



NSW GOVERNMENT
Department of Planning

Ms Wilma Penrose
Project Manager – 132kV Cable Projects
EnergyAustralia
Level 1, 138 Harris Street
PYRMONT NSW 2009

Contact: Rebecca Newman
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Our ref: S04/01197
Your ref:

Dear Ms Penrose

PROPOSED CITY WEST CABLE TUNNEL

I refer to EnergyAustralia's request for the Director-General's requirements for the preparation of an Environmental Assessment for the above project.

The Director-General's requirements are attached. The requirements have been developed in light of:

- the Project Application received from EnergyAustralia (the Proponent);
- the Department's draft guidelines "*Steps in the Part 3A Project Application Process*"; and
- the outcomes of the Planning Focus Meetings held on 10 December 2004 and 27 July 2005 and subsequent meetings with the Proponent and its consultants.

In respect of the Environmental Assessment to be submitted by EnergyAustralia, the Department should be consulted at least one week prior to the lodgement of the Environmental Assessment to confirm the:

- consultation and public exhibition arrangements that will apply; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

The Environmental Assessment should focus on key issues associated with the likely environmental impacts of the project and associated mitigating measures and be compliant with the attached assessment requirements.

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, Rebecca Newman ((02) 9228 6340, rebecca.newman@dipnr.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

Chris Wilson
A/Deputy Director General
as delegate for the Director General

CITY WEST CABLE TUNNEL

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

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| Project | <p>The proposal consists of:</p> <ul style="list-style-type: none"> ▪ Construction of an electricity transmission cable tunnel to link the Haymarket bulk supply point in Thomas Street, Ultimo, to the new City North substation at the corner of Sussex and Erskine Streets, Sydney; ▪ Construction of an interface with City Central substation; ▪ Installation of five electricity transmission feeders to transmit electricity to the City North substation; ▪ Construction of a permanent tunnel adit (entrance) and ventilation intake at the eastern end of Mary Ann Street. The ventilation exhaust would be integrated within the City North substation building. |
| Site | Cable tunnel route runs from Ultimo through Darling Harbour to the corner of Sussex and Erskine Streets, Sydney (see attached map). |
| Proponent | EnergyAustralia |
| Date of Issue | 28 January 2006 |
| Date of Expiration | 28 January 2008 |
| 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 description of the proposal, including construction, operation, and staging; • an assessment of the environmental impacts of the project, with particular focus on the key assessment requirements specified below; • 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. <p>The Environmental Assessment should consider the NSW Department of Planning EIS Guideline <i>Network Electricity Systems and Related Facilities</i>.</p> |
| Key Assessment Requirements | <p>The Environmental Assessment must include assessment of the following key issues:</p> <ul style="list-style-type: none"> • Project justification and need – clear demonstration of the need for the proposal. The Environmental Assessment must address reliability, capacity and demand issues, and also discuss the proposal's relationship to other electricity projects in the Sydney CBD and to future works associated with this activity. It must identify any relevant National Electricity Code requirements and compliance with such, and relevant NSW codes including the DEUS NSW Code of Practice - Demand Management for Electricity Distributors (September 2004). It should consider any relevant outcomes of the Demand Management and Planning Project (being undertaken under the approval conditions for both the MteroGrid Project and EnergyAustralia's Haymarket to Surry Hills Cable Project). • Alternatives - this should include: <ul style="list-style-type: none"> ▪ description of the option evaluation framework, along with clear reasons for selection and dismissal of alternatives; ▪ identification of alternative routes/connection options and construction techniques; ▪ consideration of alternative means of meeting energy needs, incorporating a discussion of the role of demand management (both as an alternative to the activity and its role in minimising the growth in electricity use should the activity proceed) and implications for greenhouse gas emissions. |

- **Construction impacts** – the Environmental Assessment must comprehensively address the following issues:
 - a) **Traffic and Transport Impacts** – traffic generation from key 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. Discuss proposed measures/arrangements for minimising impact on these activities.
 - b) **Spoil management/disposal** – estimates of likely spoil generation (including identification of known or potential contamination issues), disposal/recycling sites and transport routes (including traffic volumes and haulage times).
 - c) **Noise and Vibration Impacts** – predicted levels of noise and vibration generation, identification of sensitive receivers and assessment of impact, including proposed noise/vibration mitigation measures. The assessment must consider the DEC's Industrial Noise Policy and demonstrate compliance with relevant DEC noise criteria.
 - d) **Air quality** – identify likely dust generation and vehicle emissions and means of controlling impacts.
 - e) **Surface and groundwater disposal/treatment** – potential surface water and groundwater impacts from the construction sites and proposed control/mitigation measures. Consider the likelihood of disturbing potential or actual acid sulphate soils, including mitigation measures.
 - f) **Safety and risks** – identification of potential risks/hazards from construction of the cable tunnel (including power supply disruptions in the Darling Harbour precinct and elsewhere in the CBD) and proposed hazard and emergency management measures.
 - **Property issues (including settlement)** – potential for settlement/structural damage and proposed mitigation measures, including dilapidation surveys.
 - **Other infrastructure** – implications of the proposal, in terms of potential impacts, on other key infrastructure projects/assets (including the Cross City Tunnel and MetroWest Rail Tunnel).
 - **Cultural heritage** – identification of cultural, archaeological and built heritage issues/items. Potential impacts on tunnelling activities on these items (subsidence/vibration) and proposed mitigation measures. The likelihood of encountering archaeological material during construction and management of such should be considered. The Environmental Assessment should include an Archaeological Assessment, Methodology and Research Design for the proposed archaeological monitoring, in consultation with the NSW Heritage Office.
 - **Geotechnical issues** – clear demonstration that ground conditions are suitable for tunnel construction.
 - **Cumulative impacts** – particular consideration of the Darling Walk redevelopment, the proposed MetroWest Rail Tunnel and other components of the overall cable tunnel project.
 - **Operational impacts** – discuss potential restrictions on future developments in the vicinity of the cable tunnel; groundwater inflow and means of disposal/treatment; ventilation arrangements; maintenance requirements; security and safety issues and risk management.
- Security and safety issues that should be addressed include:
- electric and magnetic fields, potential impacts and mitigation measures;
 - security of the cable and likelihood of cable being damaged. Risks this poses to individuals, adjoining land uses and electricity supply should be identified, including cable protection measures.
 - other risks/hazards posed by the operation of the cable tunnel;
 - stray currents and effects on cathodic protection systems;

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| | <ul style="list-style-type: none"> • hazard and emergency management measures. • Consultation - strategy for community consultation to keep affected residents, commercial/recreational interests and other key stakeholders involved and informed about the project, including proposed measures to address community concerns. |
| 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; • Sydney Harbour Foreshores Authority; • NSW Department of Environment and Conservation; • NSW Roads and Traffic Authority; • RailCorp; • State Transit Authority; • Sydney Water; • NSW Heritage Office; • Power House Museum; • NSW Fire Brigade; • State Chamber of Commerce; • Property Council of Australia; • Department of Energy Utilities and Sustainability; • TransGrid; • AGL, Telstra and any relevant utilities; • Any other relevant agencies and service providers/utilities. <p>The Environmental Assessment must clearly indicate issues raised by stakeholders during consultation, and how those matters have been addressed in the Environmental Assessment.</p> |
| Deemed refusal period | <p>Under clause 8E(2) of the <i>Environmental Planning and Assessment Regulation 2000</i>, the applicable deemed refusal period is 120 days from the end of the proponent's environmental assessment period for the project.</p> |

