



25 July 2011

Mr Sam Haddad
Director General
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

570 George Street
Sydney NSW 2000
All mail to GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
F +61 2 9269 2830
www.ausgrid.com.au

Dear Mr Haddad

Re: City East Zone Substation and Integrated Commercial Tower Project – Major Project Applications

A Major Project Application was submitted to the Department of Planning on 18 December 2009 for the above referenced project, which is a component of the concept approved Sydney CityGrid Project.

Following discussions with the Department, we subsequently submitted a further application dated 14 May 2010, which divided the application in to discrete components covering two stages of construction, namely:

Stage 2A(i) – Early works, encompassing:

- Demolition of existing buildings on the site
- Bulk excavation
- 150m tunnel excavation to City East Cable Tunnel
- Bridging structure (for future CBD Metro Stage 1 project) – if required

Stage 2A(ii) – Building works, encompassing:

- Detailed excavation
- Construction and fit out of the substation proper
- Construction and fit out of the integrated commercial tower

It was further agreed with the Department that Stage 2A(i) be limited to demolition of existing buildings only. The Submissions Response and Preferred Project Report submitted on 22 March 2011 reflected this scope of work. The Department issued Project Approval to Ausgrid for Stage 2A(i), dated 13 July 2011.

This application (attached) relates to the balance of the work now included in Stage 2A(ii) with the exception of the bridging structure which has been removed from the original scope as a result of design development. As advised by the Department, we now seek Director-General's Environmental Assessment Requirements and will submit a separate environmental assessment for this final stage in due course.

Yours sincerely,



Craig Moody
Executive Manager – Project Development & Approvals

Att:
Major Project Application – Sydney CityGrid Stage 2A(ii)

Major project application



NSW GOVERNMENT
Department of Planning

Date duly made: ____/____/____

Project application no. _____

1. Before you lodge

This form is required to apply for the approval of the Minister to carry out a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* (the Act) applies.

Before lodging this application, it is recommended that you first consult with the Department of Planning (the Department) concerning your project.

A Planning Focus Meeting may need to be held for this project involving the Department, relevant agencies, council or other groups identified by the Department. If a Planning Focus Meeting is held, the Department will issue the Director-General's requirements for the Environmental Assessment following the meeting.

Disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years.

For more details, including a disclosure form, go to www.planning.nsw.gov.au/donations.

Lodgement

All applications must be lodged with the Director-General of the Department of Planning, by courier or mail. An electronic copy should also be emailed 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

Ausgrid

ABN

67 505 337 385

☒ Mr ☐ Ms ☐ Mrs ☐ Dr ☐ Other

First name

Craig

Family name

Moody

Position

Executive Manager - Project Development & Approvals

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

As above

State

-

Postcode

-

Daytime telephone

9269 4615

Fax

9269 4863

Mobile

-

Email

majorprojects@ausgrid.com.au

3. Identify the land you propose to develop

STREET ADDRESS (where relevant)

Unit/street no.

33

Street or property name

Bligh Street

Suburb, town or locality

Sydney

Postcode

2000

Local government area(s)

City of Sydney

State electorate(s)

REAL PROPERTY DESCRIPTION

Lot 1/DP 626651

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 project 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 application.

4. Major project description and other requirements

Provide a brief title for your project.

Stage 2A(ii) - Construction and Operation of City East Zone Substation (CEZS) and Integrated Commercial Tower Project encompassing:

- Bulk excavation (including a shaft from base of excavation to tunnel)
- 150m tunnel excavation to the City East Cable Tunnel alignment
- Detailed excavation
- Construction and fit out of the substation proper
- Construction and fit out of the integrated commercial tower

This application covers the above components only, a separate application under Stage 2A(i) details the demolition of the existing buildings on the site.

OVERALL PROJECT

CEZS is one of a number of discrete projects forming part of the wider Sydney CityGrid Project, which is being undertaken to meet the expected electricity needs of the Sydney CBD and inner suburbs up to 2020.

The CEZS (132kV to 11kV) also includes an interface with the City East Cable Tunnel to house the new 132kV cables and an integrated commercial development. The zone substation must meet its network system need date of 2016.

The project description is not attached but reference is made to Energy Australia's Concept Environmental Assessment report exhibited from 17 December 2008 to 16 February 2009 and the Submissions Response Report and PPR dated May 2009. In addition, Concept Conditions of Approval for the CityGrid Project were signed by the Minister on 20 September 2009.

PROJECT APPROVAL

If you are applying for approval of a project, include in the project title, all significant components for which

approval is being sought. If the application relates to part only of a project, the project title should reflect this.

Is the application for approval of a project?

☒ Yes ☐ No

Is the application related to part only of a project?

☒ Yes ☐ No

CONCEPT PLAN APPROVAL

If you are applying for approval of a concept plan, include in the project title, all components for which approval 'in concept' is being sought. If the application also relates to approval of a project, a description of this should also be included in the project title.

Is the application for approval of a Concept Plan?

☐ Yes ☒ No

Is a project application being made concurrently for all or part of the project?

☐ Yes ☒ No

You are also required to provide a Project Description and address any matters required by the Director-General in accordance with section 75E or section 75M of the Act. Failure to do so may lead to your application being rejected.

Is a Project Description attached?

☐ Yes ☒ No

Does the Project Description include any additional matters required by the Director-General under section 75E or section 75M of the Act?

☐ Yes ☒ No

Note: An electronic copy of the project description is also required as all applications must be provided on the Department's website. You should contact the Department on the correct electronic format.

ESTIMATED CAPITAL INVESTMENT VALUE

Please indicate the estimated capital investment value (CIV) of the project. The CIV includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment (but excluding GST and land costs).

\$ 162 million

EQUIVALENT FULL-TIME JOBS

Please indicate the number of jobs created by the project. This should be expressed as a proportion of full time jobs over a full year.

Construction jobs (full-time equivalent)

100 persons

Operational jobs (full-time equivalent)

0-2 persons

5. Approvals from State agencies

Does the project require any of the following: (tick all that are appropriate)

- ☐ an aquaculture permit under section 144 of the *Fisheries Management Act 1994*
- ☐ an approval under section 15 of the *Mine Subsidence Compensation Act 1961*
- ☐ a mining lease under the *Mining Act 1992*
- ☐ a production lease under the *Petroleum (Onshore) Act 1991*
- ☒ an environment protection licence under Chapter 3 of the *Protection of the Environment Operations Act 1997* (for any of the purposes referred to in section 43 of that Act)
- ☒ a consent under section 138 of the *Roads Act 1993*
- ☐ a licence under the *Pipelines Act 1967*

6. Landowner's consent or notification

As the owner(s) of the above property, I/we consent to this application being made on our behalf 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 the consent of the landowner, however, the proponent is required to give notice of the application:

- in the case of linear infrastructure projects, by notice in a newspaper circulating in the locality prior to the commencement of the public consultation period,
- in the case of mining or petroleum production projects, by notice in a newspaper circulating in the locality within 14 days of this application being made,
- in the case of critical infrastructure projects, to the owner of the land within 14 days of this application being made, and
- in other cases, to the owner of the land at any time before the application is made.

7. Political donation disclosure statement

Persons lodging applications are required to declare reportable political donations (including donations of or more than \$1,000) made in the previous two years. Disclosure statements are to be submitted with your application or request.

Have you attached a disclosure statement to this application?

- ☐ Yes
- ☒ No

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

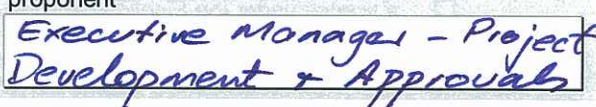
8. Proponent's signature

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

- provide a description of the project and address all matters required by the Director-General pursuant to section 75E and/or section 75M of the Act, and
- apply, subject to satisfying clause 8D of the Environmental Planning and Assessment Regulation, for the Director-General's environmental assessment requirements pursuant to Part 3A of the Act, and
- declare that all information contained within this application is accurate at the time of signing.

Signature

 Name

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


Craig Moody

Date

25/7/11

Name, if you are not the proponent

Adjoining properties to the south include:-

4. 28-34 O'Connell Street, Sydney (including 40-42 Hunter Street);
5. 44-48 Hunter Street, Sydney;
6. 50-58 Hunter Street, Sydney (including 37 Bligh Street)

A Cityscope reference map depicting the subject property, relative to the adjoining properties, is scanned below:-

