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16 December 2016

Director – Key Site Assessments
c/o Brendon Roberts
Department of Planning and Environment
GPO Box 29
Sydney NSW 2001

Dear Mr Roberts,

Redevelopment of the Sandstone Precinct Bridge Street, Sydney - SSD7478 & SSD6751

I am writing to you in relation to your request for comments regarding the above projects. Ausgrid would like to thank you for seeking input and feedback regarding the development application (**DA**) and Environmental Impact Statement (**EIS**).

As requested Ausgrid has undertaken a preliminary review of the EIS and associated information you have provided. We would like to draw special attention towards an underground cable tunnel recently constructed in the vicinity of the proposed works. The City East Cable Tunnel (**CECT**) passes below Loftus Street and the Lands Building at 23-33 Bridge St, Sydney as shown in Figure-1 below. This tunnel is protected by an easement as noted in section 3.18.1 of the EIS and Ausgrid requires that consultation occur during the design phase of the subterranean link and building redevelopment to ensure that the Ausgrid assets will not be impacted by the proposal.

Ausgrid will require evidence that sufficient engineering analysis has been performed to ensure that its subterranean cable tunnel will not be impacted by vibration or settlement resulting from the works.

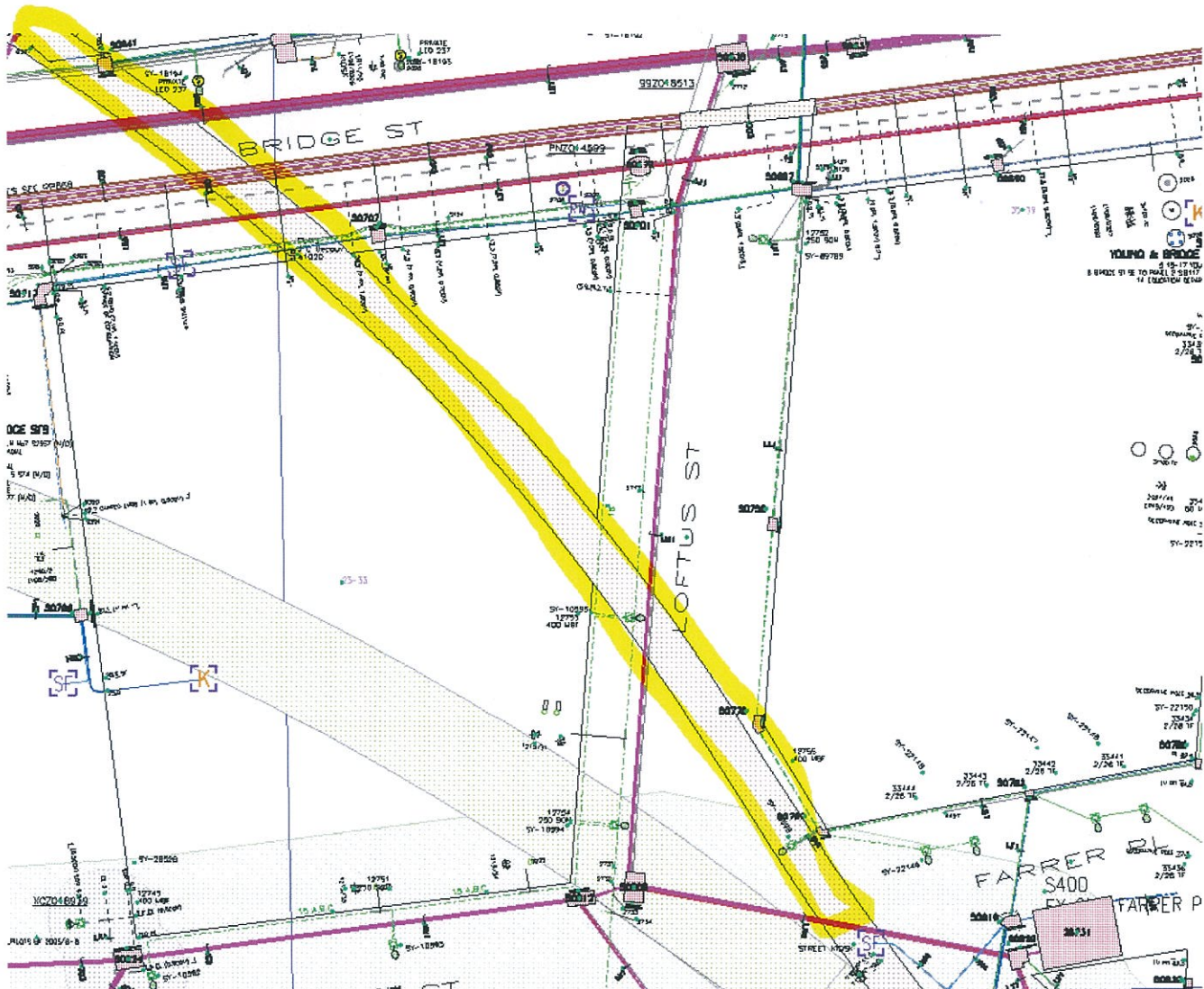


Figure-1 City East Cable Tunnel Alignment

Ausgrid would also like to remind Tristar Sandstone Pty Ltd that for electricity connection applications early consultation assists Ausgrid in planning its network requirements. Ausgrid connection offer reference 1900061800 has lapsed and as such a new completed connection application will be required to be submitted to Ausgrid to determine supply arrangements. These arrangements may require the establishment of a 3x1500kVA transformer CBD-type Chamber Substation.

Ausgrid requests that the Department of Planning and Environment consider the importance of protecting Ausgrid assets in the vicinity of the development and stipulate that the developer consult with Ausgrid as a condition of the planning consent. Wording to this effect will give Ausgrid comfort in knowing that its assets are being properly considered during the planning and design phase of this proposed redevelopment.

Please contact myself on 9269 4252 or hal.hissey@ausgrid.com.au if you have any further questions.

Regards,

Hal Hissey
Senior Area Development Manager