



23 November 2016

Emily McLaughlin
Capital Bluestone Pty Ltd
Level 8, 71 Macquarie Street
Sydney NSW 2000

Dear Ms McLaughlin,

**RE: STAGE 4 OF WOOLLOOWARE BAY MIXED DEVELOPMENT AT 461 CAPTAIN COOK DRIVE,
WOOLLOOWARE, NSW**

I refer to the proposed Stage 4 plan of the mixed residential, commercial and retail development in proximity to the existing 132kV dual circuit overhead power line, which is owned and operated by Ausgrid.

The proposed Stage 4 plan includes the following minor changes to the original plan:

1. Increase number of apartments from 209 to 222.
2. Building heights revised for buildings A, B, C, D
 - a. Building A: 14 levels
 - b. Building B: split between 16 levels (west end) and 11 levels (east end)
 - c. Building C: 11 levels
3. 7x 3 storey terrace units in Building D.
4. Function centre removed from levels 5 & 6 to northern elevation building C. Replaced by apartments.
5. Revised Community Facilities pavilion on the western edge of the Level 07 Podium including a roof top terrace.
6. Revisions to the north elevation of Building C to improve ADG compliance.
7. Revisions to the west elevation of Building A to improve ADG compliance.

Your company fully accepted the results of our electromagnetic field study that included recommendation for re-phasing of the power line. Following this your company proceeded to fully implement the electromagnetic field reduction measure recommended in our report and engaged Ausgrid to re-phase one out of the two circuits of the dual circuits 132kV power line (see our letter dated the 7/06/12 and entitled: "MAGNETIC FIELD MEASUREMENTS FROM 132 KV SUBTRANSMISSION LINES AND PRACTICAL ASSESSMENT OF EXPOSURE LEVEL FOR FUTURE OCCUPANTS OF RESIDENTIAL, COMMERCIAL AND RETAIL TENANCIES).

Following completion of this work we've carried out the electromagnetic field measurements across the power line and on the proposed construction site. Based on the results of our measurements we've concluded that the power frequency electric and magnetic fields produced by the modified 132kV power line within the proposed development site at any height above the natural ground are substantially smaller than the highest safe levels of exposure recommended for the general public by the national and international standards and guidelines.

As no part of any building within the proposed development, including any proposed modifications to building heights for Stage 4 of the development, will be encroaching onto the power line easement we

are happy to conclude that none of the proposed modification to the Stage 4 of the development will alter our conclusion that *"The power frequency electric and magnetic fields produced by the modified 132kV power line within the proposed development site at any height above the natural ground are substantially smaller than the highest safe levels of exposure recommended for the general public by the national and international standards and guidelines."*

Yours faithfully,

A handwritten signature in black ink, appearing to read 'G. Melik'.

Garry Melik
EMF Consultant