

LANDCOM
Level 14, 60 STATION ST EAST
PARRAMATTA NSW 2150

SECTION 4.55 MODIFICATION OF DEVELOPMENT CONSENT

(In accordance with the provisions under Section 4.55 of the *EP&A Act 1979*)

- ADDRESS:** LOT 3 ZOUCHE ROAD, EDMONDSON PARK NSW 2174, LOT 2 ZOUCHE ROAD, EDMONDSON PARK NSW 2174, LOT 5 CAMPBELLTOWN ROAD, EDMONDSON PARK NSW 2174
LOT 3 DP 1272931, LOT 2 DP 1272931, LOT 5 DP 1272931
- DESCRIPTION:** Modification to Development Consent DA-83/2023 under Section 4.55(2) of the Environmental Planning and Assessment Act 1979, to reconfigure the approved subdivision layout to:
- Increase the minimum lot width from 8m to 9m,
 - Removing 11 lots across the precinct
 - Remove all battle axe lots
 - Introduce a rear access laneway connecting Sarbi Circuit to service lots fronting Pedro Crescent and Caesar Boulevard;
 - Amend landscaping design including street trees across the subdivision,
 - Amend building envelope plans where required, and
 - Amend lot numbering across the site.

Reference is made to Modification Application DA-83/2023/A which seeks amendment to Development Consent DA-83/2023 issued for the *Proposed subdivision of Lots 2, 3 and 5 DP1272931 into one-hundred and fifty-eight (158) residential lots, eight (8) super lots for future medium density subdivision, two (2) lots for open space, two (2) drainage lots, one (1) residue lot for C1 zoned land and associated open space works, road works, drainage, stormwater infrastructure, services and remediation. The proposed development is identified as Nominated Integrated Development requiring an approval from the Department of Planning & Environment - Water under the Water Management Act 2000. The proposed development is identified as Integrated Development requiring an approval from the NSW Rural Fire Service under the Rural Fires Act 1997.*

Modification Application DA-83/2023/A seeks consent for:

- Increase the minimum lot width from 8m to 9m,
- Removing 11 lots across the precinct
- Remove all battle axe lots
- Introduce a rear access laneway connecting Sarbi Circuit to service lots fronting Pedro Crescent and Caesar Boulevard;
- Amend landscaping design including street trees across the subdivision,
- Amend building envelope plans where required, and



- Amend lot numbering across the site.

Pursuant to Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*, Council grants approval for the modifications sought. Accordingly, Development Consent DA-83/2023 has been amended as follows:

1. The description of development has been amended to read as follows:

Proposed subdivision of Lots 2, 3 and 5 DP1272931 into ~~one-hundred and fifty-eight (158)~~ **one-hundred and forty-seven (147) residential lots**, eight (8) super lots for future medium density subdivision, two (2) lots for open space, two (2) drainage lots, one (1) residue lot for C1 zoned land and associated open space works, road works, drainage, stormwater infrastructure, services and remediation.

The proposed development is identified as Nominated Integrated Development requiring an approval from the Department of Planning & Environment - Water under the Water Management Act 2000.

The proposed development is identified as Integrated Development requiring an approval from the NSW Rural Fire Service under the Rural Fires Act 1997.

2. Condition No. 1 of Development Consent DA-83/2023 has been amended to read as follows:

Approved Plans/ Documents

1. Development the subject of this determination notice must be carried out strictly in accordance with the following plans/reports marked as follows except where modified by the undermentioned conditions:

(a) Plans

Title	Reference No.	Revision/ Issue	Date	Prepared By
*Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP Sheet 1 of 5	-	20/01/2023 (submitted 04/06/2024)	Daniel James Hannigan
*Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP Sheet 2 of 5	-	20/01/2023 (submitted 04/06/2024)	Daniel James Hannigan
*Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP Sheet 3 of 5	-	20/01/2023 (submitted 04/06/2024)	Daniel James Hannigan
*Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP Sheet 4 of 5	-	20/01/2023 (submitted 04/06/2024)	Daniel James Hannigan
*Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP Sheet 5 of 5	-	20/01/2023 (submitted 04/06/2024)	Daniel James Hannigan
*Precinct 3 Building Envelope & Siting Plan - Precinct 1	MGA94-56-021-EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan - Precinct 2	MGA94-56-021-EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan - Precinct 3	MGA94-56-021-EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope	MGA94-56-021-EP.023	04	22/05/2024	Urbance

& Siting Plan – Precinct 4	021.EP.023			
*Precinct 3 Building Envelope & Siting Plan – Precinct 5	MGA94-56 021.EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan – Precinct 6	MGA94-56 021.EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan – Precinct 7	MGA94-56 021.EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan – Precinct 8	MGA94-56 021.EP.023	04	22/05/2024	Urbance
*Precinct 3 Building Envelope & Siting Plan – Precinct 9	MGA94-56 021.EP.023	04	22/05/2024	Urbance
Masterplan	MGA94-56 021.EP.017	03	29/05/2024	Urbance
Precinct 3 Subdivision Plan	MGA94-56 021.EP.036	02	29/05/2024	Urbance

Note: Subdivision Plans and Building Envelope & Siting Plans are required to be amended in accordance with prior to Subdivision Works Certificate conditions within this consent.

Title	Reference No.	Revision/ Issue	Date	Prepared By
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 1 of 6	-	22/01/2025	Daniel James Hannigan
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 2 of 6	-	22/01/2025	Daniel James Hannigan
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 3 of 6	-	22/01/2025	Daniel James Hannigan
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 4 of 6	-	22/01/2025	Daniel James Hannigan
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 5 of 6	-	22/01/2025	Daniel James Hannigan
Plan of Subdivision of Lots 2, 3 and 5 in DP 1272931	22-000141-DP-STG1 Sheet 6 of 6	-	22/01/2025	Daniel James Hannigan
Precinct 3 Building Envelope & Siting Plan - Precinct 1	001	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 2	002	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 3	003	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 4	004	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 5	005	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 6	006	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 7	007	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 8	008	B	25/05/25	Hatch RobertsDay
Precinct 3 Building Envelope & Siting Plan - Precinct 9	009	B	25/05/25	Hatch RobertsDay

- (b) Edmondson Park Streetscapes, prepared by Place Design Group, document no. 2522034, revision 04, dated 31 May 2024;
- (c) **Edmondson Park Streetscapes Section 4.55, prepared by Place Design Group, document no. 2522034, revision 05, dated 15 May 2025;**
- (d) Waste Management Plan, prepared by Infrastructure & Development Consulting, dated 28 May 2024;
- (e) Arboricultural Assessment prepared by JMD Design, Version 1, dated October 2023;
- (f) Review of Precinct 3, Lot 5 Detailed Site Investigation, Addendum DSI, and Remedial Action Plan – Campbelltown Road, Edmondson Park, NSW, (Ref: JBS&G 63325 – 140,443) dated 28 February 2023;
- (g) Detailed Site Investigation, prepared by JBS&G, Reference No. 63325/148,699 (Rev 1), dated 8 February 2023;
- (h) Addendum DSI – Additional Investigation Residential Land use- Precinct 3, Edmondson Park, NSW, Reference No. 63325/149,643 (Rev 0), prepared by JBS&G, dated 8 February 2023;
- (i) Remedial Action Plan, prepared by JBS&G Reference no. 63325/149,630 (Rev 1), dated 14 February 2023;
- (j) Interim Audit Advice Letter No. 1 – Remediation Action Plan, prepared by Ramboll Australia, reference no. 318001539, dated 15 February 2023;
- (k) Acoustic Assessment, prepared by Renzo Tonin & Associates, reference no. TM996-01F02 Acoustic Assessment (r2), revision 2, dated 17 January 2023;
- (l) Transport Assessment, prepared by Ason Group, reference no. P1321r01v3, revision 03, dated 18 August 2023;
- (m) Response to Request For Information, prepared by SCT Consulting, dated 29 May 2024;
- (n) Infrastructure Report, prepared by Infrastructure & Development Consulting, project no. 22-514, revision D, dated 28 May 2024;
- (o) Stormwater Management Report, prepared by Infrastructure & Development Consulting, project no. 22-514, revision C, dated 28 May 2024;
- (p) Bushfire Protection Assessment, prepared by Eco Logical Australia, reference no. 22SYD-2235, Version v1, dated 18 January 2023;
- (q) Geotechnical Investigation, prepared by PSM Consult, reference no. PSM4815-004L Rev 3, dated 24 January 2023;
- (r) Heritage Impact Statement, prepared by TKD Architects, project no. 210135, issue A, dated 3 February 2023;
- (s) Urban Design & Place Making Report, prepared by Urbanco, Version B, dated 13 January 2023;
- (t) Flora and Fauna Assessment, prepared by Eco Logical Australia, reference no. 22SYD-2235, Version 2, dated 2 December 2022;
- (u) Biodiversity Assessment, prepared by Eco Logical Australia, reference no. 22SYD-2235, dated 17 June 2022;
- (v) Biodiversity Certification Letter, prepared by Eco Logical Australia, reference no. 22SYD 2235, dated 2 November 2022; and
- (w) Watercourse Validation Letter, prepared by Eco Logical Australia, reference no. 22SYD-2235, dated 14 July 2022.

3. Condition No. 8 of Development Consent DA-83/2023 has been amended to read as follows:

- 8. All comments provided by Endeavour Energy shall be complied with prior, during, and at the completion of construction as required in accordance with their correspondence dated 18 April 2023 & **25 March 2025**. A copy of the Endeavour Energy comments are attached to this decision notice, see Attachment 5.

4. **Condition No. 20 of Development Consent DA-83/2023 has been amended to read as follows:**

Construction Certificate for Subdivision Works

20. Prior to the issue of a Subdivision Works Certificate the Certifier shall ensure that engineering plans are consistent with the concept plan/s prepared by Infrastructure & Development Consulting **22-514-SWC-MOD-C010 to C950, various revisions submitted to the NSW Planning Portal on 15 May 2025 for DA-83/2023/A.**

All subdivision works have been designed in accordance with conditions of this consent, Liverpool City Council's Design Guidelines (where not covered by WSEDN) and Construction Specification for Civil Works, any Roads Act approval issued, Austroad Guidelines and best engineering practice.

- i. A copy of the Liverpool City Council Design Certification Report and Design checklist, Annexure DQS-A of Council's Quality Assurance Requirements for Design specification is to be completed and submitted with any Subdivision Works Certificate application.
- ii. Stormwater controls are to ensure that stormwater drainage discharge from the site will not adversely impact on the adjoining and downstream drainage system, and any downstream properties or public places.
- iii. The proposed development and stormwater drainage system shall be designed to ensure that stormwater runoff from upstream properties is collected within and conveyed through the site, without adverse impact on the development and adjoining properties.
- iv. All known works required for the decommissioning of any works and reinstatement works are to be shown.
- v. All cut and fill batters within the proposed lots shall be located outside the proposed road reserve and provided at a maximum grade of 1 vertical and 5 horizontal. A 0.5m berm within the proposed lot or reserve, located at the boundary alignment, shall be provided to all batters adjoining the road reserve.
- vi. An energy dissipater device must be provided in conjunction with rip rap proposed at the outlet of the drainage line.
- vii. Street trees with details including min 100L pot size. Larger (min 200L) to be provided at intersections to ensure sight lines.
- viii. Concrete footpath paving to be minimum 1.5m wide and 100mm thick with one layer of SL72 reinforcing.
- ix. Pavement DGB base layer to be minimum 150mm thick.
- x. Turfing to full verge area where there is no concrete is required.
- xi. Where required by 'Austroads - Guide to Road Design Part 6: Roadside Design, Safety and Barriers' a safety vehicle barrier shall be provided. Barrier to be certified crash rated.

- xii. Driveways are not to be located closer than 6m to the kerb and gutter tangent point, at each corner intersection in the subdivision.
- xiii. Sharepath kerb ramp width to correspond with the paving.
- xiv. The outlet pipe for proposed Lot ~~168~~ 157 is not to pass through the future pocket park.
- xv. Kerb Ramps to be provided at:
 - a) The Road 7 with Zouch Road intersection.
 - b) Within Road 1 near the Road 6 intersection, to permit pedestrian crossing to the Barricks side of the road.
- xvi. Details of how the basin is to be accessed for maintenance purposes shall be included. Details of a childproof barrier required to prevent access to the pond area shall be shown on the submitted plans.
- xvii. The Subdivision Works Certificate must be supported by engineering plans, calculations, specifications and any certification relied upon.
- xviii. Concrete footpath path paving on the northern side of Road 6 (Justin Road) is to link to driveway south end of Laneway 5 (Polygon Lane).**

5. Condition No. 22 of Development Consent DA-83/2023 has been amended to read as follows:

Road design criteria table

- 22. Prior to the issue of a Subdivision Works Certificate the Principal Certifier shall ensure that the proposed roads have been designed in accordance with Liverpool City Council’s Design Guidelines and Construction Specification for Civil Works, strictly in accordance with the drawings prepared by Infrastructure & Development Consulting reference number ~~22-514-DA-C155 to C156 Rev E & C157 Rev G~~ **22-514-SWC-MOD-C010 to C950, various revisions submitted to the NSW Planning Portal on 15 May 2025 for DA-83/2023/A**, or as amended by a condition of this consent, and as per the following:

Road No.	Minimum ESA’s
Urban Roads	2x10 ⁶
Other Roads	3x10 ⁵

6. Condition No. 151 of Development Consent DA-83/2023 has been amended to read as follows:

- 151. A Restriction as to User over Proposed Lots ~~165, 166, 167, 168, 169, 170, 171, 172~~ **154, 155, 156, 157, 158, 159, 160, 161** (lot numbering as per approved subdivision plans prepared by Daniel James Hannigan) is to be created under Section 88B of the Conveyancing Act 1919 in the following terms:

‘No further development of the lot burdened is to take place unless it is approved by a Development Consent (where required). Such approval is likely to require,

but not be restricted to, construction of road and drainage works, the provision of lot fill, site remediation compliance with the minimum dwelling density (as per the DCP) if residential development is proposed and payment of Section 7.11 Contributions/ any applicable voluntary planning agreement and Special Infrastructure Contributions.'

The restriction as to User may not be extinguished or altered except with the consent of Liverpool City Council.

Note: The final wording of the recital of the Restriction as to User is to be to Council's satisfaction.

7. Condition No. 152 of Development Consent DA-83/2023 has been amended to read as follows:

152. The final plan of subdivision must be supported by an 88B Instrument. This instrument must burden with a restriction as to user that the dwellings to be erected on each lot on lots requiring a building envelope plan, being proposed Lots ~~2-5, 7, 8, 11, 13-16, 23, 24, 29, 30, 31, 34-45, 47-53, 58-64, 65-74, 77-87, 89-97, 99-109, 113-116, 119, 124, 127-135, 140-152 & 158-163~~ 1-3, 6, 11-14, 17-22, 26, 30-42, 44, 45, 47, 52, 54, 55, 57-65, 68-71, 73-79, 85, 87, 89-97, 101-104, 106, 107, 112, 113, 115, 116, 118-121, 127-132, 134-137, 143-146, (lot numbering as per approved plans in condition 1 prepared by **Urbance Hatch RobertsDay**), are to be sited and constructed in accordance with the Building Envelope Plans approved ~~prior to the issue of a Subdivision Works Certificate, and under~~ notice of determination (Development Consent) issued by Council for Development Application No. 83/2023 **and subsequent modifications**. Any costs associated with the preparation and checking of the instrument are to be borne by the applicant.

8. ATTACHMENT 5 of Development Consent DA-83/2023 has been amended to read as follows: (Please refer to the next fifteen pages)

ATTACHMENT 5 – ENDEAVOUR ENERGY REQUIREMENTS

Development Application and Planning Proposal Review
NSW Planning Portal Concurrence and Referral



Authority	Authority's Reference	Agency Concurrence and Referral	Authority Contact	Authority Notification	Submission Due	Submission Made
Liverpool City Council	DA-83/2023	CNR-54106	Robert Micallef	14/04/2023	5/05/2023	18/04/2023

Address	Land Title
ZOUCH ROAD EDMONDSON PARK NSW 2174	Lots 2, 3 & 5 DP 1272931

Scope of Development Application or Planning Proposal

Residential subdivision of the site to create 250 residential allotments, 5 lots for open space and drainage purposes and 1 lot for National Parks and Nature Reserves. Delivery of a local pocket park, construction of associated roadways, drainage and stormwater infrastructure and associated services.

As shown in the below site plan from Endeavour Energy's G/Net master facility model:

There are:

- Low voltage and 11,000 volt / 11 kilovolt (kV) (constructed at 22,000 volt / 22 kV) high voltage overhead power lines, 11 kV high voltage and 33,000 volt / 33 kV high voltage underground cables, underground earth cables and underground pilot cables (carrying protection signals or communications between substations) to the Zouch Road road verge / roadway.
- Low voltage, 11 kV high voltage and 33 kV high voltage underground cables, underground earth cables and underground pilot cables to the Campbelltown Road road verge / roadway.
- Low voltage underground cables (including streetlight columns) to the MacDonald Road road verge / roadway.
- Adjoins Endeavour Energy's Edmondson Park Zone Substation at Zouch Road Ingleburn (Lot 11 DP 1198965) and for which there are associated easements benefitting Endeavour Energy (indicated by red hatching) for:
 - 11 kV high voltage and 33 kV high voltage underground cables, underground earth cables and underground pilot cables.
 - Asset protection zone (APZ) for bush fire. The transfer including easement includes the following.

1.8 The Grantee and its Authorised Users acknowledge and agree that:

(a) the Easement Site is a temporary site and the Grantor will carry out development works in accordance with the Precinct Plan so that an Asset Protection Zone is no longer required on the Lot Burdened after the proposed playing fields are in use.



Endeavour Energy
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Relevant / applicable clause numbers from Endeavour Energy's standard conditions for Development Application and Planning Proposal Review indicated by .

Condition	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Adjoining Sites	Adjoining or nearby development / use should be compatible with the use of Endeavour Energy's sites.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	2	Asbestos	Area identified or suspected of having asbestos or asbestos containing materials (ACM) present in the electricity network.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3	Asset Planning	Applicants should not assume adequate supply is immediately available to facilitate their proposed development.
<input type="checkbox"/>	<input type="checkbox"/>	4	Asset Relocation	Application must be made for an asset relocation / removal to determine possible solutions to the developer's requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5	Before You Dig	Before commencing any underground activity the applicant must obtain advice from the Before You Dig service.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6	Bush Fire	Risk needs to be managed to maintain the safety of customers and the communities served by the network.
<input type="checkbox"/>	<input type="checkbox"/>	7	Construction Management	Integrity of electricity infrastructure must be maintained and not impacted by vehicle / plant operation, excessive loads, vibration, dust or moisture penetration.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8	Contamination	Remediation may be required of soils or surfaces impacted by various forms of electricity infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	9	Demolition	All electricity infrastructure shall be regarded as live and care must be taken to not interfere with any part of the electricity network.
<input type="checkbox"/>	<input type="checkbox"/>	10	Dispensation	If a proposal is not compliant with Endeavour Energy's engineering documents or standards, the applicant must request a dispensation.
<input type="checkbox"/>	<input type="checkbox"/>	11	Driveways	For public / road safety and to reduce the risk of vehicle impact, the distance of driveways from electricity infrastructure should be maximised.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	12	Earthing	The construction of any building or structure connected to or in close proximity to the electrical network must be properly earthed.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	13	Easement Management	Preference is for no activities to occur in easements and they must adhere to minimum safety requirements.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	14	Easement Release	No easement is redundant or obsolete until it is released having regard to risks to its network, commercial and community interests.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	15	Easement Subdivision	The incorporation of easements into to multiple / privately owned lots is generally not supported.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	16	Emergency Contact	Endeavour Energy's emergency contact number 131 003 should be included in any relevant risk and safety management plan.
<input type="checkbox"/>	<input type="checkbox"/>	17	Excavation	The integrity of the nearby electricity infrastructure shall not be placed at risk by the carrying out of excavation work.
<input type="checkbox"/>	<input type="checkbox"/>	18	Flooding	Electricity infrastructure should not be subject to flood inundation or stormwater runoff.
<input type="checkbox"/>	<input type="checkbox"/>	19	Hazardous Environment	Electricity infrastructure can be susceptible to hazard sources or in some situations be regarded as a hazardous source.
<input type="checkbox"/>	<input type="checkbox"/>	20	Modifications	Amendments can impact on electricity load and the contestable works required to facilitate the proposed development.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	21	Network Access	Access to the electricity infrastructure may be required at any time particularly in the event of an emergency.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	22	Network Asset Design	Design electricity infrastructure for safety and environmental compliance consistent with safe design lifecycle principles.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	23	Network Connection	Applicants will need to submit an appropriate application based on the maximum demand for electricity for connection of load.

Condition	Advice	Clause No.	Issue	Detail
<input type="checkbox"/>	<input type="checkbox"/>	24	Protected Works	Electricity infrastructure without an easement is deemed to be lawful for all purposes under Section 53 'Protection of certain electricity works' of the <i>Electricity Supply Act 1995 (NSW)</i> .
<input type="checkbox"/>	<input checked="" type="checkbox"/>	25	Prudent Avoidance	Development should avert the possible risk to health from exposure to emissions from electricity infrastructure such as electric and magnetic fields (EMF) and noise.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	26	Public Safety	Public safety training resources are available to help general public / workers understand the risk and how to work safely near electricity infrastructure.
<input type="checkbox"/>	<input type="checkbox"/>	27	Removal of Electricity	Permission is required to remove service / metering and must be performed by an Accredited Service Provider.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	28	Safety Clearances	Any building or structure must comply with the minimum safe distances / clearances for the applicable voltage/s of the overhead power lines.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	29	Security / Climb Points	Minimum buffers appropriate to the electricity infrastructure being protected need to be provided to avoid the creation of climb points.
<input type="checkbox"/>	<input type="checkbox"/>	30	Service Conductors	Low voltage service conductors and customer connection points must comply with the 'Service and Installation Rules of NSW'.
<input type="checkbox"/>	<input type="checkbox"/>	31	Solar / Generation	The performance of the generation system and its effects on the network and other connected customers needs to be assessed.
<input type="checkbox"/>	<input type="checkbox"/>	32	Streetlighting	Streetlighting should be reviewed and if necessary upgraded to suit any increase in both vehicular and pedestrian traffic.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	33	Sustainability	Reducing greenhouse gas emissions and helping customers save on their energy consumption and costs through new initiatives and projects to adopt sustainable energy technologies.
<input type="checkbox"/>	<input type="checkbox"/>	34	Swimming Pools	Whenever water and electricity are in close proximity, extra care and awareness is required.
<input type="checkbox"/>	<input type="checkbox"/>	35	Telecommunications	Address the risks associated with poor communications services to support the vital electricity supply network Infrastructure.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	36	Vegetation Management	Landscaping that interferes with electricity infrastructure is a potential safety risk and may result in the interruption of supply.
Completed by:				Decision
Cornelis Duba				Approve (with conditions)

Cornelis Duba | Development Application Specialist

M 0455250981

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endeavourenergy.com.au |    



Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past, present and emerging.

Reason(s) for Conditions / Decision (If applicable)

- As an adjoining or nearby owners and occupiers, Endeavour Energy's Edmondson Park Zone Substation being a non-habitable building / site is 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 Council.
- The Statement of Environmental Effects does not appear to address / indicate any potential impacts on adjoining Edmondson Park Zone Substation or the associated easements for underground cables and asset protection zone. From the Plan of Subdivision the residential allotments are not near Edmondson Park Zone Substation or the associated easements.

If any proposed works are likely to affect Edmondson Park Zone Substation prior contact must be made with Endeavour Energy's Field Operations Branch via the contact details below.

All encroachments and /or activities (works) within or affecting an easement (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement.

For further information please refer to the attached copies of Endeavour Energy's:

- General Restrictions for Underground Cables.
- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.

Please note however that this does not imply or indicate the granting of permission to any or all of the proposed activities within the easement.

- The Infrastructure Report prepared by Infrastructure & Development Consulting (IDC) January 2023 includes the following addressing whether the available electricity services are adequate for the proposed development.

6 Electricity

6.2 Proposed Infrastructure

The proposed works are likely to include the undergrounding of the existing overhead lines and/or the extension of the existing infrastructure on the northern side of Campbelltown Road.

High voltage supply for the proposed development could be supported by any residual capacity in existing feeders in the vicinity the site. Alternatively, if there is insufficient capacity in the existing feeders, a new feeder could be constructed from the zone substation to the site.

Endeavour Energy's data indicates that the Edmondson Park ZS is forecast to have approximately 15MVA spare capacity in circa 2024. Assuming the load generated by a low/medium density dwelling is generally 5kVA/unit, we would expect a total load of approximately 1MVA for the development. It is therefore apparent that there is sufficient capacity at the ZS to support the proposed development for the site.

Based on the above load requirements it is anticipated that a minimum of three (3) new padmount substations will be required to support the development, with the location of each substation to be confirmed during the subsequent detailed design phase of the proposal.

Once the Development Application has been lodged an Application for Connection of Load will be submitted and a Level 3 ASP will be engaged to provide an electrical design to Endeavour Energy in the form of a Proposed Method of Supply.

- To ensure an adequate connection, the applicant will need to engage an Accredited Service Provider (ASP) of an appropriate level and class of accreditation to assess the electricity load and the proposed method of supply for the development.
- An extension and / or augmentation of the existing local network will be required. However the extent of the works required will not be determined until the final load assessment (including possible consideration of the load for any super and residue lots) is completed.

- The required 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.

For further information please refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

From the plans available in the NSW Planning Portal it does not appear that any provision has been for padmount substations on the site.

- Generally it is the Level 3 ASP's responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc.
- As well as the provision / capacity of distribution substations, other factors such as the size and rating / load on the conductors and voltage drop (which can affect the quality of supply particularly with long conductor runs) etc. need to be assessed.
- Endeavour Energy's network asset design policy is generally to progressively underground all new urban developments. All new cabling / reticulation infrastructure must be of an underground construction type. Where existing overhead construction is present on or in proximity of the site, it may require undergrounding as the development proceeds.
- The planting of large / deep rooted trees near electricity infrastructure is opposed by Endeavour Energy. Existing trees which are of low ecological significance in proximity of electricity infrastructure should be removed and if necessary replaced by an alternative smaller planting. The landscape designer will need to ensure any planting near electricity infrastructure achieves Endeavour Energy's vegetation management requirements.

No planting of trees is allowed in the easement for a padmount substation. Screening vegetation around a padmount substation should be planted a minimum distance of 800mm plus half of the mature canopy width from the substation easement and have shallow / non-invasive roots. This is to avoid trees growing over the easement as falling branches may damage the cubicle and tree roots the underground cables. All vegetation is to be maintained in such a manner that it will allow unrestricted access by electrical workers to the substation easement all times.

- Endeavour Energy is urging applicants /customers (particularly for large load urban developments) to engage with an Electrical Consultant / ASP prior to finalising plans to in order to assess and incorporate any required electricity infrastructure. In so doing the consideration can also be given to its impact on the other aspects of the proposed development. This can assist in avoiding the making of amendments to the plan or possibly the need to later seek modification of an approved development application.
- Not all the conditions / advice marked 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 in the vicinity of the site occur.

Condition or Advice

With Endeavour Energy's Development Application and Planning Proposal Review process / system the intent of the 'Standard Conditions' being indicated as either a 'Condition' or 'Advice' essentially depends on the risk associated with the matter. If the matter is one that is likely or very likely to be an issue / needed to be addressed by the applicant and may require corrective action, then it is marked as a 'Condition'. If the matter is less likely and the consequences of the applicant not addressing it are lower or can be readily rectified, then it is marked as 'Advice'. If the matter is considered to be not applicable / relevant then it is not marked as either.

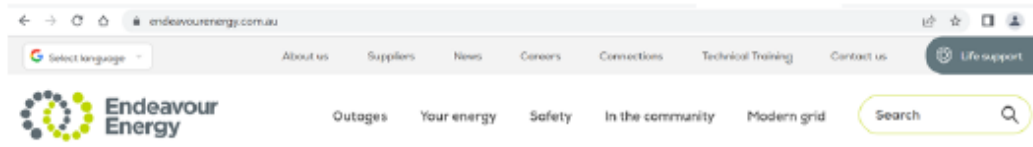
For example, the obtaining advice from the Before You Dig service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated Regulations is a standard / regulatory requirement. It will be generally indicated as 'Advice'. If the Site Plan from Endeavour Energy's G/Net Master Facility Model indicates there is some uncertainty over the extent or location of the underground cables on or near the site, it would then be indicated as 'Condition' and require action to be undertaken by the applicant eg. the use of an underground asset locating device or a certified locator to verify the asset location.

Decision

In the NSW Planning Portal for the 'Agency response', as Endeavour Energy is not a concurring authority under the provision of the *Environmental Planning and Assessment Act 1979* (NSW), it does not 'Approve' or 'Refuse' a Development Application in the Portal. It will 'Approve (with conditions)' (which may 'Object' in the submission and detail the matters requiring resolution), or if all the matters in the submission are marked as for 'Advice', the outcome of the assessment will also be 'Advice'.

Further Advice

The 'Standard Conditions' include additional advice and contact details and further information is also available on Endeavour Energy's website at <https://www.endeavourenergy.com.au/>.



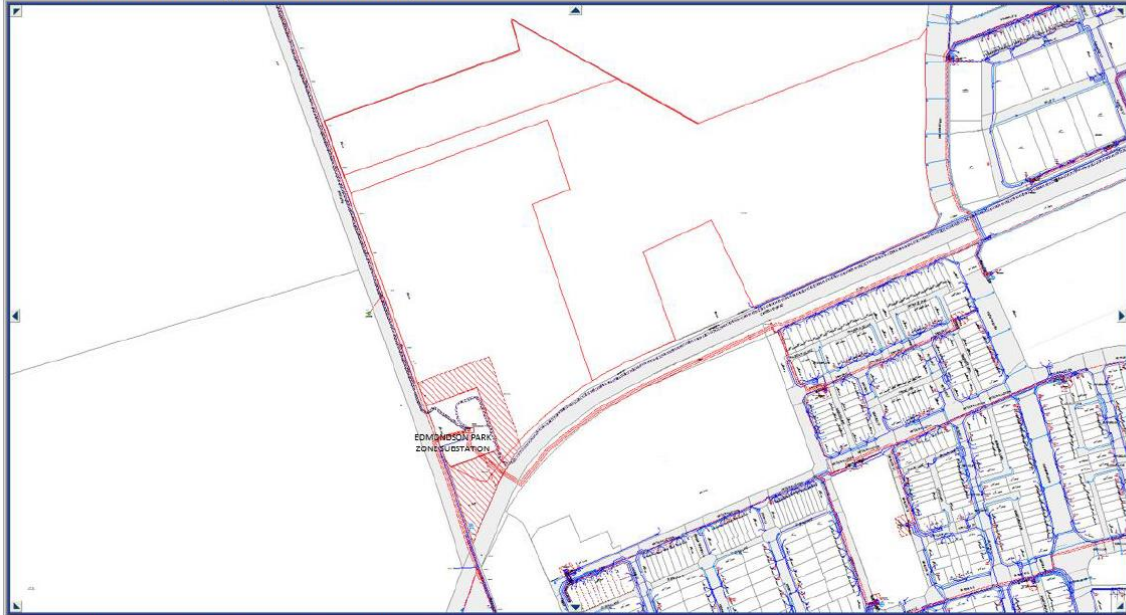
The following contacts can be reached by calling Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 or (02) 9853 6666.

Branch / Section	Matters	Email
Customer Network Solutions	Electricity supply or asset relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP).	cicadmin@endeavourenergy.com.au
Easement Officers	Easement management or protected works / assets.	Easements@endeavourenergy.com.au
Property	Property tenure eg. the creation or release of easements.	network_property@endeavourenergy.com.au
Field Operations (to the relevant Field Service Centre).	Safety advice for building or working near electrical assets in public areas (including zone and transmission substations).	Construction.Works@endeavourenergy.com.au

Please note Endeavour Energy's above contacts do not have access to the NSW Planning Portal. To resolve any matters direct contact should be made with the responsible contact. This will avoid double handling and possible delays in responding to the applicant / Council.

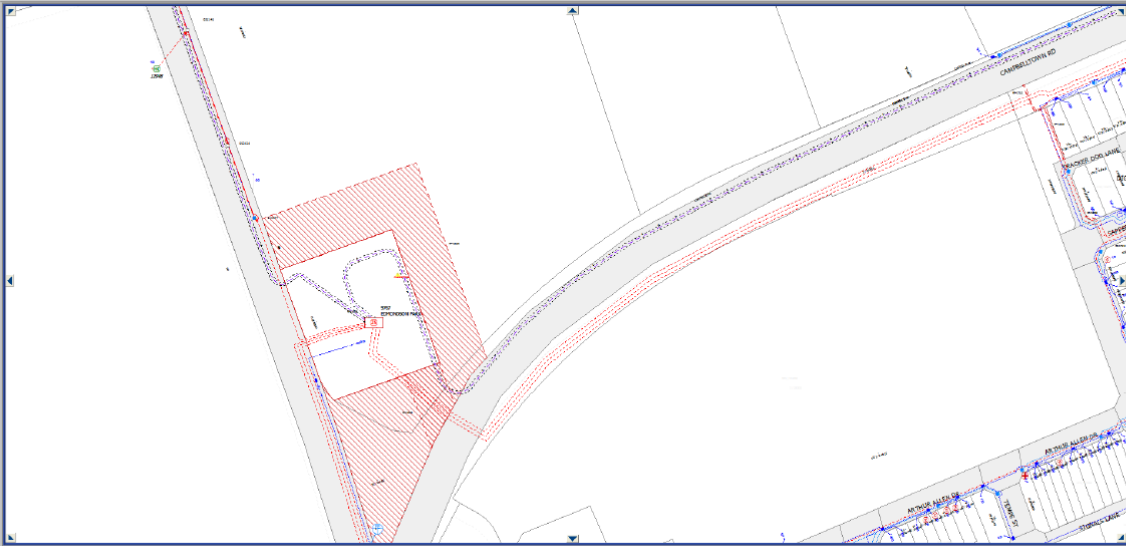
Details of the Accredited Service Provider (ASP) Scheme which accredits organisations to perform contestable work on the NSW electricity distribution network are available via the following link to the Energy NSW website at <https://www.energysaver.nsw.gov.au/get-energy-smart/dealing-energy-providers/installing-or-altering-your-electricity-service>.

Site Plan from Endeavour Energy's G/Net Master Facility Model

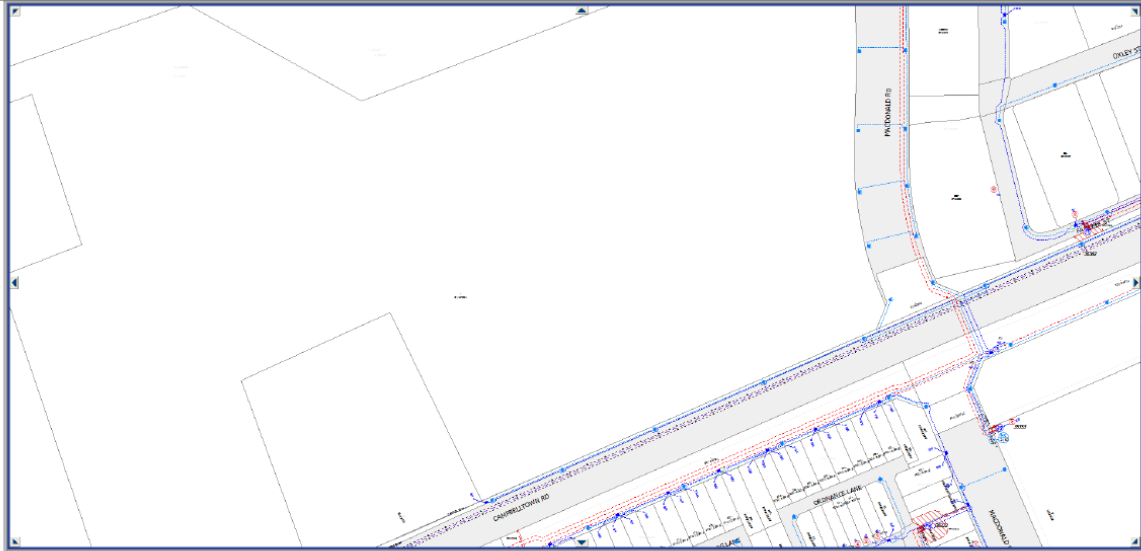


Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefiting Endeavour Energy are indicated by red hatching. 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 does not constitute the provision of information on underground electricity power lines by network operators under Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

Site Plan from Endeavour Energy's G/Net Master Facility Model



Site Plan from Endeavour Energy's G/Net Master Facility Model

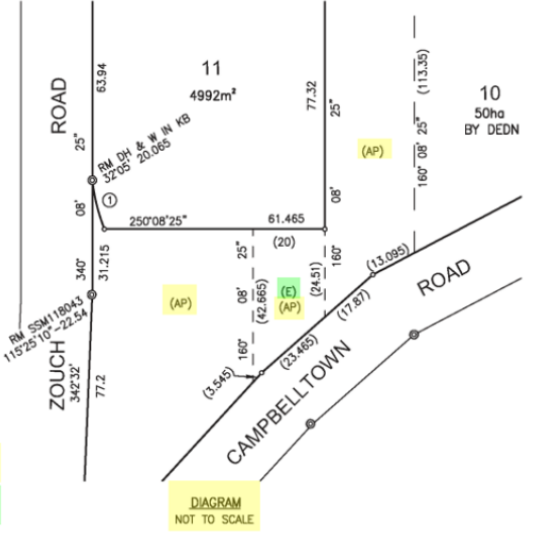
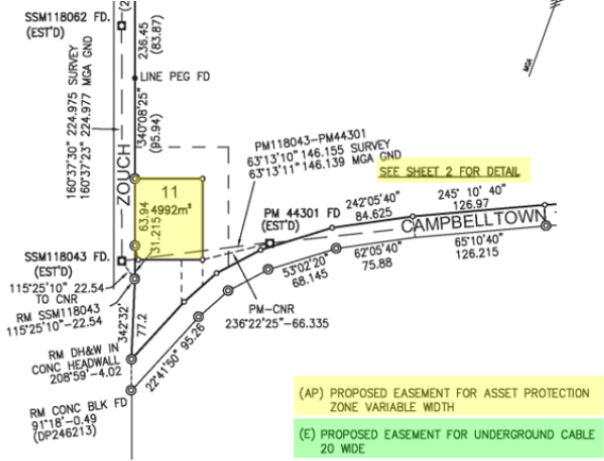


LEGEND

	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Voltage regulator
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Load break switch
	Recloser
	Proposed removed
	Easement
	Subject site

Extracts of DP 119865

DP1198965



Google Maps Street View



Google Maps Street View. Edmondson Park Zone Substation.



Google Maps Street View



25 March 2025

Chief Executive Officer
Liverpool City Council

Attention: Robert Micallef

DA-83/2023/A at CAMPBELLTOWN ROAD, EDMONDSON PARK

Dear Sir or Madam

I refer to the referral of 24 March 2025 from the NSW Planning Portal Concurrence and Referral Service regarding request CNR-80118 for Liverpool City Council Development Application DA-83/2023/A at Campbelltown Road, Edmondson Park (Lots 2, 3 & 5 DP 1272931) for S4.55(2) modification to approved DA83/2023 for 'Reconfiguration of the approved subdivision layout to: Increase the minimum lot width from 8m to 9m, removing 11 lots across the precinct; remove all battle axe lots; and introduce a rear access laneway connecting Sarbi Circuit to service lots fronting Pedro Crescent and Caesar Boulevard'. Submissions need to be made to Council by 14 April 2025.

Please refer to Endeavour Energy's submission made to Council on 8 January 2021 via the NSW Planning Portal regarding NSW Government concurrence and referral request CNR-54106 for Liverpool City Council Development Application DA-83/2023. Notwithstanding the proposed modifications the conditions and advice provided therein essentially remain applicable.

The below extracts of the Plan of Subdivision shows the provision of 3 padmount substations on proposed Lots 29, 66 and 109. Any required padmount substation/s will need to be located within the property (in a suitable and accessible location) and be protected (including any associated cabling not located within a public road / reserve) with an appropriate form of property tenure as detailed in the attached copy of Endeavour Energy's 'Land Interest Guidelines for Network Connection'.

Generally it is the Level 3 Accredited Service Provider's (ASP) responsibility (engaged by the developer) to make sure substation location and design complies with Endeavour Energy's standards the suitability of access, safety clearances, fire ratings, flooding etc. If the substation does not comply with Endeavour Energy's standards, the applicant must request a dispensation.

For further information please also refer to the attached copies of Endeavour Energy's:

- Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights'.
- Guide to Fencing, Retaining Walls and Maintenance Around Padmount Substations.

Please find attached for the applicant's reference a copy of Endeavour Energy's Standard Conditions for Development Applications and Planning Proposals, Version 10, January 2025 which provides some additional and updated information. For further advice the applicant can call Endeavour Energy via Head Office enquiries on business days from 9am - 4:30pm on telephone: 133 718 and the following contacts (who do not have access to the NSW Planning Portal):

- Customer Network Solutions Branch for matters related to the electricity supply or asset removal / relocation who are responsible for managing the conditions of supply with the applicant and their Accredited Service Provider (ASP). Alternatively contact can be made by email CWAdmin@endeavourenergy.com.au.

The applicant will need to contact Endeavour Energy's Customer Network Solutions Branch if this Development Application:

- Includes any contestable works projects that are outside of any existing approved / certified works.
 - Results in an electricity load that is outside of any existing Supply / Connection Offer requiring the incorporation of the additional load for consideration.
- Easements Officers for matters related to easement management, protected works or other forms of property tenure / interests. Alternatively contact can be made by email Easements@endeavourenergy.com.au.

All encroachments and /or activities (works) within or affecting an easement (other than those approved / certified by Endeavour Energy's Customer Network Solutions Branch as part of an enquiry / application for load or asset relocation project and even if not part of the Development Application) need to be referred to Endeavour Energy's Easements Officers for assessment and possible approval if they meet the minimum safety requirements and controls. However please note that this does not constitute or imply the granting of approval by Endeavour Energy to any or all of the proposed encroachments and / or activities within the easement.

For further information please refer to the attached copies of Endeavour Energy's:

- General Restrictions for Underground Cables.
 - Mains Design Instruction MDI 0044 'Easements and Property Tenure Rights' which deals with activities / encroachments within easements.
- Property Branch for matters related to property tenure. Alternatively contact can be made by email network_property@endeavourenergy.com.au (underscore between 'network' and 'property').
 - Field Operations Branch for safety advice for building or working near electrical assets in public areas (including Endeavour Energy's adjoining Edmondson Park Zone Substation). The site is in the area covered by Hoxton Park Field Service Centre. Alternatively contact can be made by email Construction.Works@endeavourenergy.com.au.

Based on and subject to the foregoing Endeavour Energy has no objection to the Development Application. 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

M 0455250981

E cornelis.duba@endeavourenergy.com.au

Level 40-42, 8 Parramatta Square, 10 Darcy Street
Parramatta NSW 2150.

Dharug/Wiradjuri/Dharawal/Gundungurra/Yuin Country

endeavourenergy.com.au |    



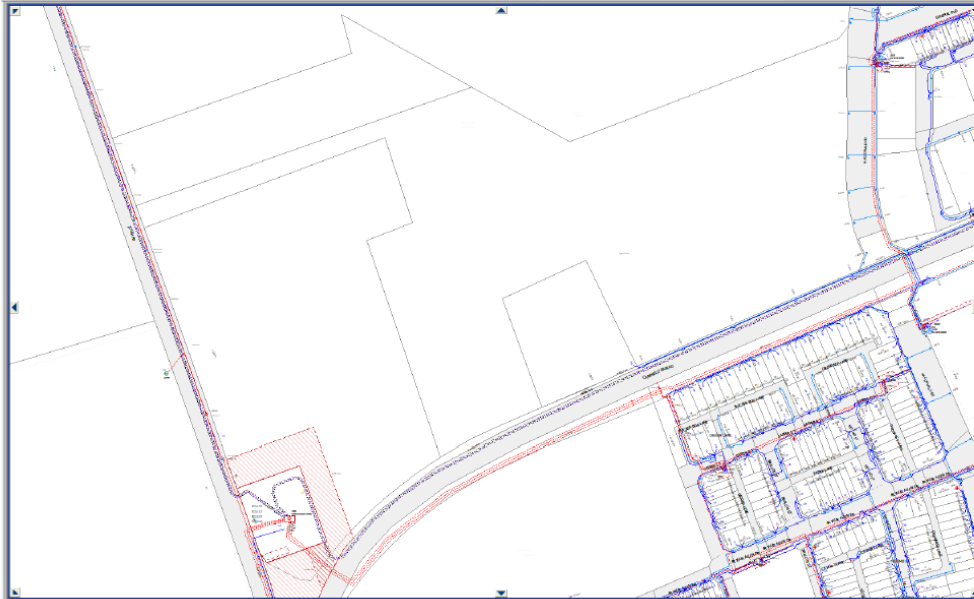
**Endeavour
Energy**

**POWER
together**



Endeavour Energy respectfully acknowledges the Traditional Custodians on whose lands we live, work, and operate and their Elders past and present.

Site Plan from Endeavour Energy's HxGN NetWorks Core NetViewer Master Facility Model. **WARNING: Electricity infrastructure shown is indicative only.**



Please note the location, extent and type of any electricity infrastructure, boundaries etc. shown on the plan is indicative only. In addition it must be recognised that the electricity network is constantly extended, augmented and modified and there is a delay from the completion and commissioning of these works until their capture in the model. Easements benefitting Endeavour Energy are indicated by red hatching. 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 does not constitute the provision of information on underground electricity power lines by network operators under Part 5E 'Protection of underground electricity power lines' of the *Electricity Supply Act 1995* (NSW).

4

LEGEND

	Padmount substation
	Indoor substation
	Ground substation
	Kiosk substation
	Cottage substation
	Padmount high voltage plugboard
	Pole mounted substation
	High voltage customer substation
	Metering unit
	Switch station
	Indoor switch station
	Voltage regulator
	Customer connection point
	Low voltage pillar
	Streetlight column
	Life support customer
	Tower
	Pole
	Pole with streetlight
	Customer owned / private pole
	Cable pit
	Load break switch
	Recloser
	Proposed removed
	Easement active
	Easement proposed
	Licence active
	Subject site

All other conditions of Development Consent DA-83/2023 remain unchanged.

Note: This determination notice is strictly for changes sought under Modification Application DA-83/2023/A. No approval is granted or implied for any other works / changes proposed to the submitted development.

ADVISORY NOTES:

- (a) Section 8.2 of the EP&A Act provides that an applicant may request that Council review the determination of the Modification Application (this does not relate to designated development or Crown development).

Section 244 of the EP&A Regulations provides that an application for review must be submitted within 28 days of the date of the determination, and Section 8.2 of the EP&A Act provides that an application cannot be reviewed/determined after 6 months of the date of determination.

- (b) Section 8.9 of the EP&A Act provides that an applicant who is dissatisfied with the determination of a Modification Application, may appeal to the Land and Environment Court within six (6) months of the date of determination, or as otherwise prescribed by the EP&A Act.
- (c) The Section 4.55 Modification Application does not extend the timeframe of the Development Consent initially granted by Council.
- (d) Modification of the Development Consent does not remove the need to obtain any other statutory consent necessary under the EP&A Act.

If you have any further enquiries, please contact Robert Micallef on the abovementioned contact details.

Yours faithfully



Robert Micallef
Acting Team Leader
DEVELOPMENT ASSESSMENT