

Our Ref: AER26012524  
Contact Officer: James Moore  
Contact Phone: [REDACTED]

18 March 2026

Damian Soto  
Project Director  
The Trustee for Energy Bay Oscar Fund  
Level 16 / 67 Macquarie Street  
SYDNEY, NSW 2000

By email: [REDACTED]  
cc: [REDACTED]

Dear Damian Soto,

**Re: Notice of Acceptance of eligibility to register network exemption – Somerton Distribution Centre, 10 Stubb Street, Somerton, VIC 3062.**

We issue this Notice of Acceptance, effective from 18 March 2026, permitting The Trustee for Energy Bay Oscar Fund (Energy Bay)<sup>1</sup> and Stockland Trust Management Limited<sup>2</sup> (the Applicants) to register network exemptions for an embedded network conversion at Somerton Distribution Centre, 10 Stubb Street, Somerton, VIC 3062 (the Site).<sup>3</sup>

***Eligibility for exemption in relation to conversions of existing networks***

In accordance with Condition 1.12.1(e) of the Network Exemptions Guideline (Guideline), an embedded network must not be created without the written consent of existing energy consumers who will be included within the proposed network. In addition, the Guideline stipulates that a network must not be converted until the effective date specified in this notice.

Parties issued with a Notice of Acceptance are eligible to register and hold network exemptions for the relevant site according to the appropriate activity class. Activity classes and their applicable conditions are detailed under Appendix A-1 and A-2 of the Guideline.

Owning, controlling or operating a network without registration with the Australian Energy Market Operator or holding a valid exemption from the AER constitutes a breach of section 11(2) of the National Electricity Law. Further, failure to observe the conditions of the exemption may render an exemption invalid.

***Additional conditions applicable to the network exemption class(es) registered***

In addition to the conditions applicable to the registered network exemption class(es), the Applicants must also comply with additional conditions relating to embedded network conversions.

<sup>1</sup> ABN 86 236 720 454

<sup>2</sup> ABN 86 001 900 741

<sup>3</sup> In accordance the requirements of Appendix C of the Network Exemptions Guideline (v7).

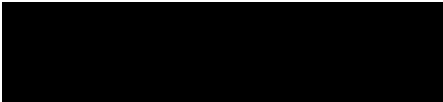
These conditions concern:

- retaining consent records for a period of at least 2 years from the date of the application
- facilitating the continuation of a customer's energy contract with their current retailer
- maintaining a customer's direct connection to the registered distributor
- offer matching
- avoidance of duplicated network charges
- liability of the costs of metering/network changes
- the ability of metering arrangements to allow for access to retail competition.

For the full list of conditions refer to the [Guideline](#).

If you have any further queries, or would like to discuss this further, please contact James Moore on [REDACTED].

Yours sincerely



Sarah Pinchuck  
A/g Director  
Compliance and Enforcement

Sent by email on: 18.03.2026