

PART 1

The Volt-Face Pty Ltd

2nd of July 2021 Expression of Interest



A Volte-Face Future for the Iconic Power Station

Contents

PART 1 – 2/07/2021 EOI

The Volt ™ Destination	3
The Team	4
Heritage	5
Remediation	6
Planning & the Environment	7
Energy	8
Social	9
Culture	10
Education	10
Resumes	11
Certificates	15

PART 2 – 6/08/2021 Offer

Volt-Face Pty Ltd Details	3
New Team Members	4
Purchase Price	5
Outline of the proposal	6
Offer subject to finance	7
Program & Costings	8
Confirmation of contract of sale	9

DISCLAIMER & RESERVATION

Any representation, statement, opinion or advice expressed or implied in this document, prepared in confidence by **Volt-Face Pty. Ltd. (VFPL)** as an Expression of Interest to **Synergy** for the sale of the former South Fremantle Power Station site, are made in good faith and on the basis that the authors are not liable for any loss whatsoever which may occur as a result of action taken or not taken in respect to the document content. Professional advice should be obtained before applying the information contained in this document to particular circumstances. **VFPL** reserves all present and future rights to intellectual property including inventions, concepts, ideas, improvements, trademarks (whether registered or common law trademarks), patents, designs, copyright, and corresponding property rights under the laws of Western Australia.

The “Volt” DESTINATION

The disused iconic Power Station has been for many years a canvas for creative artists.

Volt-Face Pty. Ltd. (VFPL) believes that this one-off opportunity to creatively explore visionary possibilities for what is now a blank canvas is in the public interest.

The building and the community deserve an outstanding, forward-thinking development outcome, something better than yet another apartment development. The scale and exceptional coastal location of the canvas deserves no less than a truly innovative vision.

It is the intention of VFPL, in consultation with the public and other stakeholders, to build on its initial ideas and concepts to deliver **The Volt™**, a world class destination venue.

The **Volt™** will future proof the South Fremantle Power Station’s heritage, structural engineering achievements and remarkable socio-economic contribution to WA. The **Volt™** will include but not be limited to:

- A global hub to showcase urban scale renewable energy technologies including an emerging energy education experience centered on Green Hydrogen (GH2) to further promote the WA Renewable Hydrogen Strategy;
- A net zero State, National and International demonstration and scaled implementation living laboratory;
- A State and National tourism and hospitality destination buttressed by the French VATEL hotel and tourism business school and
- An ocean-based incubator for the commercial applications of hydrofoils technologies

The **Volt™** permanent residential component will be critical but secondary to and supportive of the vibrant destination. The **Volt™** will be delivered by a passionate team committed to “**being the difference which makes the difference**”.

THE TEAM

The **Volt™** will be created and delivered by an internationally experienced passionate development team made up of outstanding individuals with proven track records of delivering visionary projects worldwide. The team has been assembled at extremely short notice and will be further reinforced in the coming weeks.

Volt-Face Pty. Ltd. is a newly formed company specifically established to deliver the project, the team have a solid track record of both backing projects with their own funding and arranging financing for the projects they involve themselves in. (ref. Resumes p.11 to 14 and Certificates p.15)



The Engineer

Bassam Matty



The Town Planner

Hervé Calmy



The Entrepreneur

Karl Watkin



The Architect

Philip Griffiths

and...

our inception economic partners



HERITAGE

The overwhelming wish of the general public is to retain the Heritage Values of the industrial building and its surrounds. The 1951 South Fremantle Power Station - Robb Street, Coogee was registered with the WA Heritage Council Register of Heritage Places on the 8th of June 2021 – Database No. 3381.

As a consequence, the **Volt™** will consider the following:

- The overall industrial silhouette and building bulk will be conserved and adapted.
- Emerging clean medium scale industrial activities can/should be part of the project
- Pharmaceutical plant cultivation and data storage based on clean energy production will be considered for their commercial merit in spaces not requiring natural light access
- Opportunity to evoke the stacks scale for future built form, landmark signalling and public lookout
- Heritage sensitive integration with new internal structural infrastructure



REMEDICATION

The **Volt™**'s fundamental aspiration is to showcase the power station's exceptional engineering of the past whilst introducing to the public the engineering remediation techniques of the future. This will involve but not be limited to the use of the following materials:

- Glass fibre reinforced concrete for the repair and reinstatement of the dilapidated concrete
- Cementitious materials, such as Ground Granulated Blast Furnace Slag, Fly Ash and recycled Glass for replacement of the Portland Cement
- Cathodic Protection to protect the steel structure, using renewable source of energy
- Introduction of renewable and fire resistant Cross Laminated Timber for façade consolidation as well as partitioning and flooring.

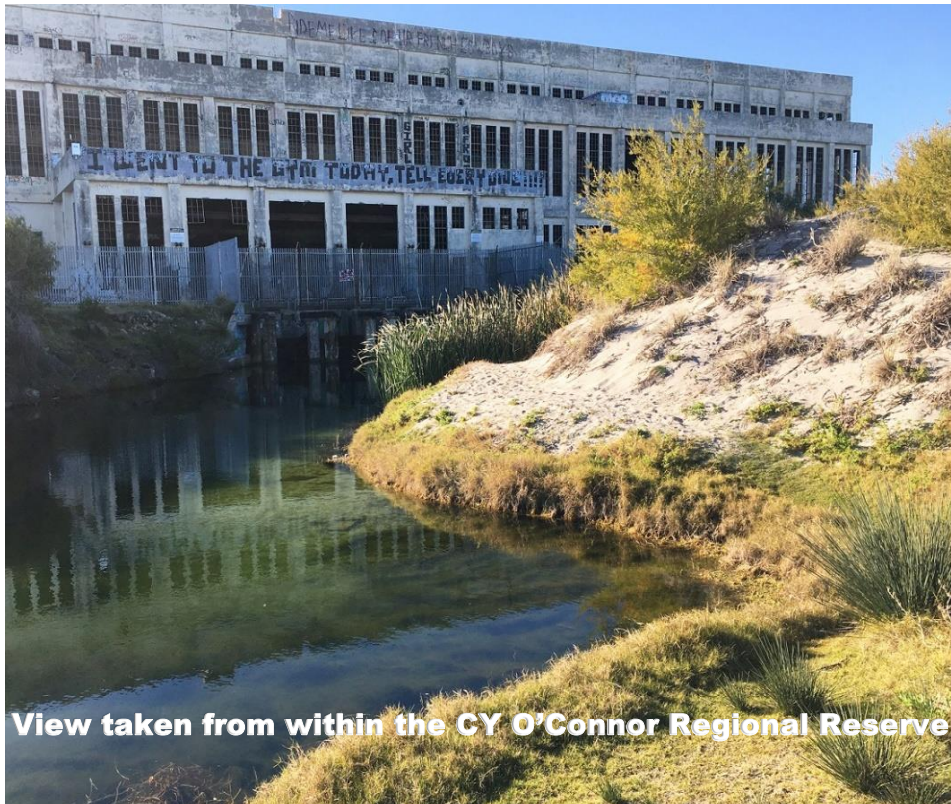


PLANNING & THE ENVIRONMENT

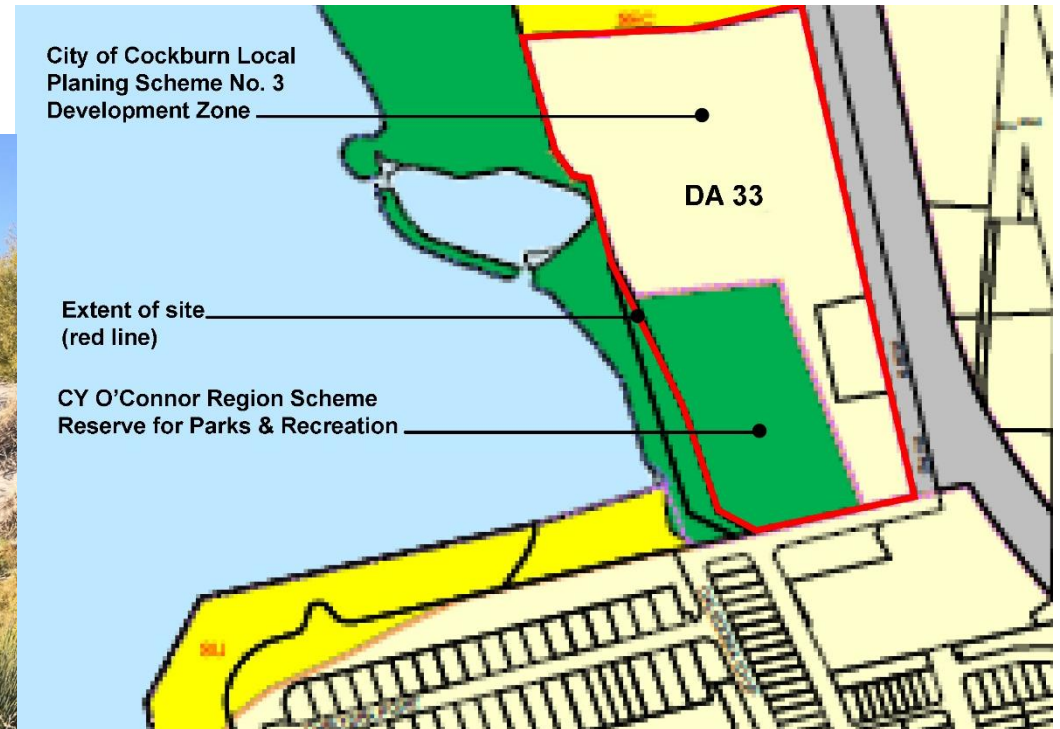
The development of the site will be, in part, subject to the requirements of *Development Area 33* under the City of Cockburn Local Planning Scheme No.3. The Volt will also take guidance from the Cockburn Coast District Structure Plan and Part 2 of the District Structure Plan.

The **Volt™** will produce its own Structure Plan that will include but not be limited to:

- Heritage Interpretation Plan
- Coastal Risks Assessment
- Foreshore Management Plan
- Fire Management Plan
- Traffic & Carpark Strategy



View taken from within the CY O'Connor Regional Reserve



ENERGY

The **Volt™** is a near-zero emission development with the central objective to capture the site's natural energetic characteristics and showcase urban scale renewable energy infrastructure and mix that could include but not be limited to:

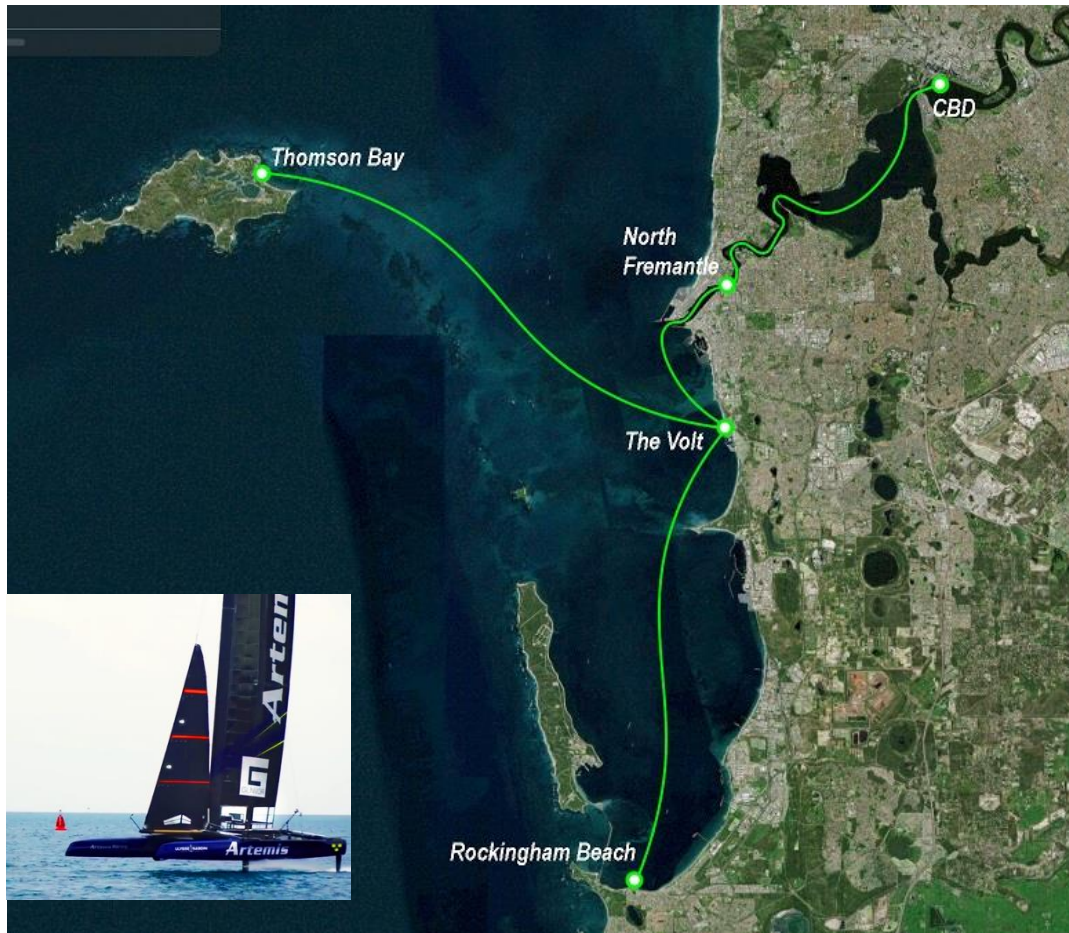
- Solar arrays
- Concentrated arrays
- Solar furnaces
- Slab heating/cooling water circuits
- Micro wind turbine array
- Green Hydrogen (GH2) electrolyser

Volt-face Pty. Ltd. would welcome the opportunity to explore a partnership arrangement with **Synergy** with a specific focus on the development of an on-site urban scale GH2 electrolyser and distribution infrastructure.



SOCIAL

The **Volt™** economic driver is the creation of an outstanding and original **destination venue** for the benefit of the entire population of the metropolitan area. The scale and coastal location of the site warrants it.



- Mega entertainment events
- Critical mass for Wine & Dine
- Boutique Breweries
- Functions, Weddings and Media events
- Choice of hotels “Backpackers to 5 Stars”
- Home of the sailing hydrofoils
- Hydrogen driven hydrofoil ferry services to Rockingham, Freo, Rottnest & the Perth CBD

The residential component of the **Volt™** will be critically ancillary but not its economic driver



CULTURE

The cultural aspect dovetails well with the Heritage, Clean Energy and the Social Themes. Naturally cultural activities and amenities, as shown below will reinforce the **Volt™**'s position as a major metropolitan destination venue.

- Indigenous Arts
- Film-making studio
- Music recording
- Open air and indoor concerts
- Artists in residence
- All Arts incubator
- “SciTech - Techperience” venue
- 360° Cinema

EDUCATION

The education, training and savoir faire aspiration of the **Volt™** will include but not be limited to the following operations:

- Centre of education for climate change and demonstration of emerging transport, renewable energy and material technologies to inspire the imagination of the upcoming generation
- Hospitality University in partnership with the world renowned Vatel Hospitality tourist and management school to produce the Michelin Stars of the future and address a critical hospitality management shortage in Australia

RESUMES

Karl E Watkin MBE

Tel: UK +44780869009 | Australia +61434154434 | France +33771659604 | E: karl@watkin.eu

A Global entrepreneur, lived managed and operated businesses in 100 countries worldwide, Executive Chairman, CEO inspirational leader with proven track record of delivering transformational and disruptive change wherever he focusses his palpable energy

- Founder of UK Land Estates Ltd one of the UK's largest industrial property developers
- Founder of TRT Two Rivers Technology a 35 KM² Sustainable City in Chongqing China development in partnership with Keppel (Singapore)
- Delivering from his WA base game changing patented pharmaceutical technologies: pharmaceutical cannabis, dementia and colonic cancer treatments Ai robotics production of the active ingredients of pharmaceutical products in partnership with Murdoch, Oxford and Temasek Universities .
- A pragmatic international businessman and strategist, with a formidable network of like-minded entrepreneurs
- With global partners brings teams of exceptional people, ideas and funds together to deliver visionary solutions and outstanding businesses
- Raised more than \$2bn in his lifetime for development projects
- Specialised in developing a cross section of businesses from engineering, property development, airline, sustainable cities and technology businesses for the last 40 years, successfully building them from concept to IPO
- Lived and worked internationally (in particular China since 1979)
- Campaigner against (and for people suffering from) social injustice



Achievements

- Granted an unsolicited GTI visa at the age of 65 from Australian Government to assist in the diversification and transformation of West Australia's economy
- Co-Chaired the White Papers on Climate Change Mitigation and Adaptation for The UN Foundation implemented worldwide.
- Chaired the UN Foundation Bio Energy Board for 5 years. Delegate at New York, Copenhagen & Bali
- With Singaporean based Keppel and Chinese partners led the concept and secured US\$500m funding for a new 35 KM² Sustainable City in Chongqing China
- Founded, listed (and sold to BP) world's biggest bio diesel company D1 Oils Plc Strategy commended in New York, September 2007, by Bill Clinton, Al Gore, Tony Blair, Kofi Annan and Desmond Tutu. Member Clinton Global Initiative for 2 years
- Development of two ground breaking pharmaceutical patents from concept to sale.
- 10 further patents in pharmaceutical technology under development.
- 2 MBO's and 8 of his own listings on UK stock markets (involved with many others)
- UK Export Manager of the year 1985
- Northeast Businessman of the year 1992
- MBE From Queen for services to Industry 1992
- Led and inspired the transformation of Worlds Canmaking industry. Founded: The World Can Making Machinery Manufacturers Association, MetPak the world's first global can making exhibition (held every 3 years), Co-Founded The Global, monthly trade magazine The CanMaker.
- Founded Manufacturing Challenge in UK delivering Two White Papers on UK Competitiveness
- Founded, developed and listed the UK's first B2B internet business J2C Plc

Media

- Produced and directed two BBC Panorama programmes on the state of UK manufacturing industry
- One of the millionaires analysed in the BBC "Mind of a Millionaire" series

Career History

United Biscuits July Trainee Salesman, Salesman

HJ Heinz and Co Ltd Key Accounts Manager holder of world record for biggest ever sale to one store

Crabtree of Gateshead Ltd CEO 1986-1993 (engineering group making printing machines) Trainee Export Manager, Export Manager, Sales Director, led MBO October 1986 as CEO built company from 130 employees to 1650 worldwide. Led team turning losses of £1m a year into profits of £6m listed on UK stock market 1993

Tyne Theatre and Opera House Ltd CEO 1993-1997 Owner raised £10m to bring D'Oyle Carte Opera company to Newcastle. Director English Shakespeare Company Ltd

UK Land Estates Ltd CEO 1994-1997 Co-founder of industrial property development company

D1 Oils Plc CEO 2003-2007 Founded the company, creating 350,000 jobs for the global rural poor, listed it and sold it to BP

J2C Plc 1999-2003 Founder UK's first B2B Internet company. Listed it in 28 days (an LSE record) in the white heat of the internet bubble 16/02/2000

ZTE Europe Ltd CEO 1996-1998 (Chinese telco) Founded JV with ZTE for Europe. Sold minority stake after 2 years

TRT Two Rivers Technology City CEO 2007-2012 In partnership with Singaporean Government controlled civil engineering group Keppel concept led and financed a proposed 35sq km sustainable city in Chongqing China

Current Activities CEO

Metavone Ltd 2019 to date JV co founder and CEO with Oxford University and UWA developing patented dementia and colonic cancer treatments. Part time position

LCBK Ltd CEO February 2020 to date patented medicinal cannabis development. Part time position

Phytocyte Ltd CEO and founder November 2015 licence holder for UK cannabis technology. Part time position

PhytoCyte Pty Ltd June 2020 Founder and CEO Ai and robotics patented hydroponics production of active ingredients of pharmaceutical products (Start Up). Developing joint venture with global Universities part time.

Pilbara Airlines Pty Ltd Chairman and overseas director worlds first First Nation International airline

Campaigns

- With Ted Turner (CNN Founder) initiated insertion of Climate Change, for the first time, to world trade talks (September 2007 Geneva)
- Led, for 10 years, the team against the insidious US/UK extradition treaty including; with Sir Bob Geldof, Trudie Styler, Terry Waite and Sarah Brown (wife of UK PM) secured the release from extradition to the US of Gary McKinnon. Revamped, led and financed (£300k) the high profile Natwest3 case. Filed and financed the public prosecution case in the UK High Court against alleged "terrorists" proving the CIA, FBI, CPS and Metropolitan Police had lied for several years in the British Justice System. Lost the case. The alleged "terrorists" having spent 12 years in jail, (most of it in solitary or Supermax), the longest time in British history anyone has been held without being charged were despite the lack of evidence, extradited. Bizarrely they were, in the US, finally found not guilty of breaching any UK law and are now back in the UK.
- Backed Pat Long to the High Court demanding a public inquiry of her MP sons murder in Iraq



Hervé Calmy Director

EDUCATION

Diploma of Urban and Regional Planning (Curtin University 1992)
 Urban Planning and Habitat Commission (Paris 1979)
 Institute of Political Sciences (Paris 1977/78)
 French Government Qualified Architect DPLG (1978)
 The National Superior School of Fine Arts, Paris, France

AFFILIATIONS

Member, Planning Institute Australia & Certified Practising Planner
 Member, Royal Australian Institute of Architects
 Fellow of the Rideau Institute Behavioural and Physical Sciences, Ontario, Canada
 Committee Member, Economic Development Australia - WA Chapter

CAREER SYNOPSIS

Hervé has over 40 years of consulting experience in Town Planning and Architecture in Australia, New Zealand, Singapore, Malaysia, China, Algeria, Canada, France and the USA.

Resident in Australia since 1982, Hervé worked for two years as Urban Designer in the Perth City Council Planning Department and has subsequently been involved in WA and overseas with the private sector in a wide variety of projects in the fields of Tourism, Education, Sports & Recreation, Environmental Design, Health, Urban Renewal, Transport, Defence, Commercial, Retail, Industrial, Research, Statutory & Strategic planning and large scale Urban Developments.

Hervé's most significant contribution on behalf of the WA Government includes:

- The creation of the Subiaco 2000 scheme which provided the planning framework to sink the railway line and secure Better Cities funding to initiate the Subiaco Redevelopment Authority;
- The formulation of the award winning Ellenbrook Town Centre in conjunction with Mike Day;
- The Parliament House Precinct Policy review for the WA Planning Commission (WAPC);
- The design and implementation of the Barrack Square Redevelopment Master Plan along the Perth City foreshore for the Department of Premier and Cabinet;
- The Canning Bridge Structure Plan for Cities of Melville/South Perth and the WAPC
- The formulation of the Structure Plan for the A\$1.2 billion Fiona Stanley Hospital.

Before creating his own professional practice in 2009, Hervé was Manager for Planning for 5 years in the GHD Perth office.

AREAS OF PROFESSIONAL EXPERIENCE

Urban Design & Town Planning	Strategic & Structure Planning
Master Planning, Architecture	Transport Orientated Development
Urban Renewal	Land & Property Development
Waterfront Projects	Statutory Planning
Project Management	Ecological Development & Energy Conservation
Public Consultation	Indigenous Advancement

Hervé Calmy Projects Co2 free



Christmas Island
 Research Station
 Remotely Monitored
 & Controlled
 Wind/Solar system



TAFE/Murdoch Rockingham – 250kW Mirror-concentrated
 PV system - Campus Energy Demand 50% Carbon-free



Analytical Research on the 1000kW Solar Furnace
 Odeillo France



180kW Off Grid Channybearup Avocado Farm



BASSAM MATTY | Structural & Façade Engineer

BSc MSc FIEAust CPEng NER APEC Engineer IntPE(Aus)

M 0421 953 730

E bassammatty65@gmail.com

Synopses:

Driven by his passion for delivering innovative solutions to challenging projects, Bassam is a structural and Façade consultant with over 30 years of experience exhibiting strong design ability backed by solid analytical capacity, lateral thinking and experience diversity.

Working in Australia, since early 2004, Bassam have successfully built a reputation for being a pivotal team leader highly regarded for his extensive engineering knowledge, mentoring ability and passion for pursuing modern construction techniques.



Qualifications:

- ❑ B.Sc. Building and Construction Engineering– University of Technology, Baghdad, 1986
- ❑ M.Sc. Structural Engineering – University of Technology, Baghdad, 1989 M.Sc. Structural Engineering – UOT, Baghdad, Iraq.

Professional Memberships:

- ❑ Fellow, The Institute of Engineers Australia (FIEAust)
- ❑ Chartered Professional Engineer
- ❑ Member, The American Concrete Institute (ACI)
- ❑ Member, The Concrete Institute of Australia (CIA)
- ❑ Past Fellow, The Australian Institute of Management (FAIM)
- ❑ Past Member, The Institute of Public Works Engineers Australia (MIPWEA)

Awards:

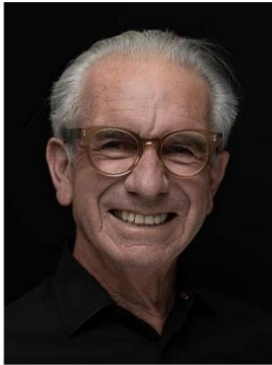
- ❑ The State Theatre Centre of Western Australia – Redefining Structural Innovation. The structural design was judged a Winner of the Australian Engineering Excellence Awards (AEEA 2011).
- ❑ The structural design for Top Down Construction for Cockburn Gateway City – Stage III Development - 'Award for Excellence 2014 – Engineering Category' - The Concrete Institute of Australia, WA Branch
- ❑ St Quentin's Mixed-Use Development, recipient of High Commendation – Building Project Category from the Concrete Institute of Australia – 2011 State Awards – Awards for Excellence in Concrete.

Field of Experience

- ❑ Structural & Façade Design
 - Theatres, Institutional, Commercial, Residential & Public Buildings
 - Special Structures (Water Tanks, Tensile Structures, Space Frames
 - Special Foundations (Piled and Raft Foundations, Mass Concrete Rafts & Machine Foundations)
 - Architectural Steel & Long Span Structures
- ❑ Rehabilitation & Structural Augmentation
 - Bridges (Composite Steel & Pre-Stressed Concrete)
 - Concrete Buildings
 - Water Retaining Structures
 - Heritage Listed Buildings
 - Industrial Buildings
 - Corrosion prevention and repair specification
- ❑ Forensic Engineering
 - Silos, Cranes, Stackers & Haulage Trucks
 - Excessive Vibration of Machinery & Floor Slabs
 - Reinforced Soil Structures
 - Damaged and ill-performing Building Structures
- ❑ Construction
 - Post Tensioned, Ordinary Reinforced Concrete, composite Structures
 - Reinforced Concrete, Pre-cast & Steel Industrial Buildings
 - Water Supply and Sewerage Networks
 - Construction Planning
- ❑ International Exposure
 - Practiced as a Design Engineer in Iraq, Malaysia, United Arab Emirates & Australia

Publications:

- ❑ 'Design for Construction Cockburn Gateway Stage III Case Study' - 27th Biennial National Conference of the Concrete Institute of Australia in conjunction with the 69th RILEM Week, August 2015
- ❑ 'Cockburn Gateway Stage 3 – Top-Down Construction' - Technical paper published in the proceedings of the 26th Biennial Conference of the Concrete Institute of Australia 'Concrete 2013 – Understanding Concrete', October 2013
- ❑ 'Top Down Construction Technique for Buildings' - Technical presentation to the Concrete Institute of Australia, WA Branch, April 2013
- ❑ 'Addressing the Acoustic Isolation Through the Structural System of STCWA' - Technical paper published in the proceedings of the Australasian Structural Engineering Conference, July 2012
- ❑ 'The State Theatre Centre of WA – 100 Years Performance Design Challenge' - Technical paper published in the proceedings of the Australasian Structural Engineering Conference, July 2012
- ❑ 'Rehabilitation of Al-Hartha Power Plant' - Technical session; presentation to Engineers Australia – Structural Panel, WA 2006

**Philip John Griffiths RIBA, LFRAIA, M. ICOMOS, do co mo mo**

philip.griffiths@griffithsarchitects.com.au

Director Griffiths Architects

Philip Griffiths is practice Principal of Griffiths Architects. Philip combines a close day-to-day involvement in design with his primary responsibilities for the strategic direction of the practice. Philip studied architecture at the Southbank Polytechnic, London and became co-founder of Considine and Griffiths Architects in 1984. Since Griffiths Architects emerged in 2005 out of desire to diversify the range of work covered by the practice, Philip has overseen a broad scope of work, providing advice to Federal and State governments, local councils and governing bodies, preparing conservation plans, master plans as well as carrying out conservation and adaptation works to Government House, The WA Ballet Centre, the Archbishop's Palace, Perth Chest Clinic, Claremont Goods Shed, Dumas House, Government House and His Majesty's Theatre.

Philip has been responsible for projects throughout the State from Adele Island off Cape Leveque to Israelite Bay on the Southern Ocean. Projects have ranged through all building types, with a large proportion of them being in heritage conservation on places of International, National, State and local significance. Heritage services range through all elements of heritage practice and the provision of expert advice in SAT.

Philip provides guidance and advice to other architectural practices on heritage and design. The practice completed a project on the heritage value of a number of places in the study area to assist the City with its planning guidelines.

Professional Affiliations: Architects Registration Council of the United Kingdom, Architects Board of Western Australia, Royal Institute of British Architects Chartered Member, Royal Australian Institute of Architects – Life Fellow, Heritage Council of Western Australia - Councillor (appointed 1992-2019), Australia ICOMOS, and Docomomo.

Pro Bono Roles

Sessional professional practice mentor for undergraduates at UWA, Notre Dame, and Curtin

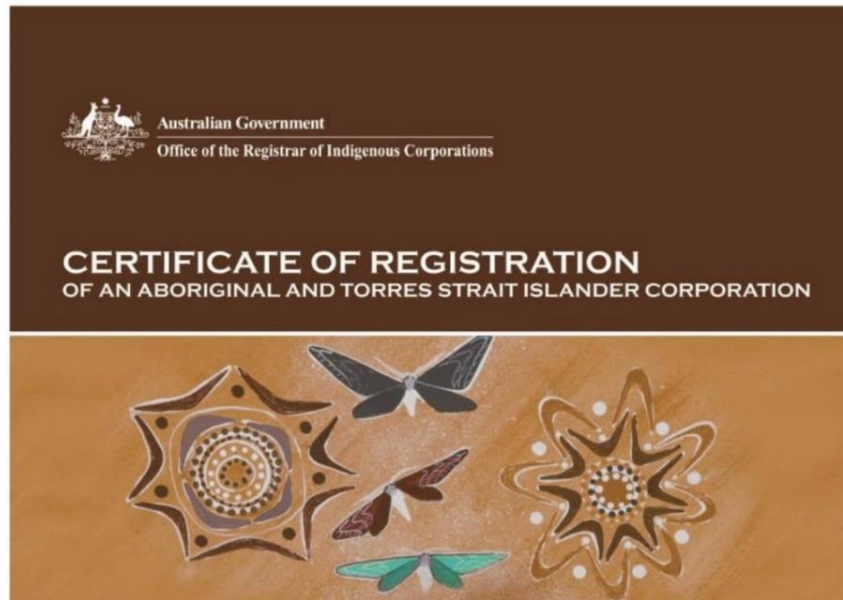
Qualifications and Training

Examination in Architecture Southbank Polytechnic, London

Design Review

Philip is on the State Design Review Panel, and the Cambridge and Wanneroo Design Review Panels, and chairs the Subiaco Design Review Panel.

CERTIFICATES



This is to record that

CORYMBIA ABORIGINAL CORPORATION

INDIGENOUS CORPORATION NUMBER: 9527

is a corporation registered under the
Corporations (Aboriginal and Torres Strait Islander) Act 2006.

The date of registration is 17 June 2021

Anne Lewis
Delegate of the Registrar of Aboriginal and Torres Strait Islander
Corporations

Certificate issued under section 32-1(c)



CORPORATIONS (ABORIGINAL AND TORRES STRAIT ISLANDER) ACT 2006

Certificate of Registration of a Company

This is to certify that

VOLT-FACE PTY LTD

Australian Company Number 651 551 736

is a registered company under the Corporations Act 2001 and
is taken to be registered in Western Australia.

The company is **limited by shares**.

The company is a **proprietary** company.

The day of commencement of registration is
the thirtieth day of June 2021.



Issued by the
Australian Securities and Investments Commission
on this thirtieth day of June, 2021

Joseph Longo
Chair

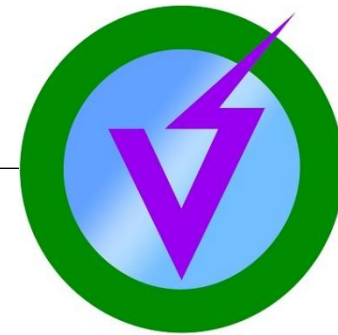
CERTIFICATE

PART 2 - 6th of August 2021 Offer



1 - VOLT-FACE PTY LTD

Name of Entity:	Volt-Face Pty. Ltd.
Australian Company Number:	651 551 736
Address:	9/21 Ocean Drive - North Coogee - WA 6163
Contact person:	Karl Watkin - Chairman
Telephone:	0434 154 434
Email:	karl@watkin.eu



TEAM Consolidation

Since the 2nd of July the primary **Volt™** team has engaged with a range of exceptional like-minded individuals and organisations that have expressed unreserved support for the **Volt™** concept and agreed to actively participate in its implementation.



Anthony Roe Digital Transformation Leader for Industry at IBM

Anthony spent the first half of his career in the Oil and Gas, Utilities and Mining sector in the UK, including leading some Engineering “first of a kind” in the UK such as the construction of Drax Powers Flue Gas Desulphurization plant and PE Drum screens for the Water Industry. He is a certified Mechanical and Production Engineer and holds a degree in Environmental Engineering from the University of Sunderland.

The second half of his career has been in Technology, holding a number of senior leadership positions with IBM, ABB and Downer Group, during the last 8 years in Australia he has been leading Digital Technology Acceleration and Innovation Programs for clients in the Mining and Oil and Gas sector with a key focus on business optimisation and “Net Zero” attainment



William Hames Executive Chairman Hames Sharley

William Hames is the founder of Hames Sharley. He is a qualified architect, urban designer and land economist with high-level skills in retail and commercial property development, including land development. William has considerable international experience, particularly in South East Asia, where he has been responsible for a number of major retail, resort and residential developments.

William’s forte is placing urban design into a practical commercial realm as well as the creation of vibrant civic spaces.

His expertise in urban design and city planning was recognised in the design advisory committees he served on for the City of Perth and the City of South Perth. William currently serves on the Design Advisory Panel for Development WA



George Zsolt Zombori CEO Tesvolt/Unlimited Energy Australia

With an extensive career focusing on innovative and sustainable energy solutions, facilitating the custom designs of solar based energy efficient solutions, George designed one of the first Solar powered Electric car charging station in Europe in 2011. His broad experience in the deployment of renewable energy systems both nationally and across the globe drives Tesvolt/Unlimited Energy Australia to expand client horizons in the areas of off-grid and grid connected renewable technologies.

With qualifications and extensive experience in architecture, solar and off-grid design, George provides the Australian renewable energy market with an innovative approach to energy systems which is evidenced by a number of award winning signature projects.(Energy Globe Award, European Solar Prize, CEC Design and Installation Award 2016 Melbourne, Inter Solar Outstanding Project Award 2018)

Partnership with the Corporate Sector

The **Volt™** concept has been presented to a range of companies and institutions who have committed to partner with Volt in the re-development of the South Fremantle Power Station (the “Cathedral”) and associated site in a near-zero carbon environment driven by Green Hydrogen, Accelerated Digital technology, Microbiology and Optimized Natural Pharmaceuticals.



2 – Proposed Purchase Price

The **Volt™** team is proposing to establish the purchase price of the site based on a GST inclusive valuation assessment by Acumen Corporate Property that would take into account the proposed concept and design of the **Volt™** Proposal

The **Volt™** is also ready and willing to explore development possibilities with Development WA who controls key land assets immediately east of the site adjacent to the railway line.

3 – OUTLINE OF PROPOSED USE

Foreword

The South Fremantle Power Station (SFPS) Was built to deliver energy to drive the economy and is held close in the hearts of the local community as an iconic building . It would be both unsustainable (made so by Covid 19) and a tragedy of Shakespearean proportions to allow it to be redeveloped as an apartment block and shopping centre. Indeed it would be criminal to allow this to happen.

The Heritage listing recognises the iconic relevance of SFPS in energy generation, the building presents a once in a century opportunity to become not only the 21st Century centre of both energy and new technologies but to be the inspiration to create 10,000 jobs and a minimum of 120 new technology businesses over a 10 year period.

At its hub will be the production of green energy and a “garage” concept similar to the Deloitte one Luxembourg
<https://www2.deloitte.com/lu/en/pages/innovation/solutions/the-garage.html>

All of the directors and partners of The Volt have committed themselves to inspiring the whole community of WA to deliver The Volt and a hydrenergising global opportunity for WA and the greater Australian community.

The potential leadership and transformational opportunity which SFPS and The **Volt™** presents should not be squandered.

The **Volt™** team take this opportunity to also confirm its unreserved support to the First Nation People and the intent and objectives of the *Uluru Statement from the heart*.

The proposed use of the “Cathedral” and surrounding site has been crafted with the clear intent to include and reinforce all themes identified in **Part 1** being Heritage Remediation, Town Planning, Environment, Energy, Social, Culture and Education. In addition the **Volt™** envisages the inclusion of several GH2 related startups, an IBM Garage <https://www.ibm.com/ibm/garage> and a range of education, research, development and commercial uses centered on micro-biology and pharmaceuticals

Heritage

The South Fremantle Power Station is noted by the Heritage Council WA Registered Heritage Place 3381 as *“consisting of a high volume steel frame and concrete former coal-fired electric power station (1951), exhibiting a complementary mix of Art Deco, Inter War Functionalist and Stripped Classical stylistic elements, containing a former Boiler House, Turbine Room, Administration Offices and Laboratories, and Switch House, Coal Storage area, Groynes and Water Basin”*.

The **Volt™** team notes that the proposed site for sale in freehold divorces the “Cathedral” from the Groynes and Water Basin. This could appear to override the heritage listing of the site as defined above and in so doing possibly jeopardise the integrity of the whole and:

- a) fully implement the orderly Heritage Conservation of the building and its functionally associated surrounding areas;
- b) prevent to adequately demonstrate and illustrate the period construction and engineering design providing an elegant and sustainable cooling of the operation using sea water back in 1951;
- c) make it extremely challenging to effectively protect the “Cathedral” against the on-going threats of coastal processes and climate change rising sea waters estimated to average 80cm per century globally according to the latest United Nation assessment;
- d) potentially frustrate the **Volt™**’s aspiration to a full interface with the ocean in order to cool the Electrolysis process and the targeted underfloor piping of parts of the project to cool down the buildings using sea water and save considerable amount of energy in the process.

Given the above the **Volt™** team has considered the integration of the Groynes and Water Basin as essential in the planning and future use and management of the site.

Broader Area Planning

The overarching planning contextual principle developed by the **Volt™** team to meet its innovative job creation ambition and ensure the orderly and economically viable re-development of the “Cathedral” and its immediate surround is articulated around a broader, wholistic and internationally driven vision on land and at sea



Site Planning Concept

The **Volt™** team has devised a conceptual Structure Plan as a preamble to the statutory requirements of Development Area 33 under the City of Cockburn Town Planning Scheme No.3. In doing so it has identified the critical elements that may be negotiated with the WA Planning Commission should a pathway to acquire the site becomes agreeable to Synergy. A tentative Program and construction stages have been established based on this concept plan.



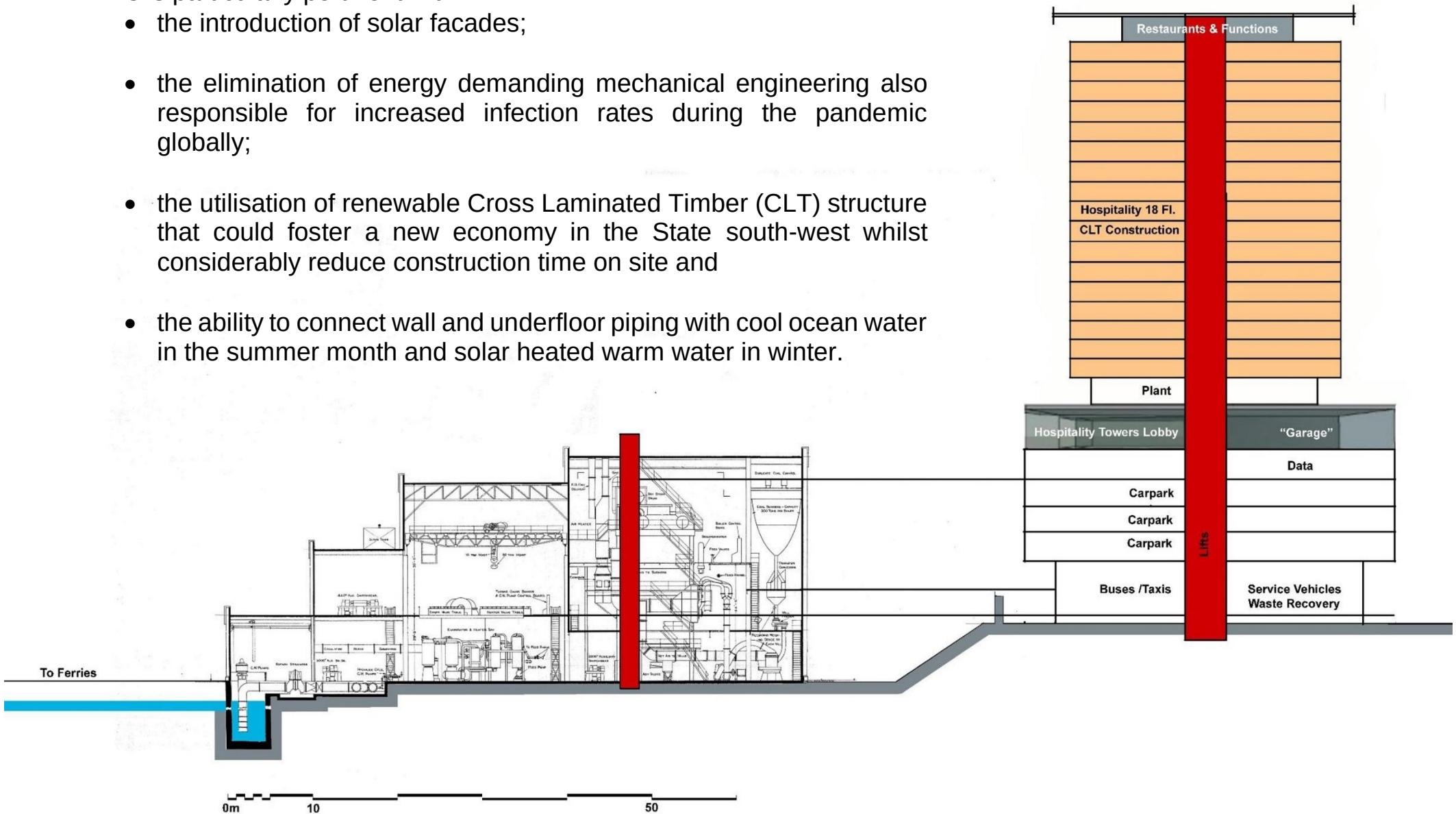
- 1 Site subject to the Proposed Sale (green line)
- 2 Heritage Perimeter as defined by the Heritage Council (red line)
- 3 Proposed consolidation of the original power station Groyne
- 4 Evacuation of accumulated silt/sand & re-establishment of water body
- 5 Ultimate GH2 feed line to supply ferries & yachts
- 6 Siemens Silyzer 300 Cooling units (proposed sea water cooling)
- 7 Siemens Silyzer 300 Electrolyser Array
- 8 Siemens Silyzer 300 gas storage & compression
- 9 Current Site Access off Mc Taggart Cove
- 10 Current at grade Mc Taggart Cove Rail Crossing
- 11 Proposed Vehicular Access to former Coal Storage apron from Robb Road
- 12 New building footprint inclusive of CLT Hospitality Twin Towers
- 13 Additional Vehicular Access from Robb Road
- 14 Second build form footprint - Commercial / Ancillary Residential
- 15 Proposed direct vehicular connection between the site and Cockburn Road
- 16 Existing transmission line pylon
- 17 Reconfigured drainage sump
- 18 New rail crossing (option to close the McTaggart Road crossing in long term)
- 19 New Robb Road alignment
- 20 Internal road structure along former rail track
- 21 POS buffer with Port Coogee development
- 22 Longer term prolongation of road system to accommodate the Volt Marina
- 23 Major POS as forecourt to the "Cathedral" (aligned with current zoning)
- 24 Principal public access to the "Cathedral" through the former railway entry.

In principle Cross Section

The deliberate intent of the **Volt™** is to promote and demonstrate within and alongside the “Cathedral” sustainable construction methods commensurate to our inevitable societal near-zero emission future.

This is particularly pertinent with:

- the introduction of solar facades;
- the elimination of energy demanding mechanical engineering also responsible for increased infection rates during the pandemic globally;
- the utilisation of renewable Cross Laminated Timber (CLT) structure that could foster a new economy in the State south-west whilst considerably reduce construction time on site and
- the ability to connect wall and underfloor piping with cool ocean water in the summer month and solar heated warm water in winter.



The Volt Impression



Previous Similar Experience

The South Fremantle Power Station has long been of interest to Hames Sharley. Its built form scale, proportion and coastal location provide a lens to an opportunity for a significant project outcome. While currently isolated in plain sight from its immediate context, the opportunity exists for a community and stakeholder led design solution that is embraced by all West Australians. We are excited that when approached by Volt-Face to become their Urban Design and Architectural partner should they secure the site, their aspirations for the Power Station aligned with what we think would deliver a world class precinct. The South Fremantle Power Station has a innate sense of place and a rich history of electricity production, so quite naturally the return to this function by way of Green Hydrogen (GH2) in lieu of coal-fire maintains this narrative.

The reestablishment of the intended use of a heritage building is a critical success factor in their refurbishment – to do anything other would remove the very soul of the heritage fabric. Hames Sharley recently identified the potential of an abandoned office space high above the Hay Street Mall once used by executive staff of the Coles Department Store below. Left vacant since the late 1980s, Hames Sharley upgraded and added to the space to allow the largest architectural practice in Western Australia of some 90 professionals to occupy the office space. We are proud to now call this space home. The same approach to the Power Station will enable the same level of success and lead to its rebirth. Being respectful of the existing heritage fabric and responding to its requirements, rather than bending it to suit an alternate use. Leveraging current engineering remediation techniques to showcase and celebrate the mid-twentieth century engineering we are preserving, as well as finding a home for twenty-first century electricity production, such as GH2 technology, will be the key balance equation. The final requirement would be the seamless integration of the Power Station into the new Master Planned precinct, becoming its heart, its history and its future.

Relevant recent Hames Sharley Urban Design and Master Planning projects are attached.

- Ocean Reef Marina Mixed Use Precinct (for Development WA)
- Subiaco East Master Plan (for development WA)
- Acton Waterfront (in Canberra)

These three projects highlight the relevant experience and level of Urban Design rigor Hames Sharley will bring to the table when we are involved in the future.

Also included is the Iconic project for 3 Oceans in Scarborough, both project sheet and 'hero' shot. Its launch website may be of interest (<https://iconic-scarborough.com.au/>) that highlights the level of design excellence and thorough process needed in order to facilitate approval of a project of state significance.

From a heritage point of view, the Regal Theatre in Subiaco is Hames Sharley most relevant project to reference.

OCEAN REEF MARINA MIXED USE PRECINCT

CLIENT

DevelopmentWA

LOCATION

Ocean Reef, Western Australia

SERVICES

Architecture, Urban Design, Concept Planning and Retail and Commercial Planning

PROJECT TEAM INVOLVEMENT:

- + Chris Maher, Project Lead
- + Shannon O'Shea, Project Manager
- + Niall Browne, Architectural Design

TIMEFRAME

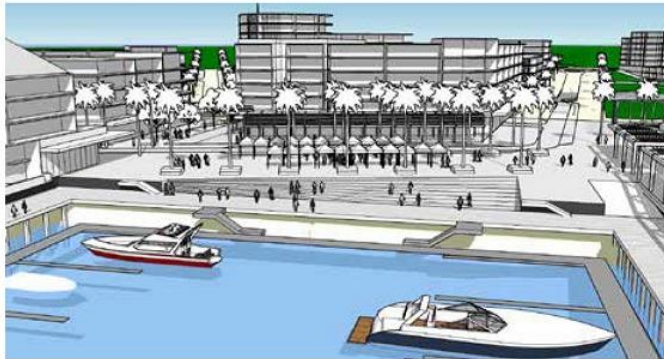
2019 – 2021

RELEVANCE

- + Integration of landmark development sites within a mixed use precinct, reinforcing activation of the new marina alongside the functional requirements of new residential and commercial retail uses.
- + Site responsive design to facilitate a range of micro-climates within the public realm to enhance the user experience, and to support varying types of activation and community engagement.
- + Development of design guidelines to facilitate the successful integration of built form, services and infrastructure, to enable a high degree of permeability and transparency within the Mixed Use Precinct.

REFEREE

Carl Williams - Senior Development Manager
DevelopmentWA
M: 0428 636 463
Carl.Williams@developmentwa.com.au



Located in the northern suburbs of Perth, the Ocean Reef Marina Mixed Use Precinct objectives are to increase the housing mix and intensity in the area; expand the employment opportunities for local residents through the new businesses established; respond to the shortage of boat pens and stacking in Perth; and offer recreational and entertainment attractions and facilities for both local and visitor populations. Importantly, the vision for Ocean Reef Marina is to transform the area into a world-class recreation, tourism, residential and boating precinct influencing the wider waterfront usage and design approach for Western Australia.

Hames Sharley were engaged by DevelopmentWA to develop the concept plan for the Ocean Reef Marina Mixed Use Precinct, formally committed to in 2018. Providing urban design and architectural services the team was tasked with refining the urban response for integration of the built form and public realm, working closely with landscape architects at UDLA who had facilitated a participatory design process with a Community Reference Group, local schools and Whadjuk Noongar representatives to develop a vision for the public realm.

The vision is to create a connected precinct with an inclusive range of facilities to meet the needs of local new residents and tourists would ultimately drive the successful delivery of this project.

Applying a precinct wide approach needed for the architectural design and realisation of sites located in coastal environs from concept through to approval, design, construction and completion, this enabled the delivery of Master Plan and set of design guidelines for residential and mixed-use development of the scale and quality envisaged at Ocean Reef Marina.

**Hames
Sharley**

SUBIACO EAST MASTER PLAN

CLIENT:

DevelopmentWA

LOCATION:

Subiaco, Western Australia

SERVICES:

Urban Design, Strategic Planning, Master Planning

TIME FRAME:

2018-Current

COST:

\$46 Million (Mixed use development)

FEATURES:

- + Creation of three key precincts: along the railway, around Subiaco Oval and the Princess Margaret Hospital area
- + Improved public access and amenity to Subiaco Oval
- + Considered heritage interpretation and celebration of natural setting
- + Preparation of concept designs over the Public Transport Authority rail tunnel.
- + Use of parametric design to concurrently test multiple concept options.
- + Utilisation of multi-disciplinary services including Built Form Review, Urban Design, 3D Modelling
- + Concept Planning, Yield Analysis, Stakeholder Engagement

REFEREE:

Matt Bradley
Senior Development Manager
LandCorp
p: 08 9482 7554



LandCorp had an existing consultant team in place when Hames Sharley were commissioned. Our role was to bring a fresh perspective to the work undertaken to date at Subi East. As the lead Architectural consultant and overarching vision keeper for Landcorp and MRA, we were responsible for collaborating with the wider project team to ensure the delivery of sketches, diagrams, 3D models and reporting suitable for presentation and communication of a preferred concept plan to the community, Minister and key stakeholders. Our familiarity with the local context and experience in similarly complex scopes of services brought invaluable efficiencies to the project given the complexity of issues and short delivery timeframe.

Our significant experience and innate understanding of the spaces, constraints and processes required to deliver large multi unit developments of the scale envisaged was a key strength. We also understand all the factors involved in 'place planning' and the precinct wide approach needed in master planning and delivering a significant urban regeneration project such as Subi East.

The project draws on Hames Sharley's inimitable skills and experience in residential, mixed use and transit oriented development (TOD). Our capability and skills in working collaboratively with Landcorp and MRA to lead the design journey throughout the project was a key reason for our selection. The design led approach taken by Hames Sharley was invaluable to finalise the business case stage of the Subiaco East project. We believe design can be used effectively to communicate with stakeholders, alleviate their concerns and develop a common understanding.

ISSUES/CHALLENGES:

- + Review of the Concept Plan within a very tight programme and regular workshops with the project team enabled open dialogue to resolve development issues. 3D modeling was used effectively to communicate with stakeholders, alleviate their concerns and developed a common understanding of the approach going forward. This is particularly relevant to complex mixed use projects that rely on the quality of the public realm and interplay between buildings and facilities to deliver successful places.

**Hames
Sharley**



AFFILIATIONS

- + Life Fellow of the Australian Institute of Architects
- + Planning Institute of Australia Member
- + Fellow of the Australian Property Institute

AWARDS

- + Milton Fund Scholarship, Harvard University
- + Harvard University Scholarship
- + Clive E. Boyce Fellowship, Adelaide University
- + Kenneth and Hazel Milne Scholarship, Adelaide University
- + RAIWA Public Building Award 2007
- + MBA Best Commercial Building Award 2007
- + RAIWA Colorbond Steel Commendation 2007
- + ASI Architectural Steel Design Award 2007
- + MBA Excellence in Construction Award 2006
- + UDIA Medium/High Density Residential Development 2003
- + MBA Excellence in Construction Award 2002

WILLIAM HAMES

Executive Chairman

B. Architecture (Hons), Adelaide University
M. City Planning and Urban Design, Harvard University

William Hames is the Executive Chairman of Hames Sharley, and its founder. He is a qualified architect, urban designer and land economist with high-level skills in retail and commercial property development, including land development. William has considerable international experience, particularly in South-east Asia, where he has been responsible for a number of major retail, resort and residential developments. His forte is placing urban design into a practical, commercial realm as well as the creation of vibrant civic spaces. His expertise in urban design and city planning was recognised in the design advisory committees he served on for the City of Perth and the City of South Perth. He currently serves on the Design Advisory Panel for DevelopmentWA.

COMMITTEES

- + AIA WA Chapter Council
- + DevelopmentWA Design Advisory Panel
- + City of Mandurah Strategic Economic Advisory Committee
- + The Swan Bells Foundation Inc Board Member
- + Chairman: City of Perth Design Advisory Committee (2002–2012)
- + City of South Perth Design Advisory Committee (1997–2015)
- + National NABERS Stakeholder Advisory Committee
- + Chairman: Committee for Perth – Reshaping Working Group
- + Member of Water Corporation's inaugural Groundwater Replenishment Trial Advisory Committee (2010–2013)

PROJECT EXPERIENCE

Master Planning & Research

- + Waterbank, East Perth Redevelopment Authority, WA
- + Ripley Valley Town Centre, QLD
- + Stirling Regional Centre, WA
- + Williams Landing, VIC
- + Mandurah Cultural Centre, WA
- + Subiaco Square Redevelopment, WA
- + Barrack Square Redevelopment & The Bell Tower, WA
- + Joondalup Civic & Cultural Facilities Master Plan, WA
- + Joondalup Regional Centre, WA
- + Joondalup City Centre, WA
- + Port Mandurah Canal Estate, WA
- + Johnsonville Centre, New Zealand

AWARDS CONTINUED

- + RAIWA Civic Design Award 2002
- + RAPI Award for Excellence in Planning 1997
- + RAIWA Civic Design Award WA 1998
- + RAIWA Award of Merit: Commercial Award WA 1996
- + BOMA Award Certificate of Merit 1994
- + RAPI Planning and Development Award 1992
- + National Award for Planning Excellence 1992
- + Housing Industry Award Group Housing 1992
- + RAPI Award 1992 Community Planning
- + RAIWA Architecture Design Award 1991
- + BHP Award of Merit 1990/91
- + RAPI Award for Excellence for a Planning Document 1990
- + RAPI Award for Excellence in Planning 1990
- + BOMA Award Certificate of Merit 1989
- + BHP Award of Merit 1987/88
- + BOMA Award Retail Category 1986
- + RAIWA Commendation 1981

WILLIAM HAMES

Executive Chairman

- + Raine Square, WA
- + New Wittenoom, WA
- + Melville Centre Development, WA

PROJECT EXPERIENCE CONTINUED

Master Planning & Research Continued

- + Lynmall, New Zealand
- + East Perth Urban Renewal Study, WA
- + Tea Tree Gully Regional Centre Study, SA
- + Kensington and Norwood Strategic Plan, SA
- + Orange District Plan, NSW
- + Murdoch University Campus Plan, WA
- + Baranduda Town Centre Development, NSW
- + Renal Epidemiological Survey, United States of America
- + Hackney Centre Development, SA
- + Golden Grove Urban Design Analysis, SA
- + Andover Country Club Development, United States of America
- + Kingsley District Centre Development, WA
- + Columbia Point Rehabilitation Project, United States of America
- + Boston Waterfront Redevelopment, United States of America
- + Boston Central Artery Depression Study, United States of America
- + Hackney Urban Renewal Project, SA
- + Residential Policy Guidelines, SA
- + Robe Streetscaping Guidelines, SA
- + Yorketown Sub Regional Analysis, SA
- + Moonta Conservation, Recreation and Tourism Study, SA

Retail

- + Waterford Plaza Redevelopment, WA
- + Ellenbrook Shopping Centre, WA
- + Whitford City Shopping Centre, WA
- + Garden City Booragoon, WA
- + Canberra Centre, ACT
- + Thornlie Shopping Centre, WA
- + Carousel Shopping Centre, WA

WILLIAM HAMES

Executive Chairman

- + Dianella Shopping Centre, WA
- + Garden City Mt Gravatt, QLD
- + Pacific Fair, QLD

PROJECT EXPERIENCE CONTINUED

Retail Continued

- + Willows Shopping Centre, QLD
- + Innaloo Shopping Centre, WA
- + The Glen, VIC

Public Buildings

- + Elder Street Car Park, WA
- + Bunbury Entertainment Centre, WA
- + Mandurah Cultural Centre and Performing Arts Centre, WA
- + WA State Commercial Lyric Theatre, WA
- + West Australian Mint, WA
- + Araluen Country Club, WA
- + Mandurah War Memorial, WA

Commercial

- + Alcoa State Headquarters, WA
- + 100 St Georges Terrace, WA
- + Custom House, New Zealand

Tertiary

- + George James House, Curtin University Student Housing, WA
- + Erica Underwood, Curtin University Student Housing, WA

Mixed Use

- + Belmont Racecourse Redevelopment, WA
- + 100 St Georges Terrace and Enex100, WA

ICONIC SCARBOROUGH

CLIENT:

3 Oceans

LOCATION:

Scarborough, Western Australia

SERVICES:

Architecture, Interior Design

COST:

\$200 million

FEATURES:

- + 370 Apartments
- + 3125m2 Retail, F+B and Culture
- + 6 Artist Studios
- + 45 Storeys
- + 512 Car Bays
- + 422 Bicycle Bays



Set in the heart of Perth's most popular coastal suburbs, Iconic Scarborough is setting a new standard for residential development and giving back to the local community.

Positioned on the corner of West Coast Highway and Scarborough Beach Road, the development will be a gateway to the Sunset Coast and build on Scarborough's status as a truly world-class destination.

Three elegant, slimline residential towers, The Skater, The Surfer and The Windsurfer - designed by Hames Sharley will rise above a three-storey podium, taking advantage of Scarborough's renowned beachfront and the Indian Ocean.

With a focus on arts, tourism, culture and community engagement, Iconic Scarborough looks to provide a diverse mix of spaces and activities, ensuring that the podium levels offer spaces for all.

By incorporating key design principles of context and character, landscape quality, built form and scale, landscape quality, sustainability, legibility, amenities, safety, community and aesthetics - Hames Sharley will lead a team of consultants to design and deliver not only a world-class residential tower, but one for the local community.

GEORGE ZSOLT ZOMBORI

With an extensive career focusing on innovative and sustainable energy solutions, facilitating the custom designs of solar based energy efficient solutions George designed one of the first Solar powered Electric car charging station in Europe in 2011. His broad experience in the deployment of renewable energy systems both nationally and across the globe drives Tesvolt / Unlimited Energy Australia to expand client horizons in the areas of off grid and grid connected renewable technologies. With qualifications and extensive experience in architecture, solar, energy storage and off grid design, George provides the Australian renewable energy market with an innovative approach to energy systems which is evidenced by number of award winning signature projects. (Energy Globe Award, European Solar Prize, CEC Design and Installation Award 2016 Melbourne, InterSolar Outstanding Project Award 2018, 2021)



PROFESSIONAL EXPERIENCE

2015 – Current	Unlimited Energy Australia Pty Ltd. / Tesvolt	CEO, Partner, Solar and Energy Storage specialist, Project Manager
2012 – 2015	Europa Studio Australia Pty Ltd.	Solar and Energy Storage Specialist, Partner, Project Manager, PV Design
2012 – 2013	MPS Architects Pty Ltd Australia	Senior Design Architect, Solar PV specialist
1993 – 2015	Europa Studio	Principal Designer, Partner
1990 – 1992	Helin-Sitonen Helsinki Finland	Design Architect

KEY SPECIALTIES

Solar PV Design, Energy Storage Solutions, Project Management, Sub-Contractor & Services Co-ordination, Design development, Sustainability & Environmental Design, Building Integrated Solar / Solarchitecture (Energy-Plus Buildings), Education (Curtin University, Monash University – lecturer)

BACKGROUND

RENAC, Berlin Renewable Academy Certified Solar PV Specialist	2019	Green Building Council Australia – Green Star foundation course	2012
CEC Clean Energy Council – Energy Storage Leadership training	2018	SMA Solar Academy Germany – Planning and designing PV systems	2011
Aquion Energy (Salt-Water Battery) USA, Pittsburg Battery training	2017	SMA Solar Academy Germany – Off Grid Sunny Islands PV systems	2011
Australian Solar Council – Battery Storage training	2017	RENAC, Berlin Renewables Academy – Photovoltaic Design	2010
CEC Professional development training, Melbourne	2015, 2016, 2017, 2018	RENAC, Berlin Renewables Academy – Project Management	2010
SMA Solar Academy Germany – Diesel Hybrid Solar PV systems	2014		
“Architect Master Class” School (2 years) 1993–1995 Chamber of Architects		Registered Architect, Chamber of Architects EU	
Diploma in Architecture (5 years), Budapest Hungary 1983– 1989		Master in Architecture, BA in Architecture, Faculty of Architecture, Technical University	

SELECTION OF EXPERIENCE

Energy Storage design, Project Management, PV Design, Western Power Approvals, Specification, Documentation & Contract Administration, Commissioning (One Stop Shop) for the following Australian projects:

• Gold Road Resources Solar + Energy Storage	408kWh - Yamarna WA	2020
• Rocky Ridge Brewery I.-II. Energy Storage	100kWh - Jindong WA	2019
• Monash University, Energy Storage	134kWh - Melbourne VIC	2019
• Christmas Island, Energy Storage	15kWh - Christmas I WA	2018
• Mandurah Waste Facility, Energy Storage	20kWh - Mandurah WA	2018
• Manjimup Farm, Solar+Energy Storage	48kWh - Manjimup WA	2017
• Off Grid Avocado Farm, Pemberton	180kWh - Pemberton WA	2017
• Pemberton Avocado Farm, Solar PV	40kW - Pemberton WA	2016
• CERI Innovation Hub, Perth Solar PV	40kW - Dalkeith WA	2015
• Scopesystems offices Solar PV+Storage	99kW - Leederville WA	2015
• BP Station Solar PV system	45kW - Morley/Waikiki WA	2015
• Leederville, Solar Public Art	1,5kW - Leederville WA	2015
• BP Station Solar PV system	66kW - Attadale/Langford WA	2015
• BP Station Solar PV system	36kW - Kelmscott WA	2015
• BP Station Solar PV system	36kW - Henley Brook WA	2014
• BP Station Solar PV system	36kW - Cockburn WA	2014
• Claremont Council Solar PV	30kW - Claremont WA	2014
• Residential Solar PV system	5kW - Scarborough WA	2014
• Yanchep Solar Powered Bus Station PTA	300kW - Yanchep Station WA	2013
• Solar Car Charging Station	40kW - Budapest, Hungary	2011

LECTURES

• Energy Storage in Mining / WA Mining Conference, Perth	2020
• Building Integrated Solar PV/ Curtin University	2019
• Energy Storage / Sydney Smart Energy Conference	2018
• Building Integrated Solar PV / Curtin University	2018
• Energy Storage / Melbourne All Energy Conference	2017
• Energy Storage and Solar PV / Murdoch University	2017
• Building Integrated Solar PV / Curtin University	2016
• Solar Powered Mobile Units / Maldives, Male	2016
• New Solar Technologies / Solartech Indonesia, Jakarta	2015
• Building Integrated Solar / Malaysia Kuala Lumpur AAM	2014

AWARDS WINNER

ARE AWARD Rural Electrification	2019	Belgium / Brussels
The Smarter E Award / InterSolar	2018	Germany / Munich
Energy Globe National Award	2014	Austria - Vienna
Green Good Design Award	2014	USA/Europe
Fremantle Major's Sustainability Award	2013	Australia / Perth
European Solar Prize winner	2012	Germany - Berlin

AWARDS FINALIST

The Inno Install Award (finalist)	2021	Germany / Berlin
Green Cities Finalist Sydney	2016	Australia / Sydney
CEC Design and Installation Award	2016	Australia / Melbourne



Philip Griffiths

I have worked on several and the current iteration of the adaptation of the East Perth Power Station (Registered Place). Though I am bound not to disclose details, this is a more complex process than South Fremantle, as a good deal machinery remains in place, include turbines, alternator, coal loading and tipplers. It is a huge challenge to achieve activation with the constraints of equipment retention.

We are also working on the adaptation of A Shed at Victoria Quay (Registered Place), an industrial building, to build a brewery and food and beverage offering in the existing transit shed, retaining the structure and skin and fitting the operations into the shell.

Another industrial project that is current is the exploration and a business case for options at the Hoffman Kilns, Maylands (Registered place). This project is seeking to explore options to conserve, or conserve and make accessible, or all of the above and adapt the existing kilns and infrastructure accessible in some form. There is no predetermined outcome, but rather an exploration and we will work with the community to see what might be and what the business case might look like.

We have recently worked on the completion of development guidelines for Perth Girls School, East Perth (Registered Place) and are now looking at fitting some new uses on the site to complement Perth Fringe.

With Cox Architects, we successfully adapted the Good Shed at Claremont Station (Registered Place) to accommodate the Form gallery and coffee pod. Again a simple industrial building adapted for an accessible use.

Karl E Watkin MBE

Heritage Buildings

Karl has a lifetime passion for historic buildings he was the owner of the Grade 1 listed (Heritage) Tyne Theatre and Opera House in Newcastle upon Tyne and for the restoration and redevelopment of the iconic buildings around it the centre of the city .

<https://tynetheatreandoperahouse.uk/about-us/history/>

He restored and rebuilt two important Grade 2 listed range of buildings:

- “The Old Farmhouse” Killingworth village which was completely derelict and rebuilding it to the exacting standards demanded by Heritage.
- Grange House and surrounding buildings. Grange House was originally the manor house of the adjoining Abbey originally constructed in 1556.

General property development

Karl was the founder of one of the UK’s largest industrial development companies UK Land Estates and conceived and led the proposed TRT (Two Rivers Technology) development, a 35 Km2 sustainable city partnership with Chongqings Bo Xilai and Keppel (Singaporean engineering group)

Wider experience

The **Volt™** will deliver a step change in the diversification of the WA economy, Karl has unequalled experience of delivering such change . In the 1990’s he led the diversification of the economy of The North East , which has a population of 2.7m

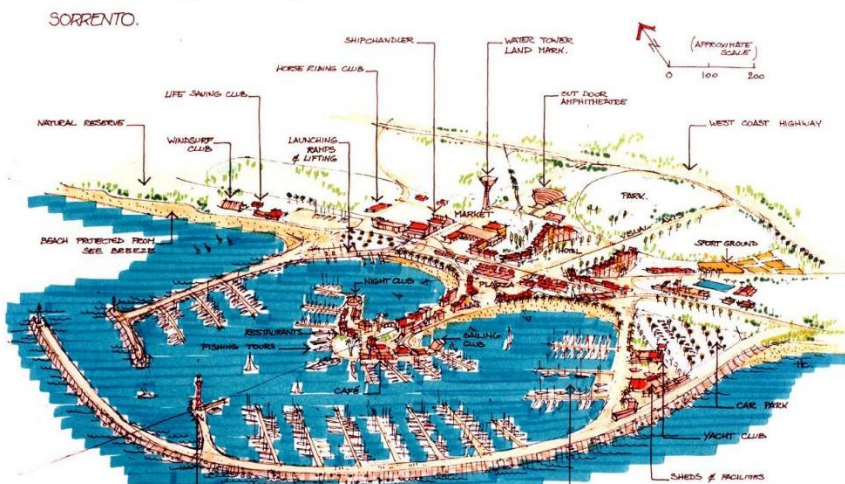
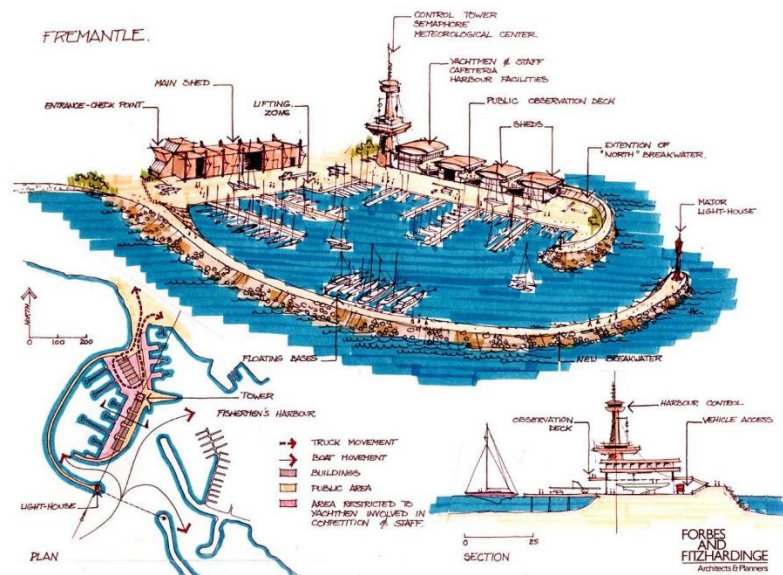
https://www.google.com/search?q=north+east+of+england+population&rlz=1C5CHFA_enFR865FR865&og=north+east+of+england+population&ags=chrome..69i57j0i22i30l3j0i390.7422j0j7&sourceid=chrome&ie=UTF-8

He founded The Manufacturing Challenge , was a partner in the delivery of Two white papers implemented by the UK government and drove the change of employment in the economy in Coal , Steel and shipbuilding from 86% to 3% in 10 years

NEW PORTS AT FREMANTLE & SORRENTO

As a result of Alan Bond America's Cup 1983 success and the need to host the 1987 event in Perth, the WA Government decided to build two new port facilities at Fremantle and Sorrento. The then Works Committee of the WA Parliament approached keen yachtsman and Yanchep City Architect Mike Fitzhardinge to provide town planning and urban design advice on the two prospective projects.

Hervé generated the early illustrations instrumental in the WA Government's decision to include land development as an integral part of these major marine infrastructure initiatives.



JERVOISE BAY MASTER PLAN

In July 1994, Forbes & Fitzhardinge were invited by Transfield Construction WA on behalf of Transfield Ship Building WA to prepare a Master Plan for its Shipyard facility at Jervoise Bay.

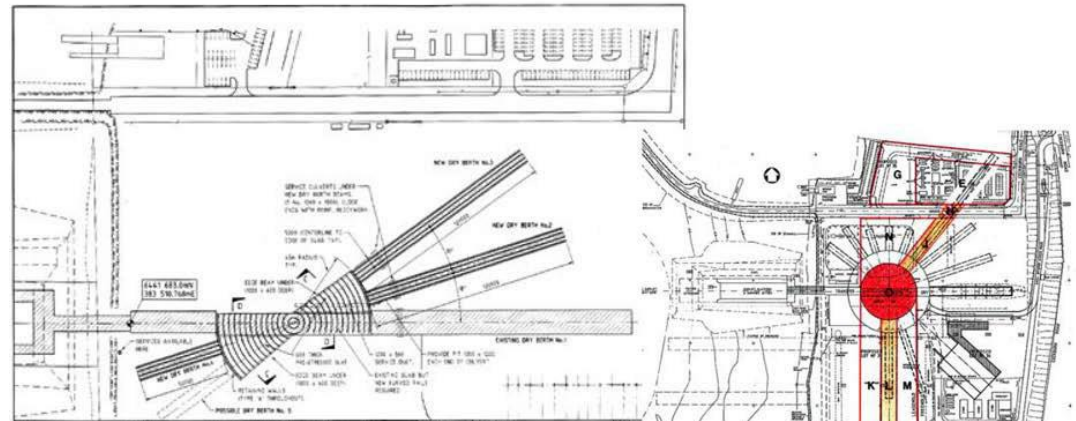
The plan was required to address issues arising from a corporate desire to commit to:

- The consolidation of all Transfield Shipbuilding WA activities;
- Additional dry berth capacity connected with the shiplifter;
- The construction of a fabrication hall and associated office space and
- The construction of an Administration office.



As principal planner for this project, Hervé recognized that the potential extension of the existing lateral transfer system associated with the shiplifter was extravagant in the use of valuable reclaimed land and increasingly costly to expand in the long term.

One option was to develop an innovative radial transfer system which could be operationally effective and had the potential to minimize subsequent costs to Transfield and other parties such as the Australian Navy using the shiplifter. This world's first turntable concept was further investigated by Halpern Glick Maunsell Engineers and successfully implemented by the current owner, Tenix.



4 – OFFER SUBJECT TO FINANCE

The structure of Volt-Face Pty Ltd will be a holding company with ownership of the whole site. The Volt concept is made up of a number of independent businesses which will all develop their own plans and will be tenants of The Volts holding company.

As a direct result of the unnecessarily constrained time frame for the bid the Directors have focussed their attention on getting detailed costings together and assembling a robust team to deliver their plan. It is the intention of the directors, subject to a successful bid to assemble the necessary finance based on the holding company and individual businesses plans.

No funding is required for the acquisition payment but clearly funding will be required for the redevelopment

As demonstrated in page 19 the **Volt™** is backed by global blue-chip businesses with substantial resources which have ample resources to deliver all of the funding required in addition our Chairman has successfully raised more than US\$2.5bn to develop similar plans in his career.

5 – INDICATIVE PROGRAM & COSTINGS

This draft program only relates to works to be carried out within the site Heritage Perimeter (red line on the site Planning Concept)

Year one

Consultation with the City of Cockburn

Engagement with relevant State Agencies

Engagement and Design Workshops with the Community and Stakeholders

Formulation of a Draft Structure Plan

Year two

Acceptance of the Draft Structure Plan by the City of Cockburn

Submission of the Structure Plan by the City of Cockburn to the WA Planning Commission

Architecture and Engineering Design Development

Documentation of Tender Packages

Year three

Remediation work on Groynes, Basin and Power Station Buildings

Initiate construction of Twin Tower podium

PROJECT COST PLAN SUMMARY

Volt - South Fremantle Power Station

Order of Magnitude	✓	Cost Plan Date	4-Aug-21
Preliminary Estimate		Building Cost Index	
Limit of Cost Estimate			
Tender Estimate			

PROJECT	Volt - South Fremantle Power Station		
Location	SOUTH FREMANTLE		

	BUILDINGS	Gross Floor Areas	GFA Rate	Elemental Cost
1	New Construction			\$410,530,000
2	Existing Power Structure			\$73,150,000
3				
Total GFA and Building Cost				\$483,680,000

Code	NPWC Element		
CE	Centralised Energy Systems		
AR	Alterations and Renovations		
XP	Site Preparation		\$7,150,000
XR	Footpaths and Paved Areas		\$17,125,000
XN	Boundary Walls, Fencing and Gates		\$2,500,000
XB	Outbuildings and Covered Ways		
XL	Landscaping and Improvements		\$11,300,000
External Works Subtotal (CE to XL)			\$38,075,000
External Services Subtotal (XK to XS)			\$9,300,000
PR	Proportion of Preliminaries / Contingency		\$10,995,000
NET PROJECT COST SUBTOTAL (Total Construction Cost)			\$542,050,000
YY	Project Contingency	5.0%	\$27,110,000
YY	Construction Contingency	5.0%	\$27,110,000
YY	ESD Design Contingency		
YY	Special Provisions		
YY	Other Costs		
LC	Land Costs		Excl.
FE	Loose Furniture and Equipment		
PF	Professional Fees and Disbursements	12.0%	\$65,050,000
GROSS PROJECT COST (At Current Prices)			\$661,320,000
ET	Escalation to Tender	Tender Date	today Excl.
ESTIMATED TOTAL COMMITMENT			\$661,320,000
GST	Goods and Services Tax		Excl.

Volt - South Fremantle Power Station

New Construction

ORDER OF MAGNITUDE ESTIMATE

Description	Unit	Qty	GFA (m2):		Value
			Rate		
BUILDING CONSTRUCTION					
Functional Areas - Tower Base					
Public Transport	m2	7,110	1,800		12,798,000
Parking	m2	21,320	950		20,254,000
Data Centre	m2	4,800	3,200		15,360,000
Office	m2	5,860	3,100		18,166,000
Towers lobby, amenities, bar restaurant	m2	3,560	2,800		9,968,000
Plant	m2	2,040	1,800		3,672,000
Total \$					80,218,000
Functional Areas - Tower Base North Wing					
Office	m2	5,860	3,100		18,166,000
Total \$					18,166,000
Functional Areas - Tower Base South Wing					
Office	m2	2,300	3,100		7,130,000
Residential	m2	2,300	2,800		6,440,000
Total \$					13,570,000
Functional Areas - Tower					
Hotel	m2	46,240	4,400		203,456,000
Restaurant and function spaces	m2	1,600	5,400		8,640,000
Viewing deck	m2	1,120	2,100		2,352,000
Total \$					214,448,000
Functional Areas - Free Standing Building South					
Commercial	m2	2,400	2,400		5,760,000
Office	m2	2,400	3,100		7,440,000
Residential	m2	12,000	2,800		33,600,000
Total \$					292,984,000
Total \$					373,202,000

**Volt - South Fremantle Power Station
New Construction**

ORDER OF MAGNITUDE ESTIMATE

Description	Unit	Qty	GFA (m2):	
			Rate	Value
Contingency				
Design Contingency	%	10%	373,202,000	37,320,200

SUB-TOTAL \$ **410,522,200**

PRELIMINARIES

Head Contractor preliminary items (included in rates) ROUNDING	%	0%	410,522,200	7,800
Total \$				7,800

TOTAL CONSTRUCTION COST \$ **410,530,000**

**Volt - South Fremantle Power Station
Existing Power Structure**

ORDER OF MAGNITUDE ESTIMATE

Description	Unit	Qty	GFA (m2):	
			Rate	Value

Volt - South Fremantle Power Station Existing Power Structure

ORDER OF MAGNITUDE ESTIMATE

			GFA (m2):	
Description	Unit	Qty	Rate	Value
Functional Areas - Existing Power Station				
Power station stabilisation	item	1	26,000,000	26,000,000
Erosion control breakwater	item	1	2,500,000	2,500,000
Commercial	m2	15,200	2,500	38,000,000
Total \$				66,500,000
Total \$				66,500,000
Contingency				
Design Contingency	%	10%	66,500,000	6,650,000

SUB-TOTAL \$ **73,150,000**

PRELIMINARIES

Head Contractor preliminary items (included in rates) ROUNDING	%	0%	73,150,000	
Total \$				

TOTAL CONSTRUCTION COST \$ **73,150,000**

Volt - South Fremantle Power Station External Works

ORDER OF MAGNITUDE ESTIMATE

Estimated rates				
Description	Unit	Qty	Rate	Value
EXTERNAL WORKS				
SITE PREPARATION				
Site strip and preparation	m2	130,000	55	7,150,000
SITE PREPARATION Total \$				7,150,000
ROADS, FOOTPATHS AND PAVED AREAS				
Roadworks	m2	2,750	1,500	4,125,000
External hard paving pedestrian paving	m2	16,000	500	8,000,000
Pedestrian bridge	item	1	5,000,000	5,000,000
ROADS, FOOTPATHS AND PAVED AREAS Total \$				17,125,000
BOUNDARY WALLS, FENCING AND GATES				
Sundry barriers, bollards, etc.	item	1	2,500,000	2,500,000
BOUNDARY WALLS, FENCING AND GATES Total \$				2,500,000
LANDSCAPING AND IMPROVEMENTS				
Hard and soft landscaping	m2	36,000	300	10,800,000
Dune rehabilitation	item	1	500,000	500,000
LANDSCAPING AND IMPROVEMENTS Total \$				11,300,000

Volt - South Fremantle Power Station External Works

ORDER OF MAGNITUDE ESTIMATE

Estimated rates

Description	Unit	Qty	Rate	Value
EXTERNAL SERVICES AND SERVICE CONNECTIONS				
Stormwater	item	1	1,000,000	1,000,000
Sewer	item	1	800,000	800,000
Water	item	1	350,000	350,000
Gas	item	1	350,000	350,000
Fire protection	item	1	350,000	350,000
Power	item	1	4,500,000	4,500,000
Communication	item	1	450,000	450,000
Headworks contributions	item	1	1,500,000	1,500,000
Total \$				9,300,000
Total \$				47,375,000
Contingency				
Design Contingency	%	10%	47,375,000	4,737,500
SUB-TOTAL \$				52,112,500
PRELIMINARIES				
Head Contractor preliminary items	%	12%	52,112,500	6,257,500
Total \$				6,257,500
TOTAL EXTERNAL WORKS COST \$				58,370,000

Volt - South Fremantle Power Station Exclusions

ORDER OF MAGNITUDE ESTIMATE

Estimated rates

Description	Unit	Qty	Rate	Value
EXCLUSIONS				
- Authority costs, DA fees				
- Adverse ground conditions, substructure piling				
- Fit-outs and loose furniture				
- Hotel fit-out and equipment				
- Data centre equipment				
- Leasing incentives				
- Escalation in building cost to construction commencement				
- Land costs				
- GST				
- Power generation equipment				
- Hydrogen generation equipment				

PROJECT COST PLAN SUMMARY

Volt - South Fremantle Power Station

Order of Magnitude	✓	Cost Plan Date	4-Aug-21
Preliminary Estimate		Building Cost Index	
Limit of Cost Estimate			
Tender Estimate			

PROJECT Volt - South Fremantle Power Station
Location SOUTH FREMANTLE

	BUILDINGS	Gross Floor Areas	GFA Rate	Elemental Cost
1	Marina			\$102,080,000
2				
3				
Total GFA and Building Cost				\$102,080,000

Code	NPWC Element		
CE	Centralised Energy Systems		
AR	Alterations and Renovations		
XP	Site Preparation		
XR	Footpaths and Paved Areas		\$2,500,000
XN	Boundary Walls, Fencing and Gates		\$1,000,000
XB	Outbuildings and Covered Ways		
XL	Landscaping and Improvements		\$1,550,000
External Works Subtotal (CE to XL)			\$5,050,000
External Services Subtotal (XK to XS)			\$4,175,000
PR	Proportion of Preliminaries / Contingency		\$2,145,000
NET PROJECT COST SUBTOTAL (Total Construction Cost)			\$113,450,000
YY	Project Contingency	5.0%	\$5,680,000
YY	Construction Contingency	5.0%	\$5,680,000
YY	ESD Design Contingency		
YY	Special Provisions		
YY	Other Costs		
LC	Land Costs		Excl.
FE	Loose Furniture and Equipment		
PF	Professional Fees and Disbursements	12.0%	\$13,620,000
GROSS PROJECT COST (At Current Prices)			\$138,430,000
ET	Escalation to Tender	Tender Date today	Excl.
ESTIMATED TOTAL COMMITMENT			\$138,430,000
GST	Goods and Services Tax		Excl.

Volt - South Fremantle Power Station

Marina

ORDER OF MAGNITUDE ESTIMATE

Description	Unit	Qty	GFA (m2):		Value
			Rate		
BUILDING CONSTRUCTION					
Functional Areas - Marina					
Breakwater	item	1	14,000,000		14,000,000
Internal reventment	item	1	2,500,000		2,500,000
Dredging	item	1	16,800,000		16,800,000
Navigation and signage	item	1	250,000		250,000
Boardwalk	item	1	3,000,000		3,000,000
Boat pens	item	1	3,750,000		3,750,000
Waterside structures, etc	m2	17,500	3,000		52,500,000
Total \$					92,800,000
Total \$					92,800,000
Contingency					
Design Contingency	%	10%	92,800,000		9,280,000

SUB-TOTAL \$					102,080,000
PRELIMINARIES					
Head Contractor preliminary items (included in rates) ROUNDING	%	0%	102,080,000		
Total \$					
TOTAL CONSTRUCTION COST \$					102,080,000

Volt - South Fremantle Power Station External Works

ORDER OF MAGNITUDE ESTIMATE

Estimated rates

Description	Unit	Qty	Rate	Value
EXTERNAL WORKS				
ROADS, FOOTPATHS AND PAVED AREAS				
External hard paving pedestrian paving	m2	5,000	500	2,500,000
ROADS, FOOTPATHS AND PAVED AREAS Total \$				2,500,000
BOUNDARY WALLS, FENCING AND GATES				
Sundry barriers, bollards, furniture, etc.	item	1	1,000,000	1,000,000
BOUNDARY WALLS, FENCING AND GATES Total \$				1,000,000
LANDSCAPING AND IMPROVEMENTS				
Hard and soft landscaping	m2	3,500	300	1,050,000
Dune rehabilitation	item	1	500,000	500,000
LANDSCAPING AND IMPROVEMENTS Total \$				1,550,000

Volt - South Fremantle Power Station External Works

ORDER OF MAGNITUDE ESTIMATE

Estimated rates

Description	Unit	Qty	Rate	Value
EXTERNAL SERVICES AND SERVICE CONNECTIONS				
Stormwater	item	1	500,000	500,000
Sewer	item	1	400,000	400,000
Water	item	1	175,000	175,000
Gas	item	1	175,000	175,000
Fire protection	item	1	175,000	175,000
Power	item	1	1,500,000	1,500,000
Communication	item	1	250,000	250,000
Headworks contributions	item	1	1,000,000	1,000,000
Total \$				4,175,000
Total \$				9,225,000
Contingency				
Design Contingency	%	10%	9,225,000	922,500
SUB-TOTAL \$				10,147,500
PRELIMINARIES				
Head Contractor preliminary items	%	12%	10,147,500	1,222,500
Total \$				1,222,500
TOTAL EXTERNAL WORKS COST \$				11,370,000

Volt - South Fremantle Power Station

Exclusions

ORDER OF MAGNITUDE ESTIMATE

Estimated rates

Description	Unit	Qty	Rate	Value
-------------	------	-----	------	-------

EXCLUSIONS

- Authority costs, DA fees
- Fit-outs and loose furniture
- Leasing incentives
- Escalation in building cost to construction commencement
- Land costs
- GST

6 – CONTRACT OF SALES

The **Volt™** team is proposing minor adjustments to the draft contract of sale document

1. Buyer ACN number not available to be provided. This will be provided at a later date
2. Down payment and price to be negotiated and we have changed the figure from \$200K to \$100k
3. The definition of land to be sold to include “And will include a Sea bed licence for the groyne and the water basin to be negotiated by the buyers and the seller”, the reasons for this change are amply explained in the document
4. Purchase Price as you will see from our back ground details we have provided quite detailed plans of our proposals and believe that these should be assessed and based on them a price agreed so we have added “The valuation assessed by Acumen Corporate Property plus GST taking into account the proposed concept and design of The Volt Proposal”