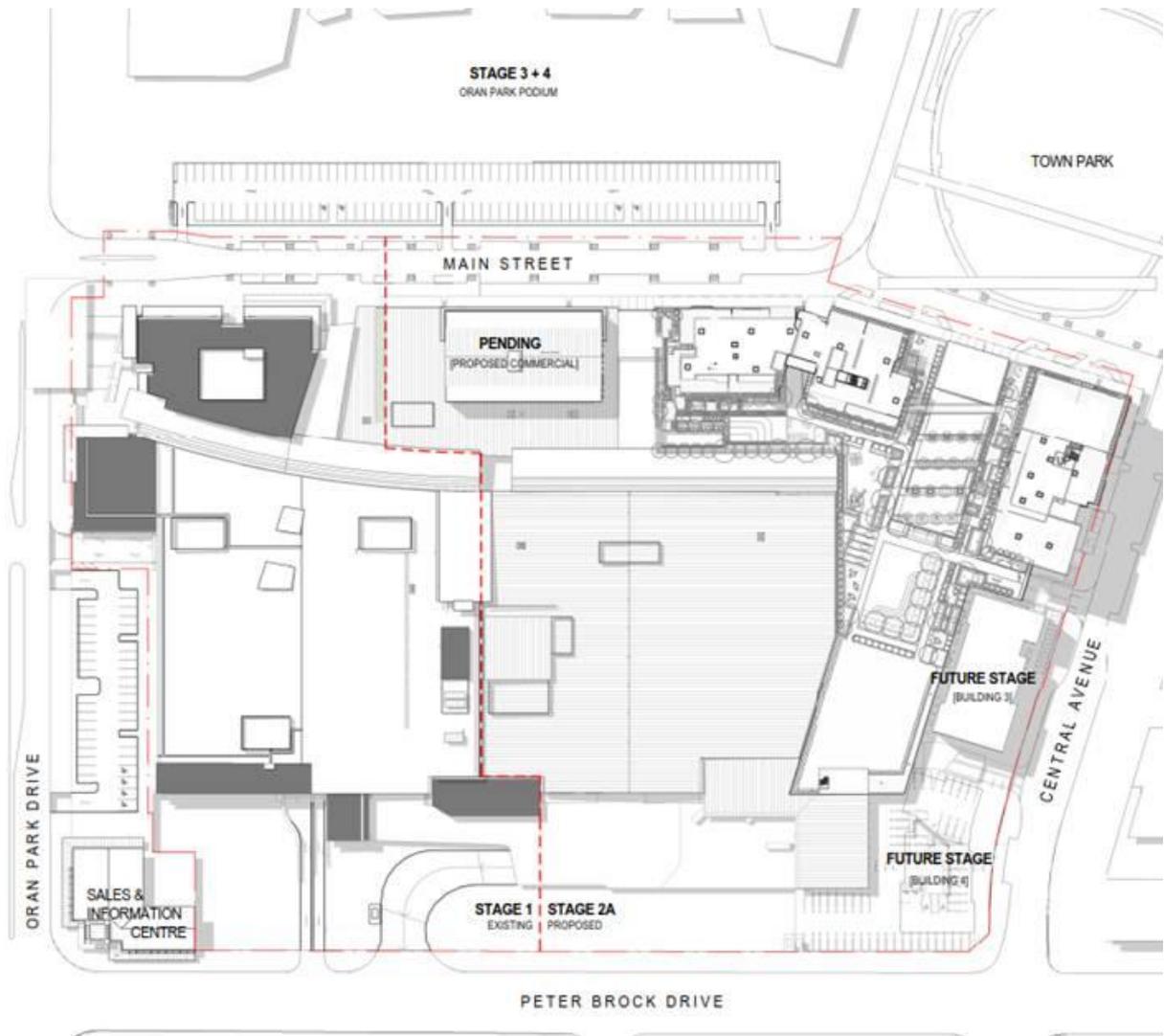
T: 9853 7896

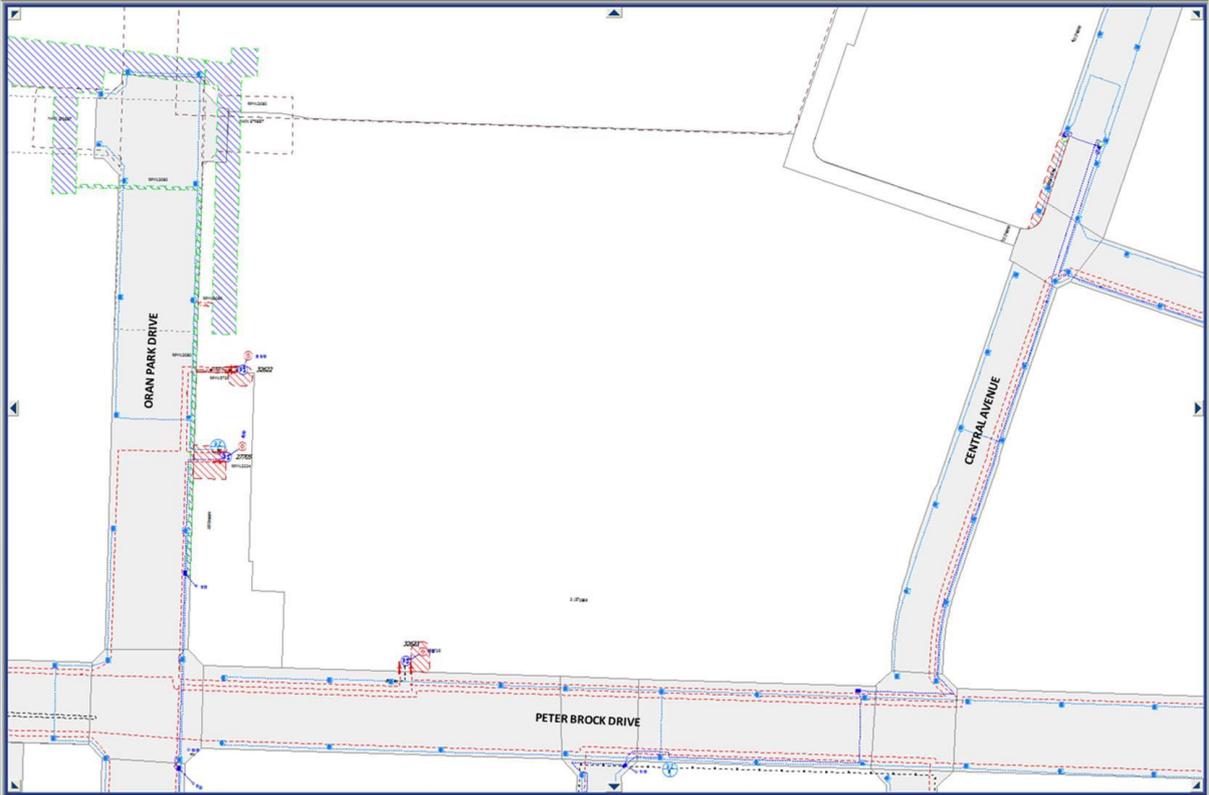
E: cornelis.duba@endeavourenergy.com.au

51 Huntingwood Drive, Huntingwood NSW 2148

www.endeavourenergy.com.au







Kiosk / padmount substation in Stage 1 Existing off Peter Brock Drive.

21 January 2019

Our Ref: Case 175740

Ms C Aslanis
Executive Planner (Statutory Planning Branch)
Camden Council
PO Box 183, Camden 2570

RE: Proposed Development at 351 Oran Park Drive, 62-68 Central Avenue and 76 Central Avenue, Oran Park

Dear Ms Aslanis,

Thank you for notifying Sydney Water of the development application listed above. We have reviewed the application and provide the following information to assist in your assessment of the proposal.

Water

- Our servicing investigation indicates that the trunk drinking water system has adequate capacity to accommodate the proposed development.
- Any needed upsizing of the existing watermain will be advised during the Section 73 application process.
- Amplifications or extensions to the drinking water network may be required complying with the Water Services Association of Australia (WSAA) code – Sydney Water edition.

Wastewater

- Our servicing investigation shows that the trunk wastewater system has adequate capacity to service the proposed development.
- Any needed upsizing of the existing sewer will be advised during the Section 73 application process.

If the proponent requires more information regarding water/wastewater servicing for the proposed development, they should engage a Water Servicing Coordinator (WSC) and lodge a feasibility application to Sydney Water.

Further advice and requirements for this proposal are in the attachments. If you require any further information, please contact Enrique Sarthou of the Growth Planning and Development Team on 02 8849 6496 or email enrique.sarthou@sydneywater.com.au.

Yours sincerely



Fernando Ortega
A/ Manager, Growth Planning and Development

Attachment 1

Sydney Water Servicing

A Section 73 Compliance Certificate under the Sydney Water Act 1994 must be obtained from Sydney Water.

The proponent is advised to make an early application for the certificate, as there may be water and wastewater pipes to be built that can take some time. This can also impact on other services and buildings, driveways or landscape designs.

Applications must be made through an authorised Water Servicing Coordinator. For help either visit www.sydneywater.com.au > Plumbing, building and developing > Developing > Land development or telephone 13 20 92.

Building Plan Approval

The approved plans must be submitted to the Sydney Water [Tap in™](#) online service to determine whether the development will affect any Sydney Water sewer or water main, stormwater drains and/or easement, and if further requirements need to be met.

The Sydney Water [Tap in™](#) online self-service replaces our Quick Check Agents as of 30 November 2015.

The [Tap in™](#) service provides 24/7 access to a range of services, including:

- building plan approvals
- connection and disconnection approvals
- diagrams
- trade waste approvals
- pressure information
- water meter installations
- pressure boosting and pump approvals
- changes to an existing service or asset, e.g. relocating or moving an asset.

Sydney Water's [Tap in™](#) online service is available at: <https://www.sydneywater.com.au/SW/plumbing-building-developing/building/sydney-water-tap-in/index.htm>

Attachment 2

Requirements for **Business Customers for Commercial and Industrial Property Developments.**

Trade Wastewater Requirements

If this development is going to generate trade wastewater, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. You must obtain Sydney Water approval for this permit before any business activities can commence. It is illegal to discharge Trade Wastewater into the Sydney Water sewerage system without permission.

The permit application should be emailed to Sydney Water's [Business Customer Services](mailto:businesscustomers@sydneywater.com.au) at businesscustomers@sydneywater.com.au

A Boundary Trap is required for all developments that discharge trade wastewater where arrestors and special units are installed for trade wastewater pre-treatment.

If the property development is for Industrial operations, the wastewater may discharge into a sewerage area that is subject to wastewater reuse. Find out from Business Customer Services if this is applicable to your development.

Backflow Prevention Requirements

Backflow is when there is unintentional flow of water in the wrong direction from a potentially polluted source into the drinking water supply.

All properties connected to Sydney Water's supply must install a testable Backflow Prevention Containment Device appropriate to the property's hazard rating. Property with a high or medium hazard rating must have the backflow prevention containment device tested annually. Properties identified as having a low hazard rating must install a non-testable device, as a minimum.

Separate hydrant and sprinkler fire services on non-residential properties, require the installation of a testable double check detector assembly. The device is to be located at the boundary of the property.

Before you install a backflow prevention device:

1. Get your hydraulic consultant or plumber to check the available water pressure versus the property's required pressure and flow requirements.
2. Conduct a site assessment to confirm the hazard rating of the property and its services. Contact PIAS at NSW Fair Trading on 1300 889 099.

For installation you will need to engage a licensed plumber with backflow accreditation who can be found on the Sydney Water website:

<http://www.sydneywater.com.au/Plumbing/BackflowPrevention/>

Water Efficiency Recommendations

Water is our most precious resource and every customer can play a role in its conservation. By working together with Sydney Water, business customers are able to reduce their water consumption. This will help your business save money, improve productivity and protect the environment.

Some water efficiency measures that can be easily implemented in your business are:

- Install water efficiency fixtures to help increase your water efficiency, refer to WELS (Water Efficiency Labelling and Standards (WELS) Scheme, <http://www.waterrating.gov.au/>
- Consider installing rainwater tanks to capture rainwater runoff, and reusing it, where cost-effective. Refer to <http://www.sydneywater.com.au/Water4Life/InYourBusiness/RWTCalculator.cfm>
- Install water-monitoring devices on your meter to identify water usage patterns and leaks.
- Develop a water efficiency plan for your business.

It is cheaper to install water efficiency appliances while you are developing than retrofitting them later.

Contingency Plan Recommendations

Under Sydney Water's [customer contract](#) Sydney Water aims to provide Business Customers with a continuous supply of clean water at a minimum pressure of 15 meters head at the main tap. This is equivalent to 146.8kpa or 21.29psi to meet reasonable business usage needs.

Sometimes Sydney Water may need to interrupt, postpone or limit the supply of water services to your property for maintenance or other reasons. These interruptions can be planned or unplanned.

Water supply is critical to some businesses and Sydney Water will treat vulnerable customers, such as hospitals, as a high priority.

Have you thought about a contingency plan for your business? Your Business Customer Representative will help you to develop a plan that is tailored to your business and minimises productivity losses in the event of a water service disruption.

For further information please visit the Sydney Water website at:

<http://www.sydneywater.com.au/OurSystemsandOperations/TradeWaste/> or contact Business Customer Services on 1300 985 227 or businesscustomers@sydneywater.com.au.

From: David Binskin <david.binskin@SMAirports.com.au>

Sent: Monday, 10 December 2018 8:54 AM

To: Clare Aslanis <Clare.Aslanis@camden.nsw.gov.au>

Cc: Alan Collins <alan.collins@SMAirports.com.au>

Subject: RE: Development Referral - DA/2018/1223/1

Morning Clare

Thank you for clarifying the location. That map makes it much easier to work out where it is being built. I was using my map attached.

The airspace associated with Camden Airport extends out on a 15km radius from the Aerodrome Reference Point (ARP). The attached map also indicates the 175.0 AHD airspace level outside of the map you are using.

With the location now being clarified, Camden Airport does not need to be involved in any further approval processes.

We are also writing a new Master Plan next year for Camden Airport and I will expand the paragraph regarding the airspace protection. I just noticed that it's not explained very well.

Thank you for your assistance.

Regards

Dave



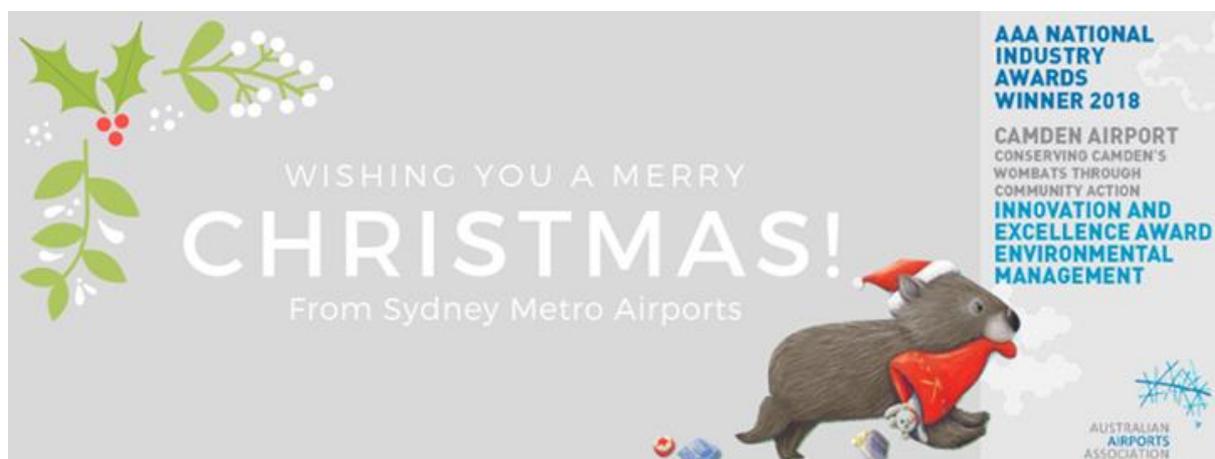
David Binskin JP

General Manager Aviation, Sydney Metro Airports

02 8709 9407 | 0418 295 305 | david.binskin@smairports.com.au

www.sydneymetroairports.com.au

PO Box 6450 Wetherill Park NSW 1851



Please note the Airport management office will be closed for the festive season from close of business Friday 21 December 2018 and reopening Monday 7 January 2019. Airport Reporting Officers will be on duty with normal Airport operations.

Our Airport Reporting Officer can be contacted on 0419 294 432 (Bankstown) and 0408 233 917 (Camden) for emergencies.

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From: Clare Aslanis <Clare.Aslanis@camden.nsw.gov.au>

Sent: Friday, 7 December 2018 10:05 AM

To: David Binskin <david.binskin@SMAirports.com.au>

Cc: Alan Collins <alan.collins@SMAirports.com.au>

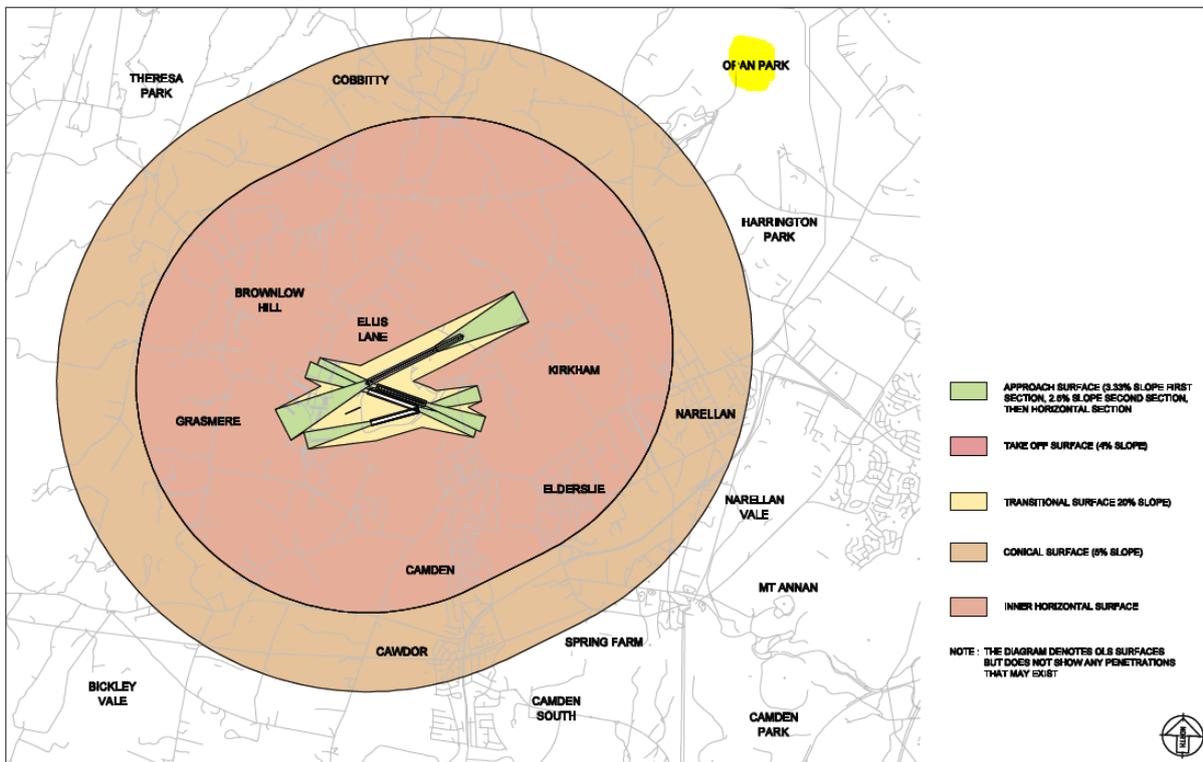
Subject: RE: Development Referral - DA/2018/1223/1

Hi David,

I have been going over your request with the applicant for the development application and we are a little bit confused as the information that we have shows the building outside of the transition area.

Having reviewed the Camden Airport Masterplan Figure D2 Appendix D, the site is situated completely outside the OLS area. The OLS extends only to the southern end of the former race track. This is approximately 1.5km from the subject site.

I have highlighted the approximate location of the site in yellow below:



CAMDEN AIRPORT Master Plan 2015

Figure D2 | Obstacle Limitation Surfaces

Are we referencing the correct material?

Clare Aslanis
Executive Planner



70 Central Avenue, Oran Park, 2570
02 4654 7773
www.camden.nsw.gov.au

PO Box 183, Camden NSW 2570
Clare.Aslanis@camden.nsw.gov.au
www.facebook.com/camdencouncil/

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From: David Binskin <david.binskin@SMAirports.com.au>

Sent: Friday, 2 November 2018 3:22 PM

To: Clare Aslanis <Clare.Aslanis@camden.nsw.gov.au>

Cc: Alan Collins <alan.collins@SMAirports.com.au>

Subject: RE: Development Referral - DA/2018/1223/1

Afternoon Clare

The building is right under the transition area of the airspace for Camden Airport. In that area the base of the protected airspace transitions from 115m AHD to 175m AHD.

The exact position of the development at 145.950m AHD cannot be determined without an airspace survey being conducted.

Camden Airport Limited (CAL) requires a preliminary assessment to establish if the airspace is impacted.

You may engage a suitably qualified consultant to carry out the initial assessment and supply CAL the results.

Alternatively this initial assessment can be carried out by CAL at a cost of \$3,200 + GST. If the facility impacts the airspace and the matter has to then be processed as per the information sheet. If it does not impact the airspace then CAL will supply a letter stating the same.

Please advise if you wish to engage CAL or otherwise.

Note: That the assessment will pertain to the structure only and that any cranes (which I assume will be higher) will also need to be assessed when the details are available.

Regards

Dave



David Binskin JP

General Manager Aviation, Sydney Metro Airports

02 8709 9407 | 0418 295 305 | david.binskin@smairports.com.au

www.sydneymetroairports.com.au

PO Box 6450 Wetherill Park NSW 1851



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