

FRASERS BROADWAY DEVELOPMENT

CORRESPONDENCE LETTER

Attached to this report:

- Copy of correspondence regarding the removal of the Energy Australia Switching Station dated 11th October 2007

CONSULTING ENGINEERS

ELECTRICAL
LIGHTING
MECHANICAL
SECURITY
COMMUNICATIONS
AUDIO VISUAL

11 October 2007

ENERGY AUSTRALIA - CUSTOMER SUPPLY
LEVEL 1, BUILDING 4
130 JOYNTON AVENUE
ZETLAND NSW 2017

Attention: MR CRAIG PLATTS
PLANNING AND NEGOTIATIONS – ENGINEERING OFFICER

Facsimile: 02 9663 9499

**FRASERS BROADWAY SITE - DEMOLITION WORK
REMOVAL OF ENERGY AUSTRALIA SWITCHING STATION 5008**

Dear Craig

We are writing to you on behalf of our client Frasers Broadway Pty Ltd concerning the removal of the existing Energy Australia switching station 5008 located in Wellington Street, Chippendale. The existing switching substation is located within a building within the site with access from Wellington Street.

A concept plan for the development has been approved by the NSW Minister for Planning in February 2007.

Frasers Broadway Pty Ltd is currently in the process of preparing an application under part 3A process for demolition covering the whole site for the Department of Planning consideration. The demolition scope will include the building where the switching station is located.

We understand from the meeting dated 8 October 2007 held in your office that the switching station is an 11kV switch unit with ring main from Energy Australia high voltage network in Wellington Street and is currently feeding the site with two 11kV feeders which form ring mains feeding seven substations within the site and a high voltage power factor correction unit.

We also understand that Energy Australia is prepared to allow the decommissioning of this switching station without any requirement for any replacement, this could occur by jointing the incoming cabling to the switching station in Wellington Street footpath area outside the site.

We also understand that Frasers Broadway will be responsible to decommission all internal high voltage installation within the site. This could occur before or after the removal of the existing switching station 5008 subject to site demolition staging.

H986ACOR002.DOC 1 of 2

We seek your advice/decision on the following:

- (a) Removal of the existing switching station 5008 to enable the demolition work
- (b) Any required adjustment to the high voltage networks in the area.

We have attached the following plans depicting the existing site arrangement and demolition scope staging for your information:

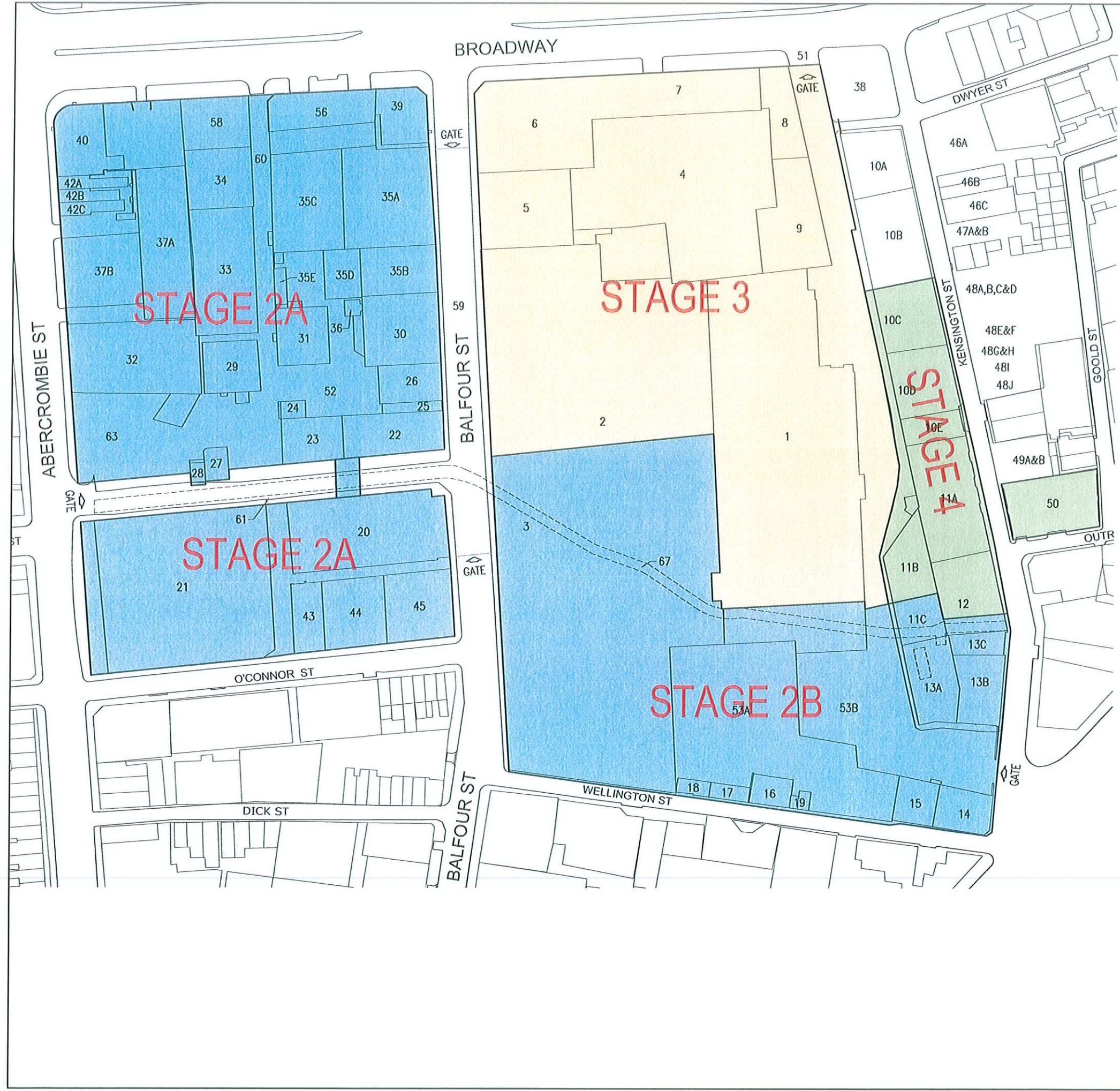
- (a) Frasers Broadway Development – Site Plan (ENSTRUCT ST-002.00 – REV 01).
- (b) Frasers Broadway Development – Site Plan – Demolition Staging (ENSTRUCT ST-002.02 – REV 02).
- (c) Frasers Broadway Development – Concept Plan (CP-04-A-01-05).

Your earliest reply to the above and submission of your cost for the design and construction work will be necessary to meet the demolition scope program and would be very much appreciated.

Should you require any further information, please do not hesitate in contacting this office.

Yours faithfully
Webb Australia Group (NSW) Pty Ltd

Per Hani S. Korkis



Building No.	Floors	Description
1	B, G	Car Park
1	G	Carton Store
1	1	Bottling B1 & B2
2	B, G	Car Park
2	G	Bottling B3
3	B, G	Car Park
3	G	Draught Beer Operations
4	G	Main Store
4	1	Former Can Line
5	B, G	Former 15 Cellar
5	G	Former 16 Cellar
6	G	Merchandise Store & Staff Bottle Shop
6	1	Cellar 7 Manifold Room & Former Can Line
6	2	Cellar 7
7	G	Main Store
7	1	Former DAB Plant
7	2	Cellar 7 & Former Dab Plant
8	G	Security
8	1	Employee Locker Room
9	G	Roadway
9	1	Packaging Workshop
9	2	Engineering & Drawing Office
10a	B, G + 2	Administration Building
10b	B, G + 2	Administration Building
10c	B, G + 2	Administration Building
10d	B, G + 2	Administration Building
10e	G	Parking
10e	1 & 2	Offices
10e	3	Substation
11a	B	Storage
11a	G	Vacant Office
11a	1	Training Room 4 & Open Learning Centre
11a	2	Vacant Office
11b	G	Health Centre
11b	1	Gymnasium
11b	2	Vacant Office
12	G	Carton
12	1	Gymnasium
12	2	Vacant Office
13a	G	Vehicle Workshop & Store
13a	1	Former Carpenters' Workshop
13b	G	Product Storage
13c	G	Covered Roadway
13c	1	Part Former Carpenters' Workshop
14	B, G + 1	Former Castle Connell Hotel
15	G	Plumbers' Store
15	1	Former B + C Timber Store
16	Open	Fire Services Compound
17	G	Main Substation
18	G	Toilet Block
19	G	Capacitor Bank
20	G + 3	Brewhouse
21	G + 4	Fermentation
22	G + 4	Filtration
23	B, G + 5	Malt Silos
24	G	Malt Receiving
25	G + 4	Stairs
26	G + 3	Filtration Annex (Gas Meters Ground)
27	G	Energy Australia Substation
28	G	Security
29	G + 1	Former 2 Cellar
30	G + 1	Old Boiler House
31	G + 1	Boiler House
32	G + 3	Old Barley Store
33	B, G + 4	Old Carlton Street Maltings
34	B, G + 5	Old Hop Store
35a	B	Former 1 Cellar
35a	G	Services CO2 & Air Compressors
35a	1	3/4 Cellar Manifold Room
35a	2	3 Cellar
35a	3	3/4 Cellar
35a	4	4 Cellar
35a	5	5 Cellar & Taste Room
35b	G + 1	Services Refrigeration Compressors
35c	B	Former 2 Cellar
35c	G	Services Workshop
35c	1	CIP Tanks
35c	2	Water Filtration Plant
35c	3	Void
35c	4	Laboratory
35c	5	Micro Laboratory
35d	G + 1	Services Refrigeration Compressors
35e	G	Toilet Block
36	G	Brick Chimney
37a	G	Powder Store
37b	G	Redundant Equipment Store
38	B, G + 2	Keg Room Tavern County Clare Hotel
39	B, G + 2	Former Great Western Hotel
40	B, G + 2	Australian Hotel
41	G	90 Broadway - Demolished
42a-c	G + 1	Terrace House 6-12 Abercrombie Street
43	G + 2	Warehouse 48 O'Connor Street
44	G + 3	Warehouse 54-62 O'Connor Street
45	G + 3	Warehouse 64-70 O'Connor Street
46a	G + 2	Kensington Street Merchandise Store
46b	G	Marketing Store
46c	G	Beer Plumbers Store
47a-b	G + 1	Terrace House 16-18a Kensington Street
48a-j	G + 1	Terrace House 22-40 Kensington Street
49a-b	G + 1	Terrace House 46-48 Kensington Street
50	G	Warehouse 50-58 Kensington Street
51	G	Main Gate
52	G	Irving Street Brewery Yard
53A	G	Present Yard Component (off Wellington st)
53B	G	Original Yard (off Wellington st)
55	G	Yard (vacant lot off Broadway)
59	G	Balfour Street Streetscape
60	G	Carlton Street (Laneway)
61	G	Irving Street
63	G	Yard (off Irving and Abercrombie Streets)
67	G	Oxid Drain

rev	date	description	dm	ch
01	08.10.07	ISSUED FOR INFORMATION	M	IC

FRASERS PROPERTY

INCOLL
DEVELOPMENT AND PROJECT MANAGEMENT

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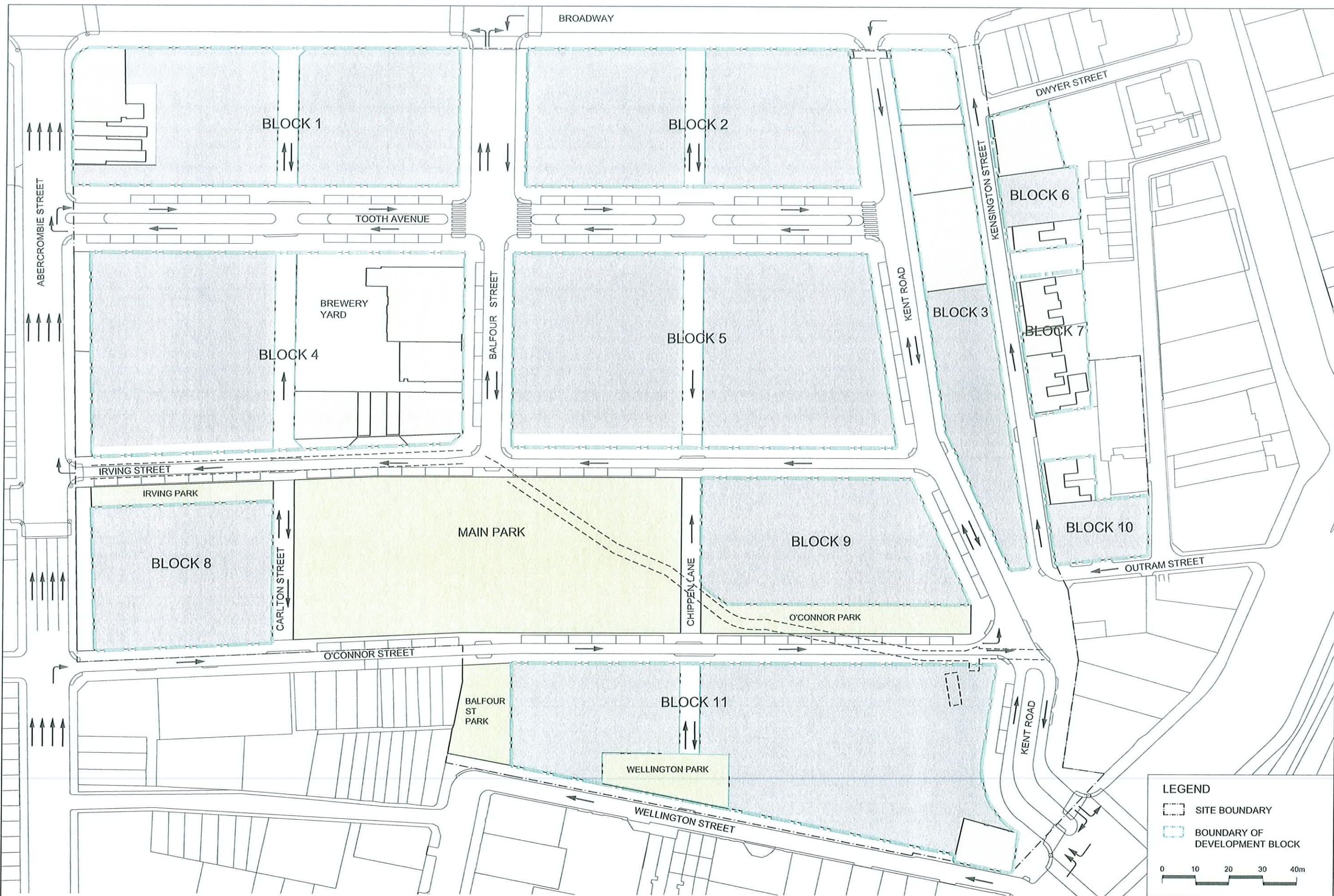
project
Fraser's Broadway Development

drawing title
STAGING PLAN

status
PRELIMINARY

scale of ST	drawn by	checked	date
1 : 500	M	IC	Oct 07

project no. 3790
ST-002.02
01



Carlton & United Brewery Site
COX/ATA

CONCEPT PLAN
STREET LAYOUT

- LEGEND**
- SITE BOUNDARY
 - BOUNDARY OF DEVELOPMENT BLOCK



Drawing Number_REV
CP_04_A-01-01_05

Date
October 2006

