

Meeting Snapshot

Developer Consultative Committee (DCC) | Meeting #16

Monday 12 May 2025

Participants

DCC Members

Adrian Snowden, *Plan B Services*
 Annie Kessell, *Civil Construction Federation (CCF)*
 Brendan Munari, *Association of Consulting Surveyors Victoria (CSV) & Veris*
 Daniel Owen, *GPEHV*
 Gary Black, *Civil Construction Federation (CCF)*
 Glenn Shallard, *Winslow*
 Jake Talbot, *ALDE*
 John Forbes, *UDIA & Dennis Family Corp*
 Manoj Patel, *SMEC*
 Matt Coyne, *Beveridge Williams*
 Matt Shiberras, *GPEHV*
 Narelle Hahn, *Beveridge Williams*
 Nathan Dennis, *Peracon*
 Steven Martin, *Nordcon*
 Rhys McLennan, *UCS*
 Tony Ilijoski, *Assoc Land Development Engineers (ALDE) & UDMGT*
 Troy Cravino, *UCS*

AusNet staff

Craig Velt, *Program Operations Manager*
 Andrew Webber, *Design Compliance Specialist - Central*
 Ross Morgan, *Lead Design Compliance Specialist*
 Brett Dwyer, *Network Assurance Specialist*
 Brian Morrison, *Faults Emergency Specialist*
 Lucas Jurey, *Network Assurance Specialist*
 Emma Ferrie, *Engagement Specialist*

Apologies

Anthony Grodzki, *Assoc Land Development Engineers (ALDE) & UDMGT*
 David Sowerby, *Land Gippsland*
 Martin Gaedke, *Moremac*
 Sam Nettlebeck, *Plan B Services*
 Tim Harris, *Plan B Services*
 Roger Cooper, *HIA*
 David Brand, *Electrical Audits*
 Andrew Bishops, *Balpara*
 Matthew Wiegard, *UCS*
 Anthony Ward, *GPHEV*
 Tim Jacobs, *parklea*

Key discussion points

Agenda item	Key discussion points
Welcome	Craig Velt, Program Operations Manager at AusNet, welcomed attendees and outlined the meeting purpose and agenda. Craig provided an update on an action raised in a previous meeting around AusNet locating and minimising humming noises from Rapid Earth Fault Current Limiters (REFCLs). Craig shared that AusNet will re-measure noise levels coming from REFCLs and compare the levels recorded in previous tests to assess the effectiveness of ongoing efforts. AusNet will provide the committee with an update in the next Developer Consultative Committee meeting.
1. Safety moment	Andrew Webber, Design Compliance Specialist at AusNet, highlighted the importance of kiosk placement by sharing a recent incident in New South Wales where a kiosk located on a nature strip caught fire after a car reversed into it. Andrew shared that there was a review of kiosk sizes several years ago, which resulted in a new Australian standard which increased the size of kiosks to further reduce the risk of them starting a fire. Discussion included: A committee member noted that they are experiencing a push from councils to locate kiosks within housing lots as opposed to nature reserves. The committee member acknowledged that the issue of potential kiosk fires could have interesting implications when determining the best location for a kiosk. AusNet responded saying it would welcome and support committee members to use the information that is presented in its DCC meetings to discuss with councils and other stakeholders.
2. Metrics	Ross Morgan, Lead Design Compliance Specialist at AusNet shared AusNet's quarterly performance regarding design reviews, as built plan review, pre-commission network audits and final network audits. Ross highlighted that in the As Built Plan Review category, AusNet aims to complete 95% of within 3 business days, however, from the period from January to March 2025, AusNet only completed 83% of reviews within 3 business days. Ross explained that this was due to some initial challenges experienced when it changed contractors to manage data requests. Ross shared that these challenges have been addressed and will not be an issue moving forward. Ross shared that AusNet had recently undergone a major upgrade to its SAP system. Due to this update, AusNet was not able to get the data on URD Lots Commissioned. Ross informed attendees that the data will be shared in the next Developer Consultative Committee meeting. Ross provided an anonymised overview of developers' individual results in regard to meeting AusNet's requirements. Ross noted that there was a variation in results between organisations, and invited developers to contact him directly to receive their individual results and understand how they compare to the overall average. Discussion included: Nil

3. Construction compliance

Lucas Jurey, Network Assurance Specialist at AusNet, provided an overview of the field audit and build quality trends, comparing Q4 2024 with Q1 2025. Lucas shared that AusNet has seen a decrease in non-conformances in Q1 2025, specifically highlighting there were no major safety non-conformances, which was a great outcome.

Lucas noted that while AusNet has seen an overall decrease in non-conformances, there has been an increase in public lighting non-conformances. Lucas shared that this was often due to the pole location either not being to standard or not being as per the plan.

Lucas added that AusNet has also seen a rise in non-conformances relating to kiosk reserves, earthing (construction and design) and Final Surface Levels (FSL's) for the Q1 2025.

Discussion included:

- There was discussion if the downward trend in non-conformances was due to a decrease in volume of work. However, AusNet clarified that this was not the case and appears to be an overall improvement.

4. Application trends/Future automation of kiosks

Craig Velt shared an overview of the housing estate application rate so far for 2025, and how this compares to previous years. Craig noted that 2025 has commenced slower compared to 2024, with the number of lots from Q1 2025 being 1,949 compared to 2,466 from Q1 2024.

Discussion included:

- A committee member shared that they are still experiencing a downturn, but are hopeful sales will pick up towards the end of 2025 and into 2026. There was discussion on how a drop in interest rates could cause an increase in demand for housing lots.
- Another committee member shared that their selling numbers are still quite good, but are noticing that there are less developers in the market. The committee member acknowledged that this would explain the overall decrease in sales for housing rates.
- A committee member shared that they are hearing from customers that the increase in land tax is deterring them from purchasing and completing developments.

5. Cable theft & Site security

Lucas Jurey provided an overview of trials that AusNet has been undertaking to mitigate theft of copper cables. This has involved streamlining the process to for cables to be pulled and energised to reduce the time cables are exposed and more vulnerable to theft.

In addition to this, Lucas shared other strategies AusNet has been investigating to prevent people accessing copper cables including:

- Covering kiosks with a 'coffins' which are large metal containers that weigh approximately 1 ton.
- Placing large sandbags and concrete bollards over pits.
- Trialling lockable pits.

Lucas encouraged developers to get in contact if they have any high risk areas for cable theft, and AusNet can go into more detail on how they can streamline the connections process and reduce the time cables are most vulnerable to being stolen.

Discussion included:

- A committee member asked if developments need to be designed with conduits and cables, or if alternative installation methodologies are acceptable. AusNet responded that for theft mitigation and audit efficiency, all cables should be designed in conduit. This allows for staged Pre-Com audits and reduces delays and risks associated with direct-buried cables.
- A committee member raised that they have designed a similar conduit and raised concerns about gaps in conduit runs. AusNet acknowledged the issue and reiterated

the importance of continuous conduit design to support efficient installation and future maintenance.

- A committee member asked how much time could be saved in achieving energisation and whether developers would incur additional costs. AusNet explained that the staged approach - installing conduit first, then cables just before tie-in - minimises the window for theft and can streamline the energisation process.
- A committee member asked if the weight of the kiosk and the coffin will be ok for the slab of concrete that it sits on. AusNet responded by saying that they haven't had any issues in relation to this so far.
- There was discussion around developers' responsibilities to hand over assets in good condition. AusNet shared that it typically takes developers 70–100 days to finalise audits. Once assets are handed over with successful audit pass and all documentation, AusNet take formal ownership and assumes the risk. Developers are encouraged to complete audits promptly to reduce exposure to theft and damage.
- A committee member asked if AusNet is considering switching from copper to aluminium cables. AusNet responded that they are trialling 25mm aluminium cable for public lighting circuits to reduce theft risk, though limitations exist for longer runs due to safety compliance.
- A committee member highlighted the broader damage caused by copper theft, including to curbs and public lighting infrastructure. AusNet acknowledged this and noted that such damage often delays final audits and increases restoration costs.

6. Open Floor with DCC members

Craig Velt asked attendees if they have any questions or topics they would like to discuss.

Discussion included:

- There was no further discussion or questions raised during the open floor.

7. Close, actions and next steps

Craig closed the meeting.

Action items

Action	Assigned to	Status	Due date
AusNet to report back on findings from their investigation into -allegations of REFCLs making a humming noise.	AusNet (Customer Works Team)	Open	Ongoing
AusNet to provide an update on the URD Lots Commissioned data from January – March 2025, that was unavailable at the time of the DCC Meeting #16 due to AusNet undertaking a major upgrade to its SAP system	AusNet	In-progress	DCC Meeting #17