



8 April 2025

UPD Reference: 9642

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***This information is provided without prejudice with no guarantees to the information below, as the information is subjected to Western Power issuing a DIP for this project.***

#### **DUNSBOROUGH POWER SUPPLY CAPACITY / ISSUES – LOT 6 COMMONAGE ROAD**

Dear Urban Quarter,

Further to your email dated 6 March 2025, in regard to Western Power the South-West power network from Bunbury to Yallingup (including Busselton and Dunsborough), Western Power is aware of 22KV network constraints and the pent up demand of future land development, further exacerbating capacity strains on Western Power 22KV distribution network.

UPD is aware of a few significant pending developments, with some in the vicinity of between 400-1000 lot developments that could have a development life of 5-15 years.

It has been our experience that smaller scale developments, in relation to lot yield, have a better chance of being connected to the network with minor or no requirement for reinforcement works to existing network infrastructure. We know of a development that requested to do 150 lots as their first stage of development attracted the requirement of 1km of HV feeder to be installed at an approximate cost of \$750/m.

Therefore, if initial phase of the development is proposed to consist of ~150 lots and can be split into 4-5 stages consisting of 20-30 lots in each stage with a 6-9 month gap between DIP applications, this frequency could potentially be acceptable to Western Power and might not attract network reinforcement requirements above what is currently available.

This is subject to a Western Power network planning study, to conclusively determine if network reinforcement would be required for an initial phase of 150 lots constructed on Lot 6, over a generous 4-5 years. If Urban Quarter was to apply to Western Power for the totality of the project being approximately 450 lots, Western Power will likely request network reinforcement works to be undertaken.



Therefore, currently there is limited capacity available in the Western Power 22kV network in this region. Regarding DIP applications, Western Power carry out a review of the Distribution Network every six months to ensure the DIP is still relevant to the Western Power network constraints. The Western Power Networks Planning area will need to have a plan for future natural load growth in this area and should monitor the load of all the feeders. Western Power potentially could have a planning solution to install new 22kV Circuit Breakers at the Zone Substation to alleviate some feeder constraints. However, this future infrastructure planning works is currently unknown and has not been communicated to developers or industry stakeholders who it is applicable to.

At this stage it is not clear if Western Power would request the developer to contribute towards the cost of installing infrastructure works. Historically Western Power have funded the installation of the new feeder circuit breaker at Zone Substations and the Developer pays for some cable works, however funding network infrastructure is still to be determined.

If you have any further queries please do not hesitate to contact UPD.

Yours sincerely

A handwritten signature in black ink, appearing to be the initials "BE" followed by a stylized flourish.

**Managing Director**