

Q&As

AusNet Developer Industry Briefing | The move to all-electric estates

Thank you for joining us at the AusNet Industry Briefing on **The move to all-electric estates**, held **14 November 2023**.

We have prepared written responses to all questions asked on the day. The intent of this document is to clarify AusNet's positions and to provide additional information on things of interest to the industry and not covered in the meeting slides.

Some questions have been edited for brevity and clarity, but care has been taken not to change the meaning of the original question.

In addition to the questions and responses below, a copy of the slide pack is available via [Community Hub](#).

Q: What is the lead-time for kiosks currently? Are there supply chain issues?

A: The lead-time for AusNet to get a kiosk is between 12 and 16 weeks. We appear to be mostly through supply chain issues, but there is demand on the suppliers at the moment.

Q: What sort of size lots/density has been considered in the kiosk demand modelling? The lot size trend has not been stable since the pandemic, although overall has come down.

A: AusNet modelling is based on the number of lots rather than lot size, as the number of lots has a more considerable impact on the energy demand of a new estate than lot size. This may change in the case of a unit development (i.e. high density residential), in which case AusNet would work with the industry.

Q: Do you consider reserves for Battery Energy Storage Systems (BESS)?

A: AusNet is not considering reserves for BESS' in housing estates at this point in time, although we may in future depending on developers' preferences and customer sentiment.

Q: If greenfield property developers get a permit now (late 2023) but take another 12 months to design and get approvals, and construction is timed for beyond 2025, will full 8kva need to be allowed for even if gas is included in the design?

A: AusNet cannot provide a definitive answer just yet but encourages developers to contact us regarding concerns they have regarding the transition and impacts on specific projects.

Q: Can we revert to pole mounted substations (subs) to avoid compulsory acquisition?

A: In the move to all-electric estates, it is important that community disruption is minimised and estates remain fit for the people that live there. Pole-mounted substations could be a solution but may also present their own challenges – for example in estates where power is undergrounded, pole-mounted substations can be visually unappealing if located in front of an existing house or building.

AusNet is prepared to work with developers and meet with councils (with you) on how best to locate additional substations with minimal impacts from a community lifestyle perspective.

Q: Can we use 750kVA substations to replace 500kVA substations going forward?

A: At this stage AusNet is not looking to 750kVA substations in the transition phase to replace 500kVA substations due to a range of technical and safety requirements but this may be something we consider as an option if we can efficiently resolve the technical challenges.

Q: What upgrades are required for higher-density style estates?

A: The information shared in today's Industry Briefing (and associated slides) relates to residential estates with standard lots sizes (e.g., 400 - 600m² lot). In the case of higher density housing estates with significantly smaller premises, it may be reasonable to consider decreased volume of kiosk substation locations with slightly different load (after diversity maximum demand).

Q: A 2MVA REFCL ISO isn't going to really do much. Can you parallel and have 2 x 2MVA (rather than replacing a 2MVA with a 5MVA)?

A: It's not possible to parallel 2 x 2MVA units. The timeframe to acquire a 5 MVA unit is quite large. As such, it is likely for 2MV units to be installed first, then replaced with a 5MVA unit later (and then reallocate the smaller unit).

Q: How will Rapid Earth Fault Current Limiter (REFCL)/HV reimbursements for developers change?

A: AusNet is financing the cost of isolating transformers. Industry does not have to pay directly but AusNet has reduced the rebate available to developers in REFCL-affected areas to help finance the cost of REFCLs. The cost and size of 5MV units is considerably more than the 2MV units.

Currently AusNet has 2 HV reimbursement scales. The REFCL HV reimbursement is about 20% less than the non-REFCL reimbursement. A similar gap will remain going forward and the rebate will be averaged out over the number of lots. Installation costs are a separate matter.

The reduced HV reimbursement scheme for REFCL areas is for under 2000m² lot size properties.

Lifestyle lots above 2000m² such as those on the outskirts of townships are not mandated for full underground supply. Applicable costs are individually estimated with any required capacitance mitigation via REFCL ISOs being funded by those developments.

Q. Is there an opportunity to pitch to councils that Electric Vehicle (EV) charging stations could be co-located with REFCL reserves?

A. AusNet is happy to support developers' conversations on this with councils and is meeting with several councils about REFCLs design and different options. Councils require a certain allocation of land for public space but developers adding a reserve for a kiosk *abutting* that land allocation could be acceptable – it would be good to highlight that the public space allocation is not reduced in this approach when speaking with councils.

Q. Would responsibility for maintenance of the vinyl wraps be AusNet's? What's the current approach if AusNet's assets are vandalised?

A: AusNet's responsibilities are regulated and do not extend to cleaning or removal of 'tagging' from our assets. AusNet can and does, however, introduce councils to service providers to clean them.

Q. What will be the reserve sizes?

A. All reserve sizes will need to be for 500kVA transformers going forward.

Q: What about changes for low-density residential estates?

A: The information shared in today's Industry Briefing (and associated slides) relates to residential estates with standard lots sizes (e.g. typical 600m² lot) i.e. it does not extend to low-density residential developments. Lifestyle

lots above 2000m² such as those on the outskirts of townships are not mandated for full underground supply and may be designed differently.

Q: What is the address of the 2MVA REFCL at Wodonga?

A: The REFCL is installed on Whytes Rd in Baranduda.

Q: Is there going to be a 300-metre limit put in on the LV cable limit, similar to Powercor, with the new changes?

A: This comes down to volt drop. AusNet will have shorter circuits (30-35 lots per circuit), which will mean cables of less than 300m in urban residential development (URD) estates.

Q: Are there any impacts to commercial and industrial estates (regarding the move to all-electric estates)?

A: The industry briefing was focused on greenfield residential estates, and AusNet notes there are many other customer segments not covered in the scope of the session and that have specific needs. Note that gas reticulation isn't being restricted in commercial and industrial estates at present but please reach out to AusNet if you have questions on specific commercial and industrial projects.

Q: Are there any plans to install 300mm HV cables in URD developments similar to Jemena?

A: This would occur only if the housing estate abuts a zone substation (and is the first kiosk out from a zone substation). At present 300mm are not used to reticulate through housing estates, however, this will be reviewed as part of our biannual review process.

Q: Can we expect to see an updated URD standard issued prior to the suggested change in 2024?

A: Yes, although this is unlikely to happen before the end of 2023.

Q: With the potential increase in number of REFCL isolating transformers, will the construction of these be included in external constructors' scope of works?

A. Not at this stage.

Additional resources

- Materials from our March 2022 Industry Briefing, about REFCLs, can be found here: <https://communityhub.ausnetservices.com.au/forums/developer-consultative-committee/industry-forums>
- More information about previous Industry Briefings can be found at <https://communityhub.ausnetservices.com.au/forums/developer-consultative-committee/industry-forums>
- More information about AusNet's Developer Consultative Committee (DCC) can be found at <https://communityhub.ausnetservices.com.au/forums/developer-consultative-committee>

For other information, or to enquire about joining the DCC please email engagement@ausnetservices.com.au