



4 October 2011

Mr Michael File
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Department of Planning
Received
07 OCT 2011
Scanning Room

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Dear Mr File,

EXHIBITION OF ENVIRONMENTAL ASSESSMENT - WARNERVALE TOWN CENTRE

Thank you for your correspondence dated 26 August 2011 regarding the development at Warnervale Town Centre (your reference: MP10_0095).

Ausgrid has no objection to the development proceeding. This advice is written on the assumption of a reasonable maximum demand for the development, given the limited information provided to us at this early stage.

It is likely that an electrical substation or substations will be required to supply the development, and upstream augmentation of the Ausgrid distribution network is possible which may need to be funded by the developer. Supply arrangements would be confirmed upon receipt of an Application for Connection.

The issue of this Notification is subject to the establishment of all necessary easements pursuant to the provisions of Section 88B of the Conveyancing Act, 1919 as amended. In the case of Community Land Development the lodgement of a suitable Management Statement and corresponding working plan in accordance with Section 36 of the Community Land Development Act, 1989 is also required. It is also subject to Ausgrid's Requirements for Electricity Supply to Developments as detailed in publication ES10.

On an exception basis only, for justified practical reasons, Ausgrid may consider arrangements for sharing unmetered consumer owned pits, pillars and poles, providing they are covered by a legally binding arrangement between all affected land owners specifying (as a minimum) obligations for ownership, maintenance, relocation and repair. An example of such an arrangement is an 88BA Positive Covenant over Torrens title land which specifies the obligations stated above. This would exist over the land where the jointly owned infrastructure is situated and an 88B easement is to be created.

This is valid for a period of 12 months from the date of this letter. Due to the regular changes in Ausgrid's supply network, confirmation of supply arrangements should be sought if the project is not completed within this period.

If you wish to discuss this matter further, please contact Wayne Armstrong, Manager Contestability Sydney North & Central Coast on (02) 8569 6731.

Yours sincerely,



GEORGE MALTABAROW
Managing Director