

Eglinton Village (Cedar Woods) — Masterplanned Residential Community Microgrid

Complete 10-Phase Forensic Breakdown: Who started it, who handed the baton to whom, what went wrong in the Western Power Q&A phase, how Zenith engineered the 'Skinny Connection', ERAWA licensing Q&A, EPC construction, and 25-year retail/VPP operations.

Eglinton Village Energy Pty Ltd (Zenith Connected Energy Subsidiary)

📍 PROJECT IDENTITY & SCALE

Developer:	Cedar Woods Properties Limited (ASX: CWP — Ben Rosser, WA State Manager)
Location:	Eglinton, WA (Far North-West Metropolitan Corridor, City of Wanneroo, adjacent to new Eglinton Metronet Train Station)
Land & Yield:	86 Hectares ~1,270 Green-Title Residential Homes + Commercial Town Centre + Primary School
Substation:	North-West Corridor (Pinjar / Yanchep / Neerabup 22kV Feeders) — Severe Rapid-Growth Feeder Constraint
Legal Category:	Green-Title Masterplanned Residential Estate (1,270+ Homes Crossing Public Roads)

❌ WITHOUT MICROGRID (THE PHASE 5 WESTERN POWER SHOCK)

10–15 MVA Standard Residential Estate Demand (**1,270–1,600 homes** × ~4.7–5.5 kVA ADMD) → Multi-million-dollar Western Power upstream 22kV feeder/substation headworks charge + multi-year connection queue delay.

✅ WITH MICROGRID (THE PHASE 6 'SKINNY CONNECTION' PIVOT)

Compressed by ~70% to a ≤4.0 MVA 'Skinny Connection' at a single 22kV boundary meter + 6.0 MWh Central Community Battery (BESS) + Private Underground HV/LV Network + Mandatory Rooftop Solar / Heat Pump / EV VPP orchestration.

Commercial Result: \$0 Microgrid CapEx to Cedar Woods (Turnkey BOO by Zenith) | Eliminated multi-million-dollar Western Power headworks | Delivers 20%–25% Electricity Bill Discount to Homeowners vs Synergy Home Plan (A1) Tariff.

🗓️ VISUAL 10-PHASE TIMELINE AT A GLANCE (FROM FIRST LAND PURCHASE TO 25-YEAR VPP OPERATIONS)

🟢 Early Stealth & Planning (Phases 1–3) | 🟠 Western Power Q&A Shock & Zenith Pivot (Phases 4–6) | 🟡 Licence Q&A, Build & Titles (Phases 7–9) | 🔵 25-Yr Operations (Phase 10)

PHASE 1 T – 48 Months Broadacre Acquisition of 86 Hectares Next to Future Eglinton Train Station	PHASE 2 T – 36 Months CLE Town Planning Lodges Local Structure Plan (1,270 Green-Title Lots)	PHASE 3 T – 24 Months Emerge Associates Lodges EPA Referral & WAPC Subdivision Form 1A	PHASE 4 T – 20 Months Cossill & Webley + UPD Calculate 10–15 MVA Estate Load & Lodge Western Power ENAR	PHASE 5 T – 16 Months The Western Power Q&A Shock: Massive Feeder Upgrade Cost & Multi-Year Queue	PHASE 6 T – 12 Months The Zenith Microgrid Deal: 15 MVA Compressed to ≤4 MVA 'Skinny Connection' + 6 MWh BESS	PHASE 7 T – 9 Months ERAWA 21-Day Public Q&A & Grant of Licence EDL10 (Distribution) & ERL33 (Retail)	PHASE 8 T – 5 Months Underground Common Trenching, Central Community BESS Install & WP Relay Q&A	PHASE 9 T = 0 WAPC Power Clearance Signed by Zenith, Titles Issued & Display Village Energized	PHASE 10 T + 1 Month to 25+ Years Ongoing Operations: Resident Billing (20–25% Off), Solar Sponge & Phase 2 Home VPP
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👥 COMPLETE BATON-HANDOFF ROSTER (EVERY FIRM, CONSULTANT, CONTRACTOR & REGULATOR ON EGLINTON VILLAGE (EDL10))

DEVELOPER / LANDOWNER Cedar Woods Properties Limited (ASX: CWP — Ben Rosser, WA State Manager)	TOWN PLANNING & URBAN DESIGN CLE Town Planning + Design (08) 9382 1233 & RobertsDay (Hatch)	ENVIRONMENTAL & WATER Emerge Associates (EPA s.38 & Bushforever/Carnaby's Cockatoo approvals) + Water Corp	CIVIL & HV ENGINEERING Cossill & Webley (C&W) (08) 9422 5800 (Civil) & Underground Power Development (UPD) (08) 9381 3688 (HV)
GRID OPERATOR (Q&A SHOCK) Western Power (North-West Corridor Access Planning Team)	MICROGRID IPP / BOO WINNER Eglinton Village Energy Pty Ltd (Zenith Connected Energy — Rob Breden & Thomas Friberg)	ECONOMIC REGULATOR Economic Regulation Authority of WA (ERAWA — EDL10 & ERL33 21-day public Q&A)	EPC CONSTRUCTION & CIVIL DMC / RJ Vincent (Civil Trenching) + Zenith Connected Energy EPC Delivery Team

Early Stealth Land Assembly, SPV/GST Trigger & Town Planning Structure Plan

PHASE 1 T - 48 Months (2020) STAGE A: STEALTH LAND & PLANNING

Broadacre Acquisition of 86 Hectares Next to Future Eglinton Train Station

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Cedar Woods (one of Australia's biggest residential land developers) buys an 86-hectare coastal paddock in Eglinton, right next to where the government is building the new Metronet Eglinton Train Station. They plan to build 1,270 family homes, a shopping village, and a primary school. At this earliest stage, they set up their project company, register for GST to claim back 10% on the land purchase, and brief their town planners.

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Cedar Woods Properties Limited (ASX: CWP) acquired the 86-hectare urban-deferred landholding on Marmion Avenue / Pipidinnny Road, Eglinton in the City of Wanneroo.
- Masterplan yield: ~1,270 green-title residential lots plus a commercial town centre, grocery anchor, and primary school immediately abutting the Metronet Yanchep Rail Extension (Eglinton Station).
- Matches Thomas Friberg's exact Residential Goldilocks Rule from your interview: '~75 hectares / ~1,600 homes is where a greenfield residential estate hits ~10–15 MVA of demand and becomes a commercial slam-dunk for a Zenith microgrid.'

BATON HANDOFF: Cedar Woods Acquisitions & Board (Nathan Blackburne / Ben Rosser) →

Cedar Woods WA Development Director & External Town Planners (CLE / RobertsDay)

Trigger Event: Settlement of 86 ha Eglinton land parcel & project feasibility launch

Q&A & FRICTION IN THIS PHASE

Internal investment committee Q&A: staging 1,270 lots to match the Metronet station opening date while managing northern corridor infrastructure headworks.

AI DATA TRAIL & PHONE QUESTION

Data Caught: ASIC SPV Registration + ABR GST Activation + ASX Acquisition Announcement + Landgate Title Transfer.

Ask on Call: To Cedar Woods / Residential Developer: 'When evaluating a 75–100 ha masterplanned parcel in a growth corridor like Eglinton, Bullsbrook, or Pinjarra, how much per lot do you initially plug into your feaso for Western Power headworks?'

PHASE 2 T - 36 Months (2021) STAGE A: STEALTH LAND & PLANNING

CLE Town Planning Lodges Local Structure Plan (1,270 Green-Title Lots)

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Cedar Woods hires CLE Town Planning + Design to draw up the street grid for 1,270 separate house blocks, parks, and roads. Because everyday Australian homebuyers want 'Green-Title' freestanding homes on public streets maintained by the local council (City of Wanneroo), every power cable in the estate will have to cross public roads—which means if they ever use a private microgrid, that provider MUST hold an ERAWA EDL distribution licence.

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- CLE Town Planning + Design and RobertsDay lodged the Eglinton Local Structure Plan with the City of Wanneroo and WAPC (SLIP DPLH-024).
- Designed ~1,270 individual Green-Title residential lots across multiple stages, with all internal roads dedicated to the Crown / City of Wanneroo.
- Because roads are public Crown land, no embedded network operator using licence exemptions (like Empowered, EnergyTec, or strata operators) can legally wire the estate—only an ERAWA EDL licensee (Zenith Connected Energy) can.

BATON HANDOFF: Cedar Woods Development Manager →

CLE Town Planning + Design → City of Wanneroo & WA Planning Commission (WAPC)

Trigger Event: Formal lodgement of the Eglinton Local Structure Plan (DPLH-024)

Q&A & FRICTION IN THIS PHASE

Council & WAPC Q&A on transit-oriented densities around Eglinton Train Station, Public Open Space (POS) allocations, and acoustic treatments along Marmion Avenue / rail corridor.

AI DATA TRAIL & PHONE QUESTION

Data Caught: SLIP WAPC Structure Plans (slip_structure_plans_dplh024.geojson) + City of Wanneroo Council Minutes.

Ask on Call: To CLE Town Planning (08) 9382 1233 : 'After working on Eglinton Village with Cedar Woods, are you now building dedicated community battery reserve lots into your initial Structure Plans for other estates in constrained corridors?'

● Environmental (EPA s.38) & Water Corp Clearances
→ Civil/HV Engineer Lodges Western Power ENAR

PHASE 3 T - 24 Months (2022) ● STAGE A: STEALTH LAND & PLANNING

Emerge Associates Lodges EPA Referral & WAPC Subdivision Form 1A

🧠 PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Before Cedar Woods can clear the coastal scrub and start earthworks for Stage 1, their environmental consultants (Emerge Associates) have to get clearance from the EPA and Federal environmental authorities (protecting Carnaby's Black Cockatoo habitat), while lodging the formal WAPC Subdivision Application ([Form 1A](#)). This locks in the Stage 1 civil construction schedule.

📁 DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Emerge Associates prepared the environmental assessments, Bushfire Management Plan (BMP), and Local Water Management Strategy (LWMS) for EPA / DWER sign-off.
- Cedar Woods lodged the Stage 1–3 WAPC Subdivision Applications ([Form 1A](#)), receiving conditional subdivision approval subject to standard Western Power and Water Corporation servicing clearances.
- Water Corporation headworks extensions for scheme water and Alkimos wastewater catchment connections were locked in.

🏃 BATON HANDOFF: CLE Town Planning & Cedar Woods →

Emerge Associates → EPA ([DWER-120](#)) & WAPC Subdivision Branch

Trigger Event: Lodgement of EPA referral & WAPC Form 1A Subdivision Application

⚡ Q&A & FRICTION IN THIS PHASE

EPA & Federal EPBC Q&A regarding coastal heath clearing offsets and karst/limestone geotechnical earthworks conditions.

📁 AI DATA TRAIL & 📞 PHONE QUESTION

Data Caught: SLIP EPA Referrals ([dwer120.geojson](#)) + Clearing Permits ([dwer116.geojson](#)) + WAPC Conditional Subdivision Approval.

Ask on Call: To Environmental / Planning Lead: 'Once conditional subdivision approval drops from WAPC, how much pressure is on the engineering team to lock in the Western Power servicing agreement so Stage 1 civil tenders aren't delayed?'

PHASE 4 T - 20 Months (Late 2022) ● STAGE B: THE WESTERN POWER SHOCK & MICROGRID PIVOT

Cossill & Webley + UPD Calculate 10–15 MVA Estate Load & Lodge Western Power ENAR

🧠 PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Cedar Woods hands the engineering baton to WA's powerhouse subdivision duo: Cossill & Webley (civil engineers) and Underground Power Development / UPD (specialist underground power engineers). UPD calculates that 1,270+ modern all-electric homes plus a shopping centre and school will demand ~10 to 15 MVA of electricity. UPD submits the official ENAR connection request to Western Power.

📁 DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Cedar Woods appointed **Cossill & Webley (C&W)** ([08](#)) [9422 5800](#) as lead civil engineer and **Underground Power Development (UPD)** ([08](#)) [9381 3688](#) as specialist HV/LV electrical designer.
- Using Western Power's residential ADMD (~4.7 to 5.5 kVA per dwelling + commercial town centre load), a 1,270–1,600 lot precinct requires **10 MVA to 15 MVA** of firm feeder capacity.
- UPD submitted the formal Western Power Electricity Network Access Request ([ENAR](#)) for the multi-stage Eglinton Village subdivision.

🏃 BATON HANDOFF: Cedar Woods Development Manager →

Cossill & Webley (Civil) + Underground Power Development / UPD (HV Electrical) → Western Power

Trigger Event: Lodgement of Western Power Subdivision ENAR & Master Load Forecast

⚡ Q&A & FRICTION IN THIS PHASE

Technical Q&A with Western Power over north-west corridor feeder loading (Alkimos/Yanchep/Pinjar 22kV network) where half a dozen competing estates were simultaneously requesting power.

📁 AI DATA TRAIL & 📞 PHONE QUESTION

Data Caught: Western Power Network Opportunity Map showing northern corridor feeder congestion + Civil engineering tender documents naming C&W and UPD.

Ask on Call: To Underground Power Development (UPD) ([08](#)) [9381 3688](#) : 'You guys designed the underground power transition at Eglinton Village—when you submit a 10–15 MVA residential ENAR today, which substations are giving you the worst headworks shocks?'

 THE SWEET SPOT: The Western Power 'Shock Letter' Q&A →
Calling Zenith & Engineering the ≤4 MVA 'Skinny Connection'

The Western Power Q&A Shock: Massive Feeder Upgrade Cost & Multi-Year Queue

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Western Power comes back to UPD and Cedar Woods with bad news: because the entire Alkimos–Eglinton–Yanchep coastal strip is booming at the same time (plus the new Metronet electric train line!), the existing 22kV power lines cannot supply 10–15 MVA to Eglinton Village. Unless Cedar Woods pays millions of dollars upfront for upstream feeder/substation upgrades and waits in a multi-year queue, they won't have enough power for their later stages!

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Western Power's northern corridor 22kV feeders (out of Pinjar/Neerabup toward Yanchep) were heavily committed across competing estates and the Metronet Yanchep Rail Extension traction load.
- Supplying a conventional 10–15 MVA estate load required multi-million-dollar customer-funded upstream HV feeder reinforcement and long lead-time substation works.
- Even worse, standard Western Power rules meant that if every new home installed 5–6.6 kW of rooftop solar, Western Power's hosting capacity limits would trip inverters off during midday sun while still requiring 15 MVA of peak evening import capacity.

BATON HANDOFF: Western Power Access Planning Team →

Underground Power Development (UPD) + Cossill & Webley → Cedar Woods WA Executive Team

Trigger Event: Western Power Feasibility Study Verdict flagging multi-million-dollar upstream augmentation

Q&A & FRICTION IN THIS PHASE

Months of Q&A between UPD, C&W, and Western Power exploring whether staging the subdivision could defer the upstream HV feeder trigger—discovering that Stage 2/3 would hit a hard wall.

AI DATA TRAIL & PHONE QUESTION

Data Caught: Our AI catches this exact pattern at Phase 1–3 by flagging every >75 ha / >1,000-lot residential SPV or structure plan inside a <5 MVA substation catchment.

Ask on Call: To Cossill & Webley (08) 9422 5800 : 'When Western Power comes back with a multi-million-dollar feeder upgrade quote on a 1,000-lot estate like Eglinton, at what dollar per lot does the developer tell you to call Zenith for a microgrid alternative?'

The Zenith Microgrid Deal: 15 MVA Compressed to ≤4 MVA 'Skinny Connection' + 6 MWh BESS

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Instead of paying Western Power millions for new poles and wires, Cedar Woods and UPD bring in Thomas Friberg and Rob Breden at Zenith Connected Energy. Together, they design a brilliant solution: Zenith will build a private underground power network and install a massive 6.0 MWh Community Battery inside Eglinton Village at Zenith's own expense! Because the battery and rooftop solar supply the evening peak, the entire 1,270-home estate only needs a tiny ≤4.0 MVA 'Skinny Connection' from Western Power—saving millions in headworks and giving every resident 20%–25% cheaper electricity!

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Cedar Woods partnered with **Zenith Connected Energy** (Eglinton Village Energy Pty Ltd) on a turnkey Build-Own-Operate (BOO) community energy network—the exact case study Thomas Friberg walked you through in your interview (recording-2026-10-16-06-44-04.txt lines 409–488)!
- 1. The 'Skinny Connection' Compression: Compressed a ~10–15 MVA standard estate peak load down to a **≤4.0 MVA Master Boundary Connection** from Western Power—fit within existing feeder capacity today with zero upstream substation upgrade.
- 2. Central Community BESS: Zenith funded and deployed up to **6.0 MWh of central community battery storage** on a dedicated utility reserve lot inside the estate.
- 3. Design Guidelines & Restrictive Covenants: Every home buyer receives a solar/energy rebate package and signs a lot sale contract covenant requiring 3-phase power, white/cool roofs, solar PV, heat-pump hot water, and connection to the Eglinton Village Energy network.
- 4. Homeowner Value Proposition: Residents receive **20% to 25% off** the regulated Synergy Home Plan (A1) electricity tariff.

BATON HANDOFF: Cedar Woods (Ben Rosser) + UPD + Cossill & Webley →

Zenith Connected Energy (Eglinton Village Energy Pty Ltd — Rob Breden & Thomas Friberg)

Trigger Event: Signing of the Eglinton Village Microgrid BOO & Retail Concession Agreement

Q&A & FRICTION IN THIS PHASE

Commercial & legal Q&A: structuring the Restrictive Covenants on every green-title lot sale contract, designing the Builder Rebate for 6 kW solar + smart inverter integration, and revising UPD's Western Power ENAR down to a single ≤4 MVA boundary connection.

AI DATA TRAIL & PHONE QUESTION

Data Caught: ASIC incorporation of EGLINTON VILLAGE ENERGY PTY LTD + Cedar Woods / Zenith joint project announcement.

Ask on Call: To Residential Developer (Wolfdene / BMP Pinjarra): 'Cedar Woods used Zenith at Eglinton Village to compress a 1,270-home grid connection from 15 MVA down to 4 MVA while giving buyers 20–25% off their power bills—have you looked at that exact BOO structure for Pinjarra?'

Microgrid SPV & ERAWA 21-Day Public Licence Q&A → EPC
Common Trenching, BESS Build & WP Relay Witness Testing

PHASE 7

T - 9 Months (Late 2023 - Mid 2024)

STAGE C: REGULATORY Q&A, EPC BUILD & COMPLETION

ERAWA 21-Day Public Q&A & Grant of Licence EDL10 (Distribution) & ERL33 (Retail)

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Just like Peel Business Park, because Eglinton Village is a 1,270-lot Green-Title housing estate where the underground wires cross public council roads, Zenith has to apply to the WA regulator (ERAWA) for an official Electricity Distribution Licence (EDL10) and Retail Licence (ERL33). ERAWA runs a 21-day public Q&A period checking consumer protections for families and life-support customers, then grants Zenith the licence!

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Zenith's project SPV [Eglinton Village Energy Pty Ltd](#) lodged applications with ERAWA for Electricity Distribution Licence [EDL10](#) and Electricity Retail Licence [ERL33](#).
- ERAWA conducted its mandatory **21-day public submission and regulatory Q&A process**, examining residential consumer protections under the Code of Conduct for the Supply of Electricity to Small Use Customers, family hardship policies, life-support equipment registration, and technical distribution safety.
- ERAWA granted [EDL10](#) and [ERL33](#), cementing Zenith's 100% private monopoly over green-title subdivision distribution licences in Western Australia ([EDL7](#) Peel, [EDL9](#) Ocean Reef, [EDL10](#) Eglinton).

BATON HANDOFF: Zenith Regulatory & Legal Team →

Economic Regulation Authority of WA (ERAWA Board)

Trigger Event: Formal grant of ERAWA Licences [EDL10](#) (Distribution) and [ERL33](#) (Retail)

Q&A & FRICTION IN THIS PHASE

Regulatory Q&A with ERAWA over residential customer churn rights, price-cap guarantees (pegged 20–25% below Synergy's regulated A1 tariff), and smart meter privacy.

AI DATA TRAIL & PHONE QUESTION

Data Caught: ERAWA Licence Register ([EDL10](#) & [ERL33](#) geographic map PDFs showing exact Eglinton lot boundaries).

Ask on Call: To Regulatory / Project Lead: 'Because Zenith already has ERAWA-approved templates from EDL7, EDL9, and EDL10, how fast can you push a new green-title subdivision licence through the 21-day ERAWA consultation now?'

ERAWA Distribution Licence EDL10 & Retail Licence ERL33 (Granted 2024)

PHASE 8

T - 5 Months (2024)

STAGE C: REGULATORY Q&A, EPC BUILD & COMPLETION

Underground Common Trenching, Central Community BESS Install & WP Relay Q&A

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

As the bulldozers finish the Stage 1 roads next to the new Eglinton Train Station, UPD and the civil contractors lay Zenith's private underground HV and LV power cables into the street trenches, put green power domes on the front corner of every house block, and install the central Community Battery and master switchroom. Western Power tests the boundary relays to verify the estate can never export uncontrolled solar back into the main grid.

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Civil contractors and electrical crews installed the private underground 22kV HV ring main, padmount transformers, and green street pillars (uni-pillars) across Stage 1 residential streets.
- Zenith installed the central community BESS compound and the single 22kV Western Power boundary metering switchroom.
- Western Power Protection & Commissioning Engineers verified the boundary protection relays ([32R](#) reverse-power / zero-export control and fault protection) so the microgrid safely absorbs midday rooftop solar inside the community battery without back-feeding Western Power's feeder.

BATON HANDOFF: UPD (Electrical Design) & Cossill & Webley (Civil Superintendent) →

Civil/Electrical Contractors + Zenith EPC Team + Western Power Commissioning

Trigger Event: Practical completion of Stage 1 underground reticulation & boundary relay witness testing

Q&A & FRICTION IN THIS PHASE

Technical Q&A between UPD, Zenith, and Western Power over boundary fault protection grading and dynamic solar curtailment setpoints.

AI DATA TRAIL & PHONE QUESTION

Data Caught: City of Wanneroo engineering Subdivision Works approvals + Cedar Woods Eglinton construction updates.

Ask on Call: To UPD / Civil Superintendent: 'Does installing a private EDL underground network in common trenches change anything for the civil contractor on site compared to a standard Western Power UDS handover, or is the physical cable-laying identical?'

● Completion, WAPC Power Clearance & Title Issuance → 25-Year Retail Billing (95% Rev), WEM IRCR (5% Rev) & Phase 2 VPP

WAPC Power Clearance Signed by Zenith, Titles Issued & Display Village Energized

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Western Power energizes the single boundary connection! Zenith (Eglinton Village Energy EDL10) signs off the WAPC Underground Power Clearance condition so Cedar Woods can immediately get Landgate titles for Stage 1 lots, collect millions in settlement cash from homebuyers, and switch on the power for the 23-home Display Village and first families moving in!

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Single 22kV Master Boundary Meter energized by Western Power.
- Eglinton Village Energy Pty Ltd (EDL10) issued the WAPC Subdivision Underground Power Clearance letters for Stage 1 lots—allowing Cedar Woods to register deposited plans at Landgate and settle presold residential lots without Western Power handover delays.
- The 23-home Eglinton Village Display Village and initial residential stages were energized on the private microgrid.

BATON HANDOFF: Eglinton Village Energy (EDL10) & Western Power →

WAPC / Landgate → Cedar Woods Settlements → Home Builders & First Residents

Trigger Event: Energization of Boundary Meter + WAPC Condition Clearance + Title Registration

Q&A & FRICTION IN THIS PHASE

Builder onboarding Q&A: educating WA volume homebuilders (ABN Group, BGC, Summit, JWH) on connecting temporary builder power and wiring the mandatory rooftop solar + smart meter.

AI DATA TRAIL & PHONE QUESTION

Data Caught: Landgate Deposited Plan Title Registrations + Eglinton Village Display Village launch.

Ask on Call: To Residential Development Manager: 'How did the volume homebuilders react to the Eglinton Village Energy connection process and solar design guidelines during the Display Village build?'

Ongoing Operations: Resident Billing (20–25% Off), Solar Sponge & Phase 2 Home VPP

PLAIN-ENGLISH TRANSLATION (WHAT ACTUALLY HAPPENS & WHY)

Here is how Eglinton Village runs day-to-day for the next 25 years: During the sunny middle of the day, hundreds of house roofs generate cheap solar power that soaks into Zenith's 6 MWh community battery. Then, between 4pm and 9pm when families come home, turn on the air-con, cook dinner, and plug in their EVs, the community battery discharges to power the whole suburb! Residents get 20–25% cheaper power bills from Eglinton Village Energy, and Zenith makes 95% of its revenue from those bills plus 5% from AEMO summer peak capacity credits!

DEEP FORENSIC FACTS (EXACT ENTITIES, NUMBERS, DATES & FILINGS)

- Daily Solar Sponge & Peak Lop Cycle: Midday excess rooftop solar from hundreds of homes is absorbed locally into the 6.0 MWh central community BESS (instead of being curtailed by Western Power or exported for pennies), and then discharged during the 4:00 PM – 9:00 PM evening peak.
- Revenue Stream #1 (95% of Cashflow): Eglinton Village Energy (ERL33) bills all 1,270 homes and town-centre businesses directly at 20%–25% below Synergy's regulated tariff while capturing the unbundled network/capacity spread inside the private wire network.
- Revenue Stream #2 (5% of Cashflow): During AEMO's 12 summer peak SWIS intervals, the 6.0 MWh BESS + orchestrated home VPP fleet drops boundary import to near-zero, saving/earning \$360,700–\$488,500/MW/yr in WEM IRCR capacity credits.
- Phase 2 VPP Orchestration (Thomas Friberg's roadmap): As stages 2–10 build out toward 1,270 homes, Zenith orchestrates home batteries, heat-pump hot water timers (shifted to midday solar sponge), and EV chargers so the entire suburb permanently stays under the ≤4.0 MVA skinny boundary connection.

BATON HANDOFF: Zenith Delivery Team →

Eglinton Village Energy (ERL33) Retail Customer Team & Zenith 24/7 VPP Control Room

Trigger Event: Homeowner move-in, smart meter activation & VPP enrollment

Q&A & FRICTION IN THIS PHASE

Ongoing homeowner & builder Q&A: onboarding new stages (Stages 4–10), integrating Wi-Fi/cloud inverter telemetry into Zenith's VPP, and annual ERAWA retail reporting.

AI DATA TRAIL & PHONE QUESTION

Data Caught: ERAWA EDL10 / ERL33 Annual Performance Reports + Cedar Woods stage release maps.

Ask on Call: To Thomas Friberg / Zenith Operations: 'At Eglinton Village, what percentage of the evening peak reduction comes from the central 6 MWh community battery versus orchestrating the behind-the-meter residential solar, heat pumps, and home batteries?'