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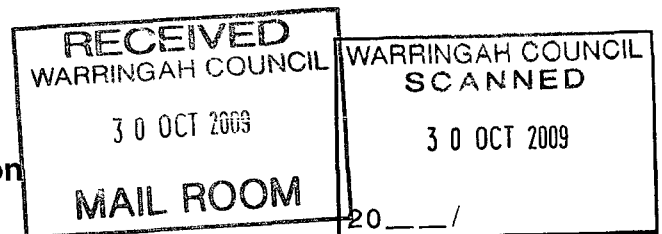
Web <http://www.transgrid.com.au>

DX 1122 Sydney

The General Manager
Warringah Council
Planning and Development Services
725 Pittwater Road
Dee Why NSW 2099

29th October 2009**Re: Draft Warringah LEP 2009 Public Exhibition**

Dear Sir,



I refer to the Draft Warringah LEP 2009 currently on public exhibition. TransGrid wishes to make a submission to the Draft LEP in relation to land owned at Belrose housing the Sydney East Substation.

By way of background TransGrid is a state owned corporation responsible for the construction, maintenance and operation of the high voltage electricity transmission network throughout NSW. As a result TransGrid operates a number of large substations required to transfer high voltage power at a lower voltage to electricity retailers such as Energy Australia. Throughout Sydney there are a number of critical substations required to ensure the ongoing supply of power to the greater metropolitan area. The Sydney East substation is a critical piece of infrastructure that enables the ongoing supply of power to the Northern Beaches and much of the greater North Shore.

It is considered likely that this substation will expand in the foreseeable future as demand for electricity increases due to increasing population within the greater metropolitan area. The existing and proposed zonings of the substation holdings are not conducive to both the existing infrastructure and the expansion of the same.

The TransGrid site occupies 12 individual parcels of land legally identified as Auto Consul 5476-55, Lots A, B and C in DP 365933, Lot 1 in DP 433650, Lots 1620, 1621, PT1622, 1625 and 1626 in DP 752038 and Lot 1623 in DP 659507. The street address of the subject site is corner of Ralston and Wyatt Avenues, Belrose.

The subject site is currently situated within the C8 'Belrose North' locality pursuant to Warringah LEP 2000. The C8 locality generally appears to be a rural type zoning with an emphasis on environmental sustainability. The subject site is proposed to be zoned **E3 Environmental Management** pursuant to the Draft Warringah LEP 2009. The stated objectives of the E3 zone are as follows: -



- To protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values.
- To provide for a limited range of development that does not have an adverse effect on those values.

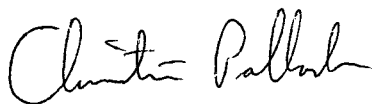
The objectives are clearly contrary to the ongoing and future use of the land for the purposes of a substation. It would appear that the current and proposed zoning of the subject site is anomalous in this regard. TransGrid as the owner and operator of the high voltage electricity network is not in a position to manage or restore the land as required per the zone objectives. Further the existing substation and any future expansion to the substation would appear to be prohibited as per the land use table in the proposed zone.

It is noted that the Draft LEP incorporates a special uses type zone which would appear more appropriate for the subject site. In particular the most specific type of zone matching the existing and proposed land use would appear to be the **SP2 Infrastructure** zone.

It is requested that Council review the proposed zoning of the subject site as a result of the draft exhibition period and that the zoning be amended accordingly from E3 Environmental Management to **SP2 Infrastructure** to better reflect the land use.

I trust this clarifies the position of TransGrid in relation to the Draft LEP 2009 and should you have any further queries or wish to meet regarding this matter please do not hesitate to contact the undersigned.

Yours sincerely



Christian Pollock
Senior Land Economist

