

Request to modify a major project



NSW GOVERNMENT
Department of Planning

Date duly made: 14/12/10

Modification No. MP 08-0075 - Modification 2

1. Before you lodge

This form is required under section 75W of the *Environmental Planning and Assessment Act 1979* (the Act) in order to request the Minister to modify the Minister's approval to carry out a project or concept plan to which Part 3A of the Act applies.

Before making this request, it is recommended that you first consult with the Department of Planning (the Department) concerning your modification. The Director-General may issue environmental assessment requirements that must be complied with before your request will be considered by the Minister. If the changes proposed by the modification will result in a project that is consistent with the existing approval, the Minister's approval for a modification is not required.

Disclosure Statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All modification requests must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be e-mailed to the assessment contact officer assigned to the project.

NSW Department of Planning
Ground floor, 23-33 Bridge Street, SYDNEY NSW 2000
GPO Box 39 SYDNEY NSW 2001
Phone 1300 305 695

2. Details of the proponent

Company/organisation/agency

ENERGYAUSTRALIA

ABN

67505337385

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Wilma

Family name

Penrose

Position

Director - Area Development, CBD & East

STREET ADDRESS

Unit/street no.

570

Street name

George Street

Suburb or town

Sydney

State

NSW

Postcode

2000

POSTAL ADDRESS (or mark 'as above')

As above

Suburb or town

State

Postcode

Daytime telephone

1800214193

Fax

92694863

Mobile

Email

majorprojects@energy.com.au

3. Identify the land

STREET ADDRESS (where relevant)

Unit/street no.

Various

Street or property name

As per concept plan approval

Suburb, town or locality

Sydney CBD

Postcode

2000

Local government area(s)

Sydney

State Electorate(s)

Sydney

REAL PROPERTY DESCRIPTION

As per concept plan approval

Note: The real property description is found on a map of the land or on the title documents for the land. If you are unsure of the real property description, you should contact the Department of Lands.

Please ensure that you place a slash (/) to distinguish between the lot, section, DP and strata numbers. If the proposed modification applies to more than one piece of land, please use a comma to distinguish between each real property description.

OR: detailed description of land attached: ☐

MAP: A map of the site and locality should also be submitted with this request.

4. Details of the original major project or concept plan

Briefly describe what the original approval allows

1. New and/or refurbishment of existing substations in the Sydney CBD and a tunnel network for 132 kV cables.
2. Belmore Park Zone Substation with integrated commercial/retail development.

What was the original project application no.?

MP 08_0075

What was the date of the approval?

20/9/2009

What was the original application fee?

\$697,245

Note: Clause 245K of the *Environmental Planning and Assessment Regulation 2000* provides information on calculating the maximum fee for a request for modification.

5. Describe the modification you propose to make to the approval

Describe the proposed modification

Amend clause 3.2 in the manner set out in the attached document.

Your modification request may need to be accompanied by an Environmental Assessment, including plans. An electronic and hard copy of this document will be required.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the modification to the project approval or concept plan (excluding GST).

\$Nil

FULL TIME EQUIVALENT JOBS

Please indicate the number of jobs created by the proposed modification. This should be expressed as a proportion of full time equivalent (FTE) jobs over a full year.

Construction jobs (FTE)

N/A

Operational jobs (FTE)

N/A

6. Landowner's consent (where required)

As the owner(s) of the above property, I/we consent to this request being made by the proponent:

Land

Signature

Name

Date

Land

Signature

Name

Date

Note: Under Clause 8F of the *Environmental Planning and Assessment Regulation 2000* (the Regulation), certain applications for approval under Part 3A of the Act do not require consent of the landowner, however, the proponent is required to give notice of the application (e.g. linear infrastructure, mining & petroleum projects, and critical infrastructure).

7. Political donation disclosure statement

Persons making a request to modify a project or concept plan are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

Have you attached a disclosure statement to this request?

☐ Yes

☒ No

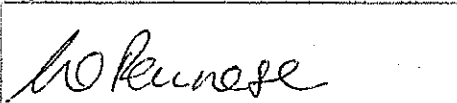
Note: For more details about political donations disclosure requirements, including a disclosure form, go to www.planning.nsw.gov.au/donations.

8. Proponent's signature

As the proponent(s) of the project and in signing below, I/we hereby:

- provide a description of the modification to the project approval or concept plan and address all matters required by the Director-General pursuant to Section 75W of the Act, and
- declare that all information contained within this form is accurate at the time of signing.

Signature



In what capacity are you signing if you are not the proponent

Name

Wilma Penrose

Name, if you are not the proponent

Date

9/12/10

EnergyAustralia modification request MP 08_0075
9 December 2010

Amend clause 3.2 of the concept plan determination to add a new subparagraph (c) as shown in the underlined text below:

Pursuant to section 75P(1)(a) of the *Environmental Planning and Assessment Act 1979*, the following environmental assessment requirements apply with respect to any project application for Stage 2A and/or Stage 2B, in addition to the requirements listed under condition 3.1:

- (a) a design review process for the proposed City East Zone Substation (Stage 2A) and Dalley Street Zone Substation (Stage 2B) shall form part of the Environment Assessment. The outcome of this design review process shall be provided in the Environmental Assessment. This design review process shall be based on the principles of the design review competition of the Sydney Local Environmental Plan 2005, and include consultation with Council; and
- (b) this requirement only applies to project applications that seek approval for a building envelope(s) or built form and does not apply to project applications that only include development for the purpose of early works, demolition, excavation, site preparation; and
- (c) the following design principles shall be adopted:
 - (i) Design Principle 1 – generate a high quality design for the site and introduce a building form that respects and integrates well with its immediate context, including heritage significance of the surrounding buildings and space, and provides a distinctive architectural contribution to the area and the city skyline.
 - (ii) Design Principle 2 – improve the quality and significance of the public domain of the site and the precinct (in relation to Stage 2A – specifically Richard Johnson Square).
 - (iii) Design Principle 3 – Conserve and respect existing heritage items and archaeological items and streetscapes within and adjacent to the site.
 - (iv) Design Principle 4 – Provide a high level of pedestrian amenity, with street level activation through public art work or other appropriate activity and connection to the precinct (in relation to 2A – specifically Richard Johnson Square).
 - (v) Design Principle 5 – Ensure that the design proposals are compatible with other approved development and the city's planning framework.