

Western Power Briefing Session



For the
community
creators



Ryan Hunter
UDIA WA Infrastructure Standing Advisory Group Chair

Reflections on Industry Challenges

Application process

1

You've applied

Within 9 months you'll receive a Design Information Package (DIP)

①

Due to the significant increase in application numbers from around 3,000 per year to more than 7,000 per year largely driven by various stimulus initiatives, we're experiencing unanticipated delays of between 6-12 months for some customer connection and relocation projects.

2

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Handover achieved

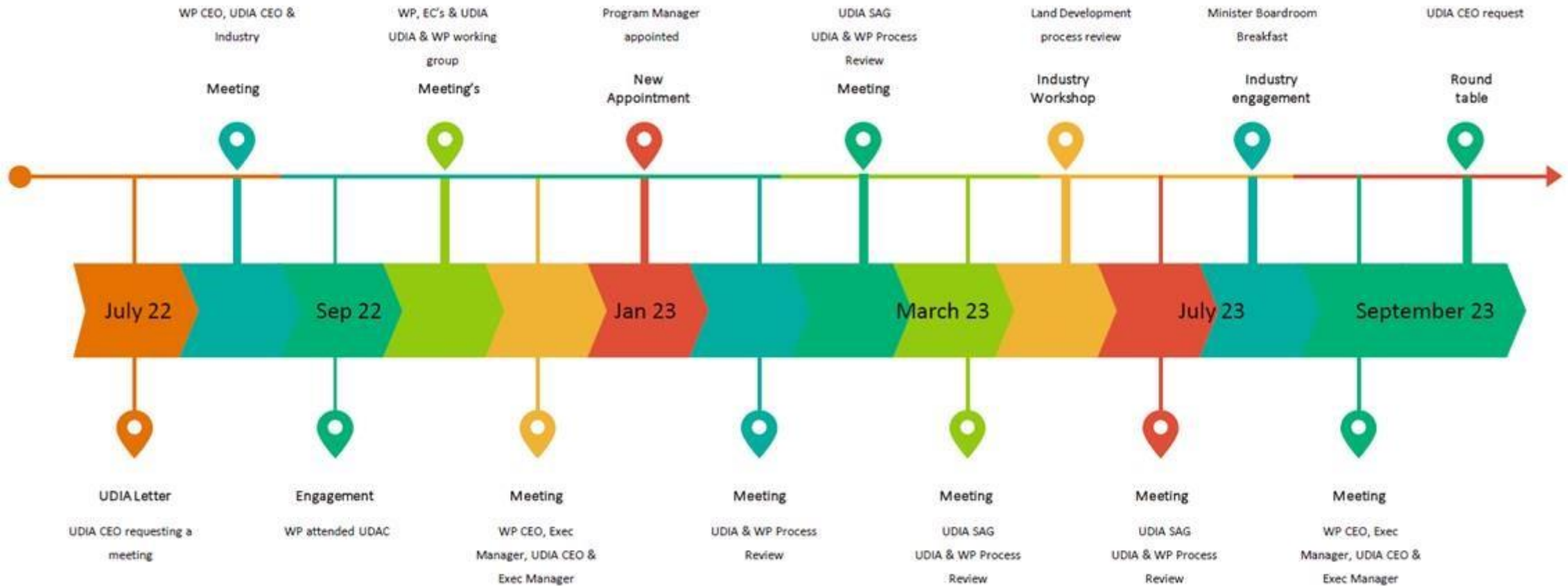
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Energisation complete

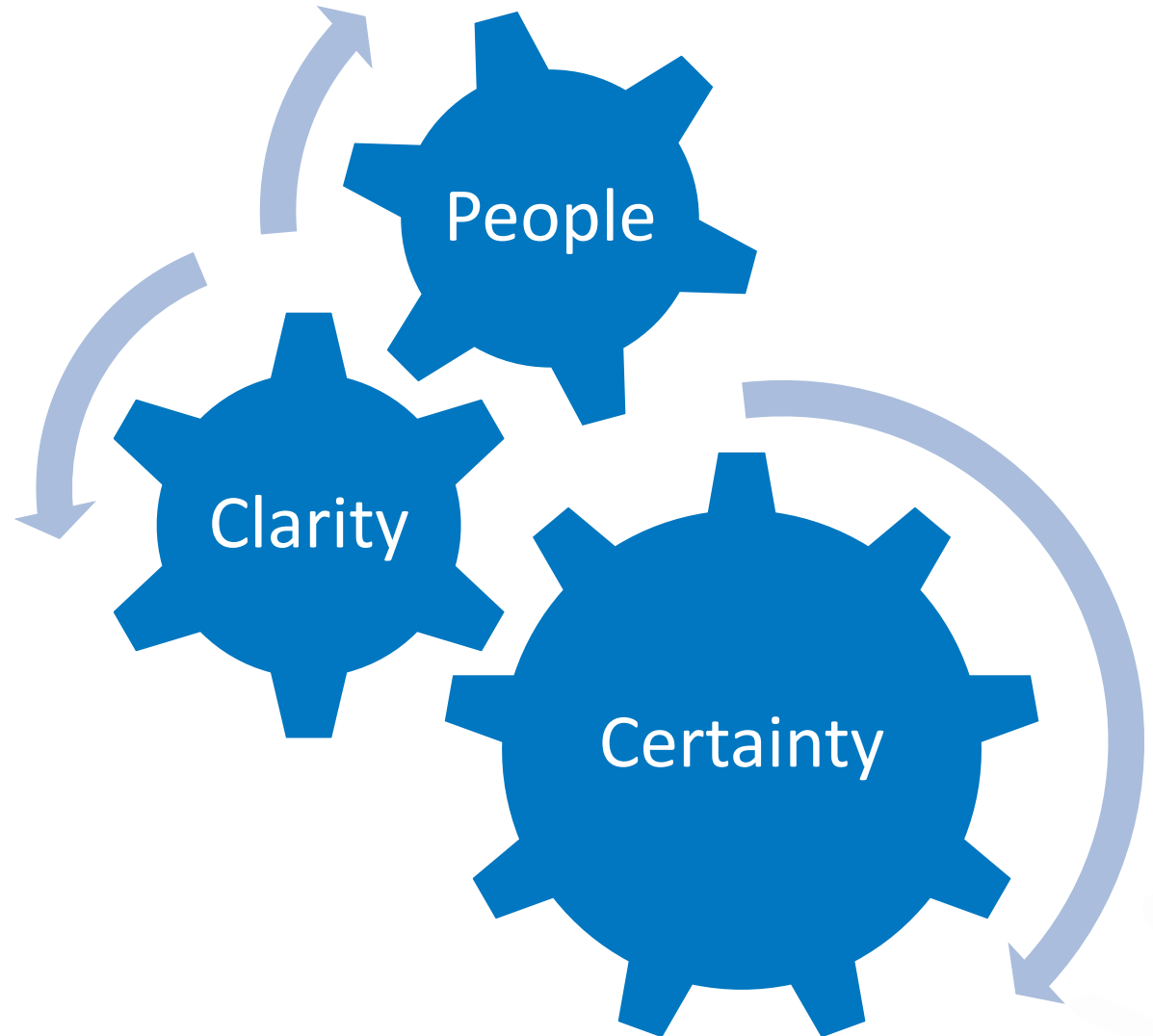
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The Journey

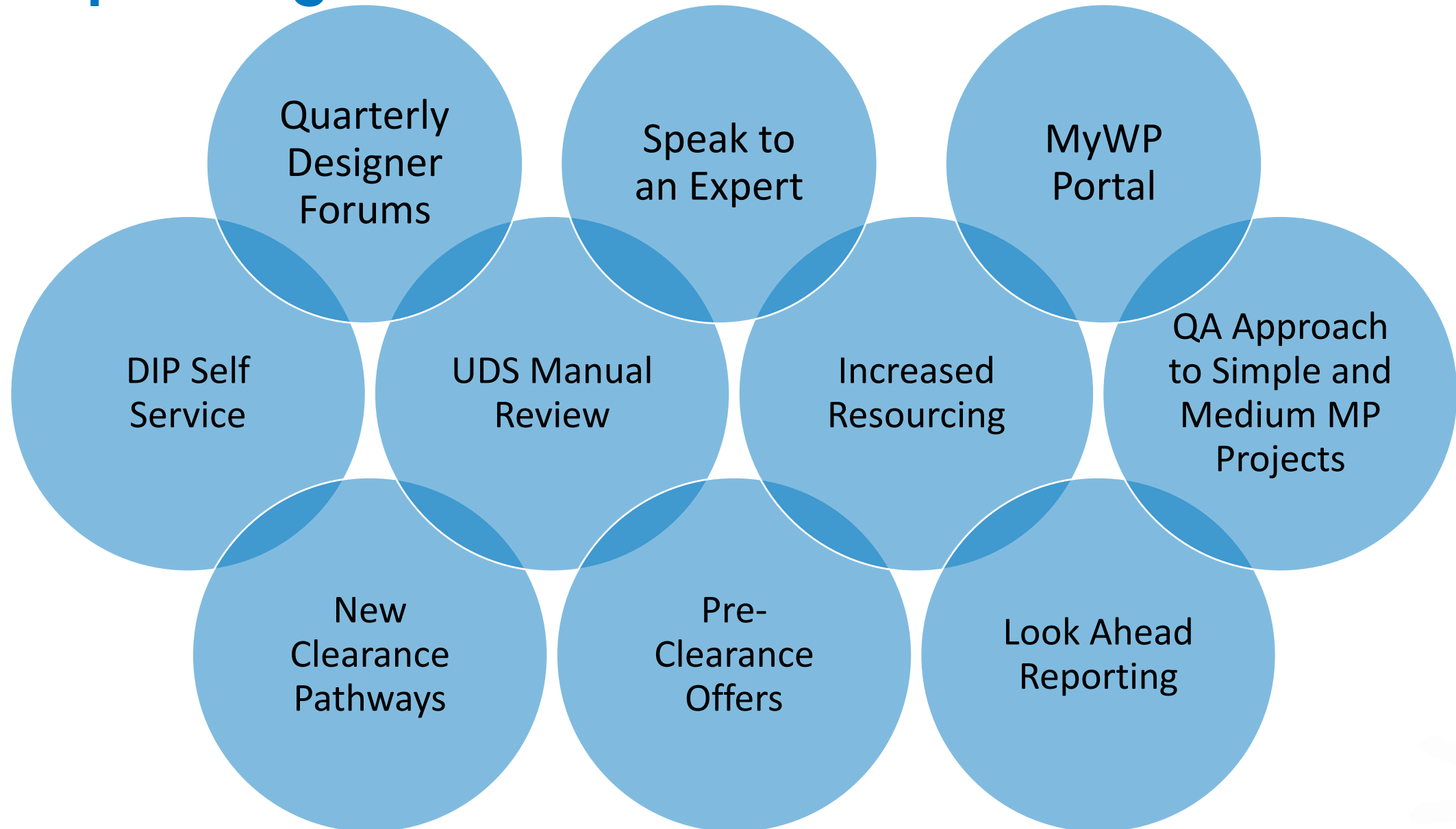


October 2023: UDIA/Western Power Roundtable

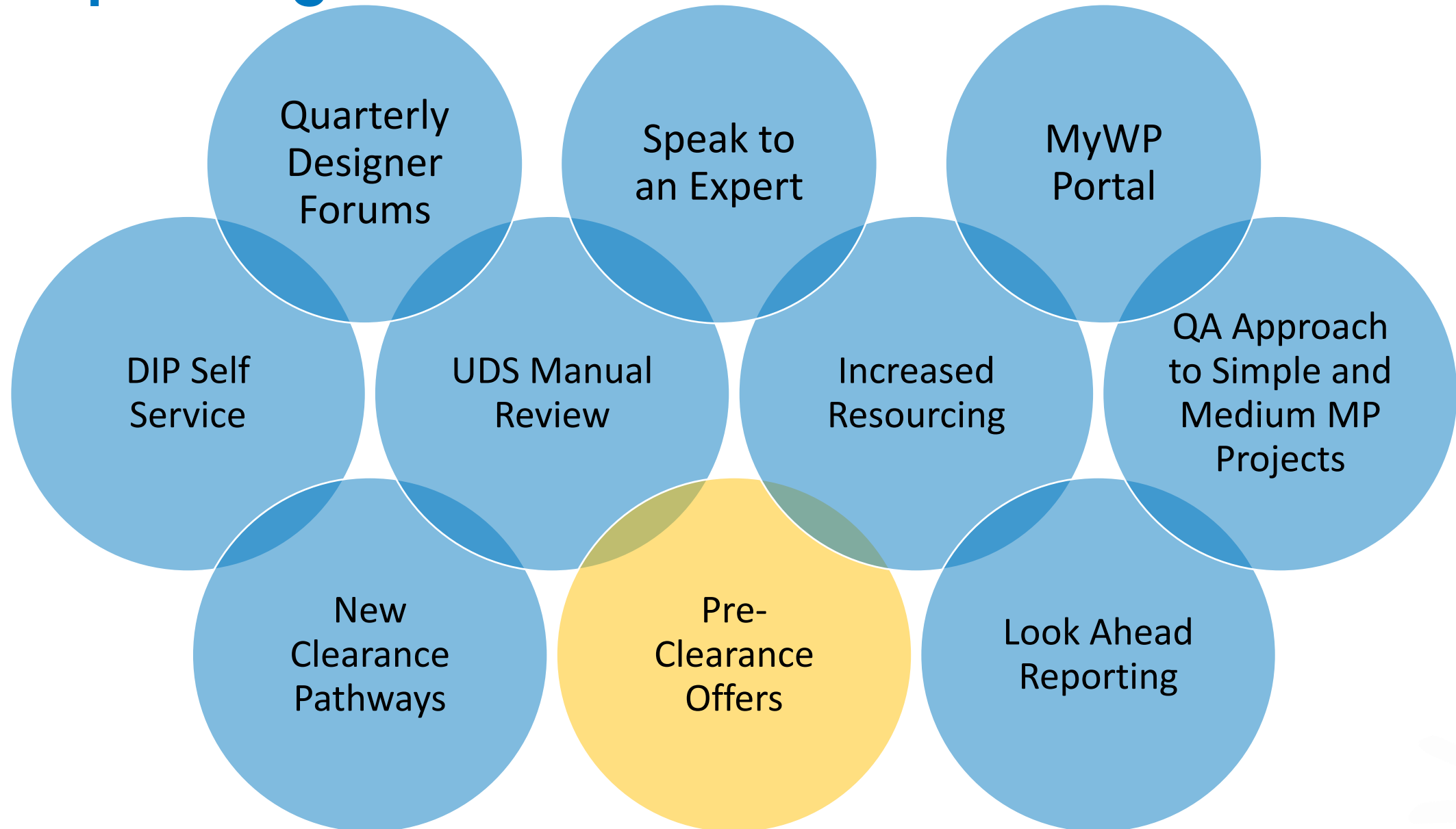
Action	Who	By when*
Addressing/Improving consistency around UDS 'grey areas':		
Review and advise attendees of the frequency of changes to the UDS	WP	Early November 2023
Ensure any changes to the UDS and/or policy interpretation are communicated to industry for consistency and to increase conformity	WP	Immediate, ongoing
Work with the electrical consultants to create a compiled list of issues with UDS policy interpretation to share with WP	UDIA / Electrical consultants	Early November 2023
Consider changes to the UDS, in consultation with industry	WP/Electrical consultants	Updated UDS draft will enter external stakeholder consultation period – Tentative 15th Nov – 8th Dec
Improve transparency, engagement, and prioritisation		
Regularly provide a month ahead view of projects in queue for transparency and to aid prioritisation	WP	Provide first update first week of November 2023
Re-introduce regular industry bulletins, covering issues relating to all forms of residential development	WP	By early January 2024
Discuss how UDIA can help facilitate a view of member priorities at a portfolio level	WP / UDIA	By end October 2023
Re-establish the quarterly consultant forums	WP	Hold first forum by early November 2023
Work with UDIA WA and developers to investigate a bond model / process to enable clearances to be issued for title creation, noting:		
Bond amount and what that means for onward activities will need to be equitable, and a DCR will still be required prior to energisation	WP	Engagement with UDIA and Developers by early November, Proposed approach by December 2023, Implementation early 2024 (*Pending WP review)
The purpose of the bond to be agreed – a per lot fee or an allowance for remediation. DCR will still be required for safe energisation		
Introduce a land development industry specific 'Ask an Expert' mechanism, noting:		
This may mean a senior resource needs to be reallocated and it should focus on UDS-related queries.	WP	1 November 2023
Review administration processes to identify efficiencies e.g. removing the need for WP engagement with local governments to verify approvals confirmed by applicants		
	WP	After next consultants meeting
Initiate a built form process review:		
Set up a workshop with built form developers to undertake an MP works process review	UDIA / WP	Engagement with UDIA WA Built Form SAG 8 November 2023
Agree timeframe for process review and implementation	WP / UDIA	End-November 2023
Focus on improving design conformance in all applications to reduce the volume of rework and delays:		
Share data around the non-conformance issues to improve industry understanding and consider sharing lessons learnt through the new DCR process trial with broader industry	WP	Early November 2023
Support the new DCR process trial, including through performing audit role	Electrical consultants	Immediate
Engage with own consultants to reinforce the expectation in scopes of work	Developers	Immediate, and ongoing
Provide consultant access to SPIDA	WP	Commence trial by December 2023
UDIA to brief WP on the National Housing Pipeline Perth and Peel Infrastructure Requirements work	UDIA	Early November 2023
WP to identify potential capital items that could be included in the document	WP	By December 2023



Unpacking the Recent Announcements



Unpacking the Recent Announcements



What outcomes are we seeking

Quarterly
Designer
Forums

UDS
Manual
Review

Look
Ahead
Reporting

- Collaboration
- Transparency
- Enhanced Efficiencies
- Reduced Non-Conformance Rates
- Shared Understanding of the Challenge

What outcomes are we seeking

DIP Self Service

Speak to an Expert

Increased Resourcing

Application process

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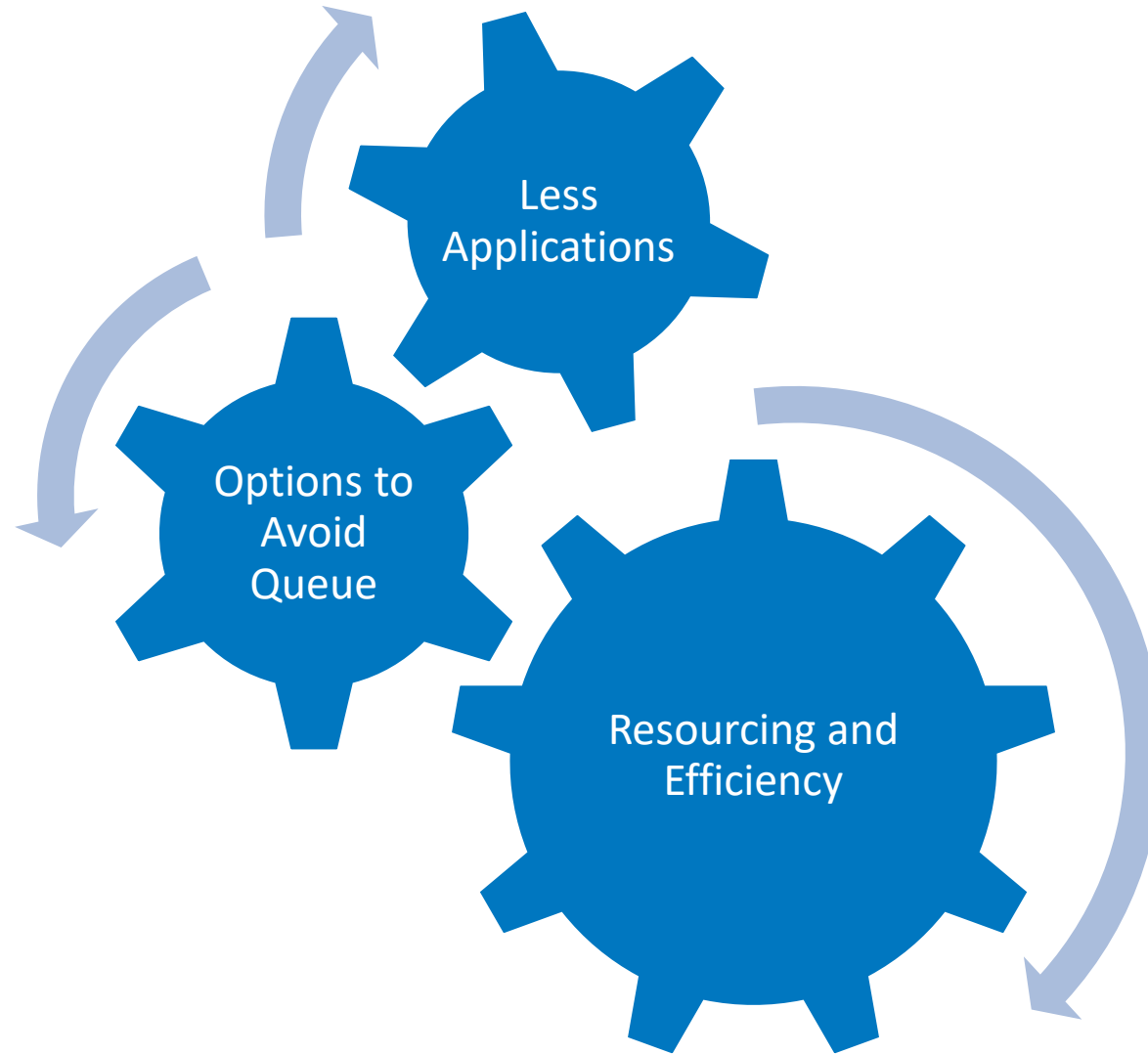
New
Clearance
Pathways

Increased
Resourcing

Application process

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The Objectives



Current insights

- ✓ Increased resourcing for DIPs and DCRs has seen increased output
 - c. 50 per month mid-2023
 - Average of 93 achieved Nov/Dec
 - Significant increase in January 2024 coinciding with new DIP process.
- ✓ Reduced Non-Conformance Rates.
- ✓ Quote Volumes consistently increasing during FY24
 - MP Projects/Land Development 50% higher than March 2023 qtr

New Initiatives Are Design Focused

Application process

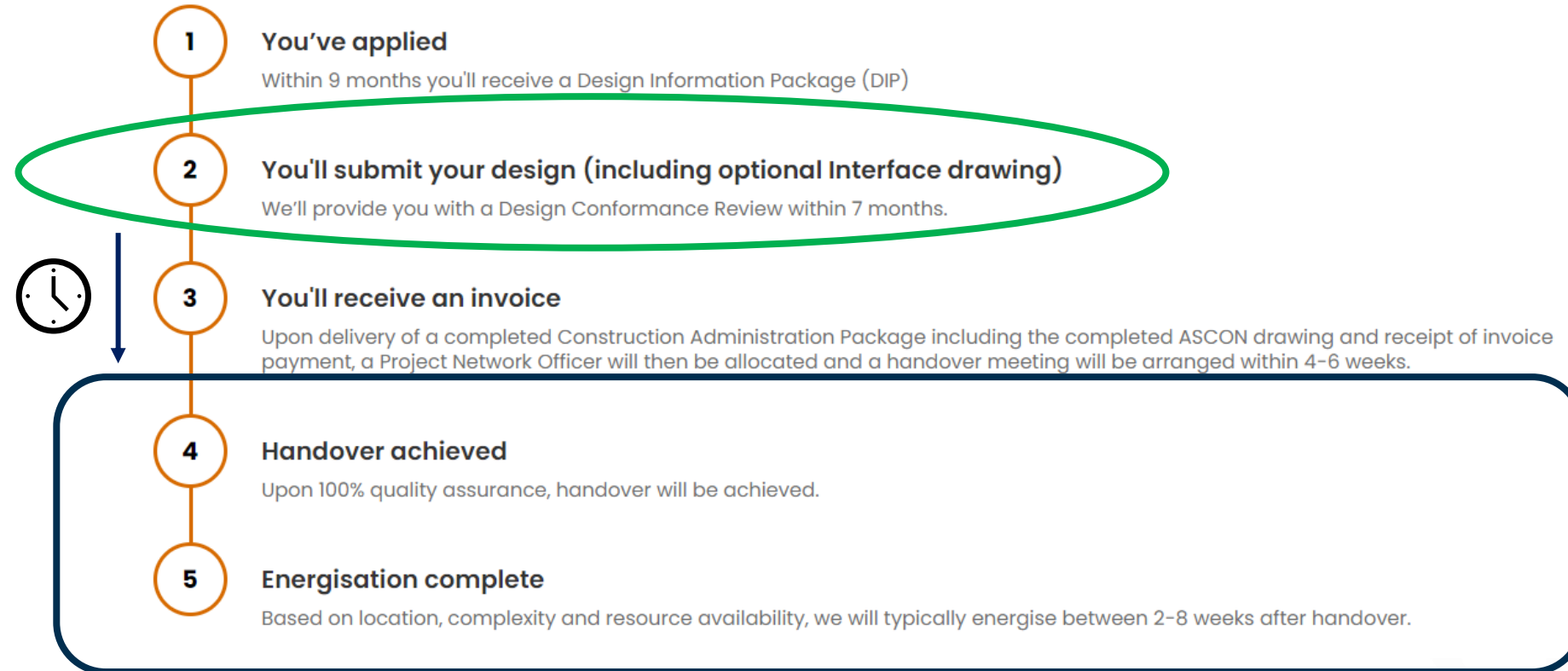
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- Energisation Process Unchanged
- Comparable to Common Impact of Bonding at Limestone

What outcomes are we seeking

Pre-
Clearance
Offers

Application process



What the New Clearance Pathways Are

- The New Normal
- Reliant on a period of adjustment for Industry
- A collaborative journey – we all have a role to play
- A balanced outcome for Industry
- Of similar impact to Early Clearance Bonding
- An option of flexibility for developers
- An opportunity to have control over timeframes

Common Queries

- Does this benefit Commercial/Industrial projects?
- Will Western Power prioritise my energisation once pre-clearance has been provided?
- Do I really need to advise current purchasers in writing?
- I am getting DIP's issued that will expire before I need them. Will this cost to reapply later?
- Will this increase the risk of energisation delays for home construction?
- My Local Authority won't open roads until energisation occurs. Can I fast-track my energisation?

Thank you!