

17 September 2015

Evelyn Ivinson  
Team Leader  
Housing Land Release, Growth, Design & Programs  
Department of Planning & Environment  
GPO Box 39 SYDNEY NSW 2001

Dear Mrs Ivinson

### **DRAFT RIVERSTONE EAST PRECINCT PLAN**

I refer to the exhibition of the draft Riverstone East Precinct Plan. We support the proposed staging of rezoning as this will improve our ability to service growth within capital funding constraints. This also promotes more economic development of lead infrastructure due to less “leapfrog” development in fragmented ownership areas.

Endeavour Energy has a long term strategy for the North West Growth Centre that includes the Riverstone East precinct. To service the ultimate load of Riverstone East and the surrounding precincts, this plan includes establishment of a zone substation and associated transmission lines.

Endeavour Energy seeks to minimise the cost of servicing new precincts in the Growth Centres by utilising existing infrastructure before constructing new assets. In accordance with this approach, the method of supply in the early stages of development will be from the existing Schofields Zone Substation (ZS) located at Schofields Rd.

The lot releases from adjacent precincts Alex Avenue, Schofields, Riverstone, West Schofields and Box Hill impact the supply capacity for the Riverstone East precinct from Schofields ZS. Endeavour Energy bases infrastructure investment plans on the forecast lot releases provided by the Department of Planning and Environment.

Schofields Zone Substation has capacity for the proposed 1800 dwellings in Stage 1 of Riverstone East. The development of 11kV HV reticulation from Schofields ZS to Riverstone East precinct is contestable works and funded by developers in accordance with Endeavour Energy policies.

The 1,400 dwellings in Stage 2 can be supplied by a combination Riverstone ZS and Schofields ZS in 2018. This will be partly enabled by a proposed transfer of the existing Box Hill precinct load onto the 22kV supply from Mungerie Park ZS. If applications for Stage 2 are received prior to 2018, a method of supply is possible but is likely to be more onerous for developers.

Based on current information, capacity for Stage 3 development will require further network infrastructure investment which is not currently approved. The most likely option will be a zone substation in Riverstone East which was not included in the Endeavour Energy 2014-19 Regulatory Submission to the Australian Energy Regulator. Therefore Endeavour Energy would recommend a delay in rezoning of Stage 3 to 2020 to enable funding to be included in the next regulatory period.

Endeavour Energy formally reviews forecasts, available capacity and investment plans on an annual basis. If there are material changes to the available capacity for Stage 3 in future, Endeavour Energy will inform your department in due course.

Endeavour Energy currently owns a parcel of land at 120 Guntawong Rd within the Riverstone East Stage 3 area. This is currently being assessed for suitability for use as a future zone substation site.

I trust this letter has been of assistance in the planning process for Riverstone East. If you have any queries regarding this letter, please contact Andy Worboys, Capacity Planner, on (02) 9853 5309.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jason Lu', with a stylized flourish at the end.

Jason Lu  
Capacity Planning Manager