

Corporate Services/ Property/ Land Access

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Our Reference: 2010/3830

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Attention: David Fitzgibbon

Dear David

Exhibition of Part 3A Development proposal : Jacfin Ropes Creek Project (10_0127 & 10_0128)

We refer to the public exhibition of the Environmental Assessment Report for the abovementioned proposed development of Lot 5 DP 262213 (the **Property**) by Jacfin Pty Limited (**Jacfin**).

TransGrid has a number of serious concerns about this project and, in its view, the proposal requires substantive amendment before it should be approved by NSW Planning.

As you may be aware, TransGrid's Sydney West Substation off Old Wallgrove Road is the major high voltage electricity bulk supply point for power to the Sydney basin. The substation is the commencement point for the Western Sydney Supply Project. This project involves the Sydney West – Holroyd 330 kV Transmission Line upgrade and a future 330 kV transmission line and switching station. These projects are critical to Sydney's future power needs and is part of a \$570 million project upgrading the bulk power supply into Sydney.

The current Sydney West Substation is adjacent to the Jacfin Property. The existing site is highly constrained in terms of space for future electricity lines and connections with current transmission lines to the north, south, and east of the substation. These site constraints require TransGrid to expand the substation to the west. We also enclose a plan indicating the likely area (subject to final survey) that TransGrid believes is required for the Western Sydney Supply Project and anticipated substation augmentation.

As you will see from these documents, Jacfin's current development proposal does not take into account the fact that a part of the land will be acquired by TransGrid for Western Sydney Supply Project.

We note that Jacfin has been aware of TransGrid's requirements for some years. In this regard, TransGrid attempted to arrange meetings throughout 2010 to discuss in detail the possible acquisition of part of Jacfin's land, and commence the acquisition process. After some difficulty in obtaining a response, Jacfin finally agreed to meet TransGrid on 7 October 2010.

That meeting was the first time that Jacfin provided information to TransGrid on its proposed development of the Property. TransGrid confirmed at the meeting that while it would examine the Jacfin proposal, the Western Sydney Supply Project would require a portion of the Jacfin land in order to upgrade the substation. In this regard, TransGrid sought to have ongoing discussions with Jacfin so as to reach a mutually satisfactory outcome that would accommodate both TransGrid's and Jacfin's plans. However, Jacfin has not agreed to any further meetings and TransGrid's request to have its valuer inspect the property has been rejected.

Having regard to this context, it is somewhat unfortunate that the proposed Jacfin development has been designed in such a manner as to be in conflict with TransGrid's requirements.

Accordingly, TransGrid suggests that NSW Planning invite Jacfin to submit a revised proposal that avoids any intrusion into land which will be required shortly for critical state infrastructure. Such a revised proposal can then be appropriately considered by all relevant government agencies.

In this regard, TransGrid understands that development proposed in the area also raises issues for other government agencies including the Sydney Catchment Authority (**SCA**) and its water supply pipeline. TransGrid and SCA are working at resolving a number of technical issues to protect both pieces of the State's critical infrastructure. In addition, TransGrid has been involved in workshops for the RTA Southern Link Road Strategic Road Assessment. The ultimate road alignment, as it affects the subject Lot 5 DP 262213, may require a redesign of the area of land that TransGrid needs to acquire from Jacfin Pty Limited, to ensure accommodation of the transmission lines, the SCA pipeline and future arterial roads.

TransGrid would welcome working closely with NSW Planning, RTA, Jacfin and other agencies to ensure a practical whole of government solution to this area of Sydney, and one that allows development to take place without adverse impacts on critical state infrastructure and the future reliability of Sydney's bulk power supply.

Please contact the writer on (02) 9284 3167 should you have any questions or require any further information.

Yours faithfully



Linda Butler
Senior Land Economist

20th December 2010

Encl.



