

Consultant Advice

From: Laurent Deleu
Project: Piedimonte Supermarket development North Fitzroy.

Date: 25/09/2017
Project No.:

Pages: 1
Advice No.: L-01

To: **Attention**
 Joseph Piedimonte

Company
 Piedimonte

Email
 josephp@piedimonte.com.au

We confirm that the existing substation in question is rated at 1000kVA. It is predominantly servicing the existing site (supermarket, etc) with a small street supply of 315A. (refer figure 1);

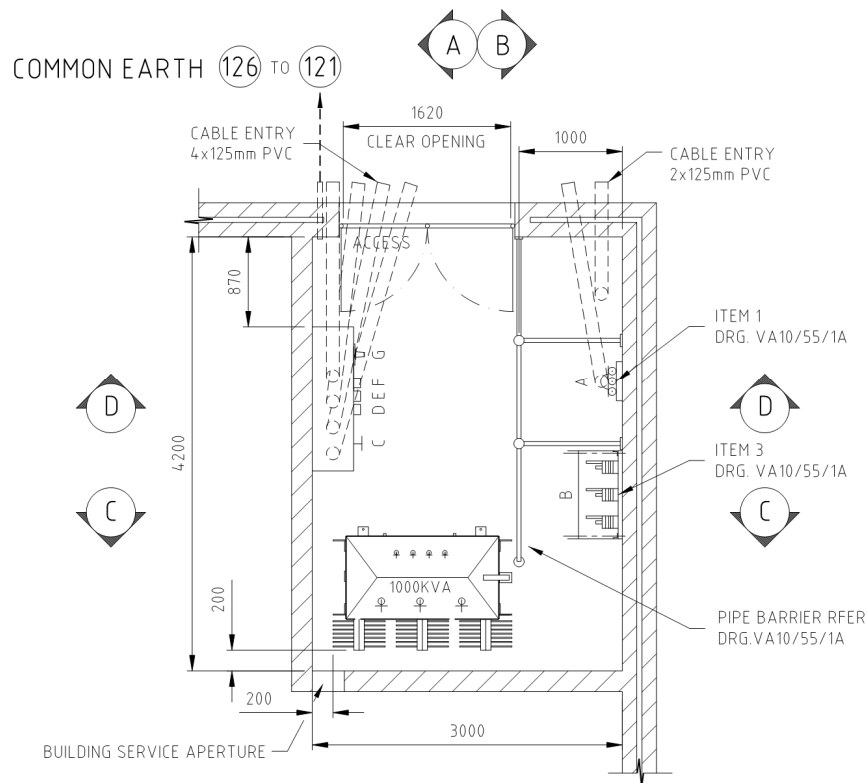


Figure 1 – Existing Substation

We confirm that we have discussed with CitiPower the establishment of a new substation that would service the new development and allow the existing substation to be demolished. Please refer to the latest architectural drawings for resolution of the substation location.

Our Ref: PME:KMM:150682

Your Ref:

15 August 2017

Mr. Joseph Piedimonte
Piedimonte Supermarkets
37-49a Best Street
FITZROY NORTH VIC 3068

Dear Joseph,

REDEVELOPMENT OF SUPERMARKET AT 37-49A BEST ST, FITZROY NORTH

We refer to your recent telephone communication and to the letter you have received from the City of Yarra, dated 11 August 2017 and in particular, paragraph 19 of that letter.

The City of Yarra have sought clarification as to whether a substation exists on the land and also any relevance that Caveat number M506214L on TP451143W, may have to the redevelopment Application.

We assume that the substation still does exist on the land.

"A substation still exists on the land where indicated on the title.

Caveat M506214L, which affects Certificate of Title, Volume 11495 Folio 287, is a Caveat lodged by the State Electricity Commission of Victoria on 8 October 1989, claiming grounds as a lessee by virtue of an unregistered lease dated 18 August 1986 between the State Electricity Commission of Victoria and the then proprietors of the land.

Copies of the relevant Certificate of Title, Title Plan TP451143W and Caveat M506214L are attached for your reference.

The Caveat lodged by the State Electricity Commission seeks to protect its interest under the unregistered lease and provided the State Electricity Commission's right under the lease are maintained, the Caveat and lease should not have any effect on the proposed Application."

Attached to this letter are the relevant scanned copies of the documents referred to above."

Joseph, please let us know if this communication and attachments is sufficient for your purpose.



Please do not hesitate to contact our office, if you require further clarification or assistance.

Yours faithfully,
Hope Earle



PHILIP EARLE
pearle@hopepearle.com.au

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