

11 March 2015

Candalepas Associates
Level 9
219 Castlereagh Street
Sydney NSW 2000

Attention: Langzi Chiu

Dear Sir

Proposed Mix Use Redevelopment, 75-81 Railway St, Rockdale

Candalepas Associates are preparing a planning proposal for the above development on behalf of their clients Zoe Holdings Rockdale Pty Ltd. NPC has been requested to undertake a high level review of the capacity of the existing HV electrical infrastructure to service the above development.

The site consists of two lots with an existing three level commercial building on one lot and a two level commercial building on the other. The estimated gross floor areas are approximately 1406m² and 1051m². The estimated power demand from the buildings based on Ausgrid's guideline rate of 100VA/m² is approximately 525kVA.

The proposed redevelopment would consist of 121 apartments and 794m² of retail/commercial floor space. The estimated HV power demand from this development is likely to be 800kVA based on Ausgrid guideline rates.

The HV power supply is provided in HV feeders which typically have a capacity of 4500kVA. It is likely that the relatively small increase in demand from the new development compared to the existing usage could be serviced from the existing HV power infrastructure. A feasibility application has been made to Ausgrid for this development. Ausgrid has confirmed that there is sufficient HV supply and that the development would require an onsite kiosk sub station to manage the onsite power distribution.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Mark Tooker', written over a horizontal line.

MARK TOOKER
Project Director