



07 February 2020

General Manager
Mr. Peter Gainsford
City of Canada Bay
Locked Bag 1470
DRUMMOYNE NSW 1470

24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
Sydney NSW 2001
T +61 2 131 525
ausgrid.com.au

By email: council@canadabay.nsw.gov.au

Dear Mr. Gainsford

Ausgrid's Proposed Upgrade of Concord Substation - Consultation under the *Electricity Supply Act 1995* and *State Environmental Planning Policy (Infrastructure) 2007*

I am writing to provide formal notification to Council with the opportunity to review and make a submission in relation Ausgrid's proposal to replace 11,000 volt switchgear at Concord Substation located at 31 George Street, Concord. This notification is required by the *Electricity Supply Act 1995* and the *State Environmental Planning Policy (Infrastructure) 2007*.

The Project

The substation's switchgear and associated equipment is more than 50 years old and is ready to be retired. The replacement will enable Ausgrid to maintain a safe and reliable power supply to the area.

The enclosed concept plan illustrates the works associated with the 11,000 volt switchgear replacement. The proposed works include:

- Construction and equipping of a new 11,000 volt switchroom.
- Excavation, installation of connections and jointing of underground 11,000 volt cables around the site.
- Decommission existing 11,000 volt switchgear and installation of new switchgear.
- Minor internal and external repair works to the existing substation building.

A concept plan is enclosed for your information.

Proposed timing and work hours

Ausgrid will progressively upgrade the substation in order to maintain electricity supply to the region. The program of works will occur over three years, scheduled to be completed in 2023.

Work hours would align with the Ausgrid normal construction hours of; 7am to 6pm - Monday to Friday, 8am to 1pm on Saturdays, and no works on Sundays or public holidays. Audible works outside these hours may be undertaken in limited circumstances or with prior notification to neighbours.

Please note that the Concord Substation will remain in service for the duration of the project, and operational work will occur as required to maintain electrical supply.

Environmental assessment

Ausgrid will be carrying out an environmental assessment for this project to meet the requirements of the *Environmental Planning and Assessment Act 1979*. Therefore, in addition to any submission, can

you please advise of any information that Council has which will assist us in considering all relevant issues and adequately assessing the environmental impacts. Such information could include:

- specific zoning and consent requirements;
- approved surrounding land uses;
- any known environmental restrictions (e.g. environmental protection area and so on);
- threatened or endangered flora or fauna species;
- fire prone land;
- stormwater;
- Council's infrastructure;
- locally rare or protected flora or fauna or areas of critical habitat;
- wetlands or flood prone areas;
- land contamination, potential or actual acid sulphate soils, soil instability or subsidence;
- heritage items or relics, including Aboriginal heritage and sites;
- site access, traffic or parking restrictions;
- adjacent sensitive sites;
- potential community concerns of which Council may be aware;
- other nearby development proposals likely to impact upon Ausgrid's proposal; and
- any other items that Council considers relevant.

The proposed activities will have environmental management safeguards to a suitable standard implemented in accordance with the assessment and Ausgrid's Environmental Handbook for Construction and Maintenance (NUS 174C), with the exception of works hours as outlined above.

Submissions

Submissions and information for this project will be considered if received within 40 days of the date of this letter.

Mail

Ausgrid
Concord Substation project
Attention: Matthew Faferko
Major Project Services
PO Box 4009
SYDNEY NSW 2001

Email

majorprojects@ausgrid.com.au

If no written correspondence is received by 18 March 2020 we will consider that Council does not wish to lodge a submission and we will proceed to schedule work after this date.

Yours sincerely



Matthew Faferko
Development Manager
AUSGRID



Figure 1: Concept of Substation upgrade works at 31 George St, Concord West.



24-28 Campbell St
Sydney NSW 2000
All mail to
GPO Box 4009
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T +61 2 131 525
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7 February 2020

Important Information
Proposed Upgrade of Concord Substation
31 George Street, Concord

Dear neighbour / business owner

Ausgrid's Proposed Upgrade of Concord Substation – Consultation under the *State Environmental Planning Policy (Infrastructure) 2007*

The purpose of this letter is to let you know about the proposal and provide you with an opportunity to make a submission. Ausgrid provides this notification to occupiers of adjoining land as required by the *State Environmental Planning Policy (Infrastructure), 2007 (ISEPP)*.

The Project

The substation's switchgear and associated equipment is more than 50 years old and is ready to be retired. The replacement will enable Ausgrid to maintain a safe and reliable power supply to the area.

The proposed works include:

- Construction and equipping of a new 11,000 volt switchroom.
- Excavation, installation of connections and jointing of underground 11,000 volt cables around the site and into George St.
- Decommission existing 11,000 volt switchgear and installation of new switchgear.
- Minor internal and external repair works to the existing substation building.

A concept plan is enclosed for your information.

How this work may affect you

Like on any construction site there will be typical building impacts such as noise and dust as a result of work on and around the site. Any potential impacts are being assessed as part of an environmental assessment (known as a Review of Environmental Factors or REF) and measures put in place to minimise impacts on the local environment.

Works are earmarked to begin in approximately 12 months. Ausgrid does not plan to interrupt your electricity supply during these works.

Project Work Hours

Work hours would align with the Ausgrid normal construction hours of; 7am to 6pm - Monday to Friday, 8am to 1pm on Saturdays, and no works on Sundays or public holidays. Audible works outside these hours may be undertaken in limited circumstances or with prior notification to neighbours.

Please note that the Concord Substation will remain in service for the duration of the project, and operational work will occur as required to maintain electrical supply.

Project Assessment Process

Ausgrid is the determining authority for these works, which will be assessed under Part 5 of the *Environmental Planning and Assessment Act, 1979*. As part of our assessment of this project we are required to notify occupiers of adjoining land of the proposed works and take into consideration any response that is received within 21 days.

Written comments on this proposal are welcome by the close of business 2 of March 2020 sent to one of the following addresses:

Mail:

Ausgrid
Concord Substation Project
Attention: Matthew Faferko
Major Project Services
PO Box 4009
SYDNEY NSW 2001

Email: majorprojects@ausgrid.com.au

Should you have any questions in relation to the proposed works, please write to us using the above addresses or phone 1800 604 765.

Yours faithfully



Matthew Faferko
Development Manager
AUSGRID



Figure 1: Concept of Substation upgrade works at 31 George St, Concord West.



If you need an interpreter, please call the Translating and Interpreting Service (TIS National) on 131 450

Concord Substation Upgrade Have Your Say



17 APRIL 2020

The project

As you are aware, Ausgrid is planning to upgrade its existing substation located at 31 George Street, Concord. The upgrade is to replace the substation's aging switchgear and associated equipment. The replacement will ensure Ausgrid maintains a safe and reliable power supply to the area.

Ausgrid's proposal of constructing a new switchroom on Ausgrid's property, east of the existing substation, will involve the construction of a new building, the installation of new switchgear and associated equipment within the new building, minor internal and external repairs of the existing building, excavation, trenching, installation of underground cables and electrical connections, and the decommissioning and removal of existing switchgear – but before we are able to carry out this work, we would like the community's input.

You have received this letter because you live or work adjacent to Ausgrid's proposed works.

Architectural concepts

We are currently in the early planning stages and have engaged architectural specialists, Kann Finch, to prepare two concept designs of the proposed building.

Ausgrid together with Kann Finch have considered a range of factors including technical requirements and constructability, environmental issues, community feedback and cost (minimising increases to customer electricity bills).

We would like YOUR input

We ask that you have your say and provide feedback on these design options via our questionnaire.

Please visit ausgrid.com.au/concord_substation_upgrade for your chance to have a say.

It is important to the project team that you indicate your preferred building design.

In order to participate, you must live or work adjacent to Ausgrid's proposed works. To ensure this transparency, your address will be requested before you are able to fill out the questionnaire. Please note your details will be used for the purpose of recording your feedback only and for us to engage with you during the project. This information is collected and stored in accordance with Ausgrid's Privacy Policy (available at www.ausgrid.com.au/Ausgrid-Privacy-Policy).

The environmental approval process

Ausgrid is the determining authority for these works under the *NSW Environmental Planning and Assessment Act, 1979*. As part of the approvals process, an environmental assessment (known as a Review of Environmental Factors or REF) is being prepared which involves input from community members, the City of Canada Bay Council and other authorities.

Potential impacts are being assessed as part of the REF and measures put in place to minimise impact to the local environment.

We will need to conduct an assessment on the need for tree removals near the new building. This assessment will consider location, type, size and health of trees, construction requirements, and site security. Any other vegetation that may be impacted will be included as part of this assessment.

Next steps

If you would like to have your say on these design options, you may provide feedback by visiting ausgrid.com.au/concord_substation_upgrade.

This will be live and open for you to provide comment on until **Friday, 24 April 2020**.

Contacting us

For more information call **1800 604 765** (free call from fixed phones), email majorprojects@ausgrid.com.au or ausgrid.com.au/concord_substation_upgrade

28 APRIL 2020

The project

As you are aware, Ausgrid is planning to upgrade its existing substation located at 31 George Street, Concord. The upgrade is to replace the substation's aging switchgear and associated equipment. The replacement will ensure Ausgrid maintains a safe and reliable power supply to the area.

Ausgrid's proposal of constructing a new switchroom on Ausgrid's property, east of the existing substation, will involve the construction of a new building, the installation of new switchgear and associated equipment within the new building, minor internal and external repairs of the existing building, excavation, trenching, installation of underground cables and electrical connections, and the decommissioning and removal of existing switchgear – but before we are able to carry out this work, we would like the community's input.

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It is important to the project team that you indicate your preferred building design.

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The environmental approval process

Ausgrid is the determining authority for these works under the *NSW Environmental Planning and Assessment Act, 1979*. As part of the approvals process, an environmental assessment (known as a Review of Environmental Factors or REF) is being prepared which involves input from community members, the City of Canada Bay Council and other authorities.

Potential impacts are being assessed as part of the REF and measures put in place to minimise impact to the local environment.

We will need to conduct an assessment on the need for tree removals near the new building. This assessment will consider location, type, size and health of trees, construction requirements, and site security. Any other vegetation that may be impacted will be included as part of this assessment.

Next steps

If you would like to have your say on these design options, you may provide feedback by visiting ausgrid.com.au/concord_substation_upgrade.

This will be extended for you to provide comment on until **Monday, 4 May 2020**.

Contacting us

For more information call **1800 604 765** (free call from fixed phones), email majorprojects@ausgrid.com.au or ausgrid.com.au/concord_substation_upgrade

Concord Substation Upgrade



Substation upgrade

Ausgrid is planning to upgrade its existing substation located at 31 George Street, Concord West. The upgrade is to replace the substation's aging switchgear and associated equipment. The replacement will ensure Ausgrid maintain a safe and reliable power supply to the area.

Ausgrid proposes to construct a new switchroom on Ausgrid's property, east of the existing substation adjacent to the Sydney Trains T9 Northern Railway Line.

The work will involve:

- construction of a new switchroom building;
- installation of new switchgear and associated equipment within the new building;
- minor internal and external repairs of the existing building;
- excavation, trenching, installation of underground cables and electrical connections; and
- decommission and removal of existing switchgear.

Please see the concept plan overleaf of this newsletter identifying the location of the new building and underground connections.

You have received this newsletter because you live or work near Ausgrid's proposed works.

Key dates

March - April 2020

- Concept planning and obtaining community and stakeholder feedback

April - May 2020

- Review of Environmental Factors preparation and display

Mid 2020 to early 2021

- Completion of design, project approved for construction and contractor appointed

Early 2021 to late 2021

- Target construction start of the substation upgrade

Late 2021 to mid 2022

- Equipping of new switchroom

Mid 2022 to late 2023

- Electrical connections between new switchroom and surrounding network and decommission existing switchgear

The project so far

Ausgrid is currently in the early planning stages. As part of this process, we have commenced consultation with key stakeholders in the area.

We have engaged architectural specialists, Kann Finch, to prepare preliminary architectural concepts of the proposed switchroom building to assist with consultation and environmental assessment.

Building design

As part of the process to develop preliminary concepts, Ausgrid and Kann Finch have considered a range of factors including:

- technical requirements and constructability
- environmental issues
- community feedback
- cost (minimising increases to customer electricity bills).

Community information session

We had originally planned to hold a community information session at a local facility in Concord to allow a face-to-face discussion between the community and the project team regarding Ausgrid's proposed project.

In the interest of public health and the developing situation regarding COVID-19, we have unfortunately had to make the decision to cancel the community information session. We will now consult via the following methods:

- notification and letterbox drops
- project website
- project hotline
- project email.

Contacting us

You are welcome to contact us with any enquiries:

- Call** 1800 604 765 (free call from fixed phones)
Email majorprojects@ausgrid.com.au
Visit ausgrid.com.au/concord_substation_upgrade



Interpreter service 131 450

Next steps

Ausgrid is the determining authority for these works under the *NSW Environmental Planning and Assessment Act, 1979*. As part of the approvals process, an environmental assessment (known as a Review of Environmental Factors or **REF**) is being prepared which involves input from community members, the City of Canada Bay Council and other authorities.

Potential impacts are being assessed as part of the REF and measures put in place to minimise impact to the local environment.

As the project progresses, we plan to share two concept designs with properties near the proposed site. Those properties will receive further updates, and be asked to provide their feedback and comments on the concept designs.

How this work may affect you

Like on any construction site, issues such as noise and dust – as a result of work on and around the site, will be carefully managed.

Ausgrid work hours are between 7am and 6pm on weekdays, and between 8am and 1pm on Saturdays with no work on Sundays or public holidays. Should audible work need to be completed outside these times, nearby neighbours will be notified in advance of the works.

Please note that the Concord Substation will remain in service for the duration of the project, and operational work will occur as required to maintain electrical supply.

Keeping you informed

The latest project information will also be available at www.ausgrid.com.au/concord_substation_upgrade.

Should you have any questions in relation to the substation upgrade, please contact us at majorprojects@ausgrid.com.au or alternatively phone **1800 604 765**.



Concord Substation Upgrade



Project update

As you may know, Ausgrid is carrying out work to upgrade the existing Concord substation on George Street, Concord West.

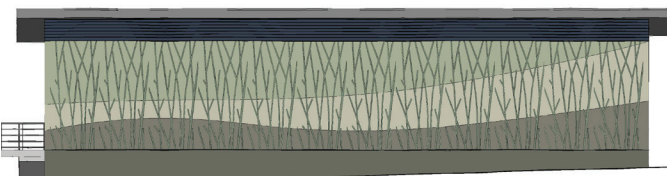
In April, Ausgrid invited businesses and residents, directly adjacent to the substation, to provide feedback on two exterior concept designs for the proposed building. These building designs were prepared by architectural specialists, Kann Finch.

Ausgrid thanks all those who have provided feedback on the proposal over the last few months. Your interest and input has been a valuable part of the planning process.

A summary of the engagement with the community and feedback received can be found on the project page at ausgrid.com.au/concord_substation_upgrade.

Preferred building design

Image 1. Southern Elevation



Based on the community's feedback, design Scheme 2 was the most popular. The concept drawing presented to the community is shown in images 1 and 2.

In considering the visual impact to the surrounding community, the building has been designed to reflect the local area.

The proposed exterior materials are precast concrete panels, coated with a high bonding strength paint. The

neutral pastel colours complement the residential and commercial neighbourhood.

This finish will provide superior weather proofing protection to the building. The roof will be clad with high grade Colorbond roof sheeting.

Image 2. View from eastern end of Ausgrid's driveway



Community consultation

Since presenting concept designs, Ausgrid has continued the planning of the project. An environmental assessment has been prepared that includes the community's preferred exterior design.

As part of the environmental assessment and the process to develop the project, Ausgrid has considered a range of factors including electrical requirements, environmental and heritage, community and traffic impacts, constructability and cost.

Ausgrid now invites you to review the proposal's environmental assessment (known as a Review of Environmental Factors or REF). The REF is available at ausgrid.com.au/concord_substation_upgrade. Feedback is invited until 30 June 2020.

Key dates

March - April 2020

- Concept planning and obtaining community and stakeholder feedback

April - May 2020

- Review of Environmental Factors preparation and display

Mid 2020 to early 2021

- Completion of design, project approved for construction and contractor appointed

Early 2021 to late 2021

- Target construction start of the substation upgrade

Late 2021 to mid 2022

- Equipping of new switchroom

Mid 2022 to late 2023

- Minor civil and electrical works to make connections between new switchroom and surrounding network, including decommissioning of existing switchgear

Review of Environmental Factors process and display

Ausgrid is the determining authority of these works under the *NSW Environmental Planning and Assessment Act, 1979*. As part of the approvals process, an environmental assessment has been prepared.

The REF investigates the potential environmental impacts associated with the construction, operation and maintenance of the proposed substation development.

Next steps

After considering feedback on the environmental assessment, Ausgrid will then finalise plans and commence discussions with contractors to construct the proposal.

Subject to finalisation of the REF and project construction approval, Ausgrid plans to start construction work in early 2021.

Contacting us

You are welcome to contact us with any enquiries:

- Call** 1800 604 765 (free call from fixed phones)
Email majorprojects@ausgrid.com.au
Visit ausgrid.com.au/concord_substation_upgrade



Interpreter service 131 450

Transformer Assessment and Replacement

Ausgrid has undertaken an assessment of the existing transformers. Based on this assessment Ausgrid has determined the transformer closest to George Street requires replacement.

The transformer will need to be replaced towards the end of 2020, prior to commencing work on the new switchroom building. This will ensure that a reliable electricity supply is maintained to the area.

The existing transformer will be replaced with a modern equivalent, similar to the transformer recently replaced closest to the railway line. Ausgrid completed this replacement in late 2019.

Keeping you informed

The latest project information will also be available at ausgrid.com.au/concord_substation_upgrade.

Should you have any questions in relation to the substation upgrade, please contact us at majorprojects@ausgrid.com.au or alternatively phone at **1800 604 765**.

Your questions

The following are some of the most commonly asked questions from the consultation.

Why does the substation need to be upgraded?

The substation's 11,000 volt switchgear and associated equipment is aged and is ready to be retired. The switchgear needs to be replaced to enable Ausgrid to maintain a safe and reliable power supply to your area.

Will this affect the electricity supply in my home?

It is not anticipated that upgrades to the substation will have any direct impact on your electricity supply. In the unlikely event that we will need to temporarily interrupt your electricity supply during construction, you will be notified in advance.

What is the proposed new building height?

Ausgrid anticipates that it will be less than 7 metres from existing ground level. However, this will be finalised during the detailed design stage, which you will be kept informed of.

Please refer to our Frequently Asked Questions document at ausgrid.com.au/concord_substation_upgrade for more.