



EGLINTON VILLAGE ENERGY PTY LTD

ACN 665 916 085

SUMMARY OF THE APPLICATIONS TO THE ECONOMIC REGULATION AUTHORITY

FOR RETAIL & DISTRIBUTION LICENCES

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1. BACKGROUND TO THIS APPLICATION

These applications for electricity retail and distribution licences are submitted to Economic Regulation Authority (**ERA**) by Eglinton Village Energy Pty Ltd (ACN 665 916 085) (**'EV-ENERGY'**), a wholly owned subsidiary of Zenith Micro-Grid Pty Ltd. The separate applications for electricity retail and distribution licenses should be read concurrently.

Subject to the ERA's grant of retail and distribution licences, EV-Energy will own and operate an electricity microgrid and retail to customers at the Eglinton Village Microgrid (**EV-Microgrid**).

The EV-Microgrid will comprise:

- an embedded electricity network and related infrastructure, including metering infrastructure (**Distribution Network**);
- embedded generation and battery storage infrastructure (**Embedded Generation and Storage Assets**);
- commercial and residential customers.

Eglinton Village is a residential development 45km north of Perth in the City of Wanneroo, Western Australia, which is being developed by Cedar Woods Properties, a leading Australian Stock Exchange listed property developer that has delivered 50 property and estate developments nationally since foundation in 1987.

Cedar Woods Properties has selected Eglinton Village Energy to own and operate the EV-Microgrid to service the Eglinton Village development.

A new distribution feeder will be built to connect the EV-Microgrid to the Western Power Network (which is part of the SWIS) via an initial single "parent" meter location at the SWIS Connection Point (**Grid Connection Point**).

The primary assets of the EV-Microgrid will be: the connection equipment, and electrical distribution network (**Distribution Network**) and embedded generation and storage assets (**Embedded Generation and Storage Assets**), including an initial 0.75MW (1.5MWh) battery energy storage system.



The first customers of the EV-Microgrid is expected to be single lot residential homes that will commence draw in January 2025. When fully developed, the EV-Microgrid will have approximately 1,265 customers comprising of 1,260 single lot residences, a Community Centre, and a School. Electricity will be supplied to these customers via the EV Microgrid sourced from a combination of the electricity supplied via the Grid Connection Point and the electricity generated by the Embedded Generation and Storage Assets.

Maps showing the footprint of Eglinton Village and staging plans are attached to this application. Further detail in relation to Eglinton Village can be found at [Eglinton Village \(cedarwoods.com.au\)](https://cedarwoods.com.au).



2. APPLICATION SUMMARY

2.1 Applicant Details

Eglinton Village Energy Pty Ltd (ACN 665 916 085), is an Australian Proprietary Limited Company that was registered on 21 February 2023 (**Eglinton Village Energy, EV-ENERGY**).

Eglinton Village Energy is owned by Zenith Micro-Grid, in which group the ERA licenced Peel Renewable Energy Microgrid business resides, and which is part of the Zenith Energy group of companies. The Eglinton Village Energy organisational structure is attached to this application.

Zenith Micro-Grid is the 100% owner of Peel Renewable Energy Pty Ltd (**Peel Renewable Energy**), who has both an Electricity Distribution License (**EDL7**) and an Electricity Retail License (**ERL28**). Both of Peel Renewable Energy licenses were granted on 5 March 2020 and audited in 2022. It is intended that EV-ENERGY shall substantially leverage the existing organisational infrastructure and policies of Peel Renewable Energy in its licensed activities.

2.2 Proposed Services

Eglinton Village Energy will own and operate the ORM Microgrid to supply electricity to an estimated 1,265 customers comprising of single lot residences, a school, and a Community Centre.

2.3 Service Infrastructure / works

The following infrastructure (together the **EV Microgrid**) and works will be undertaken and utilised to deliver the electricity to customers at Eglinton Village:

- Distribution Network downstream of the Grid Connection Point, designed by Cossill & Webley and to be constructed by Cedar Woods under the proposed Eglinton Village distribution licence;
- Switchgear, protection and communication equipment to be installed at the Grid Connection Point, consistent with EV-ENERGY's Asset Management Strategy;



- Generation in the form of rooftop solar installations on Single Lot Residences, the School, and the Community Centre where Lot Owners become ‘Participants’ in the Microgrid (refer Section 5.1);
- Embedded Storage Assets and control system (proposed to commence with an initial 0.75MW (1.5MWh) battery energy storage system) designed and constructed by EV-ENERGY.

2.4 Supply Area

This distribution licence application is for a licence applicable to the EV Microgrid located in Eglinton.

Eglinton Village is located within the defined supply area of the South West Interconnected System (SWIS).

The Eglinton Village site is situated 1.9km inland from the coast, bordered by Marmion Avenue to the South-West and a current Railway Reserve to the North-East. The Western Australian Planning commission granted approval for subdivision on 18 November 2018.

2.5 Other Regulatory Approvals

Eglinton Village Energy will also submit an application to become a member of the WA Energy Ombudsman Scheme.

2.6 Public Interest

Granting Eglinton Village Energy both a retail and distribution licence would not be contrary to the public interest because the ORM Microgrid:

- enables further activation of Eglinton in a manner that will contribute further residential opportunities in Perth’s Northern Growth Corridor;



- ensures customers of the EV Microgrid will be equal or better off than if they were connected directly to the Western Power distribution network with respect to:
 - reliability and safety of supply;
 - lower cost and higher renewable content that they can participate in the supply of;
 - the ability to choose alternate retailers.
- is in line with WA's state development strategy to build sustainable renewable energy sources and as such is in the interest of all WA citizens;
- will assist in managing the challenges of peak energy demand and low energy demand through the installation of solar and storage infrastructure and avoid future network augmentation arising from electrification and electric vehicle adoption.
- is a new development and as such there is no additional cost or loss of revenue to the existing electricity distributors in WA and therefore no additional cost burden on tax payers or existing consumers. As a result of the Grid Connection Point the EV Microgrid will be a new customer generating revenue for Western Power, Synergy and AEMO.

3. CORPORATE INFORMATION

3.1 Company Detail

Eglinton Village Energy Pty Ltd, ACN 665 916 085 (**EV-ENERGY**)

Registered Office: 52 Belmont Avenue, Rivervale, Western Australia 6103

Head Office Telephone: 08 9416 2000

Business Address: 52 Belmont Avenue, Rivervale, Western Australia 6103

Primary Contact Person: Rob Breden



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Contact Number: 0431 828 550

Eglinton Village Energy was registered on 21 February 2023 to own and operate the electricity distribution network, including the provision of electricity retail services, and to design, construct, own and operate the electricity generation and storage infrastructure which all together comprise the EV Microgrid.

Eglinton Village Energy has a General Manager, who reports directly to the Directors of EV-ENERGY, a subsidiary of Zenith Micro-Grid Pty Ltd. Zenith Micro-Grid Pty Ltd will deploy staff from its related corporate entities and its strategic partners on an as required basis.

3.2 Type of Company

Eglinton Village Energy Pty Ltd is an Australian proprietary limited company with Australian Company Number 665 916 085.

3.3 Directors

- William Douglas Walker
- Hamish Robert Moffat
- Timothy Christian Cipolloni

3.4 Ownership

Eglinton Village Energy Pty Ltd is a wholly owned subsidiary of Zenith Micro-Grid Pty Ltd (ACN 140 688 679) ('ZMG') which, in turn, is wholly owned by Zenith Energy Operations Pty Ltd (ACN 091 534 637) ('ZEO'). Copies of the company registration certificates are attached to this application.



3.5 Declarations

A statutory declaration from each of EV-Energy's directors declaring that they have not been or would not be disqualified from managing corporations by any provision of the Corporations Act 2001 (cth) has been provided to the ERA.

A declaration, in the prescribed format, certifying that the information provided in this application has been provided to the ERA.

4. FINANCIAL INFORMATION

4.1 Current Financial Position

Eglinton Village Energy Pty Ltd is a newly incorporated company and has not been required to prepare and lodge audited financial statement with the Australian Securities and Investments Commission (ASIC). Copies of Elemental HoldCo Pty Ltd's (the Ultimate Parent of ZPPL) Audited Financial Statements for Financial Years 2020, 2021, and 2022 are attached to this application together with the auditor reports. In each Audited Financial Statement, a summary of key accounting policies is provided. Further Key Governance Policies are available for inspection upon request.

A letter from Elemental HoldCo's financial auditors Pricewaterhouse Coopers confirming that they are unaware of any factors that would impede EV-ENERGY's ability to finance the activities required by the licence provided with this application.

5. TECHNICAL INFORMATION

5.1 Physical Environment

The Eglinton Village estate will be masterplanned community from Cedar Woods Properties (ASX:CWP). Cedar Woods Properties was established in 1987 and listed on the Australian Stock



Exchange in 1994. In the 2022 Financial Year, Cedar Woods Properties recorded revenue of A\$333 million and a net profit of A\$37 million.

The Eglinton Village estate will consist of over 1,260 lots with land and house & land packages on offer. In addition to the proposed residential lots, the development proposes to comprise of a Community Centre that will provide shopping and recreational services and a school (Attachment 10). The Eglinton Village estate will be located 45 kilometres north-west of Perth's CBD and 1.9 kilometres from the beach. The Eglinton Project site is currently vacant. It has an area of 86ha is covered predominantly in remnant coastal heath/scrub. It is contained in a single Certificate of Title Volume 2917 Folio 459 being Lot 801 on Deposited Plan 404604. There are no encumbrances impacting the development of the land. The estate is proposed to be developed between 2024 and 2038. The latest sub-division plan for the precinct as approved by the WAPC, including the current staging plan is provided in the attachments (Attachment 22).

The Eglinton Village Estate site has the benefit of EPBC approval for clearing. It was included in the EPBC Referral 2010/5777 which was approved by the Commonwealth Environment Minister on 30 April 2013, with some progressive variations as required (Attachment 30). The Conservation Management Plan includes the implementation of a Clearing and Revegetation Management Plan (already in place) once clearing of vegetation begins. This includes revegetation on-site (in POS areas), street tree planting and the rehabilitation of 12.7ha of Yellagonga Regional Park. The rehabilitation of Yellagonga Regional Park (16.7kms south) has been advanced as a land offset by CWP, with 6.6ha remaining. A proposed contribution of A\$700,000 towards the revegetation of the remaining 6.6ha will be provided by CWP.

The deployment of a microgrid aligns with Cedar Woods Properties sustainable development principles and has received favourable responses in pre-market testing with prospective customers. Eglinton Village is expected to attract primarily first home buyers and young families. The supply of solar generation infrastructure by EV-ENERGY will enable a greater number of these prospective tenants to participate in the supply of renewable electricity generation to their community than may otherwise be possible given the costs. This in turn is expected to see a higher percentage of residents with electric vehicles. The Microgrid will be designed to manage the expected "peakiness" in demand via behind the meter renewable generation and storage, rather than requiring ongoing upgrades to



network infrastructure that is typically only operating at peak for a very small percentage of time per annum.

5.2 Infrastructure

The Distribution Network of EV Microgrid, when constructed and commissioned, will comply with all aspects of all applicable Western Power schemes and policies, including the Underground Distribution Schemes (**UDS**) Manual (version 11) issued by Western Power and AS/NZS 3000, AS 2067 and other applicable standards.

The site substation and switching gear has been designed and will be constructed so as to meet the applicable Western Power standards at the relevant time as outlined in the Distribution Substation Manual and associated Standards.

5.2.1 Handover Process

When construction of the EV Microgrid Distribution Network and the Grid Connection Point has been completed EV-ENERGY will be pre-handover inspection in accordance with section 6.2.2.10 of the UDS.

On completion of a satisfactory handover inspection, Cedar Woods will provide EV-ENERGY with a certificate consistent with that prescribed in clause 6.2.2.11 of the UDS (**Handover Certificate**) and all records, plans, documents in the possession or under the control of Cedar Woods that relate to the design, construction or testing of the EV Microgrid consistent with the requirements of the UDS together with any other relevant information.

Cedar Woods will then hand over the EV Microgrid Distribution Network and the Grid Connection Point to EV-ENERGY who will assume ownership and operate the Microgrid.



5.2.2 Embedded Generation and Storage Assets

Under the Delivery Deed, the design, capital expenditure, delivery, ownership and operation of the Embedded Generation and Storage Infrastructure assets will be the responsibility of EV-Energy. These assets will be built, owned, and operated by EV-ENERGY.

Onsite renewable generation will be the primary means by which the EV-ENERGY will meet the minimum of 50% renewable content pre-2035 and 65% post-2035 (subject to development of the Community Centre) obligation required to be delivered under the Delivery Deed as well as to help ensure reliability of supply and also avoid or delay further augmentation (and related costs) of the Western Power network.

The initial Storage Infrastructure assets will be located on Lot 8000 to be leased from Cedar Woods by EV-ENERGY and comprise a 0.75MW (1.5MWh) Battery (2 hours storage). Rooftop solar that will be installed, owned, and operated on the premises of Lot owners that agree to 'Opt-In' to supply energy to the Microgrid. For parties that execute an 'Opt-In' Agreement, these parties will be charged 20% below the standard A1 residential tariff as prescribed in the Delivery Deed. Lot owners choose not to participate, they shall be charged the standard A1 residential tariff for electricity supplied from the Microgrid.

Concept design, costing, delivery planning and development approval of the initial Embedded Generation and Storage Infrastructure assets is expected to commence during the network construction period, with commissioning of the initial storage capacity expected to align with the first material loads being connected to the Microgrid in Q1 2025. The rooftop solar installations are proposed to occur during the construction of residences with commissioning upon connection to the Microgrid.

As further development and customer growth occurs at the EV Microgrid, the Microgrid will look to add future additional generation and storage infrastructure assets to meet its renewable energy supply targets under the Delivery Deed and reflect the connection of new residences supplying solar via rooftop installations to the Microgrid.



5.3 Metering Arrangements and Forecast Demand

It is expected that Synergy will supply electricity under an electricity sales agreement with EV-ENERGY and will have an Electricity Transfer Access Contract (ETAC) with Western Power. Under the ETAC EV-ENERGY will be the Network Controller and will put in place a connection agreement with Western Power.

Initially there will be a small number of customers as the precinct is developed and when fully developed there will be approximately 1,260 customers, with single lot residences estimated to comprise approximately 75% of the load (the balance being from the Community Centre and School). Physical connection of customers to the Microgrid shall be arranged by EV-ENERGY. It is expected that Synergy will also provide metering, billing, and customer support services under a services contract on behalf of EV-ENERGY.

Account applications, and ultimately queries and complaints will be handled directly by EV-ENERGY.

5.4 Asset Management System

5.4.1 Distribution Network Documentation

The following documents have been or shall be provided as required to the ERA per the applications:

- Preliminary Project Execution Plan
- Occupational Health, Safety and Environment Management System
- Emergency Management Plan
- Network Performance and Planning Criteria Manual
- Customer Connection and Contribution Guidelines
- Customer Self-Supply Guidelines



- Commissioning Plans
- Operations Manual for the Microgrid
- Asset Management Plans

5.4.2 Retail Services Documentation

The following documents have been drafted and have been provided to the ERA per the applications:

- Standard Form Contract
- Financial Hardship Policy
- Complaints Handling Policy
- Customer Relationship Management Procedure
- Family Violence Policy
- Health and Safety Policy

5.5 Customer information

5.5.1 Proposed approach to the management of customer accounts

Eglinton Village Energy will manage customer accounts in accordance with the Code Of Conduct For The Supply Of Electricity To Small Use Customers 2018 (Code of Conduct) issued under Part 6 of the *Electricity Act 2004*, together with obligations including but not limited to: the *Fair Trading Act 2010* (WA), the *Spam Act 2003* (Cth), the *Spam Regulations 2004* (Cth), the *Do Not Call Register Act 2006* (Cth), the *Telecommunications (Do Not Call Register) (Telemarketing and Research Calls) Industry Standard 2007* (Cth) and the *Privacy Act 1988* (Cth), and the Australian Privacy Principles; and the Australian Consumer Laws (as set out in Schedule 2 to the *Competition and Consumers Act 2010* (Cth)).



Eglinton Village Energy will set out how it will comply with the above regulations in a compliance management system (CMS) informed by the Australian standard, ISO 19600:2015. The objective of the CMS is to ensure that the company adheres to the requirements of laws, industry and organisational standards and codes, the principles of good governance and accepted community and ethical standards.

From a practical point of view, ERE's retail functions will be managed by Zenith Energy's Commercial Function who centrally manages Zenith Energy's customer billing services in the Northern Territory and Western Australia. Policies, procedures, resources, and information will be drawn and modified from this centralised function to provide dedicated support to the delivery of effective and compliant retail services for customers of the Ocean Reef Marina Microgrid.

As part of Zenith Energy's central customer billing function, effective customer account management will be delivered by:

- **Utilising Qualified Staff:** adopting a rigorous and detailed recruitment program to ensure appropriately qualified and suitable staff are employed.
- **Providing Continuous Training and Assessment:** a program of training and assessment, including annual refresher training, with the aim of building a culture of compliance and ensuring that all staff understand that regulatory compliance is core to Zenith Energy's operations. External training providers will be utilised where appropriate.
- **Safety and Compliance:** In accordance with AS/ISO 45001:2018 Compliance Management – Guidelines, the Safety and Compliance Team are an independent and authorised compliance function who are responsible for developing and implementing a safety and compliance program via the development of policies, procedures and training programs and for the day-to-day oversight of the safety and compliance program of Zenith Energy.
- **External Advice & Audits:** Zenith Energy, as part of its compliance program, obtains advice on compliance and legal issues from a number of qualified external providers. From time-to-time Zenith Energy also conducts its own internal audits.



- **Information Technology:** Zenith Energy uses a range of systems, including Share Point, to assist in the company's compliance and implementation of the compliance program. These include the storage and maintenance of the comprehensive suite of centrally held compliance documents; document version control and retention; formal review and sign off procedures and an annual program of audit and inspections. The in-house IT Support team provide support and guidance on IT related issues and also ensure the ongoing security of our IT systems.
- **Documentation:** Zenith Energy has developed procedures and policies related to operational processes in order to ensure regulatory compliance. These documents are provided to employees to ensure implementation of practices in compliance.
- **Regular Reviews:** Zenith Energy actively seeks to identify and reduce the likelihood of breaches of regulatory obligations. Regular reviews will be conducted looking at applicable regulatory obligations, the consequences and likelihood of a breach and appropriate controls.
- **Monitoring and Reporting:** Any compliance breaches will be assessed, resolved, and reported in accordance with Zenith Energy's reporting obligations.
- **Complaints Handling:** Complaints will be recorded and promptly responded to in accordance with Zenith Energy's Complaints and Dispute Resolution Policy which is informed by ISO 10003:2018 – Quality management – Customer Satisfaction – Guidelines for dispute resolution external to organisations. This policy will be available to customers online and by request.
- **Financial Hardship and Family Violence Policies:** Eglinton Village Energy has Financial Hardship and Family Violence Policies specific to Western Australian residential and small business customers. These policies are supported by the procedural framework provided in our Customer Relationship Management Procedures.



5.5.2 Ombudsman

Eglinton Village Energy has contacted the Energy and Water Ombudsman Western Australia and will submit an application for membership to their scheme in conjunction with obtaining retail and distribution licences in accordance with clause 101 of the Electricity Act. Noting that the Ombudsman requires EV-Energy to hold a licence to be eligible to join their scheme.

5.6 Relevant experience

5.6.1 Eglinton Village Energy Entities

As a recently established company, EV-Energy has no direct experience in electricity retail. However, as part of Zenith Energy, it is able to draw on the expertise and knowledge from related entities (inclusive of Peel Renewable Energy) who have many years' experience in the sale of metered electricity to customers.

Subject matter experts from EV-Energy's related entities and their established third-party experts will be seconded to provide support to EV-Energy during the design, construction, and commissioning phases of the project. The asset, safety and compliance and network operations teams as well as customer, corporate services and finance teams will also provide ongoing support to the long-term operation of the EV Microgrid.

Peel Renewable Energy & Peel Renewable Energy

Peel Renewable Energy Pty Ltd is licensed for electricity distribution and retail within Lot 600 at the Peel Business Park by the Economic Regulatory Authority. Peel Renewable Energy operates a 22kV distribution network that includes substation and connection points, which presently supplies 7 connected industrial customers. Peel Renewable Energy Genco Pty Ltd presently has 1.2MWac solar and 2.3MWh of Battery Energy Storage in operation. Peel Renewable Energy Genco Pty Ltd provides electricity to Peel Renewable Energy Pty Ltd subject to a Power Purchase Agreement. The balance of energy is imported from the SWIS. Peel Renewable Energy Pty Ltd is subject to a 25-year Project Deed countered by DevelopmentWA, which includes covenants to supply 50% Renewable Electricity and provide a reduction of 30% on the relevant regulated tariffs of tenants.



Zenith Energy has established management plans, manuals, standard operating procedures and work instructions for Lot 600 at the Peel Business Park and this documentation will be used as the basis for the asset management and safety management systems for the Ocean Reef Marina Microgrid.

Zenith Energy Pty Limited

Zenith Energy Pty Limited ('Zenith Energy') as the owner of Zenith Micro-Grid and the Peel Renewable Energy Entities operates 14 separate remote generation and microgrid assets across Western Australia and the Northern Territory, providing currently contracted and operational capacity of 500MW to a diversified mix of customers. Zenith Energy is headquartered in Perth with a further service support center located in Cairns. Zenith Energy's core team has designed, built, operated, and maintained over 60 power stations across Australia and PNG.

Zenith recorded an FY22 revenue of \$63m with 150 staff. In addition to its existing generation portfolio, Zenith further announced in 2022 that it will develop an additional 95MW hybrid power station at the Kathleen Valley Lithium Project in Western Australia, which will be the largest wind-solar-BESS capacity at an Australian Mining Project.

Zenith Energy's ultimate parent, Elemental HoldCo Pty Ltd, is held substantially by Pacific Equity Partners ('PEP'), Infrastructure Capital Group ('ICG', a subsidiary of Foresight Group), and OPTrust who have collectively expressed support for the delivery of the EV Microgrid development by EV-



Energy. Individually, each are significantly experienced in the ownership and support of network connected power generation infrastructure:

- ICG has interests in over 1,300MW of renewable and thermal generation assets in Australia
- OPTrust has significant energy infrastructure investments globally including interests in the 240MW Ararat Wind Farm and energy retailer Flow Power which serves municipal clients inclusive of the City of Sydney.
- PEP has supported the growth of energy generation, distribution, and retail capacity in Australia through entities including EDL (~700MW in generation and distribution) and WinConnect who is a leading developer of Community Energy Networks across Australia.

5.7 Summary of Other Equivalent Licences and Approvals

The Zenith Micro-grid group of companies include the following entities that are either authorised, licensed or exempt retailers or distributors:

Peel Renewable Energy Pty Ltd (ACN 634 578 206): ERA WA licensed retailer and distributor operating at Lot 600 of the Peel Business Park (Nambeelup Kaadajan), subject to licenses ERL028 and EDL007.

A statutory declaration confirming there is no regulatory action being taken by any regulators in any other jurisdiction in relation to EV-ENERGY or its subsidiaries with regard to any licence breaches or any investigation of alleged breaches is attached to this application. The statutory declaration also confirms EV-ENERGY authorises the ERA to seek information in relation to these licensed activities from the relevant regulatory bodies in the other jurisdictions.

PUBLIC INTEREST INFORMATION

In summary, the EV Microgrid is not contrary to the public interest and provides the following:



Environmental Benefits

- Provides for a minimum 50% renewable energy content until 2035 and 65% after 2035 for all electricity consumed within the EV Microgrid subject to the development of the Eglinton Neighbourhood Centre and its execution of an 'Opt-In' Agreement to permit EV-Energy to install, own, and operate rooftop solar generation at its premises;

Social welfare and equity benefits

- Allows for residential tenants and lot owners to actively contribute towards community driven renewable energy generation and supply;
- Incentivises community members in the supply of renewable energy to their neighbours, including tenants who may not have been able to self-supply as a consequence of a residential solar installation being prohibitive for them;

Economic and regional benefits

- Establishes a model for addressing the peak distribution network usage issues through the investment in appropriate Distributed Energy Resources, thereby avoiding the future upgrade costs to networks;
- Establishes a model for addressing the system low event issues through the investment in appropriate Distributed Energy Resources, thereby mitigating the risks associated with the distribution network in these system low events;

Customer benefits

- Ensures the cost of electricity will be lower than if the customer was directly connected to the Western Power network where a residence chooses to contribute towards the supply of renewable energy to their community
- Offers security and reliability of supply including through on-site embedded solar generation;
- Provides customers with a comparable or better choice of retailer



- Provides customers with a comparable level of consumer protection

Competitive benefits

- Ensures a comparable level of retail competition and consumer protection;
- Promotes growth, competition and the efficient use of the Western Power Network;

Policy objectives met

- Enables activation of a residential and community development complementary to both local and State government initiatives for the development of Perth's northern growth corridor;
- Achieves Cedar Wood's objectives relating to sustainable developments.

