



CLIENTS|PEOPLE|PERFORMANCE

11 December 2006

Department of Planning
GPO Box 39
SYDNEY NSW 2001

Our ref: 22/13148/11326
Your ref: MP06_0148

Attn: Paula Tomkins

Dear Ms Tomkins

**740-742 Pacific Highway, Sapphire Beach
Response to Department of Planning's Comments on Environmental Assessment:
Infrastructure**

Reference is made to the Department of Planning's comments on the Environmental Assessment for the proposed development at 740-742 Pacific Highway, Sapphire (letter dated 20 November 2006, ref: MP06_0148).

This letter responds to the Department's Key Issue No. 10: Infrastructure and is subsequent to discussions with Country Energy's Mr Gary Woodward on 6 December 2006.

The site is currently supplied at Low Voltage from the street supply. Country Energy (CE) advised that the street supply is rated at 215kVA, which, even if it were dedicated to the proposed development, would likely be insufficient to adequately supply the proposed mix of residential and tourist-style accommodation. This will need to be confirmed at a later date when the lifestyle resort facilities, and equipment within each dwelling is known. The proposed staging of the development, that is, four stages over approximately six years, would mean it unlikely that the 215kVA supply would be exceeded until post 2010.

CE has advised that the existing street supply is fed from a 750kVA transformer, which has approximately 500kVA available capacity. As per the street supply, the capacity of this transformer will need to be assessed at a later date when the exact demand is known. Should the transformer capacity be inadequate, the 11kV distribution system, which feeds the 750kVA transformer, would need to be extended to a dedicated substation at the site. At present the 11kV distribution system at that point has little surplus capacity, however an upgrade to a CE zone substation would make plenty of capacity available. CE advised that this will happen in the next two or three years which suits the timeframe of the development.

In summary:

- The adequacy of the 215kVA street supply and 750kVA transformer feeding the street supply will need be determined when the mix of lifestyle resort facilities within the proposed development are more clearly defined;
- Given the proposed staging of the development, it is unlikely that the 215kVA street supply would be exceeded until post-2010; and

- ▶ If the capacity of the existing 750kVA transformer is insufficient, the 11kV distribution system will need be extended to a new substation on site. The 11KV distribution system will be upgraded by CE in the next few years.

We trust this satisfies the Departments requirements.

Yours faithfully
GHD Pty Ltd



Phillip Pigram
Office Manager - Coffs Harbour
02 6650 5600