

Mr Neil Cocks
Manager Strategic Planning
Northern Beaches Council
PO Box 82
Manly NSW 1655

13 July 2017

Dear Mr Cocks,

**RE: Exhibition of the Ralston Avenue (Belrose) Planning Proposal at Lot 1 DP 1139826,
TransGrid Objection to Rezoning**

Thank you for your letter dated 29 May 2017 in respect of the abovementioned matter, being the Ralston Avenue (Belrose) Planning Proposal to rezone the subject site to low density residential, public recreation and environmental management zones.

TransGrid operates the NSW high voltage transmission line network to which the subject site is constrained by the Sydney North – Sydney East 330 kV transmission lines (Nos. 1-3) and easements that are located to the north and the Sydney East substation which is adjacent to the site's eastern boundary. TransGrid's network and key assets are essential for supplying electricity to NSW and consideration must be given to any developments that are proposed to occur adjacent to those assets.

TransGrid has reviewed the Planning Proposal and objects to the rezoning of the subject site as a residential development would place the safety of residents and the community and the security of Sydney's electricity supply at risk. The specific reasons for this objection are discussed in detail below but essentially this rezoning poses an unacceptable risk to TransGrid's infrastructure and the safety of the public.

Registered easements and access

It appears that the proponent has not considered TransGrid's existing land rights including its registered easements that have been acquired to ensure the safety and security of the public as well as access to its transmission lines for operation and maintenance purposes. An easement for TransGrid's Feeder 27 exists on the subject site shown [E2] on the attached copy of DP 1139826, TransGrid also has an easement for access to this line through the subject land via the existing classified fire trail (Heath Trail) as shown [E5] on DP 1139826. TransGrid negotiated the route of this access easement with the proponent and they were paid compensation for this easement. However, it is apparent that this easement along track in use, which traverses the development site, has not been taken into account in the development. It is essential that this easement to TransGrid's Feeder 27 which is accessed from Ralston Avenue not be compromised by any change in land use.

TransGrid's vehicles also access transmission line structures to the north via a track which is accessed from Wyatt Avenue. The proposed development would constrain TransGrid's access to its easements and is a situation that is not acceptable for essential public infrastructure.

It is worth noting that TransGrid requires accessways that have the capacity to withstand the 40 tonne load capacity of its large maintenance vehicles.

The proposed Wyatt Avenue perimeter road and evacuation route crosses under these transmission lines through TransGrid's easements, which are shown as [E2], [E3], [E4], [E5] and [E6] on DP 1139826. It is currently not known if there is sufficient safe clearance to these lines for any future change in land use. It is possible that an increase in height to the transmission lines may be required to ensure a safe clearance distance to the lines could be achieved. This cost will not be borne by TransGrid and is typically at the cost of the Developer.

Potential for major loss of electricity supply due to bushfire

The potential requirement for shutting down of TransGrid's power lines in the event of a large residential fire or bushfire to allow safe egress of the community would cause significant operational issues and load shedding consequences with switching off the 330kV feeders coming into Sydney East substation. The northern road to the new community under crosses all four of TransGrid's supply lines to Sydney East substation any required de-energising all of these lines the substation will have major implication to electricity supply across Sydney, possibly leading to a widespread loss of supply to the Northern Beaches, Ku-ring-gai, and other areas North of Sydney's CBD.

TransGrid will generally only de-energise a transmission line due to bushfire if a demand is made by the Rural Fire Service under the provisions of Section 44 of the *Rural Fires Act*. However this is a possibility and it would take several hours to isolate and make safe the transmission line. Lew Short (Bushfire Assessment Consultant for Council) explained at the meeting with Council and TransGrid held on 28 June 2017 that short run fires could take from 10mins to an hour to reach the site.

Additionally TransGrid currently maintains an Asset Protection Zone (APZ) and would oppose any development which could increase its maintenance costs through APZ management.

Noise levels and proximity to critical infrastructure

As it stands the proposal would likely result in unacceptable noise levels for future residents due to the proximity of dwellings to this major infrastructure. The noise intensity varies inversely with distance, however the distance between many of the proposed lots and the substation is inadequate, and the proposal site may not be able to accommodate a suitable noise buffer.

A noise study has not been undertaken to determine the extent of the noise impacts, however TransGrid will not be liable for the cost of any noise mitigation measures should this rezoning proceed.

In addition, the proximity of the proposed bushland park and backyards to the substation is a safety issue. For example, the park could be used for ball games, kite flying etc. which could cause damage to TransGrid's essential infrastructure and a danger to the public.

Drainage

There is currently a drainage issue from the stormwater and secondary oil containment tank on the southern side of the switchyard (132kV side) onto Ralston Ave. TransGrid will soon modify the drainage arrangement across Ralston Ave to rectify this issue. Drainage from the stormwater tank on the northern side of the switchyard (330kV side) will also need to be investigated.

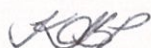
Conclusion:

This letter serves as TransGrid's objection to the Ralston Avenue Planning Proposal, due to the unacceptable safety risk to the public, and the need to maintain the highest level of security for this essential infrastructure which serves to supply bulk power to the people of Sydney.

Thank you for consulting with TransGrid in respect of this matter. TransGrid requests formal notification of the outcome of this application including any amendments to the Planning Proposal or new development proposals for the subject site.

Should you have any queries, please contact either Senior Land Economist Linda Butler on (02) 9284 3167 or Development Assessment Officer Kylie O'Brien-Pratt on (02) 9284 3174.

Yours sincerely

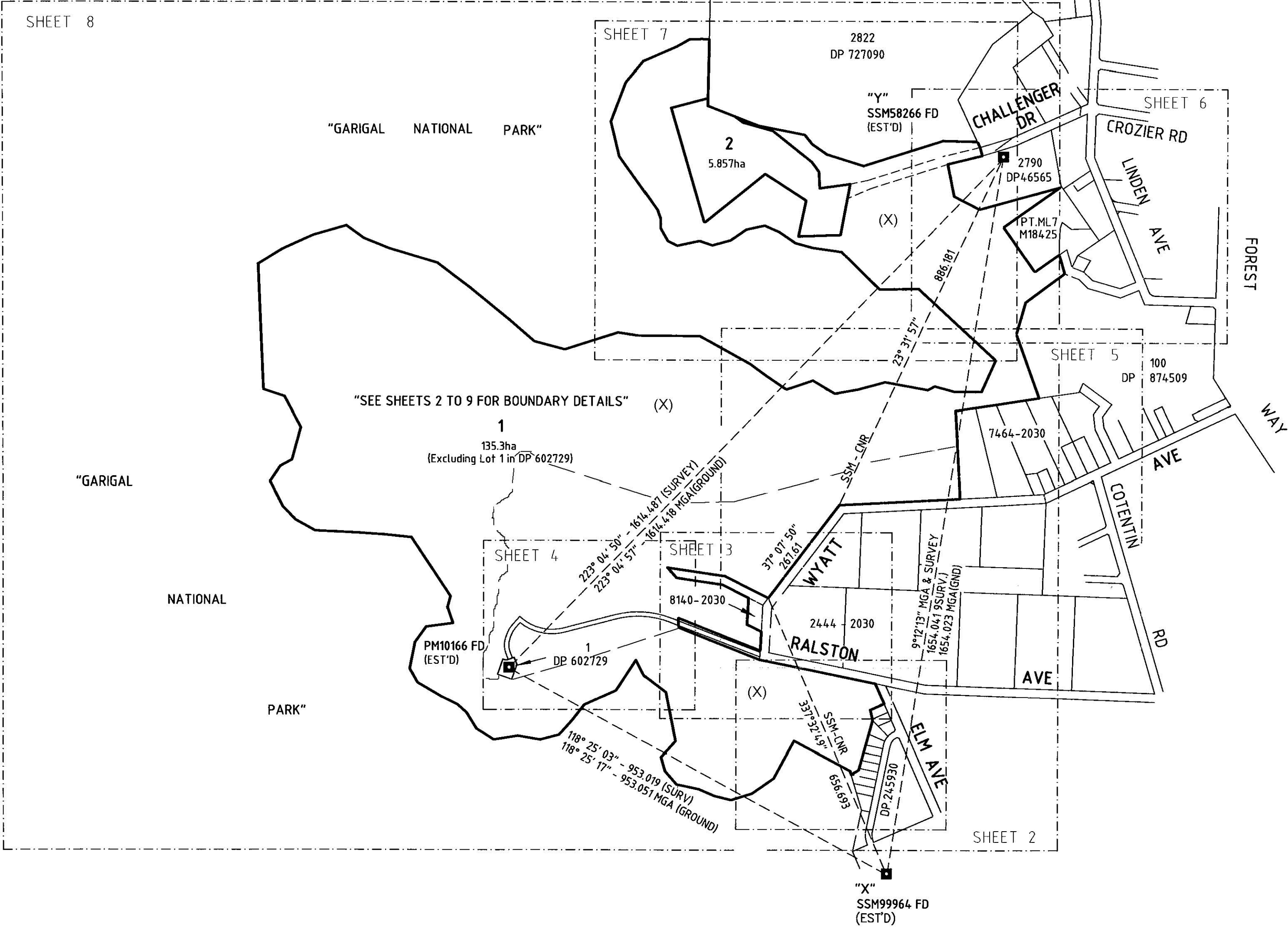


Kylie O'Brien-Pratt
Development Assessment Officer

Encl.

SURVEYING REGULATION 2006 CLAUSE 61(2)							
MARK	HEIGHT	CLASS	ORDER	M.G.A CO-ORDINATES		CLASS	ORDER
				EASTING	NORTHING		
PM10166	162	U	U	333 163.324	6266 629.779	B	2
PM52759	178	U	U	333 803.156	6266 782.804	B	2
PM52760	173	U	U	333 276.122	6266 811.740	B	2
SSM38084	141.165	LC	L3	334 158.660	6266 251.595	B	2
SSM39064	162	U	U	333 160.193	6266 648.399	B	2
SSM39065	164	U	U	333 177.753	6266 730.762	B	2
SSM58265	182	U	U	334 457.768	6267 888.840	B	U
SSM58266	181	U	U	334 265.963	6267 808.800	B	U
SSM99964	130.311	LC	L3	334 001.433	6266 176.210	B	U
SOURCE: S.C.I.M.S. ON 26-6-2007				C.S.F: 0.999915			

(x) LAND EXCLUDES MINERALS - SEE SECTION 171 CROWN LANDS ACT,1989.



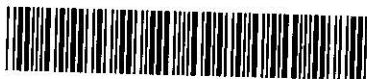
P50894

Surveyor: JACEK IDZIKOWSKI
Date of Survey: 30-9-2007
Surveyor's Ref: 30401 DP

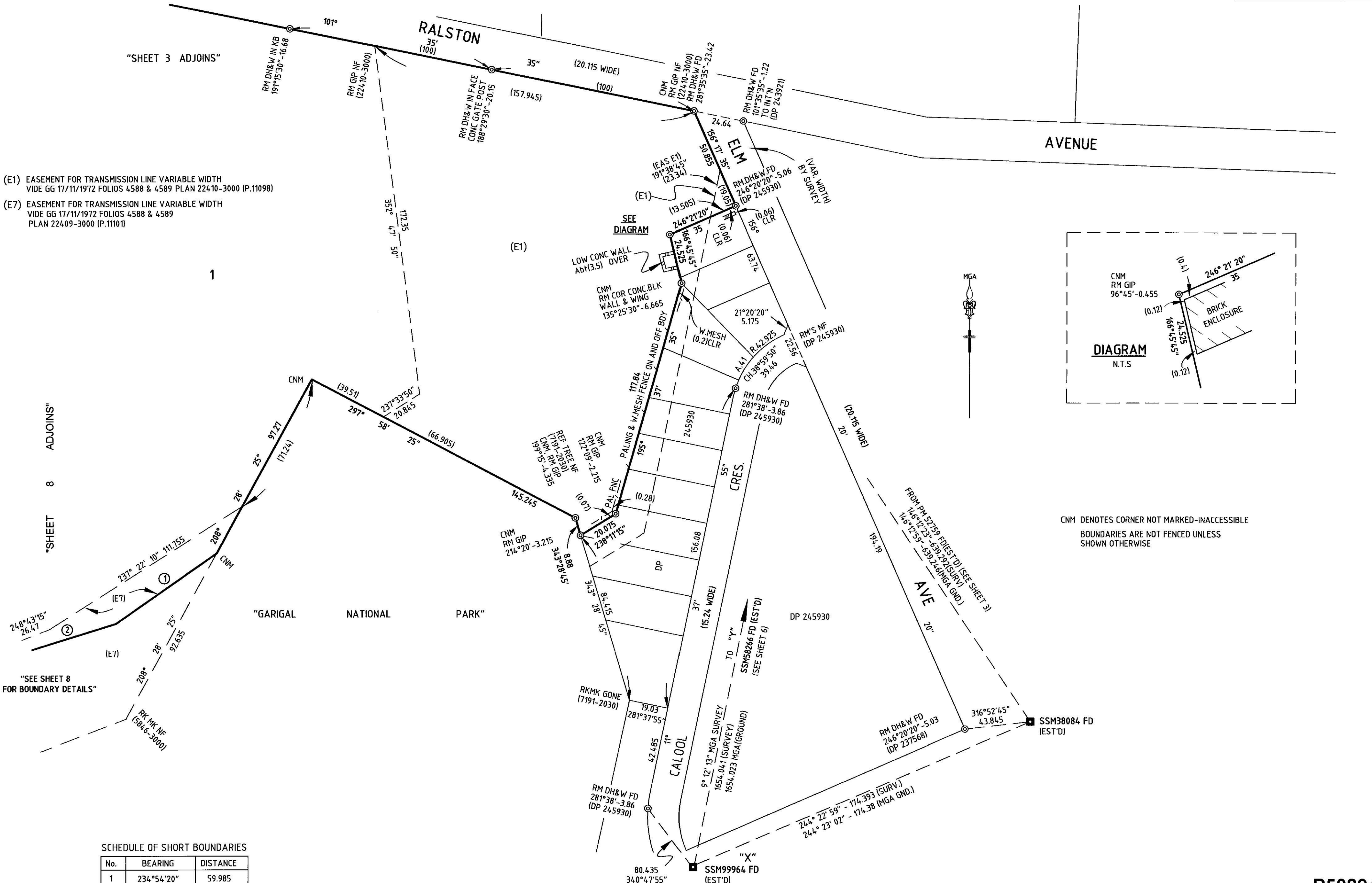
PLAN OF CROWN LAND INCLUDING
LOT 7027 DP 1108760
CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE

LGA: WARRINGAH
Locality: BELROSE
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1:7500

Registered:
23.7.2009



DP1139826 P



SCHEDULE OF SHORT BOUNDARIES

No.	BEARING	DISTANCE
1	234°54'20"	59.985
2	252°35'00"	49.755

Surveyor: JACEK IDZIKOWSKI Date of Survey: 30-9-2007 Surveyor's Ref: 30401 DP	PLAN OF CROWN LAND INCLUDING LOT 7027 DP 1108760 CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE	LGA: WARRINGAH Locality: BELROSE Subdivision No: _____ Lengths are in metres. Reduction Ratio 1:1200	Registered: 23.7.2009	P50894 DP1139826
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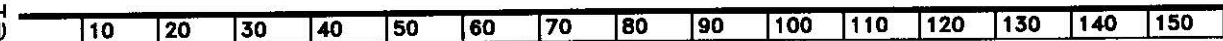
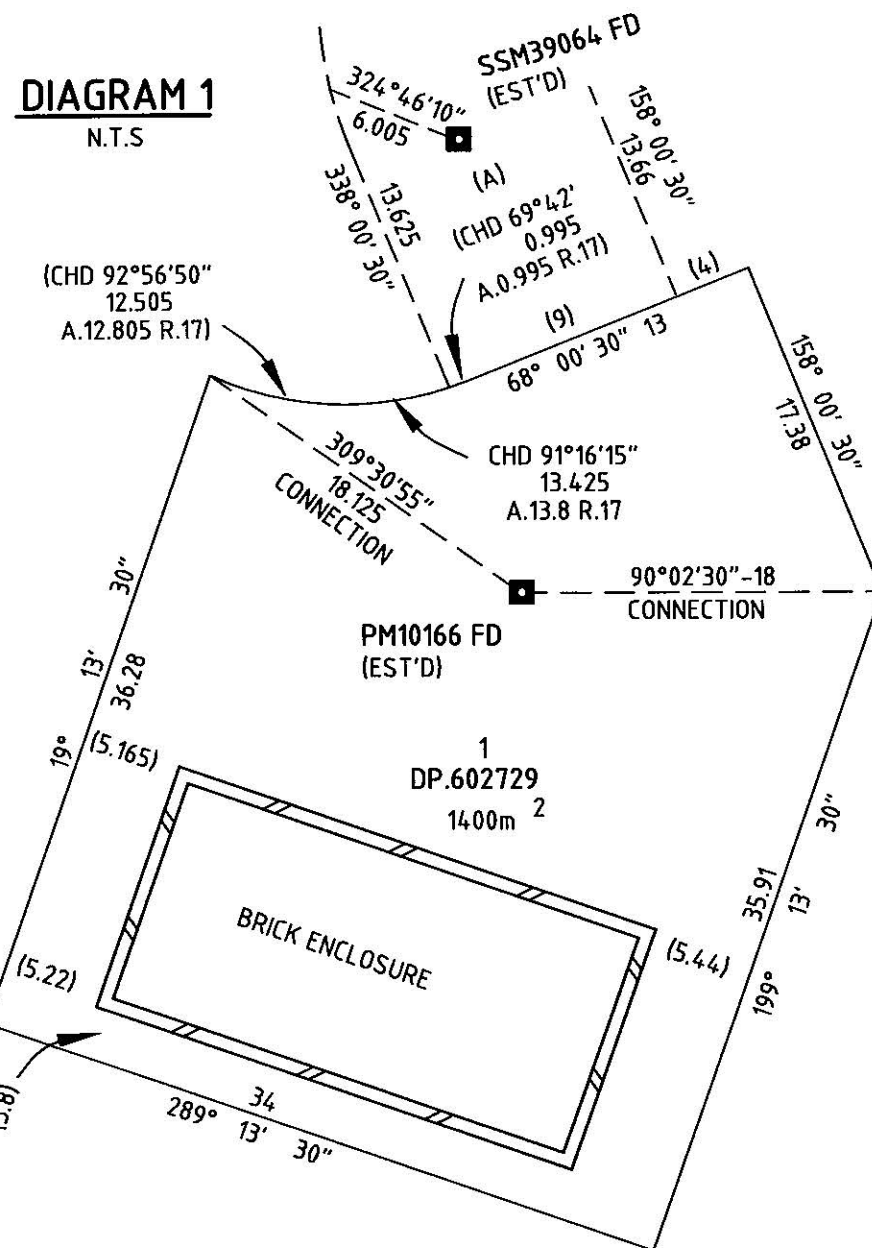


DIAGRAM 1
N.T.S

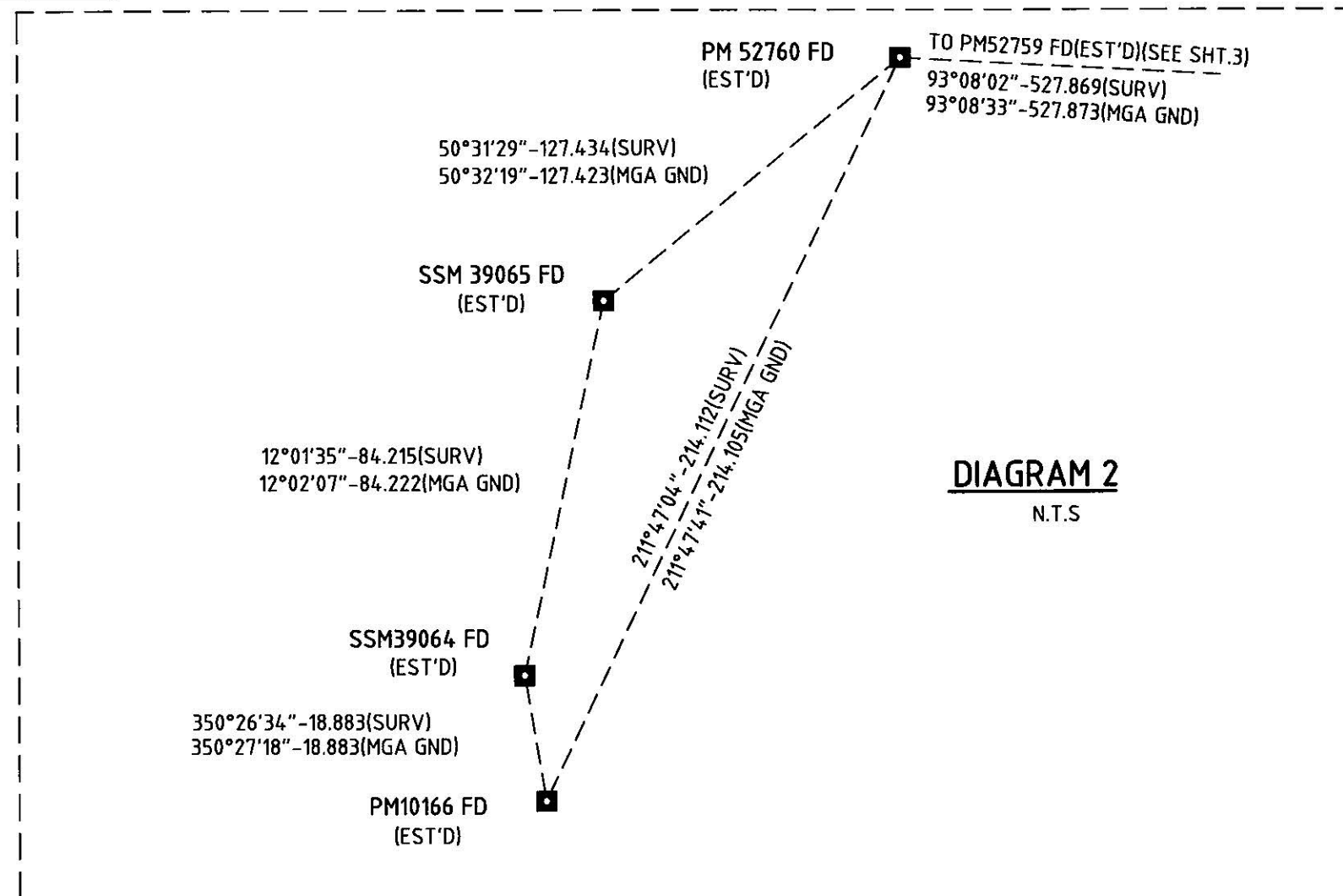


SEE DIAG.2 FOR CONNECTIONS
BETWEEN PM'S FOUND

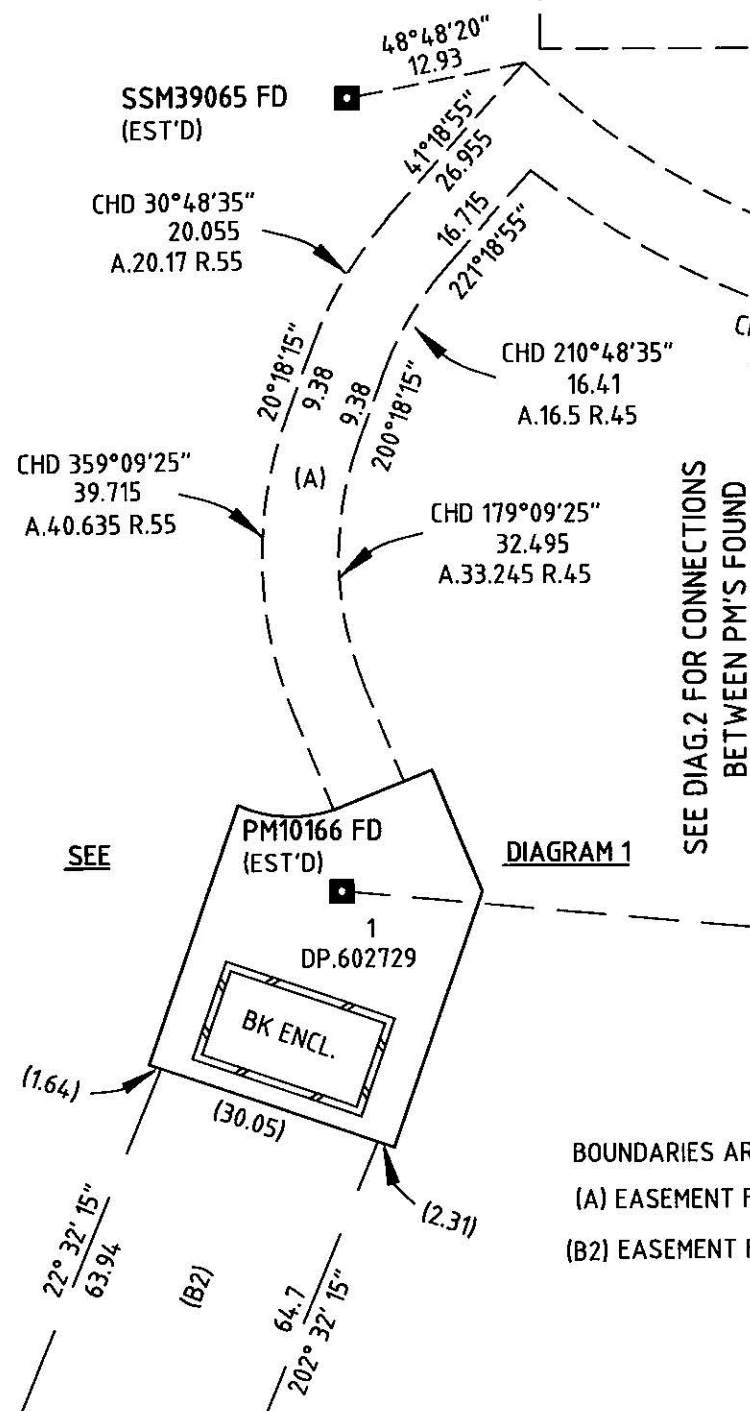


"SHEET 8 ADJOINS"

DIAGRAM 2
N.T.S



"SHEET 8 ADJOINS"

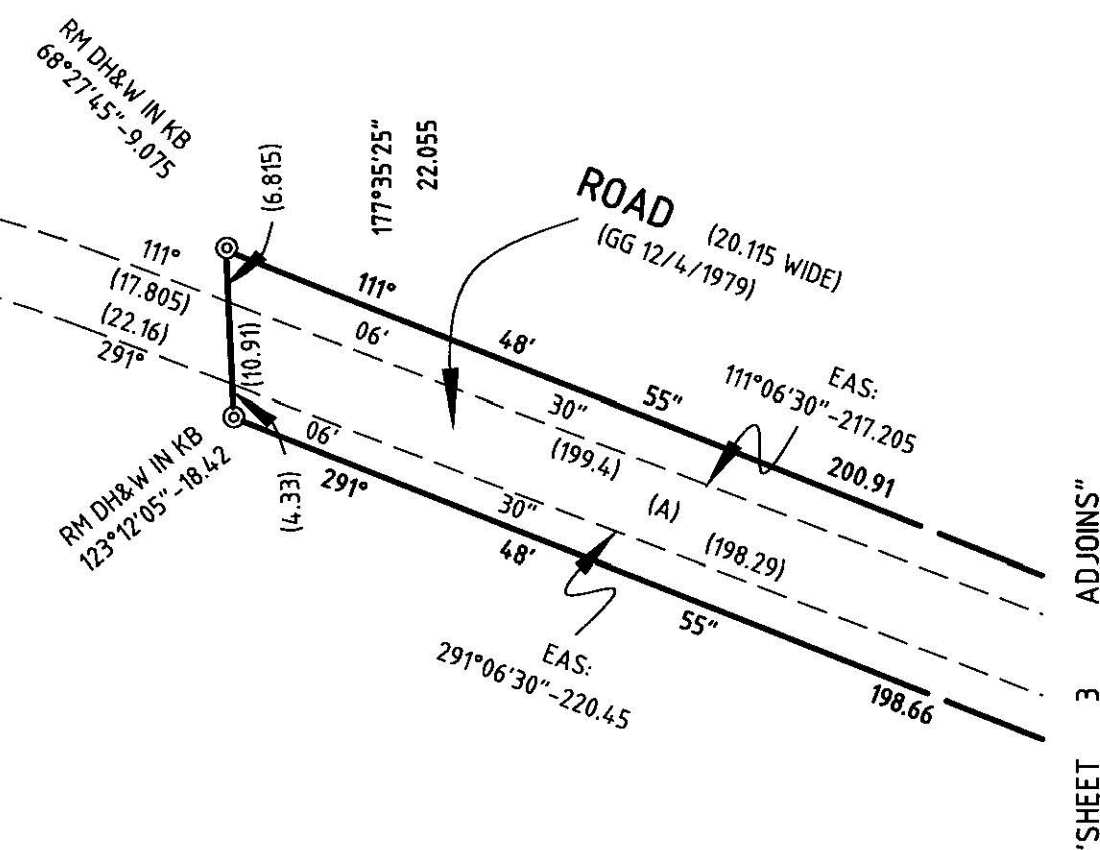


BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE
(A) EASEMENT FOR CABLE AND ACCESS 10 WIDE (DP 602729)-GOV GAZ 30.4.1982 FOL 1916
(B2) EASEMENT FOR TRANSMISSION LINE 30 WIDE

"SHEET 8 ADJOINS"

1

CHD 93°12'10\"-126.05
A.128.125 R.205
CHD 273°12'10\"-119.9
A.121.875 R.195



"SHEET 3 ADJOINS"

RALSTON

ELM AVE

AVENUE

P50894

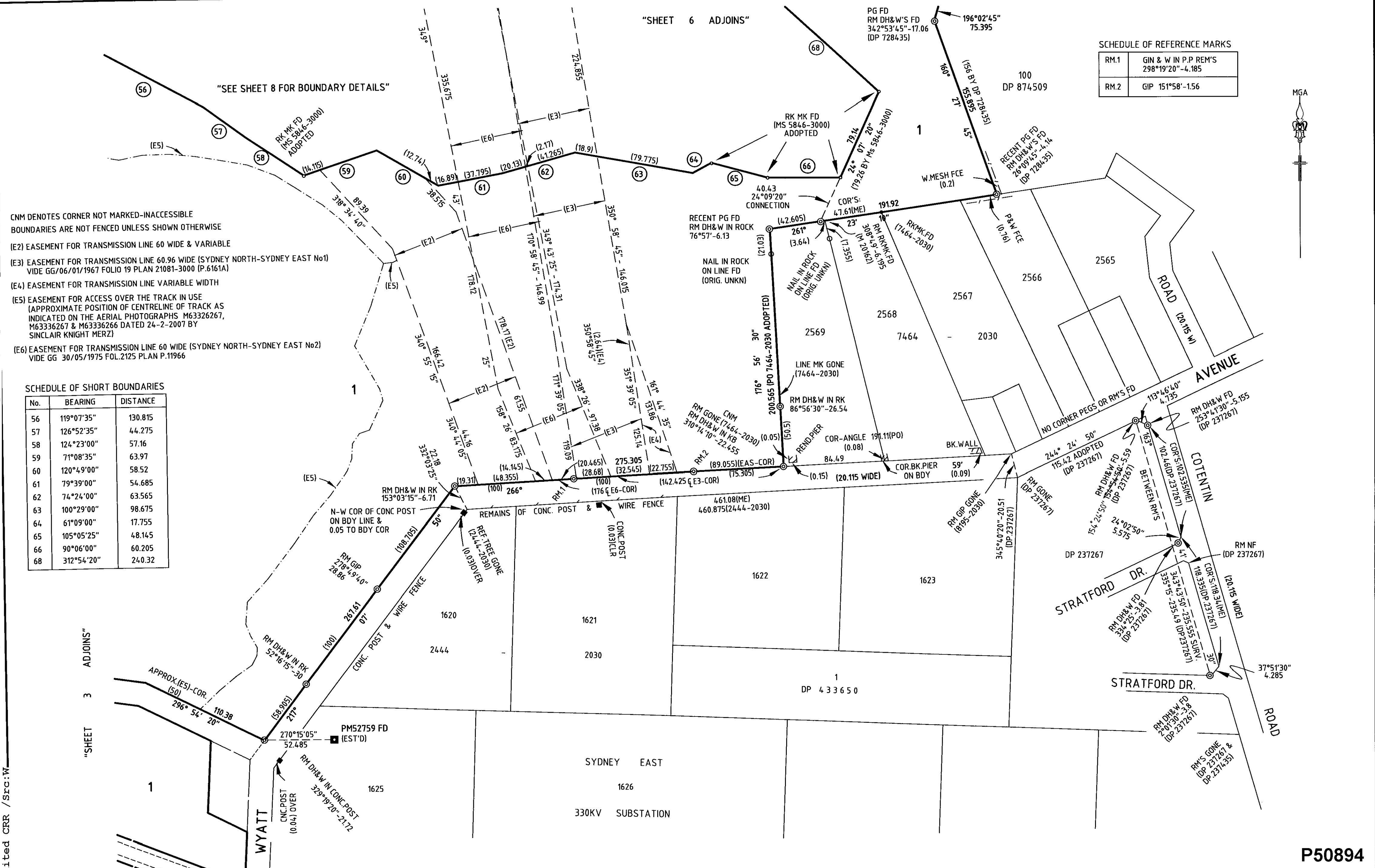
Surveyor: JACEK IDZIKOWSKI
Date of Survey: 30-9-2007
Surveyor's Ref: 30401 DP

PLAN OF CROWN LAND INCLUDING
LOT 7027 IN DP 1108760
CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE

LGA: WARRINGAH
Locality: BELROSE
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1:1000

Registered:
23.7.2009

DP1139826



CNM DENOTES CORNER NOT MARKED-INACCESSIBLE
BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE

(E2) EASEMENT FOR TRANSMISSION LINE 60 WIDE & VARIABLE

(E3) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (SYDNEY NORTH-SYDNEY EAST No1)
VIDE GG/06/01/1967 FOLIO 19 PLAN 21081-3000 (P.6161A)

(E4) EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH

(E5) EASEMENT FOR ACCESS OVER THE TRACK IN USE
(APPROXIMATE POSITION OF CENTRELINE OF TRACK AS
INDICATED ON THE AERIAL PHOTOGRAPHS M63326267,
M63336267 & M63336266 DATED 24-2-2007 BY
SINCLAIR KNIGHT MERZ)

(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (SYDNEY NORTH-SYDNEY EAST No2)
VIDE GG 30/05/1975 FOL.2125 PLAN P.11966

SCHEDULE OF SHORT BOUNDARIES

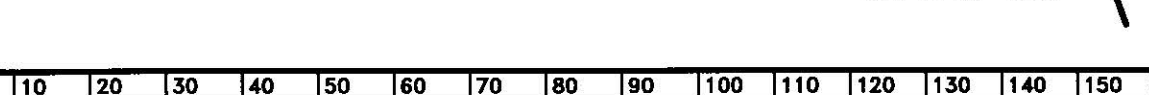
No.	BEARING	DISTANCE
56	119°07'35"	130.815
57	126°52'35"	44.275
58	124°23'00"	57.16
59	71°08'35"	63.97
60	120°49'00"	58.52
61	79°39'00"	54.685
62	74°24'00"	63.565
63	100°29'00"	98.675
64	61°09'00"	17.755
65	105°05'25"	48.145
66	90°06'00"	60.205
68	312°54'20"	240.32

SCHEDULE OF REFERENCE MARKS

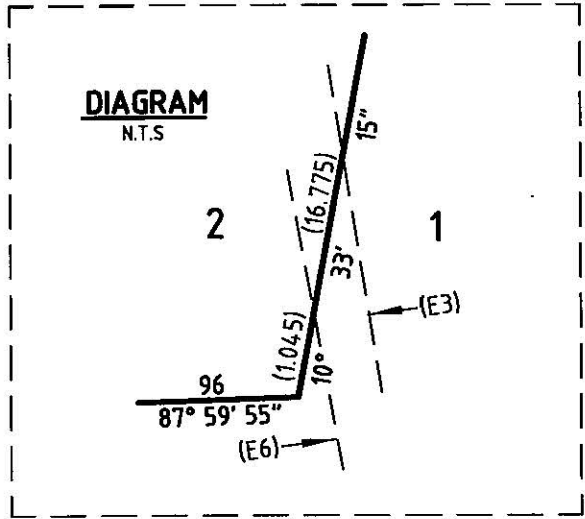
RM.1	GIN & W IN P.P REM'S 298°19'20"-4.185
RM.2	GIP 151°58'-1.56

Surveyor: JACEK IDZIKOWSKI Date of Survey: 30-9-2007 Surveyor's Ref: 30401 DP	PLAN OF CROWN LAND INCLUDING INCLUDING LOT 7027 DP 1108760 CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE	LGA: WARRINGAH Locality: BELROSE Subdivision No: — Lengths are in metres. Reduction Ratio 1:2000	Registered: 23.7.2009	DP1139826
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Req:R204532 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Pgs:ALL /Seq:5 of 12
Ref:tgdt:syd-whited CRR /Src:W



NOTE: BOUNDARY LINES 73 to 89 ARE 150 CONTOUR
LINE ADOPTED FROM ORTHOPHOTO MAP U1867-7
LINES 71 & 72 ARE 150 CONTOUR DEFINED BY SURVEY
LINES 90 & 91 ARE 150 CONTOUR DEFINED BY SURVEY
X DENOTES BOUNDARY IS FACE OF CLIFF



SCHEDULE OF SHORT BOUNDARIES

No.	BEARING	DISTANCE
71	278°21'25"	66.905
72	284°55'30"	40.98
73	304°28'50"	45.5
74	294°22'55"	35.855
75	257°36'35"	42.58
76	235°03'15"	43.33
77	254°29'00"	42.985
78	288°53'20"	30.655
79	257°56'35"	51.72
80	296°07'05"	24.06
81	330°41'15"	33.42
82	0°25'50"	22.22
83	340°14'15"	21.13
84	324°41'40"	149.96
85	346°50'45"	82.41
86	20°50'15"	94.91
87	39°07'20"	63.22
88	66°08'45"	82.085
89	60°29'20"	32.945
90	87°37'10"	29.68
91	93°28'00"	15.3

"GARIGAL" NATIONAL PARK"

"SHEET 6 ADJOINS"

(E3) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE (SYDNEY NORTH-SYDNEY EAST No1)
VIDE GG 06/01/1967 FOLIO 19 PLAN 21081-3000 (P.6161A)
(E6) EASEMENT FOR TRANSMISSION LINE 60 WIDE (SYDNEY NORTH-SYDNEY EAST No2)
VIDE GG 30/05/1975 FOL.2125 PLAN P.11966
POSITION OF EASEMENT BY CENTRTELINES OF TOWERS AS SURVEYED

SEE ALSO SHEET 9 FOR EASEMENTS (E3) & (E6) BOUNDARY CUTS

CNM DENOTES CORNER NOT MARKED-INACCESSIBLE
BOUNDARIES ARE NOT FENCED UNLESS SHOWN OTHERWISE
(B1) EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2, 7 AND 7.66 WIDE (SEE SHEET 9 FOR DETAILS)
(C) EASEMENT FOR ACCESS 20 WIDE & VARIABLE (SEE SHEET 9 FOR DETAILS)
(C1) EASEMENT FOR SERVICES 20 WIDE & VARIABLE (SEE SHEET 9 FOR DETAILS)

Surveyor: JACEK IDZIKOWSKI
Date of Survey: 30-9-2007
Surveyor's Ref: 30401 DP
PLAN OF CROWN LAND INCLUDING
LOT 7027 DP 1108760
CREATING LOTS 1 AND 2 FOR FIRST TITLE ISSUE

LGA: WARRINGAH
Locality: BELROSE
Subdivision No: _____
Lengths are in metres. Reduction Ratio 1:2000

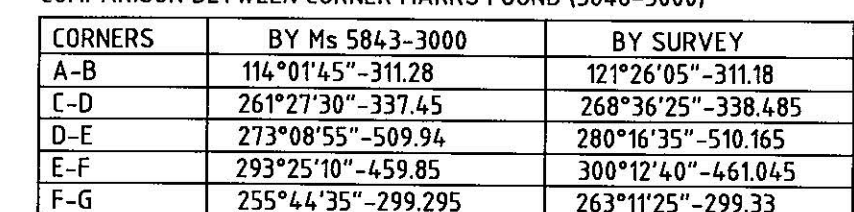
Registered:
23.7.2009

DP1139826

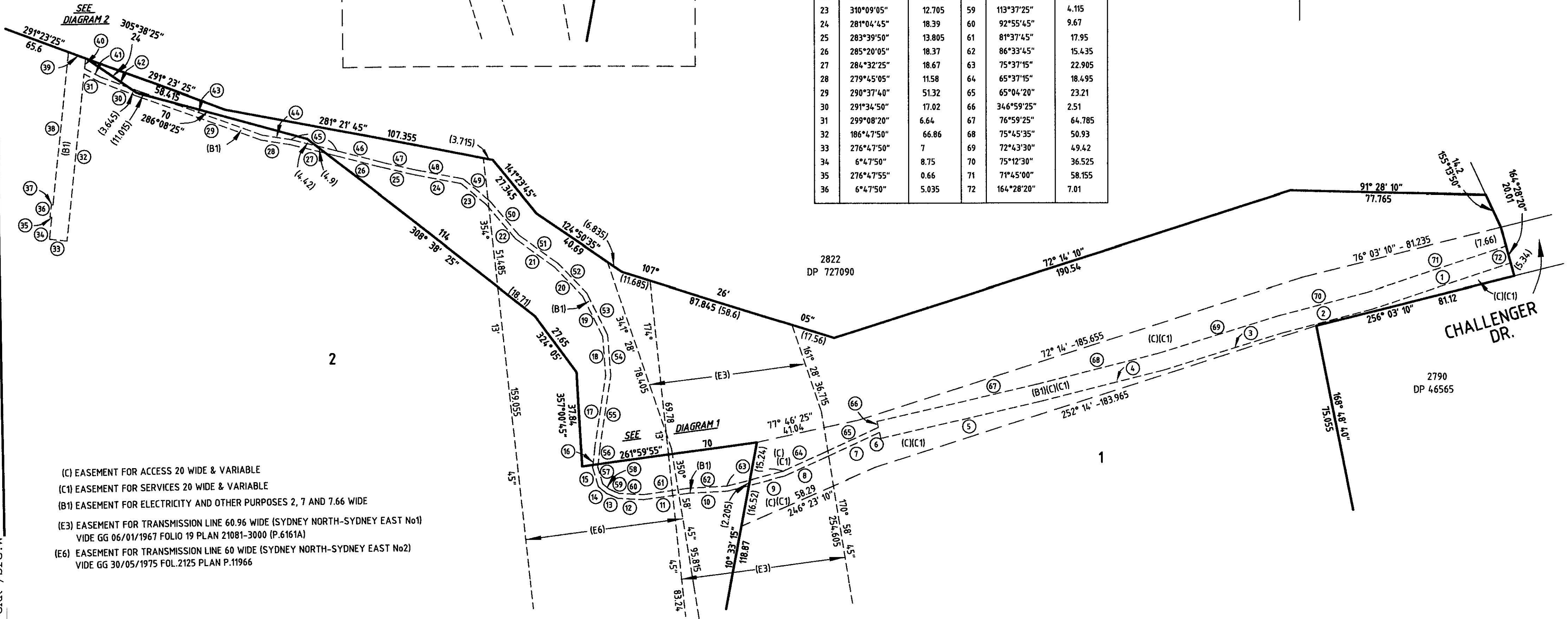
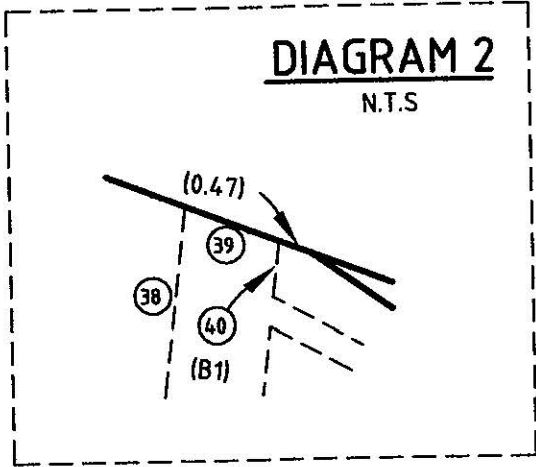
P50894

Req:R204532 /Doc:DP 1139826 P /Rev:23-Jul-2009 /Prt:28-Jul-2009 14:28 /Pgs:ALL /Seq:7 of 12
Ref:tgdt:syd-whited CRR /Src:M

"GARIGAL NATIONAL PARK"



P50894



DP1139826

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 1 of 3 sheet(s)

SIGNATURES, SEALS and STATEMENTS of intention to dedicate public roads, to create public reserves, drainage reserves, easements, restrictions on the use of land or positive covenants.

PURSUANT TO SECTION 88B OF THE CONVEYANCING ACT, 1919, IT IS INTENDED TO CREATE:

1. EASEMENT FOR ELECTRICITY AND OTHER PURPOSES 2, 7 AND 7.66 WIDE (B1)
2. EASEMENT FOR ACCESS 20 WIDE AND VARIABLE WIDTH (C)
3. EASEMENT FOR SERVICES 20 WIDE AND VARIABLE WIDTH (C1)
4. EASEMENT FOR TRANSMISSION LINE 30 WIDE (B2)
5. EASEMENT FOR TRANSMISSION LINE 60 WIDE AND VARIABLE WIDTH (E2)
6. EASEMENT FOR TRANSMISSION LINE VARIABLE WIDTH (E4)
7. EASEMENT FOR ACCESS OVER THE TRACK IN USE (E5)

SEE SHEETS 2 AND 3 FOR SIGNATURES

Use PLAN FORM 6A
for additional certificates, signatures, seals and statements

Crown Lands NSW/Western Lands Office Approval

I, KENNETH WILLIAM GREEN.....in approving this plan certify
(Authorised Officer)

that all necessary approvals in regard to the allocation of the land shown herein have been given

Signature: [Signature]
Date: 27 APRIL 2009
File Number: 08/0650
Office: SYDNEY METROPOLITAN

Subdivision Certificate

I certify that the provisions of s.109J of the Environmental Planning and Assessment Act 1979 have been satisfied in relation to:

the proposed..... set out herein
(insert 'subdivision' or 'new road')

* Authorised Person/General Manager/Accredited Certifier

Consent Authority:
Date of Endorsement:
Accreditation no:
Subdivision Certificate no:
File no:

* Delete whichever is inapplicable.



DP1139826 S P50894

Registered:  23.7.2009

Title System: TORRENS & CROWN LAND

Purpose: FIRST TITLE CREATION

PLAN OF CROWN LAND INCLUDING LOT 7027
DP1108760 CREATING LOTS 1 AND 2 FOR FIRST
TITLE ISSUE

LGA: WARRINGAH

Locality: BELROSE

Parish: MANLY COVE

County: CUMBERLAND

Surveying Regulation, 2006

I, JACEK IDZIKOWSKI
of Lockley Land Title Solutions PO Box 400 Gladesville 1675
a surveyor registered under the *Surveying Act, 2002*, certify that the
survey represented in this plan is accurate, has been made in
accordance with the *Surveying Regulation, 2006* and was completed
on: 30-09-2007

The survey relates to LOTS 1 AND 2

(specify the land actually surveyed or specify any land shown in the
plan that is not the subject of the survey)

Signature: Jacek Idzikowski Dated: 19-03-2009
Surveyor registered under the *Surveying Act, 2002*

Datum Line: 'X' - 'Y'
Type: Urban/Rural

Plans used in the preparation of survey/compilation

SEE SHEET 2

(if insufficient space use Plan Form 6A annexure sheet)

SURVEYOR'S REFERENCE: 30401DP

* OFFICE USE ONLY

DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 3 sheet(s)

PLAN OF CROWN LAND INCLUDING LOT 7027
DP1108760 CREATING LOTS 1 AND 2 FOR FIRST
TITLE ISSUE

DP1139826

Registered:



23.7.2009

P50894

Subdivision Certificate No:

Date of Endorsement:

Plans used in the preparation of Survey:

DP43694	Ms19035-3000SyR	C2444-2030	M18425
DP46565	Ms19716-3000SyR	C7070-2030	M20162
DP237267	Ms19886-3000SyR	C7191-2030	MET496
DP237435	Ms19887-3000SyR	C7450-2030	
DP243921	Ms20743-3000SyR	C7451-2030	
DP244157	Ms22409-3000SyR	C7464-2030	
DP245930	Ms22410-3000SyR	C7762-2030	
DP602729	Ms22764-3000SyR	C7788-2030	
DP708369	Ms22767-3000SyR	C7957-2030	
DP727090	Ms22877-3000SyR	C8035-2030	
DP728435	Ms22905-3000SyR	C8140-2030	
DP827744	Ms5849-3000SyR	C8195-2030	
DP874509		C9531-2030	
DP1008986			

Signatures and Seals

Andrew McAnespie
Regional Manager, Sydney

By delegation pursuant to Section 180 of the Crown Lands Act 1989 and with authority under Section 13L, of the Real Property Act, 1900 from the Minister administering the Crown Lands Act 1989 on behalf of the State of New South Wales.

PLAN PREPARED FOR ISSUE OF FIRST TITLE OVER CROWN LAND
EXEMPTION CLAIMED UNDER
SEC.23 G (B) OF THE CONVEYANCING ACT 1919

Crown Land Authorised Officer

DEPOSITED PLAN ADMINISTRATION SHEET Sheet 3 of 3 sheet(s)

PLAN OF CROWN LAND INCLUDING LOT 7027
DP1108760 CREATING LOTS 1 AND 2 FOR FIRST
TITLE ISSUE

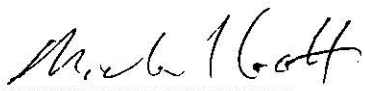
DP1139826

P50894

Registered:  23.7.2009

Subdivision Certificate No: Date of Endorsement:

EXECUTED for and on behalf of TRANSGRID by
MICHAEL GATT
whom it has authorised for the purpose and signed in the
presence of:

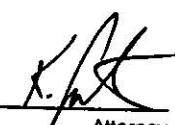
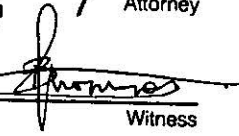

.....
Authorised Officer


.....
Witness

Janelle Garrieth
.....
Name of Witness (please print)

201 Elizabeth Street,
Sydney, NSW, 2000
..... Address of Witness

SIGNED SEALED AND DELIVERED
for and on behalf of EnergyAustralia
by KATHERINE MARGARET GUNTON
its duly constituted Attorney pursuant
to Power of Attorney registered
Book 4528 No. 401


.....
Attorney

.....
Witness

* OFFICE USE ONLY