

DEAL 03 OF 04 · TRIGGER TYPE 3 · MARCH 2026 GAZETTED REZONING (<10 MW AT FULL BUILD · ENGINEER = Global Engineering Firm C)

PAGE 1 OF 2 · PRIMARY EVIDENCE & STRATEGY

PROJECT LAKEFARM — 53.6 ha, 776-Dwelling March 2026 Rezoning (Substation C1/Substation C2 Zone)

NORTH-EAST METRO LGA · Gazetted 13 Mar 2026 · 53.6 ha Urban (~776 dwellings) · ~4.2–7.3 MVA (<10 MW at Full Build!) · Non-C&W Engineer

Primary Rezoning & SPV Proof	WAPC MRS Amendment 14XX-A — 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 WA DEVELOPER C (ACN 600 XXX XXX) via dedicated SPV SPV GAMMA-North-East Metro Suburb C PTY LTD (ACN 683 XXX XXX / ABN 26 683 XXX XXX, reg & GST active 16 Dec 2024). GAZETTE + MOD-10 ASIC + ABR VERIFIED
Published Yield & <10 MW Fit	WAPC Amendment 14XX-A documentation and the Engineering Servicing Report state an anticipated yield of ~776 dwellings + a Local Commercial Centre (R30–R60 codes near North-East Metro Suburb C Metronet Station). At 4.19 MVA diversified (at Civil Engineer A'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 14XX-A (and for adjacent MRS 14XX-B) was prepared by GLOBAL ENGINEERING FIRM C (2025) (with town planner PLANNER C) — NOT Cossill & Webley and NOT UPD. And 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 14XX-B (111.0 HA URBAN, ~1,530 DWELLINGS, ADVERTISED 12 NOV 2025) on the exact same substations. Plus WA DEVELOPER C just registered 3 more WA SPVs: SPV C2 (ACN 694 XXX XXX, 15 Jan 2026), SPV C3 (ACN 688 XXX XXX, 07 Jul 2025), and SPV C4 (ACN 687 XXX XXX, 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 the precinct 2.71 km from Zone Substation C1 (ZS-C1, <5 MVA EVERY YEAR 2026–2035), 4.62 km from Zone Substation C2 (ZS-C2, 88.31 MVA, <5 MVA IN NCMT), and 5.06 km from Zone Substation C3 (ZS-C3, 86.28 MVA).
- TSP Appendix E Utilisation Trajectory: In Western Power's TSP tables, Substation C2 (88.31 MVA) climbs from 97.66% → 98.53% → 99.81% → 101.92% → 103.96% (up to 114.42%) (with Substation C4 transformer & load transfer in Scoping for FY2028), while Substation C3 (86.28 MVA) climbs from 90.59% (2026) → 93.02% (2027) → 94.95%+ (2028+).
- 2,306 New Dwellings Competing for the Same Feeder Headroom: Project Lakefarm (776 dwellings, gazetted Mar 2026) and Adjacent Precinct C2 (1,530 dwellings, advertised Nov 2025) sit 1 km apart along Arterial Ave C — pouring 2,306 all-electric homes onto Substation C1/Substation C2/Substation C3 feeders simultaneously.

WHY THIS FITS ROB BREDEEN & 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-Gazetted / Pre-UDS Window: MRS 14XX-A 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.

AUDIT CAVEAT

Because Project Lakefarm comprises 13 original rural-living lots, WA Developer C may control the core parent lots while minor lots join via the Local Structure Plan cost-sharing arrangement.

NEXT STEP

Unlock hattr's unredacted dossier to approach WA DEVELOPER C and GLOBAL ENGINEERING FIRM C during post-March-2026 Local Structure Plan servicing.

VERIFIED CHANNELS (NOBODY CONTACTED YET)

- Developer Principals: Managing Director & Project Advisor at WA DEVELOPER C (WEST PERTH HQ LINE ON WEBSITE – UNCALLED).
- Engineering Servicing Author: Civil/Infrastructure team at GLOBAL ENGINEERING FIRM C (authored the 2025 Engineering Servicing Reports for both MRS 14XX-A & MRS 14XX-B).
- Town Planner: PLANNER C (acted for the proponent at WAPC).

LICENCE & REGULATORY ROUTE

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

1 WAPC MRS Amendment 14XX-A Report & WA Government Gazette (13 Mar 2026, 53.6 ha Urban, ~776 dwellings; URL REDACTED) · 2 Federal ASIC & ABR Registers (Modulus-10 verified ACNs REDACTED) · 3 Western Power NCMT (ZS-C1 & ZS-C2 <5 MVA) & TSP App E (ZS-C2 88.31 MVA, 97.66–114.42%; ZS-C3 86.28 MVA, 90.59–94.95%) · 4 WAPC MRS 14XX-B (Adjacent Precinct C2, 111 ha, 1,530 dwellings).

