



Swan and Canning Rivers Management Act 2006

PART 5

DETERMINATION OF DEVELOPMENT APPLICATION

FILE NUMBER : 2021/2573
APPLICANT : Western Australian Land Authority (DevelopmentWA)
LANDOWNER : Electricity Networks Corporation trading as Western Power
LAND DESCRIPTION : Lot 1000 on DP 14063; Lot 8248 DP 210962 and Lot 1025
DP 189714 Summers Street, East Perth
DEVELOPMENT : Construction of a gas pressure reduction station
VALID FORM 1 RECEIVED : 12 October 2021
DETERMINATION : **APPROVAL WITH CONDITIONS**

The application to commence development in accordance with the information received on 12 October 2021 is APPROVED subject to the following conditions:

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.

Prior to the commencement of works

2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (**Advice Note 1**).
3. Prior to the commencement of works, a Construction Environmental Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (**Advice Notes 3 and 4**).
4. Prior to the commencement of works the applicant is to submit a Landscape plan to be approved by the Department of Biodiversity, Conservation and Attractions in consultation with the City of Vincent. The landscape plan is to address screening of the infrastructure to/from the surrounding reserves and residential uses (**Condition 8**) and mitigate the loss of any vegetation as a result of the works. Note: the Department of Biodiversity, Conservation and Attractions requires vegetation replacement at a rate of three plants to every one plant removed.

During works

5. The applicant must ensure that any fill products used are geotechnically suitable and otherwise fit for their purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges.

6. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway including vegetation occurs beyond the scope of the approved works. If any inadvertent damage occurs, the applicant is required to notify the Department of Biodiversity, Conservation and Attractions within 48 hours of the damage occurring and rectify the damage at its expense (**Advice Note 6**).
7. Trenching and undergrounding works for the gas connection should occur underneath or alongside the existing road and paths where possible to minimise disruption of existing vegetation.

On completion of works

8. The temporary gas pressure reduction station should be sufficiently screened from Banks Reserve by landscaping to the satisfaction of the City of Vincent.
9. Any damage to the cycle path along Summers Street (east of Lot 1000) or the City's Summers Street Car Park is to be reinstated to the satisfaction of the City of Vincent (**Advice Note 8**).

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dbca.wa.gov.au.
2. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans required under this approval, information should be submitted no later than 42 days prior to the expected commencement date.
3. The Construction Environmental Management Plan required under **Condition 3** shall describe how the proposed works will be managed to minimise potential environmental impacts and shall address, but not be limited to:
 - a. scope of works, including demolition and construction methodology;
 - b. site access and management, including fencing requirements;
 - c. management of machinery and equipment, including a refuelling procedure and spill response;
 - d. the location of any temporary structures;
 - e. on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel;
 - f. details of any excavation works and management of acid sulfate soils (if required);
 - g. protection of the river (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
 - h. protection of vegetation, including use of tree protection zones;
 - i. noise and vibration controls;
 - j. air and dust management;
 - k. traffic management, including parking arrangements for work contractors;
 - l. site security;
 - m. public access and safety;
 - n. dewatering management (if required);
 - o. hours of operation and schedule of works; and
 - p. complaints and incidents.
4. With regard to **Condition 3**, the Construction Environmental Management Plan is to particularly address the following:
 - a. Cyclists and pedestrians along Banks Reserve and the foreshore may need to be temporarily diverted from the works exclusion zone. The Plan is to clarify that ATCO

will liaise with the Department of Transport regarding the shared users' traffic routing. Notification of the works should be provided to the City of Vincent alongside a traffic management plan for the City's reference. Further advice can be obtained from the City's Engineering team on 9273 6000 or mail@vincent.wa.gov.au;

- b. Noise from all works must comply with the Environmental Protection (Noise) Regulations 1997:
 - i. All works undertaken between the hours of 7am-7pm, Monday-Saturday shall be in accordance with Australian Standard 2436-2010 – Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites; and
 - ii. Any works outside these hours (including dewatering which may occur continuously for a period of time) would require additional approvals and need to demonstrate adequate control measures to minimise impact on residents.
 - c. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up and stabilised to the satisfaction of the Department of Biodiversity, Conservation and Attractions;
 - d. Arboricultural report demonstrating appropriate measures for protection of vegetation; and
 - e. A Dust Management Plan shall be prepared and submitted to the City of Vincent in accordance with the Department of Water and Environmental Regulation's dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. A copy of the plan is requested for the City's records. Further information on the guidelines can be obtained from: https://www.der.wa.gov.au/images/documents/yourenvironment/air/publications/Guideline_for_managing_impacts_of_dust.pdf.
5. Approval from the City of Vincent will be required for temporary use of any bays in the Summers Street Car Park or to temporarily close the car park.
 6. In case of damage or pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response).
 7. Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to high risk of ASS occurring within three metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground disturbing works: <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.
 8. To reduce potholing, resurfacing reinstatement will need to be outside the vehicle tyre path (generally to the middle of the road pavement). In relation to the cycle path, the entire width of the cycle path will need to be replaced, as partial replacement will provide too rough a surface for cyclists and create colour variances in the concrete.



Hon Reece Whitby MLA
MINISTER FOR ENVIRONMENT

Date: 1/2/2022

DEPARTMENT OF BIODIVERSITY, CONSERVATION AND ATTRACTIONS REPORT

PROPOSAL : Construction of a gas pressure reduction station
LOCATION : Lot 1000 on DP 14063; Lot 8248 DP 210962 and Lot 1025
DP 189714 Summers Street, East Perth
COST : \$6,000,000
APPLICANT : Western Australian Land Authority (DevelopmentWA)
LANDOWNER : Electricity Networks Corporation trading as Western Power
LOCAL GOVERNMENT : City of Vincent
MRS CLASSIFICATION : Public Purposes – State Energy Commission
DECISION TYPE : Part 5, *Swan and Canning Rivers Management Act 2006*,
Ministerial Determination
ATTACHMENTS : 1. Location map (1 page)
a. Temporary PRS Location Plan (1 page)
2. Photos and development plans (2 pages)
3. External referral responses –
a. City of Vincent (4 pages)
b. Department of Water and Environmental Regulation
(2 pages)
RECOMMENDATION : **APPROVAL WITH CONDITIONS**

REPORT

1.0 INTRODUCTION

- 1.1 The Department of Biodiversity, Conservation and Attractions (DBCA) has received an application from the Western Australian Land Authority (DevelopmentWA) for service infrastructure works required to de-constrain the East Perth Power Station. The works are required to facilitate the redevelopment of the power station site.
- 1.2 The proposed development includes construction of a gas pressure reduction station (PRS) at Lot 1000 on DP 14063; Lot 8248 DP 210962 and Lot 1025 DP 189714 Summers Street, East Perth (**Attachment 1**). The subject land is reserved under the Metropolitan Region Scheme for Public Purpose – State Energy Commission.
- 1.3 The new gas PRS at Lot 1000 and Lot 8248 and trenching within Lot 1025 Summers Street is on land entirely within the Swan Canning development control area (DCA)

and therefore requires an approval from the Minister for Environment in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006* (SCRM Act).

- 1.4 The existing gas PRS at Lot 600 Summers Street, East Perth will be decommissioned to allow redevelopment of the East Perth Power Station. Lot 600 is outside the DCA.
- 1.5 The new gas PRS will be constructed by ATCO Pty Ltd on behalf of the Western Australian Land Authority (DevelopmentWA).
- 1.6 The PRS will be a standalone structure as depicted in **Figure 1 of Attachment 2** and will be contained in a fence similar to that depicted in **Figure 2**. The PRS will be connected to the existing high-pressure gas service pipeline. This connection will require excavation of the existing gas service for an approximate length of 10 metres with an approximate trench dimension of 1.6 metres deep and 1.4 metres wide. Trenching for the PRS is shown in the cross section provided in **Attachment 2**.
- 1.7 The Director General of DBCA has prepared this report in accordance with section 76 of the SCRM Act.

2.0 CONSULTATION

City of Vincent

- 2.1 The City advises that it has no objections to the proposal subject to the recommended conditions and advice notes provided by the City.
- 2.2 The City's full comments are provided in **Attachment 3a**.

Department of Water and Environmental Regulation

- 2.3 The Department of Water and Environmental Regulation (DWER) has assessed the application with respect to contamination, floodplain and acid sulfate soils (ASS) management.
- 2.4 The proposed development is adjacent to land known or suspected to be contaminated from historical land uses/activities.
- 2.5 The subject site is located within an area identified as having a high risk of ASS occurring within three metres of the natural soil surface.
- 2.6 DWER has therefore recommended an advice note to address both contamination and ASS.
- 2.7 DWER has requested an advice note requiring the development of a community and stakeholder consultation plan to address community and stakeholder interest, which may be generated by the proposed works, including procedures to address queries and complaints.
- 2.8 With regard to the above, it is noted that the community has an opportunity to comment during the Part 5 development application assessment process. Additionally, DevelopmentWA has information specifically relating to the redevelopment of the power station on its website.

- 2.9 DWER's full comments are provided in **Attachment 3b**. DWER's recommended advice note has been incorporated into this report and recommendation.

3.0 PUBLIC CONSULTATION – SUBMISSIONS ON DRAFT REPORT

- 3.1 In accordance with the requirements of Part 5 of the SCRM Act, a copy of the draft report and proposed recommendation was provided to the applicant and the relevant stakeholders being DWER and the City of Vincent. A copy was also published on the DBCA website for a period of 24 days between 13 December 2021 and 6 January 2022, with an invitation for public submissions.

- 3.2 No submissions were received.

4.0 RELEVANT POLICIES AND PLANS

- ◆ State Planning Policy 2.10 – *Swan-Canning River System* (SPP 2.10)
- ◆ Corporate Policy Statement No. 42 – *Planning for Land Use, Development and Permitting Affecting the Swan Canning Development Control Area* (Policy 42)
- ◆ Corporate Policy Statement No. 45 – *Planning for Miscellaneous Structures and Facilities in the Swan Canning Development Control Area* (Policy 45)

5.0 ENVIRONMENTAL AND PLANNING CONSIDERATIONS

- ◆ Amenity and public access
- ◆ Ecological health and landscape protection
- ◆ Flood prone land
- ◆ Acid sulfate soils

6.0 BACKGROUND

- 6.1 ATCO proposes to decommission its PRS located on Lot 600 Summers Street, the site of the East Perth Power Station. A new PRS required to maintain service is proposed to be built on Lot 1000 and Lot 8248 Summers Street. The new PRS is intended to be used for approximately 36 months. After that time, it is understood the PRS will be relocated to an alternative site.
- 6.2 A large portion of the site, particularly over Lots 1000 and 8248 are used for an existing electrical substation. The lots adjoin a Parks and Recreation reserve to the east of the subject land which includes a parking area and pedestrian shared path. The reserve has frontage to the Swan River and contains large native trees along the river foreshore. To the north of the site is Banks Reserve and to the west is residential development and a Western Power depot.
- 6.3 The works are proposed within a reserve managed by the State Energy Commission (Western Power). In addition, ATCO's existing high-pressure gas pipeline is located within Lot 1025, a reserve managed by the Department of Planning, Lands and Heritage.
- 6.4 Sampling to confirm the presence of ASS is underway and, if confirmed, an ASS management plan will be included in the contractor's Construction Environmental Management Plan (CEMP). Once constructed, the PRS is not expected to generate vibration, noise or gas emissions.

- 6.5 The existing PRS located within the East Perth Power Station will be decommissioned. These works are outside of the DCA and will therefore be determined by the Western Australian Planning Commission.
- 6.6 The proposal will provide for ongoing provision of services and infrastructure that are essential for the ongoing function and operation of infrastructure within the Perth Metropolitan Region.

7.0 DISCUSSION

Amenity and public access

- 7.1 Policy 42 seeks to ensure that provisions are made for public access and enjoyment of the Swan Canning River system including its foreshores in a manner that is consistent with the multiple use of the DCA and the preservation of the values of the land itself. Tourism and recreation facilities should provide visitors to the Swan Canning River system with a choice of recreation activities and experiences. Furthermore, proposals should seek to ensure that the river foreshores are linked through the provision of walking and cycle trails that connect places of natural and cultural interest, as well as commercial and community facilities.
- 7.2 SPP2.10 and Policy 45 require the proposed development to enhance the public's access to and enjoyment of the river.
- 7.3 The proposed infrastructure works will remove impediments allowing the now disused East Perth Power Station at Lot 600 to be redeveloped, ultimately improving the amenity of this part of the river foreshore consistent with this policy framework.
- 7.4 The actual works will result in the PRS being relocated from Lot 600 to Lot 1000 within the DCA. This is an interim location until the infrastructure is relocated permanently to another site. In the short to medium term, it is considered that the change to the visual amenity of the Parks and Recreation reserve is neutral or unchanged.
- 7.5 Further, the proposed PRS is located on land reserved for Public Purpose – State Energy Commission. The proposed works are therefore consistent with the intent of the reservation.
- 7.6 While most of the works will be outside of the Parks and Recreation reserve, during the works there may be short periods where access to the parking area and the pedestrian shared path is restricted. To ensure works do not significantly impact public access and safety along the foreshore, it is recommended these issues be addressed as part of a conditioned CEMP.

Ecological health and landscape protection

- 7.7 Policy 42 states that natural vegetation should be promoted, maintained and restored, and existing native vegetation should be retained as a means of protecting linkages and natural vegetation corridors. Proposals should avoid the removal or fragmentation of native vegetation, where possible.
- 7.8 Additionally, Policy 42 states that proposals should enhance and protect the character and landscape setting of the Swan Canning River system. Typically, proposals should protect tree lines and not dominate or overshadow public areas

and views. Consideration should also be made, where appropriate, to enhance significant landmarks, views and vistas.

- 7.9 The proposed infrastructure is within an existing Western Power substation and will not noticeably change the scale of development on the site or further detract from the river foreshore.
- 7.10 The PRS and trenching to the existing pipeline will be in an existing cleared area but there are a number of large mature trees to the north and east of the development area. Therefore, it is recommended that the CEMP includes an aboriginal assessment of the site to ensure the root zones of trees are not damaged during construction.
- 7.11 Although it is a highly modified environment, the proposed development is located within an estuary-peripheral Multiple Use Category Wetland. To ensure that all potential environmental impacts are identified and managed appropriately, it is recommended that a CEMP is required as a condition of approval to include details regarding management of machinery and equipment (including refuelling), storage of materials and equipment, waste management, protection of vegetation, noise and vibration controls, air and dust management, traffic management, public access and safety and hours of operation.

Flood prone land

- 7.12 Policy 48 requires any development that would likely be obstructive to major floods be located outside the floodway. Policy 42 further supports this, stating that proposals should have due regard for the broader environmental and planning implications of development within the floodplain (made up of the floodway and flood fringe), which is an integral part of the river system. Minor development may be considered where the structure will not likely impede the flow of flood waters.
- 7.13 Given the open nature of the proposed infrastructure it is considered that the proposal will not have an adverse impact on the flow of flood waters to or from the river system.
- 7.14 Given that the proposed development is located within the flood fringe, it presents a small risk of sediments being mobilised during the construction period. The recommended CEMP condition should include contingencies to reduce the mobilisation of sediments in the event of flooding during the construction period.

Acid sulfate soils

- 7.15 The proposed works are to be undertaken within a high to moderate ASS disturbance risk area. The proposed works may require minor ground excavation during the construction. The potential for disturbance of ASS during the construction works is minor and can be addressed through the conditioned CEMP and an advice note on the approval (as also recommended by DWER).

8.0 SWAN RIVER TRUST

In accordance with section 75(3A) of the SCRM Act, the Swan River Trust considered DBCA's draft report at its meeting of 23 November 2021 and resolved to advise the Director General of DBCA that it supports the report and recommendation.

9.0 CONCLUSION

- 9.1 The proposal to construct a gas PRS will ensure the ongoing provision of essential utility infrastructure while facilitating the redevelopment of the East Perth Power Station. It is not anticipated to detract from the river environment and as the works will allow for the redevelopment of the East Perth Power Station site, the amenity of the area will be improved in the longer term.
- 9.2 Potential environmental impacts from the works can be addressed through the preparation and approval of a CEMP which should be required as a condition of approval.
- 9.3 For these reasons, the proposal is recommended for approval, subject to conditions and advice.

10.0 RECOMMENDATION – APPROVAL WITH CONDITIONS

That the Director General of DBCA recommends to the Minister for Environment that the Western Australian Land Authority (DevelopmentWA) proposal to construct a gas pressure reduction station, within Lot 1000 on DP 14063; Lot 8248 DP 210962 and Lot 1025 DP 189714 Summers Street, East Perth, as described in the application received on 12 October 2021 or otherwise amended through conditions, be approved subject to the following conditions:

CONDITIONS

1. Approval to implement this decision is valid for two (2) years from the date of the approval. If substantial on-site works have not commenced within this period, a new approval will be required before commencing or completing the development.

Prior to the commencement of works

2. The applicant shall notify the Department of Biodiversity, Conservation and Attractions in writing not less than seven (7) days prior to the commencement of works (**Advice Note 1**).
3. Prior to the commencement of works, a Construction Environmental Management Plan shall be submitted to and approved by the Department of Biodiversity, Conservation and Attractions (**Advice Notes 3 and 4**).
4. Prior to the commencement of works the applicant is to submit a landscape plan to be approved by the Department of Biodiversity, Conservation and Attractions in consultation with the City of Vincent. The landscape plan is to address screening of the infrastructure to/from the surrounding reserves and residential uses (**Condition 8**) and mitigate the loss of any vegetation as a result of the works. Note: the Department of Biodiversity, Conservation and Attractions requires vegetation replacement at a rate of three plants to every one plant removed.

During works

5. The applicant must ensure that any fill products used are geotechnically suitable and otherwise fit for their purpose and that they do not cause environmental harm, pollution, unreasonable emissions or unauthorised discharges.
6. The applicant shall ensure that no damage to the foreshore, riverbank, or waterway including vegetation occurs beyond the scope of the approved works. If any inadvertent

damage occurs, the applicant is required to notify the Department of Biodiversity, Conservation and Attractions within 48 hours of the damage occurring and rectify the damage at its expense (**Advice Note 6**).

7. Trenching and underground works for the gas connection should occur underneath or alongside the existing road and paths where possible to minimise disruption of existing vegetation.

On completion of works

8. The temporary gas pressure reduction station should be sufficiently screened from Banks Reserve by landscaping to the satisfaction of the City of Vincent.
9. Any damage to the cycle path along Summers Street (east of Lot 1000) or the City's Summers Street Car Park is to be reinstated to the satisfaction of the City of Vincent (**Advice Note 8**).

ADVICE TO APPLICANT

1. Notification of commencement of work and plans can be emailed to rivers.planning@dbca.wa.gov.au.
2. To allow sufficient time for the Department of Biodiversity, Conservation and Attractions to consider and approve the plans required under this approval, information should be submitted no later than 42 days prior to the expected commencement date.
3. The Construction Environmental Management Plan required under **Condition 3** shall describe how the proposed works will be managed to minimise potential environmental impacts and shall address, but not be limited to:
 - a. scope of works, including demolition and construction methodology;
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 - c. management of machinery and equipment, including a refuelling procedure and spill response;
 - d. the location of any temporary structures;
 - e. on-site storage and bunding of materials (sediment control), equipment, chemicals and fuel;
 - f. details of any excavation works and management of acid sulfate soils (if required);
 - g. protection of the river (and nearby stormwater drains) from inputs of debris, rubbish or other deleterious material;
 - h. protection of vegetation, including use of tree protection zones;
 - i. noise and vibration controls;
 - j. air and dust management;
 - k. traffic management, including parking arrangements for work contractors;
 - l. site security;
 - m. public access and safety;
 - n. dewatering management (if required);
 - o. hours of operation and schedule of works; and
 - p. complaints and incidents.
4. With regard to **Condition 3**, the Construction Environmental Management Plan is to particularly address the following:

- a. Cyclists and pedestrians along Banks Reserve and the foreshore may need to be temporarily diverted from the works exclusion zone. The Plan is to clarify that ATCO will liaise with the Department of Transport regarding the shared users' traffic routing. Notification of the works should be provided to the City of Vincent alongside a traffic management plan for the City's reference. Further advice can be obtained from the City's Engineering team on 9273 6000 or mail@vincent.wa.gov.au;
 - b. Noise from all works must comply with the Environmental Protection (Noise) Regulations 1997:
 - i. All works undertaken between the hours of 7am-7pm, Monday-Saturday shall be in accordance with Australian Standard 2436-2010 – Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites; and
 - ii. Any works outside these hours (including dewatering which may occur continuously for a period of time), would require additional approvals and need to demonstrate adequate control measures to minimise impact on residents.
 - c. Upon completion of the works, all waste materials, equipment and machinery shall be removed, and the site cleaned up and stabilised to the satisfaction of the Department of Biodiversity, Conservation and Attractions;
 - d. Arboricultural report demonstrating appropriate measures for protection of vegetation; and
 - e. A Dust Management Plan shall be prepared and submitted to the City of Vincent in accordance with the Department of Water and Environmental Regulation's dust control guidelines for development sites, which outline the procedures for the preparation of dust management plans. A copy of the plan is requested for the City's records. Further information on the guidelines can be obtained from: https://www.der.wa.gov.au/images/documents/yourenvironment/air/publications/Guideline_for_managing_impacts_of_dust.pdf.
5. Approval from the City of Vincent will be required for temporary use of any bays in the Summers Street Car Park or to temporarily close the car park.
 6. In case of damage or pollution events, the Department of Biodiversity, Conservation and Attractions can be contacted on 9278 0981 (Riverpark Duty Officer) or 9480 9924 (Marine Pollution Response).
 7. Acid sulfate soils (ASS) risk mapping indicates that the site is located within an area identified as representing a moderate to high risk of ASS occurring within three metres of the natural soil surface. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the management of ground disturbing works: <https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>.
 8. To reduce potholing, resurfacing reinstatement will need to be outside the vehicle tyre path (generally to the middle of the road pavement). In relation to the cycle path, the entire width of the cycle path will need to be replaced, as partial replacement will provide too rough a surface for cyclists and create colour variances in the concrete.

FINAL REPORT ENDORSED

Signed: _____

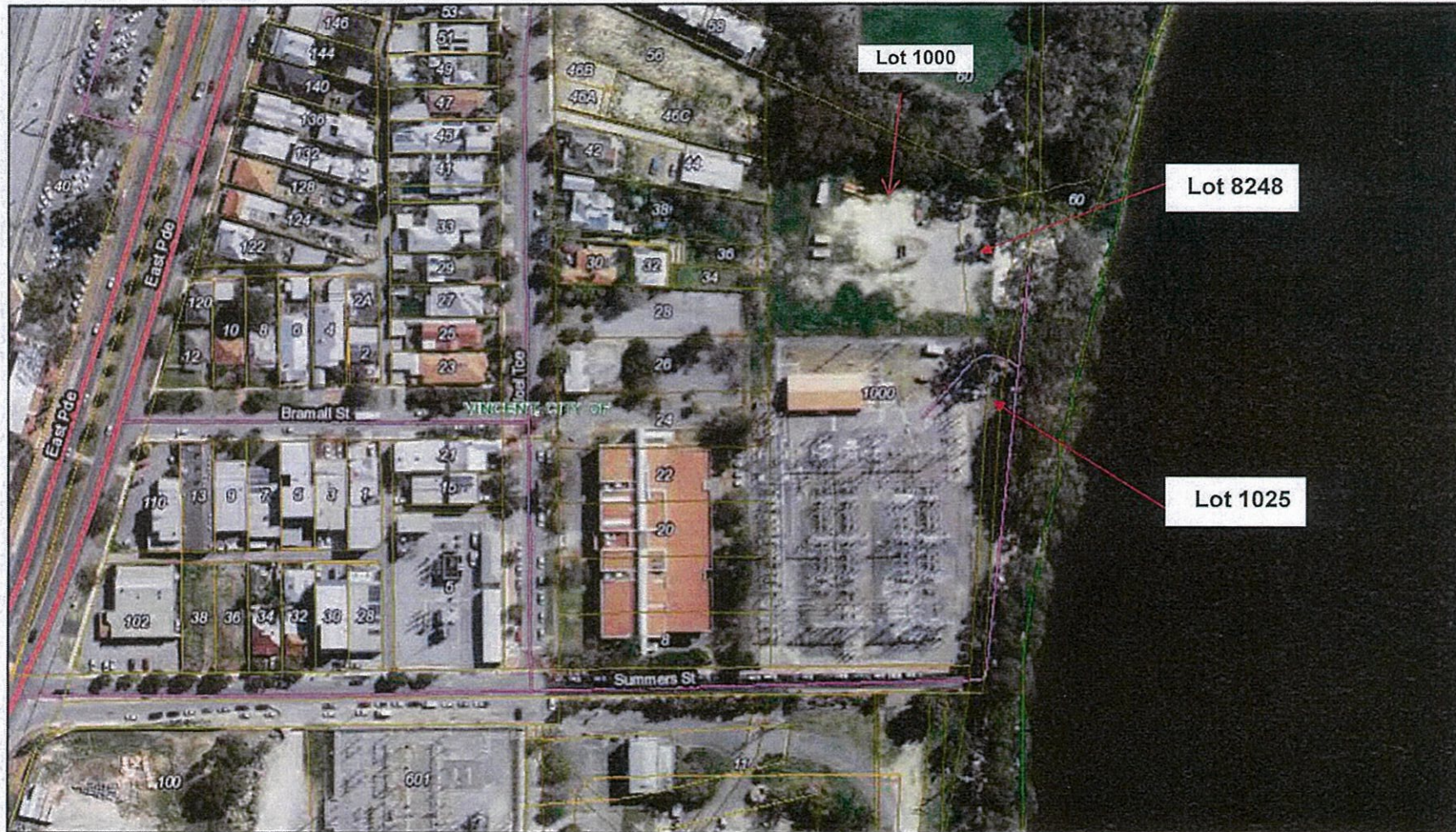
Mark Webb

Date: _____

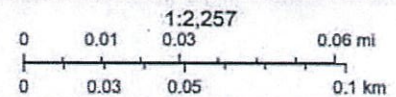
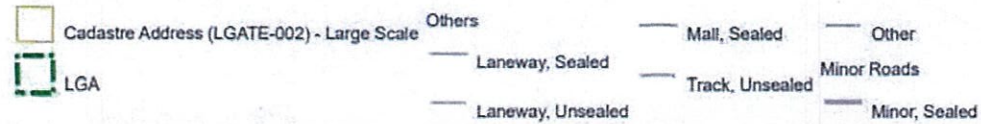
20/11/2022

Mark Webb
Director General

Locate WA



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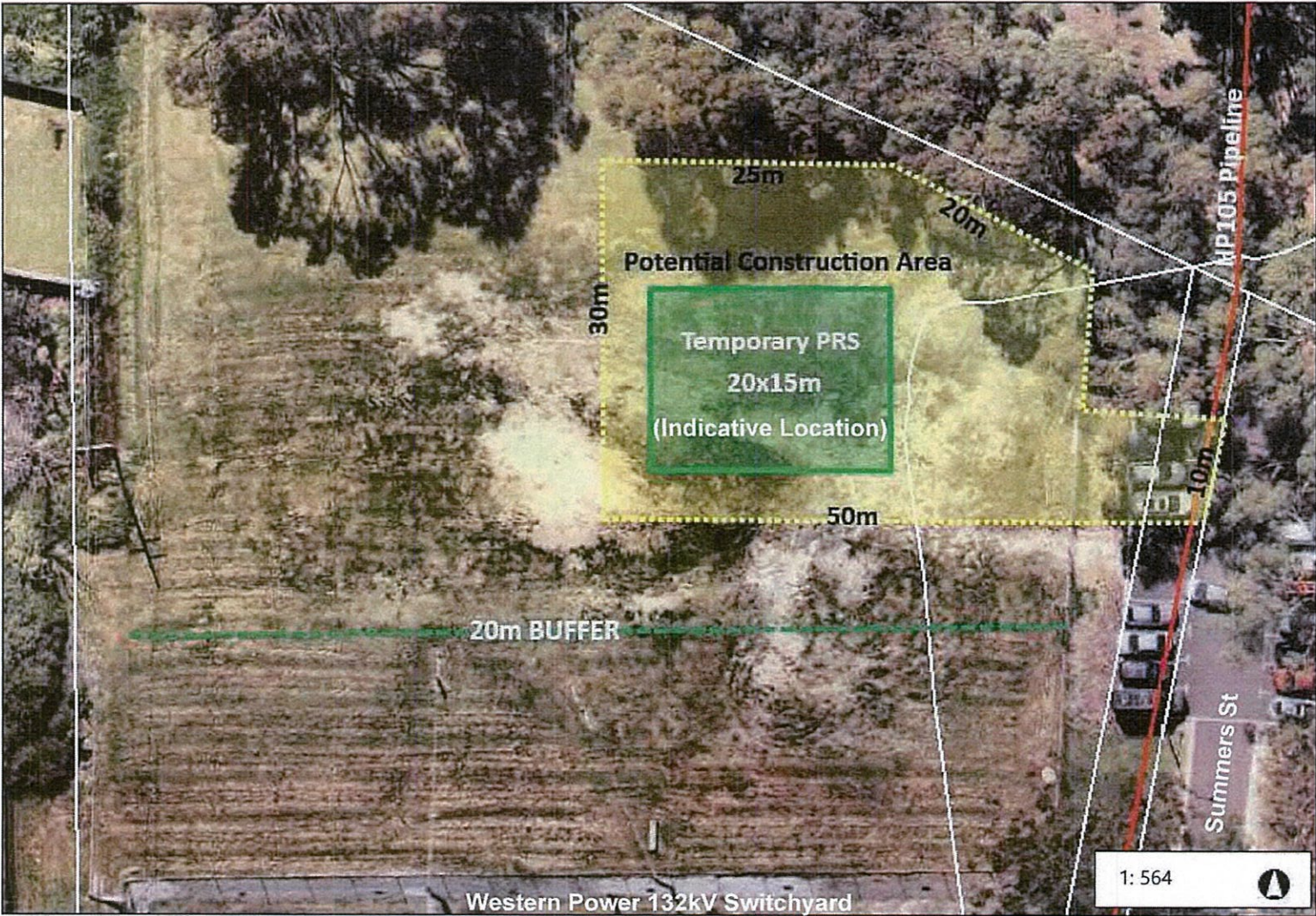


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, LANDGATE/SLIP, SLIP/LANDGATE, SLIP/Landgate,

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Temporary PRS Location Plan (Indicative)



Legend

— Existing High Pressure Pipeline

Date: 16/09/2021

28.7 0 14.33 28.7 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Figure 1
ATCO - PRS011 Reduction Skid



Figure 2
ATCO - Typical Fencing Arrangement



ENQUIRIES TO: Adam Parker
Development & Design, (08 9273 6578)
OUR REF: 5.2021.416.1



4 November 2021

Department of Biodiversity, Conservation and Attractions
Locked Bag 104
BENTLEY DELIVERY CENTRE WA 6983

Via Email: Craig.Sanford@developmentwa.com.au, rivers.planning@dbca.wa.gov.au,

Attention: Craig Sanford, Rivers and Estuaries Branch - Department of Biodiversity, Conservation and Attractions

Good afternoon,

NO. 11 (LOTS: 1000, 1025 & 8248) SUMMERS STREET, EAST PERTH - PART 5 APPLICATION REFERRAL – ATCO WORKS AND WESTERN POWER UNDERGROUNDING OF TRANSMISSION POWER

Thank you for your correspondence dated 12 October 2021, regarding the referral for the abovementioned property in accordance with Part 5 of the *Swan and Canning Rivers Management Act 2006*.

I wish to advise that the proposal has been assessed by the City in accordance with the provisions of the Metropolitan Region Scheme and City of Vincent Local Planning Scheme No. 2.

The City has **no objection** to the proposal. This is subject to the following advice on the works proposed and consultation:

Advice on Proposed Works

The following can be considered as advice notes on the development application and the proposed works:

General

1. Undergrounding of the power lines is supported, however it's recommended that this should be continued underneath the Graham Farmer Freeway before attaching to the transition pole. Due to the significant future investment proposed on the site, the three new poles could have a negative impact on the amenity of the site, especially within the heritage context. Advice from the State Heritage Office should be sought in regards to this.

If the transition poles are required to remain on the north-side of the Freeway, further consideration should be given to the design and style of the poles, the potential to incorporate public art or recycled materials, and the ability for co-location of services to minimise impacts on the amenity of the site;

2. The temporary pressure reduction station should be sufficiently screened from Banks Reserve to the north in addition to the proposed fence. It's recommended that this is achieved through the use of landscaping;

Landscaping

3. Tree and vegetation removal should be minimised where possible. Where removed, any landscaping should be reinstated;
4. Trenching and undergrounding works for the gas connection and the power cable should occur underneath or alongside the existing road and paths where possible to minimise disruption of existing garden beds and vegetation;
5. The trenched underground power cable should run along the west side of Summers Street as near to the existing high pressure gas service as possible. This would minimise root damage and tree loss which could occur by running the underground power cable along the east side of Summers Street;

Engineering

6. Any damage to the newly resurfaced road or the cycle path along Summers Street (east of Lot 1000) or the City's Summers Street Car Park will need to be reinstated. To reduce potholing, resurfacing reinstatement will need to be outside the vehicle tyre path (generally to the middle of the road pavement). In relation to the cycle path, the entire width of the cycle path will need to be replaced, as partial replacement will provide too rough a surface for cyclists and create colour variances in the concrete;
7. Approval from the City's Engineering team will be required to use any bays in the Summers Street Car Park or to close the car park temporarily;
8. As cyclists and pedestrians along Banks Reserve and the foreshore may need to be temporarily diverted from the works exclusion zone, Western Power and ATCO should liaise with the Department of Transport regarding the shared users' traffic routing. Notification of the works should be provided to the City alongside a traffic management plan for the City's reference. Further advice can be obtained from the City's Engineering team on 9273 6000 or mail@vincent.wa.gov.au;

Environmental

9. As the proposed works are located near the Swan River, a significant amount of dewatering works may be required. Further details should be provided on how dewatering will be managed. Dewatering activities may also result in on-site holding of water. If this occurs adequate treatment and monitoring will be needed to prevent mosquito breeding. A copy of the environmental management plan specified in the Western Power scope should be submitted to the City for review;
10. Noise from all works must comply with the *Environmental Protection (Noise) Regulations 1997*.
 - a. All works undertaken between the hours of 7am – 7pm, Monday – Saturday shall be done in accordance with Australian Standard 2436-2010 - Guide to Noise and Vibration Control on Construction, Maintenance and Demolition Sites; and
 - b. Any works outside these hours (including dewatering which may occur continuously for a period of time) would require additional approvals and need to demonstrate adequate control measures to minimise impact on residences;
11. The area may be affected by acid sulphate soils. If acid sulphate soils are found at the site, the City recommends a report and management plan are submitted to the Department of Water and Environmental Regulation (DWER) for approval prior to the commencement of site works. All works shall be carried out in accordance with such report and plan approved by DWER. A copy of the report and management plan are requested for the City's records;
12. A Dust Management Plan shall be prepared and submitted in accordance with the Department of Environmental Regulation's (DWER) dust control guidelines for development sites, which

outline the procedures for the preparation of dust management plans. A copy of the plan is requested for the City's records. Further information on the guidelines can be obtained from the Department's website - https://www.der.wa.gov.au/images/documents/your-environment/air/publications/Guideline_for_managing_impacts_of_dust.pdf;

Other

13. The area for the proposed works include Registered Aboriginal Site 3767. Consent should be obtained from the Registrar of Aboriginal Sites (Registrar) under Regulation 10 of the *Aboriginal Heritage Regulations 1974*; and
14. The area for the proposed works includes and is adjacent to East Perth Power Station which is listed as Heritage Place No. 03318 on the State Register. The proposed works should be referred to the Heritage Council to obtain their consent.

Advice on Consultation

The following can be considered as advice to Development WA and the responsible agencies carrying out the proposed works.

Community Consultation

1. The City recommends that Development WA updates nearby residents in accordance with the 'Inform' level of the IAP2 engagement spectrum outlined in the City's Community and Stakeholder Engagement Policy. Prior to the proposed works commencing the City recommends providing on-site signage and sending letter notification to nearby residents of the proposed works to inform them of the following:
 - a. Dates that the proposed works will commence;
 - b. The timeframe that the proposed works will occur for;
 - c. The responsible authority for the proposed works and the agencies carrying out these works; and
 - d. Contact details for the responsible authority and the agencies if residents have any questions on the proposed works or wish to raise concerns;
2. The City recommends providing on-site signage to the north of the works, adjacent to Banks Reserve and the Summers Street Car Park, as well as to the east of the works, adjacent to the foreshore, Summers Street and the existing pedestrian and cycle path;
3. The City recommends providing letter notification to nearby residents within a minimum 400 metre radius of the proposed works. To assist, please see attached the City's rates data for these properties with the relevant mail addresses for the owners and occupiers of these properties;

City and Elected Members

4. The City notes that a meeting of the East Perth Power Station Steering Committee will occur on 24 November 2021 to provide an update on the status of the project. After this meeting the City recommends that Development WA provides a separate update on the status of the project to the City's Elected Members. This should occur prior to the proposed works subject to this referral occurring and prior to nearby residents being notified of these works. To arrange this, please contact the City's Manager of Development & Design, Jay Naidoo, on 9273 6045 and jay.naidoo@vincent.wa.gov.au; and
5. Regular progress updates from Development WA should be provided to the City related to the proposed works and key milestones for the broader project at East Perth Power Station. Contact details should be provided for leads of the project and the proposed works subject to

this referral so that queries from the City and interested residents can be directed to the relevant person.

If you require any further information or wish to discuss the City's comments, please do not hesitate to contact Adam Parker on 08 9273 6578.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'MHoad', written in a cursive style.

Mitchell Hoad
A/COORDINATOR PLANNING SERVICES



Government of Western Australia
Department of Water and Environmental Regulation

Your ref: MRA-13688
Our ref: DMO2613 DMO5754 DMO11979
Enquiries: Penny Woodberry, Ph 6364 7197
Email: penny.woodberry@dwer.wa.gov.au

Simon Lenton
Manager Statutory Planning
Development WA
Locked Bag 5, Perth Business Centre
Perth WA 6849

By email contact@developmentwa.com.au, gavin.casey@developmentwa.com.au

Dear Simon Lenton

**DEVELOPMENT APPLICATION NUMBER MRA-13688 – LOT 600 AND
LOT 602 SUMMERS STREET AND SWAN RIVER FORESHORE, EAST
PERTH**

I refer to your letter dated 13 October 2021 to the Department of Water and Environmental Regulation (the department) regarding an application to the Metropolitan Redevelopment Authority (the Authority) for the proposed development of the above-mentioned lots.

As per the requirements under section 58(6)(b) of the *Contaminated Sites Act 2003* (CS Act), advice is required as to the suitability of the land for the proposed development. The department understands that the proposed development comprises under grounding of transmission power which will involve trenching and possible dewatering for installation of concrete foundations up to 8 metres below ground level.

The proposed route traverses the following areas that have been reported to the department as known or suspected contaminated sites:

- Land at Lot 600 on Plan 52123, as shown on certificate of title 2714/297, was classified under the CS Act as *possibly contaminated – investigation required* on 5 July 2010 and a memorial (reference number L399965) was placed on the certificate of title.
- Land at Lot 602 on Deposited Plan 57640, as shown on certificate of title 2698/312, was classified under the CS Act as *possibly contaminated – investigation required* on 5 July 2010 and a memorial (reference number L399967) was placed on the certificate of title.

- Unallocated Crown Land within the Swan River Foreshore (PIN145086) has been reported to the department as a known or suspected contaminated site but has not yet been classified under the CS Act.

Lots 600 and 602 were historically used as a power station between 1913 and 1981 which is a land use that has the potential to cause contamination, as specified in the guideline 'Assessment and management of contaminated sites' (Department of Environment Regulation, 2014). The classifications for Lots 600 and 602 were based on investigations carried out between 1995 and 2005 which found hydrocarbons (such as from diesel and oil), metals and asbestos were present in soil, and hydrocarbons and metals were present in groundwater. Remedial works, comprising excavation of the majority of the impacted soil for off-site disposal from Lot 600, were carried out in 2004. The department holds information on more recent investigations of remaining soil and groundwater contamination, and understands that investigations are ongoing to address data gaps and confirm the contamination status of the site.

The portion of the Swan River Foreshore directly east of Lot 600 was identified as a possibly affected site based on the findings of recent investigations. The department is waiting for the submission of further information before classifying this site.

Based on available information and on the basis that the proposed undergrounding works do not represent a change to a more sensitive land use, the department has no objection to the proposed development and recommends that the approval should not include a contamination condition in this instance.

Acid sulfate soil risk mapping indicates that Swan River foreshore lies within an area identified as having a high to moderate risk of acid sulfate soils occurring within three metres of the natural soil surface.

Given the risks associated with the potential disturbance of contamination and areas mapped as representing a high risk of encountering acid sulfate soils, the department recommends that the following advice notes be applied to any approval granted by the Authority:

Advice

The proposed works are located within areas known or suspected to be contaminated from historical land uses/activities. Due to the risks associated with disturbance of potentially contaminated soil or groundwater at the site, intrusive works are recommended be undertaken in accordance with an appropriate construction environmental management plan. The construction environmental management plan should contain measures including (but not limited to) the management of waste soil, dewatering, odour and stormwater during the works.

Due to potential risks to health of works undertaking intrusive works, all groundwater disturbing works is recommended be undertaken in accordance with a site-specific health and safety plan.

Acid sulfate soils (ASS) risk mapping indicates that the proposed works are located within an area identified as representing a high to moderate risk of ASS occurring within 3 metres of the natural soil surface. Due to the risks associated with disturbance of acid sulfate soils, intrusive works is recommended to be undertaken in accordance with an acid sulfate soils management and dewatering plan. Please refer to Department of Water and Environmental Regulation's acid sulfate soil guidelines for information to assist with the

management of ground and/or groundwater disturbing works.
<https://www.der.wa.gov.au/your-environment/acid-sulfate-soils/69-acidsulfatesoils-guidelines>

Development of a community and stakeholder consultation plan is recommended to address community and stakeholder interest which may be generated by the proposed works, including procedures to address queries and complaints.

Please note that the above is intended to be applied to the relevant approval as advice. The submission to the department of reports and plans that are produced in response to this advice is not required. However, should a 5c licence under the *Rights In Water and Irrigation Act 1914* to take water be required to facilitate dewatering of soils at the site, information relevant to groundwater quality and management may be required to be submitted by the applicant in support of an application.

If you have any queries in relation to the above, please contact Environmental Officer, Penny Woodberry, on 6364 7197.


Yours sincerely



Andrew Miller
SENIOR MANAGER
CONTAMINATED SITES
Delegated Officer under section 91
of the *Contaminated Sites Act 2003*

29 October 2021



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|  | Extract of Minutes Swan River Trust |
| Meeting No: | 10/2021 |
| Date: | 23 November 21 |
| Time: | 9am |
| Signed: | JLiddell |

Meeting No. 10/2021

Tuesday 23 November 2021

EXTRACT

ITEM 5.1

5.1 Part 5 Development Application – Construction of a gas pressure reduction station, East Perth Power Station

Mr Greg Comiskey, Manager, Statutory Assessments Unit and Ms Mandy Sherring, Planning Officer, Statutory Assessments Unit provided the Trust with a general overview of the development proposal at the East Perth Power Station. The proposal is for the construction of a gas pressure reduction station (PRS) to facilitate redevelopment of the East Perth Power Station site. The Trust considered the draft report and recommendations prepared on behalf of the Director General of DBCA in accordance with the *Swan and Canning Rivers Management Act 2006* (SCRM Act).

The proposal will transfer the existing gas PRS to the north of the Western Power Transfer Station, which is entirely within the development control area and some trenching will be required. The structure is about the size of a shipping container and will connect to the existing pipeline. Dewatering will be considered under a recommended Construction and Environment Management Plan.

Members discussed the advice notes from the City of Vincent and whether that advice should be included in a development approval. The Trust supported the application with consideration to be given to amending the draft report, so that the City of Vincent's advice is conveyed separately to the applicant.

RESOLUTION 55/2021

The Trust **RESOLVED** to advise the Director General of DBCA that it supports the report and recommendation as outlined in DBCA's draft report.