

Future Transport 2056  
23 March 2018

Dear Sir/ Madam

**Submission: Draft NSW Draft Freight and Ports Plan**

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Knight Frank Town Planning has been engaged by TransGrid to prepare this submission in relation to the NSW Draft Freight and Ports Plan (Draft Plan) which is currently on public exhibition.

TransGrid operates and manages the major high voltage electricity transmission network across NSW and the ACT. With interconnections to Victoria and Queensland, TransGrid's network provides the backbone of the National Electricity Market, enabling energy trading between Australia's largest states along the east coast and supporting the competitive wholesale electricity market. TransGrid's core role is to provide a safe, secure and reliable network through efficient maintenance, proficient operation of assets, and prudent investment.

TransGrid has an extensive network of assets across the Western Sydney area. This includes transmission lines of 132,000 – 500,000 kilovolts and large bulk supply point substations, which service the current electricity needs for Sydney, including the CBD. Due to the scale TransGrid's infrastructure, it also strategically holds parcels of land to support future network augmentation requirements.

One of these properties is approximately 90 hectares at 117-119 Luddenham Road, Orchard Hills. This site is legally known as Lot 5, DP521268 (See Figure 1). This site is located at a strategic and critical intersection of significant transmission lines, and was secured to support the future development of a new bulk supply point substation to bring in bulk electricity to Sydney from renewable generation growth in southern and south-western NSW.

The alignment of future transport corridors proposed in the Draft Plan, including the proposed Outer Sydney Orbital motorway and freight rail have the potential to significantly impact on TransGrid's existing transmission infrastructure and strategic property assets. It appears that the corridor heading generally north-south from the Western Sydney Airport together with the freight rail corridor that branches off heading due east dissects the TransGrid landholding at Orchard Hills. The extent of the potential impact on the TransGrid landholding is not clear from the Draft Plan (See Figures 2-3). As a matter of urgency, we seek clarification from Transport NSW on the location of the corridors as they relate to the TransGrid land and infrastructure. TransGrid is seeking an assurance that the route of any freight rail line and motorway will not adversely impact on the existing operational or future augmentation requirements of TransGrid.

The location of key transport corridors should not adversely impact on the future use of our client's landholding, or prevent the future transmission network plans that TransGrid has published in its Transmission Annual Planning Report, or Area Plans. By way of an initial comment, we encourage consideration be given to the locating of the corridor on the western boundary of the TransGrid land holding, however we welcome the opportunity to have direct discussions with Transport for NSW.

We understand that the final Freight and Ports Plan will closely align with the Future Transport Strategy which has now been adopted. We suggest it is premature to adopt the Transport Strategy while consultation on the Freight Plan and Ports Plan is still being undertaken particularly as the freight line will be part of a significant transport corridor.

We are not aware of any direct consultations with our client to discuss the implications on their future operations. Accordingly, we seek on behalf of TransGrid, an assurance that Transport for NSW will undertake direct discussions with affected landowners before any decisions on the final alignment of major routes occur.



**Figure 1 - TransGrid Landholding**





Figure 2 - Extract Draft Freight and Ports Plan (approximate site location)



Figure 3 – Extract Draft Freight and Ports Plan (approximate site location)

Thank you for the opportunity to comment and reiterate again on behalf of TransGrid our concerns over the corridor location.

Yours sincerely

Mark Grayson  
Director  
Knight Frank Town Planning NSW