



EAST PERTH POWER STATION FREQUENTLY ASKED QUESTIONS

June 2022

THE PROJECT

WHERE IS THE EAST PERTH POWER STATION SITE (EPPS)?

- The EPPS site covers 9 hectares of land bordered by East Parade, Graham Farmer Freeway, Summers Street and the Swan River.

WHAT ARE THE FUTURE PLANS FOR THE SITE?

- The State Government's vision for EPPS is to transform the former industrial site into a mix of new residential, commercial, recreational and tourism opportunities, breathing new life into the long-neglected area and creating local jobs.
- The redevelopment will celebrate the heritage of the Power Station building and provide public access for the community through a new contemporary use.
- The redevelopment will deliver a vibrant, pedestrian friendly and well-connected riverfront destination, with strong links to established rail, road and cycle networks.

WHO WILL DEVELOP THE SITE?

- In April 2020, a joint venture comprising Australian Capital Equity and Fiveight (formerly Tattarang) were nominated as the Preferred Proponent to revitalise the iconic East Perth Power Station

precinct, following a two stage Competitive Bid Process comprising an Expressions of Interest phase and a Request for Detailed Proposal process.

- The joint venture was subsequently named the Koomba Kalark Joint Venture (KKJV).
- The State Government and KKJV is currently negotiating the Project Development Deed (PDD), which will underpin the delivery of public benefits. Upon execution, the PDD framework will outline the vision for future development across the 9ha site.

WILL THE COMMUNITY BE CONSULTED ON THE FUTURE PLANS FOR THE SITE?

- The KKJV will be undertaking community and stakeholder engagement as part of its planning process.

WHAT WILL HAPPEN TO THE FORMER POWER STATION BUILDING? WILL IT REMAIN?

- Yes. The former Power Station building is an important heritage icon and its refurbishment is an integral part of the redevelopment.
- Future development will celebrate the history of the Power Station and retain and adapt the heritage site for a contemporary use.
- The redevelopment will also provide public access for civic and community use, as well as new public spaces and integration of the Power Station with the foreshore and river.

IS THE POWER STATION BUILDING HERITAGE LISTED?

- The Power Station and selected outbuildings are listed on the State Register of Heritage Places.
- It is one of the few remaining industrial sites on the Swan River and in the former East Perth industrial district.
- Consideration must be given to the restoration and refurbishment of the Power Station building as part of any future development.

HOW WILL ABORIGINAL HISTORY AND CULTURE BE REFLECTED THROUGH THE REDEVELOPMENT?

- In recognition of the cultural significance of the location for Whadjuk Noongar people, the development was given a Noongar name - Koomba Kalark, meaning 'the place of the big fire'.
- The KKJV has committed to implementing DevelopmentWA's Kaart Koort Waarnginy Framework to engage with the Whadjuk Noongar traditional owners, and recognise and celebrate Aboriginal culture in the public realm.

WHY HAS IT TAKEN SO LONG TO REDEVELOP THE SITE?

- The former East Perth Redevelopment Authority prepared two Masterplans for the site in 2004 and 2009, however, neither were formally adopted as the focus shifted to the delivery of other key inner-city projects.
- In 2019, the Government committed to revitalising the site and bringing life to the eastern end of the City. The Government also committed funding for de-constraining works, which will involve site remediation and relocation of gas and electricity infrastructure, and to improve precinct connectivity between the EPPS precinct and the surrounding areas as part of the Perth City Deal.



SITE WORKS

WHEN ARE WORKS HAPPENING ON SITE?

- In early 2022, site clean-up and infrastructure relocation works commenced at the East Perth Power Station site to prepare the area for future development. These works involve:
 - decommissioning and relocating existing gas and electricity infrastructure
 - clean-up works inside the Power Station and surrounding buildings and structures.
- The works are being undertaken concurrently by three agencies – DevelopmentWA, Western Power and ATCO.
- It is anticipated that the total works program will be completed in late 2024.

WHAT DOES THE HAZARDOUS MATERIAL CLEAN-UP WORK INVOLVE?

- DevelopmentWA is undertaking clean-up works of the Power Station buildings and its surrounding infrastructure including the office, pump house and coal handling structures. The work is required to prepare the site for future development.
- The work involves the removal of hazardous materials, including asbestos and other contaminated material.
- This work commenced in January 2022 and is anticipated to be completed by mid 2023.

HOW ARE YOU ENSURING THAT THE SITE CLEAN-UP WORK IS BEING UNDERTAKEN SAFELY?

- DevelopmentWA has engaged a qualified Contractor with relevant licences and training, and years of experience in safe extraction, handling, removal and transportation hazardous materials.
- The experienced team of professionals undertaking the work will ensure the protection of the heritage listed building while abiding by strict approvals, legislation and safety protocols.
- The work is being undertaken in controlled conditions to ensure there is no risk to public safety.
- A number of enclosures have been installed on the Power Station grounds to support the safe extraction of materials before they are loaded on to specialised transportation and removed from the site.
- The clean-up works are being undertaken in a negative pressure enclosure to ensure the safety of the public.

WILL THE SITE CLEAN-UP WORKS HAVE ANY IMPACTS ON THE LOCAL COMMUNITY?

- The bulk of the work is occurring inside the Power Station building itself.
- All vehicles are entering and exiting the site via the existing Power Station main entrance off Summers Street. There will be an increase in local traffic during the works, and there will be temporary disruptions to car parking off Summers Street. Traffic management will be in place.

WHAT DOES THE WESTERN POWER WORKS INVOLVE?

- Western Power's initial works involve the undergrounding of a section of the existing 132kV overhead powerline which currently runs along the Swan River foreshore before heading south to cross the Graham Farmer Freeway.
- This works program is expected to commence in mid-2022 and likely to be completed by late 2022.
- As part of the works program, five power poles will be removed (three in the 132kv switchyard north of Summers Street and two between the Power Station building and the Swan River), and three new poles will be installed between the Power Station and Graham Farmer Freeway.
- In addition, the existing overhead wires which cross the freeway will be relocated and attached to the new steel poles.
- Western Power will also be decommissioning and removing the equipment from the electrical substation located on the southern side of Summers Street, within the EPPS redevelopment site. This work is expected to commence in 2023 and be completed in late 2024. The electrical substation located on northern side of Summers Street will remain.

WILL THIS WORK IMPACT POWER IN THE AREA?

- Western Power does not currently expect the works to require any local power outages.

WHAT ARE THE WESTERN POWER WORK HOURS?

- Western Power will seek to minimise disruptions where possible with approved work hours scheduled from 7am-5pm, Monday to Saturday. Should after hours work be required, DevelopmentWA will notify you in advance.

WHAT DOES THE ATCO WORKS INVOLVE?

- ATCO is required to relocate its Gas Pressure Reduction Station (PRS) from the Power Station site to a new temporary location on vacant Western Power owned land off the Banks Reserve carpark.
- The temporary PRS will be approximately 20m x 15m in size and will be located on flat land at the northern end of the vacant lot.
- A gas pipeline has been installed along Summers Street, between Joel Terrace and the foreshore, to connect the gas network to the new PRS.
- The existing PRS on the Power Station site will be de-commissioned as part of the works.
- The temporary PRS is anticipated to remain at the new location for up to 36 months, before being removed when a permanent pressure reduction facility is commissioned in Bayswater.
- The ATCO work commenced in May 2022.

WHAT WILL THE TEMPORARY PRS LOOK LIKE?

- The temporary PRS will be a standalone structure (20m x 15m) contained in a black palisade fence approximately 3m high.

WILL THE TEMPORARY PRS HAVE ANY NOISE OR VISUAL IMPACTS?

- Residents nearby the temporary PRS may experience some localised dust and low-level noise during construction. There may also be an occasional smell of gas when venting is carried out, however it will be minimal and does not pose a health risk to local residents.
- The temporary PRS will not obstruct river views for neighbouring residents.
- Gas released during construction and commissioning will be controlled in small volumes. This will create some low level noise, however it should only be for less than 30 minutes at a time.

WHAT ARE THE ATCO WORK HOURS?

- ATCO crews will work 7am-7pm Monday-Friday and possibly Saturdays too during those hours unless after hours work is required for safety reasons or to minimise disturbances. Should scheduled after hours work be required the appropriate notifications will be made.

WILL THERE BE ANY IMPACTS TO LOCAL ROADS OR PARKING?

- Summers Street will be temporarily closed to cars between Joel Terrace and the foreshore. This includes the temporary closure of Banks Reserve car park restrictions to parking along the southern (site) side of Summers Street.
- The closures will be staged, with the first closure of Summers Street (road and parking) commencing May 2022.
- Cyclists and motorists are encouraged to plan ahead, follow the signs and seek an alternative route.

WILL THERE BE ANY IMPACTS TO THE PEDESTRIAN/CYCLE PATH ALONG THE FORESHORE?

- Some footpaths between Graham Farmer Freeway and the Power Station will be temporarily disrupted. This includes the lower and upper ramps and the footpath on the northern side of the bridge travelling to/from Belmont Park. The footpaths along the foreshore (north to south), and the southern side of the bridge to/from Optus Stadium, will remain open at all times.
- Details on timing of these temporary disruptions will be provided as the works progress, through local signage and on the project webpage at <https://yoursay.developmentwa.com.au/east-perth-power-station>
- Pedestrians and cyclists are encouraged to plan ahead, follow the signs and seek an alternative route.

MANAGING IMPACTS

HOW WILL YOU MINIMISE IMPACTS THE WORKS MIGHT HAVE ON SURROUNDING RESIDENTS AND BUSINESSES?

- The three works are being undertaken under strict approvals, guidelines and approved construction management plans.
- Some temporary impacts may be experienced in the area such as restricted traffic access, loss of carparking, pedestrian and cycle path detours, and potential noise and dust. Mitigation measures will be in place to minimise any inconvenience while still allowing the works to progress. Further information will be provided to nearby residents and the community as it becomes available.
- Neighbouring properties and the surrounding community will be kept informed about the activity on site as the works progress.
- Advance notice of path detours, car park and road/ lane closures will be provided through letters, emails and site signage prior to any changes. Our website will contain the most up to date information on the works.

HOW CAN I KEEP INFORMED ABOUT THE WORKS?

- DevelopmentWA will make regular updates to the [Your Say website](#) with the latest on the works and any upcoming impacts.
- Residents, workers and businesses in the area are encouraged to subscribe to regular works updates to stay informed. You can subscribe by visiting the [Your Say website](#).

WHO CAN I CONTACT TO FIND OUT MORE?

Have questions or want to learn more? Contact us:



1800 875 353 (8.30am-5pm, Mon-Fri)



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yoursay.developmentwa.com.au/east-perth-power-station