



EnergyAustralia

27 November 2015

Ms Carolyn McNally
Secretary
Department of Planning and Environment
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Dear Ms McNally

**Albion Park Rail Bypass (Bypass) EIS
EnergyAustralia Comment**

I am writing to make comment on behalf of EnergyAustralia (EA) regarding the Albion Park Rail Bypass EIS and in particular its impact on the potential future development of the Tallawarra Lands. As you are no doubt aware the redevelopment of the Tallawarra Lands has been approved under the Concept Plan MP09_0131.

In making this submission I have obtained a copy, read the relevant sections related to the Yallah (Tallawarra) area. I was able to meet with officers from the RMS on Monday 9th November at the Tallawarra Power Station. The presentation and discussion supporting the detailed EIS documentation furthered my understanding of the Bypass Project and in particular its development in the vicinity of the Yallah (Tallawarra) area.

As discussed at the meeting, the proposal in its current form has the potential to impact the approved Tallawarra Lands redevelopment. The specific areas considered to directly impact are:-

Encroachment on Central Precinct

The proposed alignment of the connecting roads and ramps between Yallah Bay Road, Cormack Avenue, Princes Highway and the Bypass encroach on the Tallawarra Land and in particular the design of the Central Precinct.

Specifically the proposed

- location of the roundabout and connection with Yallah Bay Road differs from proposals included as part of the Concept Plan.
- redirection of Cormack Avenue has not been included
- access to Yallah Bay Road requires additional acquisition of Tallawarra land
- lease for construction purposes of a portion of the Central precinct will potentially cause an unnecessary interruption to the land development.

Consideration of the location and design of local road alignments and freeway connecting infrastructure to avoid impacts on the Tallawarra development is requested.

Noise within Central & Southern Precinct

The EIS makes regular reference to the Tallawarra development as part of the reasoning for the Bypass. Despite this, the EIS makes no reference to noise monitoring in the Tallawarra lands area, nor does it discuss the need to deal with the cumulative impact of noise with respect to the proposed redevelopment of the Tallawarra Lands.

The proposed alignment of the Bypass would appear to increase the noise to the sensitive receptors in the proposed Central and Southern Precincts. This is potentially being exacerbated by the location of roundabouts and access roads closer to the extremities of the Central Precinct.

Consideration of noise treatment to those sections of the Bypass and associated access infrastructure potentially impacting the Tallawarra Lands is requested.

Lighting Adjacent to Central & Southern Precinct

The impact of roadside lighting on the Tallawarra Lands and its potential impact should be considered.

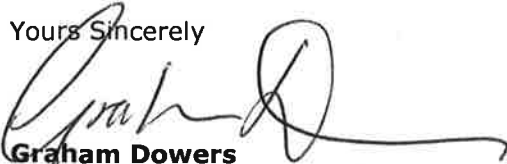
Flooding

It is unclear what, if any, the bridgeworks and additional culverts on Duck Creek and other tributaries will have on the Tallawarra Lands. Further discussion and investigation of this work should be considered during design to avoid exacerbation of flooding impacts on Tallawarra Lands.

EnergyAustralia looks forward to working with RMS, Planning NSW and Council to support and where possible refine the Albion Park Rail Bypass development to reduce its impact on the Tallawarra Lands and improve accessibility.

Your consideration of the potential impacts on the approved Tallawarra Lands redevelopment is appreciated.

Yours Sincerely



Graham Dowers
Business Development Lead
Energy Australia