

5th June 2012

Ausgrid
Mr James Hart
Executive Manager of
Project Development
570 George Street
Sydney, NSW
2000

Dear James

**RE: Cronulla Sharks Development Concept Master plan Application MP10_0229
Meeting with Ausgrid, Department of Planning and Infrastructure, Bluestone Capital
Ventures No 1 Pty Ltd and JBA Planning**

Thank you for facilitating the meeting with you and the team at Ausgrid's offices on Friday 1st June 2012. We appreciate the manner in which the meeting was handled between all parties with the intention of finding solutions to dealing with the issues you had raised in your response dated 7th May 2012, to the Department of Planning and Infrastructure regarding the proposed concept master plan application.

As discussed with Ausgrid in our meeting it was confirmed that the master plan of the residential development had been carefully considered with it's proximity to the existing transmission easement. As part of our design process the following precautionary measures have been considered in the initial concept master plan phase.

- Setting back the face of the buildings beyond the edge of the transmission easement with a range of 1.5m up to 3.6m set back to the building edges. This essentially means the facades of the buildings range between 19.79m to 21.89m from the centre line of the easement.
- The master plan has taken in to consideration the key principals and requirements of SEPP 65 design in relation to locations of buildings within the estate, overshadowing, and open space .
- As part of the concept design the architects have ensured that approximately 60% of the apartments are designed to be capable of being naturally cross ventilation. In relation to buildings D & H as noted on the plans, this will allow for apartments to either have the bedroom spaces to the rear of the building or on the eastern or western sides further taking in to consideration the precautionary measures to be considered.
- As also noted in Magshield Products (Aust.) International Pty Ltd recent correspondence dated 25th May 2012 a significant identified precautionary measure that could also be

considered is the reversal in phasing of the feeders 916 and 917. As identified in this correspondence a reversal of phase in one feeder in respect of the other would result in a substantial reduction of EMF emitted by the power line.

As was highlighted in our meeting with Ausgrid on 1st June 2012 this a concept master plan design at this stage and there will be more careful design consideration that will be incorporated in to future detailed project applications.

In line with these discussions that took place we wish to confirm the following in relation to dealing with precautionary principal moving forward:

- The proponent will commit to a process of future investigations with Ausgrid examining potential options, timing and cost for re-phasing of the transmission lines.
- We need to emphasise that the current plans are concept only and will be subject to further detailed design as part of future development applications which require approval before any buildings can be constructed.
- As part of that detailed design process, the following matters will be considered:
 - Orientation of buildings
 - Internal layouts of buildings including the configuration of units within the buildings and the room layouts within the units.
 - The setback of the building envelopes from the easement
 - Use of building materials and finishes.
- We should also emphasise that the projects will be developed in a staged fashion and that the current proposed staging plan in the EA identifies the most affected building (Building H) as the proposed final residential stage to be developed (Stage 4). Therefore there is adequate time for this issue to be properly investigated and resolved prior to any development application being lodged and a building constructed. Should rephrasing be a viable option, there would be enough time for forward planning to understand any impacts or outages on the affected lines to be programmed and other users to be consulted with.

Below are some suggested wording regarding the Statement of Commitments:

Subject	Comments	Approved by	Timing
Electromagnetic Radiation	The Proponent shall undertake investigations with Ausgrid to examine potential options, cost and timing for re-phasing the 132 kV Transmission lines at the site. The review would consider options for rephrasing the lines. The investigations shall be undertaken prior to lodgement of any Development Application for residential development in Building H.		Prior to lodgement of a DA for Building H
	<p>Future applications for residential development will address consideration of the precautionary requirements as part of the detailed design.</p> <p>The following matters will be considered:</p> <ul style="list-style-type: none"> ○ Orientation of buildings ○ Internal layouts of buildings including the configuration of units within the buildings and the room layouts within the units. ○ The setback of the building envelopes from the easement ○ Use of building materials and finishes ○ Re-phasing of the 132kV Transmission Lines. 		

Once again we would like to thank you for facilitating the meeting with Ausgrid on 1st June 2012.
Could you please provide response to the above commitments to confirm this is in line with the method in which Ausgrid would work with the proponent with any future design and development of the proposed concept master plan.

Yours Sincerely;
Bluestone Capital Ventures No 1 Pty Ltd



Ben Fairfax
Director

c.c Department of Planning and Infrastructure
JBA Planning