

Primary Rezoning & SPV Proof	WAPC MRS Amendment 1441 — officially approved by the Minister for Planning and published in the WA Government Gazette on 13 March 2026, rezoning 53.6 ha from Rural — Water Protection to Urban (+ 3.8 ha Regional Open Space). Driven by Land Group WA Pty Ltd (ACN 600 757 195 — Anthony Silvestro & Tony Arias) via LAND GROUP WA - BALLAJURA PTY LTD (ACN 683 136 969 / ABN 26 683 136 969, reg & GST active 16 Dec 2024). GAZETTE + MOD-10 ASIC + ABR VERIFIED
Published Yield & <10 MW Fit	WAPC Amendment 1441 documentation and the Engineering Servicing Report state an anticipated yield of ~776 dwellings + a Local Commercial Centre (R30–R60 codes near Ballajura Metronet Station). At 4.19 MVA diversified (at JDSi's 5.4 kVA/home) or 7.28 MVA un-diversified (under Thomas's Slide 3 1,600-home = 15 MVA ratio), the ENTIRE precinct sits UNDER Thomas Friberg's 10 MW ceiling at full build! WAPC REPORT: 776 DWELLINGS
Why Rob's Referral Channel Missed It	The Engineering Servicing Report for MRS 1441 (and for adjacent MRS 1448) was prepared by Colliers (Colliers Engineering, 2025) (with town planner CLE Town Planning + Design) — NOT Cossill & Webley and NOT UPD. In the WAPC report, Western Power deferred detailed electrical connection & augmentation design to the post-March-2026 Local Structure Plan stage (happening right now!).
Adjacent Cluster + Developer Pipeline	Just 1.0 km east sits MRS Amendment 1448 (Hepburn East Urban Precinct, Lot 810 Hepburn Ave — 111.0 ha Urban, ~1,530 dwellings, advertised 12 Nov 2025, also engineered by Colliers). Plus Land Group WA just registered 3 more WA SPVs: LAND GROUP WA - HUNTINGDALE PTY LTD (ACN 694 399 838, reg & GST 15 Jan 2026), CATALINA ROAD (ACN 688 832 877, 07 Jul 2025), and HOCKING (ACN 687 957 759, 11 Jun 2025).

PRIMARY GRID & FEEDER EVIDENCE (CHECKED AGAINST TSP APPENDIX E, NCMT & REGULATORY FILINGS)

- Surrounded by Constrained Zone Substations (NCMT + TSP Appendix E Verified): Spatial join places Lakefarm Retreat (115.9004, -31.8314) 2.71 km from Malaga ZS (MLG, <5 MVA every year 2026–2035 in NCMT), 4.62 km from Landsdale ZS (LDE, 88.31 MVA, <5 MVA every year 2026–2035 in NCMT), and 5.06 km from Beechboro ZS (BCH, 86.28 MVA).
- TSP Appendix E Utilisation Trajectory: In Western Power's TSP tables, Landsdale (88.31 MVA) climbs from 97.66% → 98.53% → 99.81% → 101.92% → 103.96% (up to 114.42%) (with Wangara transformer & load transfer in Scoping for FY2028), while Beechboro (86.28 MVA) climbs from 90.59% (2026) → 93.02% (2027) → 94.95%+ (2028+).
- 2,306 New Dwellings Competing for the Same Feeder Headroom: Lakefarm Retreat (776 dwellings, gazetted Mar 2026) and Hepburn East (1,530 dwellings, advertised Nov 2025) sit 1 km apart along Hepburn Ave — pouring 2,306 all-electric homes onto Malaga/Landsdale/Beechboro feeders simultaneously.

WHY THIS FITS ROB BREDEN & THOMAS FRIBERG'S BRIEF

- Exact Match to Thomas's "Rezoning" Trigger (TX02-MIC004, Line 1008): "Visibility of who's acquiring or rezoning land so we can engage them when the time is right. And filtering it by size and grid constraint."
- Zero Staging Trick Required (<10 MW at Full Build): At 53.6 ha / 776 dwellings (~3.8–5.0 MW diversified load), the entire estate fits behind a single <=3.5 MW CMD connection and <=10 MW of solar + BESS inverters.
- Caught at the Exact Post-Gazettal / Pre-UDS Window: MRS 1441 was gazetted on 13 March 2026 and Western Power's formal connection conditions are resolved during the Local Structure Plan stage now underway.

CLOSEST ZENITH PRECEDENT

Eglinton Village (EDL10/ERL33, 86 ha) & Ocean Reef Marina (EDL9/ERL32, ~65 ha, 4 MVA connection): Almost identical footprint (53.6 ha Urban) and density (R30–R60 medium-density Metronet precinct) to Ocean Reef Marina.

VERIFIED CHANNELS (NOBODY CONTACTED YET)

- Developer Principals: Land Group WA (Anthony Silvestro & Project Advisor Tony Arias — 578 Murray St, West Perth WA 6005 | Phone: (08) 6241 4555 | enquiries@landgroupwa.com.au — public website line, uncalled).
- Engineering Servicing Author: Colliers (Colliers Engineering Perth) — authored the 2025 Engineering Servicing Reports for both MRS 1441 (Lakefarm Retreat, 776 dwellings) and MRS 1448 (Hepburn East, 1,530 dwellings).
- Town Planner: CLE Town Planning + Design (Subiaco, (08) 9382 1233).

LICENCE & REGULATORY ROUTE

EDL10/ERL33 non-contiguous licence-area amendment (per 7 Jan 2026 ERAWA precedent) or standalone EDL/ERL.

AUDIT CAVEAT

NEXT STEP

Because Lakefarm Retreat comprises 13 original rural-living lots, Land Group WA may control the core parent lots while minor lots join via the Local Structure Plan cost-sharing arrangement.
Have Rob Breden contact Anthony Silvestro / Tony Arias at Land Group WA ((08) 6241 4555) and Colliers Engineering to offer an Ocean-Reef/Eglinton-style <=3.5 MW CMD microgrid for the 776-home precinct (plus Huntingdale/Hocking/Catalina Rd).

THOMAS FRIBERG'S ACTUAL NARROW RULES (TX02-MIC004 & SLIDES 3–4): 1. Connection <10 MW · 2. Inverters ≤10 MW · 3. Load ~5 MW (200 ha Ind. ≈ 5 MW; 75 ha / 1,600 Homes = 15 MVA Lump) · 4. CMD ≤4 MW · 5. Feeder Letter ≈ 10 MW / 5 Yrs / \$10M · 6. If Substation + Feeder Have Room → Cable Is Cheaper (Not a Lead)

GAZETTED REZONING

53.6 ha Urban (MRS 1441)

776 Dwellings + Local Ctr

FULL-BUILD LOAD

4.19–7.28 MVA (<10 MW!)

Fits Single Microgrid Node

SUBSTATION HEADROOM

MLG & LDE <5 MVA (NCMT)

LDE 88.31 MVA @ 97.7–114%

THOMAS SIZING BOX

2.50 MW CMD · 6 MW Inv.

3.5 MWp VPP + 6 MWh BESS

1. PRIMARY LOAD, FEEDER & SUBSTATION DERIVATION (FACT VS. ILLUSTRATIVE BENCHMARK)

Step 1 — Published 776-Dwelling Yield to Full-Build Load (Both Methods Stay <10 MW!)

Method A (JDSi 5.4 kVA/home): 776 × 5.4 kVA = 4.19 MVA (~3.8 MW) | Method B (Slide 3 15 MVA/1,600 homes): 7.28 MVA (~6.5 MW)

Whether you use JDSi's diversified engineering method (4.19 MVA) or Thomas Friberg's Slide 3 un-diversified ratio (7.28 MVA), 100% of the estate sits UNDER the 10 MW ceiling at full build!

Step 2 — Why Malaga (<5 MVA) & Landsdale (97.7% → 103.9%) Cannot Spare a 7.3 MVA Lump

Malaga (MLG, 2.71 km) = <5 MVA (2026–2035) | Landsdale (LDE, 4.62 km, 88.31 MVA) = 97.66% → 103.96% (+ 1,530-home Hepburn East 1 km away)

With MRS 1448 (Hepburn East, 111 ha, 1,530 dwellings) competing 1 km away on the exact same feeders, a 2.50 MW CMD skinny connection + 6 MWh community BESS bypasses feeder queues.

Step 3 — Annual Precinct Energy Volume (776 All-Electric R30–R60 Homes + Local Centre)

776 dwellings × 6,500 kWh/yr + ~956 MWh/yr Local Commercial Centre & POS pumping = ~6.00 GWh/yr (3.0x Slide 4 2.0 GWh unit)

Modelled below as 3.0 × the 2.0 GWh Slide 4 reference block (explicitly marked as an illustrative feasibility estimate pending Colliers' detailed LSP electrical load schedule).

Step 4 — Portfolio Multiplier Across Land Group WA's 2025/2026 ASIC SPVs

Ballajura (ACN 683 136 969) → Hocking (ACN 687 957 759, Jun 2025) → Catalina Rd (ACN 688 832 877, Jul 2025) → Huntingdale (ACN 694 399 838, Jan 2026)

Winning Land Group WA & Colliers Engineering on Lakefarm Retreat opens 3 additional 2025/2026 WA residential/commercial SPVs before they hit WAPC clearance.

2. MICROGRID SIZING & PRIMARY SUBSTATION / FEEDER PARAMETERS

Parameter / Subsystem	Verified / Target Rating	Compliance with Thomas Friberg's Rules & Primary Grid Data
Western Power Boundary Connection (CMD)	2.50 MW (2.78 MVA)	Strictly <=4.0 MW CMD rule; fits inside constrained Malaga/Landsdale feeder limits
Orchestrated Rooftop + Local Centre PV	3.50 MW AC (<=10 MW Cap)	~4.5 kWp VPP per home + local centre roof; total PV + BESS inverters = 6.0 MW AC (<=10 MW)
Central Community Battery (BESS)	2.50 MW / 6.00 MWh LFP	Exact Eglinton Village (EDL10) 6 MWh community battery specification
Substation & Planning Status (Primary)	Gazetted 13 Mar 2026	MRS 1441 gazetted; MLG & LDE <5 MVA (NCMT); LDE 88.31 MVA @ 97.66–114.42% (TSP App E)

3. SLIDE 4 EMBEDDED EXCEL COST STACK (CUSTOMER'S EXISTING GRID COST – NOT A ZENITH TARIFF · FULL 776-DWELLING PRECINCT (~6.00 GWH/YR = 3.0X REF))

Slide 4 Excel Cell (2.0 GWh Customer Cost)	Share	Unit Rate	2.0 GWh Excel	Scaled (3.0x)	How a Behind-the-Meter Microgrid Captures / Displaces This Customer Cost
Variable Energy (Row 4: D4)	37.55%	10.01 c/kWh	\$200,183.20	\$600,550	Displaced by behind-the-meter Solar PV + off-peak import
Western Power Network Charges (Row 7: D7)	30.12%	8.03 c/kWh	\$160,604.31	\$481,813	Compressed via single skinny HV connection (<=4 MW CMD)
Peak Capacity / WEM IRCR (Row 8: D8)	16.78%	4.47 c/kWh	\$89,461.99	\$268,386	Shaved by BESS discharging across Hot-Season Peak Intervals
AEMO / WEM Market Fees (Row 5: D5)	11.16%	2.97 c/kWh	\$59,497.35	\$178,492	Avoided on all locally self-consumed solar & battery energy
Environmental Charges LGC/STC (Row 6: D6)	4.39%	1.17 c/kWh	\$23,388.06	\$70,164	Supplied by on-site behind-the-meter renewable generation
SUM OF 5 ROWS (=SUM(D4:D8))	100.0%	26.66 c/kWh	\$533,134.91	\$1,599,405 / yr	46.90% (\$250,066.30 / 2 GWh) is Fixed WP Network (\$160.6k) + IRCR (\$89.5k)
EXCEL CELL D11 GRAND TOTAL (incl. \$3,313.47 adj.)	–	26.82 c/kWh	\$536,448.38	\$1,609,345 / yr	Cell D9 Fixed Total = \$250,720.93 (\$685.03/day) · Customer's Bundled Benchmark

4. ILLUSTRATIVE COMMERCIAL FEASIBILITY & AUDIT COMPLIANCE CHECK

ILLUSTRATIVE FULL-PRECINCT ECONOMICS (776 HOMES · 6.0 GWH/YR)

Traditional Bundled Grid Cost Stack (3.0x Cell D11)

\$1,609,345 / yr

Of Which: 5-Row Component Sum (3.0x SUM D4:D8)

\$1,599,405 / yr

Of Which: Displaceable WP Network + IRCR (46.90%)

\$750,199 / yr

Illustrative Resident & Local Centre Tariff Discount

–15% to –20%

Illustrative Behind-the-Meter Retail + Network Revenue

~\$1,287,000 / yr

Plus: WEM Reserve Capacity (IRCR) Peak Shaving Credits

+~\$380,000 / yr

Less: Off-Peak Grid Import, 2.5 MW CMD Charge & O&M

~\$900,000 / yr

ILLUSTRATIVE ANNUAL MICROGRID EBITDA (FULL 776 HOMES)

~\$767,000 / yr (~\$23.0M 30-Yr Revenue)

AUDIT CHECKLIST, CAPEX NOTE & DEVELOPER HOOK

ILLUSTRATIVE CAPEX & BOUNDARY NOTE

Illustrative Turnkey BOO CapEx: ~\$4.60M (2.5 MW / 6.0 MWh Community BESS + HV/LV Microgrid Switchgear & VPP Controller; home solar installed with dwelling build).

COMPLIANCE WITH THOMAS FRIBERG'S NARROW RULES

Sits 100% inside Thomas Friberg's narrow rules at FULL BUILD (53.6 ha, 776 homes, 4.19–7.28 MVA < 10 MW ceiling, <=2.5 MW CMD, <=6.0 MW inverters) – zero staging split needed.

WHY THE DEVELOPER ENGAGES

Gives Land Group WA and Colliers Engineering a turnkey power solution right after the 13 March 2026 gazettal, before adjacent MRS 1448 (1,530 homes) exhausts Malaga/Landsdale feeder capacity.