



NSW GOVERNMENT

Department of Planning

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Our ref: S07/01887

Mr Craig Moody
Executive Manager - Major Projects and Engineering
EnergyAustralia
GPO Box 4009
SYDNEY NSW 2001

Dear Mr Moody

Proposed Sydney CityGrid Project – Director-General’s Environmental Assessment Requirements (Application: 08_0075)

I refer to EnergyAustralia’s request for the Director-General’s requirements for the preparation of an Environmental Assessment for the above project. I note that you are seeking Concept Approval for the whole proposal and Project Approval for the Belmore Park Substation.

The Director-General’s Environmental Assessment Requirements are attached, pursuant to section 75F(2) of the *Environmental Planning and Assessment Act 1979*. It should be noted that the Director-General’s requirements have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the Proponent seeking approval for the project.

The Environmental Assessment should be prepared using valid and accepted technical and scientific tools and methodologies, focussing on key environmental impacts and robust mitigation measures to address potential impacts from the project. You should also ensure that you consult with the Department prior to submission of a draft Environmental Assessment to determine:

- fees applicable to the application;
- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy and/or CD-ROM) of the Environmental Assessments that will be required.

If your proposal includes any actions that could have significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval under EPBC Act is required for your proposal (6274 1111 or <http://www.environment.gov.au>).

Please note that the Commonwealth Government has accredited the NSW environmental assessment process for assessing impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately.

Once you have lodged the Environmental Assessment, the Department will consult with the relevant authorities to determine the adequacy of the Environmental Assessment. Following this review period the Environmental Assessment will be made publicly available for a minimum period of 30 days.

You should keep the contact officer for this project, Swati Sharma ((02) 9228 6221 or swati.sharma@planning.nsw.gov.au), up to date with the progress of preparation of the

Environmental Assessment, and seek clarification of any issues that may be unclear or may arise during this process.

Yours sincerely



10.6.08

Chris Wilson
Executive Director
Major Project Assessments
As delegate for the Director-General

SYDNEY CITYGRID PROJECT—CITY OF SYDNEY LOCAL GOVERNMENT AREA

ENVIRONMENTAL ASSESSMENT REQUIREMENTS UNDER PART 3A OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979

Project	<p>Concept Plan Application: New/upgraded/refurbished substations and the replacement of old high voltage cables within the Sydney CBD, including:</p> <ul style="list-style-type: none"> • construction and operation of up to three new zone substations (including, as necessary, the demolition and/or refurbishment of existing zone substations, and the construction and use of commercial and/or retail developments on. Adjacent to, or integrated with, the new zone substations); • refurbishment and augmentation of existing zone substations; • replacement of, and upgrades to, EnergyAustralia's existing high voltage cable network; • construction and use of tunnels for the installation and operation of high voltage cables and associated cables and other infrastructure; • construction, operation and use of associated works, including ventilation shafts and access structures. <p>Project Application: Stage 1 of the above works including:</p> <ul style="list-style-type: none"> • Belmore Park Zone Substation, including commercial/retail development; and • stub tunnel connection from the existing City South Cable Tunnel to Belmore Park Zone Substation.
Site	Land within the City of Sydney local government area.
Proponent	EnergyAustralia
Date of Issue	10 June 2008
Date of Expiration	10 June 2010
General Requirements	<p>The Environmental Assessment must be prepared to a high technical and scientific standard and must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the Belmore Park Substation component of the proposal, including construction, operation, and any staging. Sufficient information must be provided on the stages requiring concept approval to enable a clear understanding of these components; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • consideration of relevant guidelines including the Department's draft <i>Network Electricity Systems and Facilities Guidelines</i> (2002) and ANZECC 2000 Guidelines for Fresh and Marine Water Quality and associated guidelines under the National Water Quality Management Strategy; • justification for undertaking the project with consideration of the benefits and impacts of the proposal; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project; and • certification by the author of the Environmental Assessment that the information contained in the Assessment is neither false nor misleading.
Key Assessment Requirements	<p>The Environmental Assessment must include an assessment of the following key issues:</p> <ul style="list-style-type: none"> • Project Need and Justification - the Environmental Assessment must provide: <ul style="list-style-type: none"> - a strategic assessment for the project, including justification of the need, scale, scope and location of the project in relation to predicted electricity demand, predicted transmission constraints, alternative strategies, and the strategic direction of the region and the State regarding the State electricity supply and demand and electricity generation technologies; - a strategic planning consideration of the project and an analysis of the suitability of the proposed tunnel route alignments with respect to potential land use conflicts with existing and future surrounding land uses including other proposals in the vicinity of the project area (e.g. proposed metro rail line(s)). This must include identification of potential impacts to existing and future road and rail infrastructure and early liaison with those agencies

governing such infrastructure.

- an assessment of the potential impacts of the project to influence changes to future land use character in proximity of the site.

- **Visual Amenity Impacts**– the Environmental Assessment must include an assessment of the visual impacts associated with the project, including the impact on local and regional views by the substations and related infrastructure. A design review process for the new electricity infrastructure associated with this project must form part of the Environmental Assessment. The outcome of this design review process for Belmore Park Substation must be provided in the Environmental Assessment. This design review process should be based on the principles of the design review competition of *Sydney Local Environmental Plan 2005*, and include consultation with Sydney City Council.

Preliminary visual and design information for the other substations must also be included, such as proposed locations, characteristics of the surrounding environment, potential visual impacts and design limitations. The Environmental Assessment must detail the methodology and scope of the design review process for these elements of the project.

- **Traffic and Access Impacts** – the Environmental Assessment must identify transport routes to and from the construction sites and impacts on affected streets and intersections. This must include consideration of disruption to recreational/business activities and vehicle movements/bus services, including safety impact. Restrictions on access to properties should be identified. Proposed measures/arrangements for minimising impact on these activities must be discussed.
- **Noise and Vibration Impacts** - the Environmental Assessment must include an assessment of the noise and vibration impacts during both the construction and operation of the project, in accordance with relevant NSW Government and DECC policies and guidance current at the time of the assessment.
- **Heritage and Archaeological Impacts** - the Environmental Assessment must include an assessment of impacts on Aboriginal cultural heritage, in accordance with *Guidelines for Aboriginal Heritage Impact Assessment and Community Consultation* to identify any Aboriginal heritage issues. The Environmental Assessment must also include an assessment of the potential for the project to impact on known items of non-Aboriginal heritage significance. The likelihood of encountering archaeological material during construction and management of such must also be considered.
- **Spoil and Waste Management Impacts** - the Environmental Assessment must estimate the likely spoil generation and type (including identification of known or potential contamination issues), disposal/recycling sites and management of all types of waste material.
- **Hazards and Risk** - the Environmental Assessment must include a screening of potential hazards on site to determine the potential off site impacts, particularly at the substations, and any requirement for a Preliminary Hazards Analysis (PHA). The Environmental Assessment must also include an identification of any contaminated land affected by the project. Storage of all materials, fuels and chemicals including management of runoff, containment and disposal must be included. The Environmental Assessment must also include an assessment of the risk to human health from Electric and Magnetic Fields associated with the project, with reference to Australian Radiation Protection and Nuclear Safety Agency standards.
- **Property (including settlement)** – the Environmental Assessment must identify all existing land uses in the vicinity of the proposal sites and the potential impacts to these land uses during construction and operation of the project. Proposed control/mitigation measures must be included.
- **General Environmental Risk Analysis** - notwithstanding the above key assessment requirements, the Environmental Assessment must include an environmental risk analysis to identify potential environmental impacts associated with the project (construction and operation), proposed mitigation measures and potentially significant residual environmental impacts after the application of the proposed mitigation measures. Where additional environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of this additional key environmental impact must be included in the Environmental Assessment.

Consultation Requirements	<p>You must undertake an appropriate and justified level of consultation with the following parties during the preparation of the Environmental Assessment:</p> <ul style="list-style-type: none"> • City of Sydney Council • Central Sydney Planning Committee; • Sydney Harbour Foreshore Authority; • NSW Department of Environment and Climate Change; • Department of Water and Energy; • NSW Roads and Traffic Authority; • Transport Infrastructure Development Corporation; • RailCorp; • Sydney Water Corporation; • NSW Heritage Office; • NSW Fire Brigade; • TransGrid; • Royal Botanic Gardens and Domain Trust; and • any other relevant agencies and service providers/utilities. <p>In addition, appropriate consultation with the local community should be undertaken. The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p>
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