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Reinforcement works in the  
Cities of Melville & Fremantle

*March 2, 2010*

*Community comments session report*

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## Executive Summary

On March 2, 2010 between 6.00 pm and 8.30 pm at the Melville Rec Centre, Western Power held a community comments session for residents interested in the Melville & Fremantle planning options project.

The session was facilitated by Horizon Learning's Helen Hardcastle.

The purpose of the session was to listen to and capture the thoughts, ideas and suggestions of the community. This feedback has since been provided back to Western Power's technical experts and decision makers for consideration and response.

This report details the community output from the March 2, 2010 session.

# 1 Melville & Fremantle planning options project

Western Power is currently exploring a number of options to improve the reliability and security of power supply within the Cities of Melville and Fremantle over the next five to ten years.

Population growth in the community, both residential and commercial, has resulted in a steady increase in the demand for electricity within the region. Ultimately, this project will improve the reliability of the power supply to current residents and businesses, whilst also addressing the future needs of the community.

Please refer to Western Power's website for detailed information regarding the project, the decision making process and the community engagement process: [www.westernpower.com.au](http://www.westernpower.com.au).

## 1.1 Overview of the Melville & Fremantle planning options

As at March 2010, Western Power is exploring five options to improve the reliability and security of power supply within the Cities of Melville and Fremantle over the next five to ten years. As at March 2010, there is no preferred option. Brief descriptions of the five options currently involved in preliminary investigations are noted below.

Option ID	Option description
BIC	Establish a new substation at 24 Fifth Street, Bicton. <b>DECOMMISSION:</b> Nil
OCM	Establish a new 132kV O'Connor substation opposite the existing substation. Convert the existing Myaree substation from 66kV to 132kV. <b>DECOMMISSION:</b> Existing 66kV O'Connor substation upon completion of new 132kV O'Connor substation.
NOC	Establish a new 132kV substation at O'Connor. <b>DECOMMISSION:</b> Nil
NPM	Establish a new substation in Palmyra. <b>DECOMMISSION:</b> Nil
DOM	Convert the existing O'Connor substation from 66kV to 132kV. Establish a new 132kV substation at Myaree at an industrial site (McCoy Street). <b>DECOMMISSION:</b> Existing 66kV Myaree substation upon completion of the new 132kV Myaree substation in Booragoon. Existing 66kV O'Connor substation upon completion of new 132kV O'Connor substation.

## 2 Facilitator's summary of the session

A community workshop was held at Melville Recreation Centre on the corner of Canning Highway and Stock Road on 2 March 2010. The participants (approximately 100 in total) were primarily representative of the City of Melville, with one community member from East Fremantle also being present. Additionally, representatives from the Catholic Education Office and a Councillor from the City of Melville attended.

The group was not representative of all option locations and instead was heavily skewed towards the suburbs of Bicton, Booragoon and Myaree.

The participants were guided by an external facilitator through a series of questions. They initially reviewed responses from Western Power's 2009 community options survey and then proceeded to discuss pre-defined and alternative options. Questions were also sought and raised to inform the next workshop's discussion and dialogue with Western Power's technical experts and decision makers.

### 2.1 The community options analysis survey

The survey feedback raised concerns that the survey was not widely publicised and that residents who lived in close proximity to the proposed and existing sub-stations were not aware of it. Communication between Western Power and residents was perceived as poor and suggestions were made for improvement. It was raised that the only communication residents had were the 'signs' for sub-stations that Western Power had placed on properties and, as such, trusting Western Power in a transparent and consultative process was difficult. Western Power, however, noted that they too were disappointed by the low respondent numbers for the survey. The Western Power Sustainability Assessment and Community Engagement Consultant for the project, Sandi Dufficy, noted that during November 2009, Western Power communicated via the following means:

- 4,000 homes within the Cities of Melville and Fremantle were sent letters directing them to the Western Power website (to fill in the online survey) and/or to Booragoon Shopping Centre in the last week of November 2009, where residents could ask questions about the options and fill in a hardcopy version of the survey,
- Advertisements were placed in all local newspapers and The West Australian, directing residents to the Western Power website (to fill in the online survey) and/or to Booragoon Shopping Centre in the last week of November 2009, where residents could ask questions about the options and fill in a hardcopy version of the survey,
- An eleven hour community contact session was held at Booragoon shopping centre outside of Coles in the last week of November that provided information on the project options, along with provide copies of the options survey for people to fill in, and
- Community involvement activities were related to the relevant City of Melville and City of Fremantle employees for dissemination via their own community communications channels.

It was noted that variation in survey feed back was indicative of the geographical responses to the survey. Survey results discussion was primarily based on focusing on the impacts of sub-stations near residential homes and preferences were definitively in agreement that Western Power utilise industrial areas versus residential. Specific concerns and impacts were raised and, in particular, health and noise impacts from sub-stations and power transmission lines near children's areas and schools. Depletion of open space for families was a key concern, especially in Bicton and concerns were additionally raised surrounding the impact of the real estate value and 'saleability' of residential homes.

The five project options currently being investigated by Western Power were considered, reviewing the risks and benefits. Options most favoured were in the industrial areas with a strong recommendation that any sub-stations near residential needed to be decommissioned. Impacts and issues raised were consistent, highlighting perceived health, noise and well being impacts, open space availability and real estate value loss.

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Whilst Option NOC was a preferred option, it was noted that this option involved keeping the existing Myaree substation, which was not agreeable to Booragoon residents. Concerns were also raised about transmission lines, particularly if they were to be situated near schools. Option DOM was also a preferred option but concerns for this option involved potential transmission lines being built near residential areas to connect the substation into the surround power network.

The issue of long term and short term solution was raised with residents wanting the terms quantified so that they could factor it into their reasoning and understanding of preferred options.

Alternative solutions, such as the following, were also put forward:

Combine option's DOM and NOC – residents thought that new substations at O'Connor and possibly Myaree (in the industrial area at McCoy Street) were a good idea but still wanted to see the existing Myaree substation decommissioned.

Other ideas and solutions were raised, such as building an underground substation, locating land in recreational or bushland sites (Point Walter, Wireless Hill, Fremantle Cemetery, Leeuwin Barracks), land swapping the Bicton site with the City of Melville and also looking into initiatives to strengthen solar and smart power options.

### 3 Community general comments from the session (transcribed)

- Consider new ways to inform ALL ratepayers, young and old i.e. personally addressed letters (many people ignore general mail).
- Didn't know about survey. Never received a letter.
- Solar options - why using 'old' technology?
- Specific 3s in Bicton - about 1,500, Myaree also many dropped, only around 6 people received letter. Many people not aware of sessions. Ideas?
- Check with land gate to get owners - not just tenants.
- Communication channels to be reassessed.
- No personal addressing of letters - issue. Found out via a personal residents letter
- Industrial option seems to be preference.
- Felt feedback was manipulative.
- Purpose? WP listen and get feedback - return with tech experts.
- Use ratepayer lists? Like to read things and have time to consider.
- Feel city eng. is local government function. Did WP contact City of Melville? Feel should have done.
- Primary school issues: lines passing school (in all options), EMF young minds - power lines - work closely with local govt.
- Feel there was little info regarding best eng. solution, cost issues, tech unstg
- 'Special purpose' land, i.e. Wireless hill, bushland adjacent to golf course.
- What was the letter drop? 4, 000 letter directing people to website or shopping centre to undertake survey. 65 completed. Feel that not statistically valid survey. The NOC is by far the preferred option but the group is small. The survey was too small. WP should have made sure every household within close proximity to options were included as we will be the ones most affected. In our area, families living 3, 4, or 5 doors away were not made aware of survey not the initial meeting. Communication to residents leaves a lot to be desired.
- First I knew of update of Myaree Substation was the number of homes taken up and bought by Western Power to allow the increase to Substation Myaree. Leaflet addressing this workshop was our initial information of Western Powers' plans for Sub station at Myaree.
- The method for advising the community was insufficient and this was reflected in the results. The general communication between Western Power and the community is extremely poor. Need personalised communication to the OWNER of the property.
- It was good to see a large turnout. Most people seemed to prefer public open space which there is very little of in Bicton. There appeared to be a majority voting for O'Connor as it is industrial!! Another option suggested was Leewin Barracks as the power goes over it already! As Melville City is thinking of swapping Point Dundas and Point Heathcote Bushland with Department of Lands (not sure of departments, perhaps environment and conservation?). A station here would supply Applecross and Attadale, Melville. The conclusion appears to be not in residential!! More public open space!!
- The perceptions of the results say to me that Bicton and Palmyra are definitely not options. O'Connor is the only option. It is an industrial area, and a long term solution.
- The results indicated the NOC option was clearly the preferred one, with the DOM option the 'next best'. Nearly all (95%) in essence, preferred either of these, with the OCM option as not the best ('the worst'). The BIC option was identified as the worst, and the DOM option was identified as the 'least undesirable' (4<sup>th</sup> worst).
- Variation in preferred options due to geographical considerations of survey respondents directly relevant to the option that would most affect them. Other variation could have been due to respondent awareness of the details of each option if present.
- Of those who responded - could have been higher (survey awareness issue more than anything else) - strong sentiment for a particular option and strong sentiment against another.

- An issue at heart of the survey outcome seemed to be the lack of awareness of it, accessibility to the survey, inability to negotiate some pages of the survey website (un-user friendliness).
- There are only two logical options: Place one substation in McCoy Street, Myaree in an industrial/commercial area, place another in Garling Street, O'Connor, in an industrial/commercial area, remove substations and transmission lines from residential areas e.g. Kitchener Road.
- Consideration of any extension/new location should not include options with impact on residential areas. The establishment of a new power station on McCoy Street, removing the existing station on Kitchener Rd is the obvious solution. This is industrial/commercial land with least impact on residential areas. Possible consideration could be given to the Garling St option with its buffer zones between residential areas strengthened.
- Waste of our time (75 responses).
- Live in Kitchener Road - did not receive a survey. Pathetic effort at informing residents.
- Why Bicton considered when not much POS in local city.
- Infrastructure doesn't mix in residential areas.
- No new development in Bicton - other areas are growing. Same applies to Myaree and other areas - no residential areas.
- Want hard copy mapping showing options. Not all people can access web.
- Look for areas where there is fleeting recreation - not those everyday
- If no decisions made, why purchased property?
- Why look at residential areas, when industrial options exist?
- Towers (13.5m2)? Fielding? Cameras wouldn't work around them. Why no-one from City Melville? Waiting for proper proposal.
- Is 120m2 block still required for substation?
- No power problems in Bicton. If sub did happen, where footprint? Footprint at South St will affect residential elsewhere - LINES! Feel the community is taking the brunt of high rise development in Applecross.
- There are more options than S. Land swap. City Melville needs to be involved/suggest other options.
- Underground substations take up 70% area of normal sub! Europe + Sydney
- ERA process - should the community direct comment to ERA? Action: WP explain in more detail ERA, options analysis + approvals process.
- Does WP have preferred option? No: if WP purchase property over \$30 million, then think this shows they (WP) know what they want.
- Bicton - Dec. estate at 64 Murray Road, on market 8 hours, how did WP know about site?
- Why isn't there tech expert here? Now we have to wait for answers!
- If not for purpose of substation, why SIGNAGE UP?
- Only on industrial sites for substations
- Underground substations (on industrial sites)
- Never in residential zones or near schools
- Justice issue:
  - ⇒ Was always residential (zone) e.g. Kitchener Rd, Bicton POS
  - ⇒ Ample industrial sites (vacant) available
  - ⇒ Relocate Myaree Station now, prior to later enlargements
  - ⇒ Devaluing residential properties unfair! (mortgage, families, zoned ratio)
  - ⇒ Serious health questions exist!
  - ⇒ Refer to 'Powerlinefacts.com'
  - ⇒ Substations are very ugly - not appropriate in residential areas!
- Solution is clear: All power substations on industrial land.

- Please, when selecting a date for community consultation, ensure City of Melville Councillors are not having a council meeting. (I invited all 13 Councillors, clashed with a key budget meeting).
- Web survey was inadequate and not conclusive.
- Place major power lines underground?
- City of Melville please engage more with the local community on this critical issue!!
- Re: Options/Models in survey
  - ⇒ Nil model involving residential land
  - ⇒ O'Connor
  - ⇒ McCoy St
  - ⇒ Decommission Myaree substation
- Substations are ugly, noisy, health questions
- Solution: one only! Industrial land and not near schools.
- Western Power bought a number of houses near Booragoon School – no consultation.
- City of Melville has land and other properties available, or land swap (no response from City).
- Western Power will make a decision rather than make a recommendation.
- Purchasing property – Western Power won't purchase land unless an option available (otherwise breaking the law). Why have they purchased land?
- Local Catholic Primary School issues
  - ⇒ Power lines – all 5 options: electromagnetic fields and impact on developing young minds
- Aesthetic – power lines?
- No representative from City of Melville.
- Radiation from power lines.
- Attadale and Alfred Cove – residential areas and substation of 60+Kv don't go together.
- Local Government function – disappointed in City of Melville.
- Murray Road Bicton – can't sell real estate.
- 9 years of children at school – exposure to EMF.
- 66Kv → 132 Kv – may go beyond that according to Minister.
- Western Power
  - ⇒ No pace maker or defibrillator in substations
  - ⇒ 132Kv in Kitchener Road – under recommended distance from power lines
- Any substation shouldn't be in residential area
  - ⇒ Cancers on rise in Australia exponentially
  - ⇒ Exposure to low level EMF every day
- Consider East Fremantle – if Western Power serious about consultation with community, should be on list.
- Need to register concern regarding the various options being offered by Western Power. It seems that all the alternatives involve an upgraded power line running along North Lake Road. This places the lines directly along the Catholic School's boundary. There is a concern regarding the electromagnetic field that will be present as a result of the proximity of the power lines.

## 4 Community comments on the project options (transcribed)

### 4.1 Option OCM notes

#### Benefits/Ideas

- \* Only new O'Connor substation
- \* Decommissioning Myaree Substation totally a good idea.
- \* Myaree substation sneaky
- \* Should cost less in money
- \* Out of sight from residents
- \* NOT AN OPTION!
- \* Location in an industrial area
- \* Definitely not decommission substation in O'Connor. O'Connor is an industrial area away from residential area and 'schools' which should be first priority.
- \* Taking substation out of residential area
- \* Decommission Myaree substation and move to McCoy St
- \* Establish new O'Connor substation and link us with a new substation on McCoy St
- \* Not a preferred option
- \* No. I own property directly across Myaree substation. Why were houses bought to increase size of substation before this planning session?
- \* No. Myaree needs to go.
- \* New substation at O'Connor is the best solution
- \* So O'Connor increased OK
- \* Myaree moved to industrial
- \* McCoy St
- \* Equal worst option

#### Concerns

- \* Which Myaree substation? Not preferred Kitchener Road.
- \* None. It's already there and it's industrial
- \* Booragoon Primary School?
- \* We believe the wires will never go underground because they will melt - is this so?
- \* Myaree Station still close to residential
- \* Substation very close to residential area
- \* Increased noise, loss of amenity, devalue property
- \* Retains Myaree as a substation - it's a residential area!
- \* Too close to residential area
- \* Output of radiation
- \* Additional power lines
- \* Noise (buzzing) output
- \* Too close to primary school
- \* Land swap from WP to Melville Council to keep public open space
- \* Devaluation of property

## 4.2 Option NOC notes

### Benefits/Ideas

- ✘ Being an industrial area, a maybe
- ✘ No, if the Myaree substation is not decommissioned.
- ✘ O'Connor substation is already existing - most obvious location. Industrial area with good setback areas and boundaries. Has established towers, has the best exit streets for future power towers. Obviously the footprint of the towers for a 133 KVA tower is quite large. If there was an explosion as at Cannington, then at least there is a large enough buffer to protect people.
- ✘ Best option as the feed lines are already in place.
- ✘ Industrial - away from large quantity of residential
- ✘ This is a viable option. Possible best long term solution.
- ✘ Not in a residential area
- ✘ Best of the 5 options but would still want Myaree substation decommissioned.
- ✘ In an industrial area away from homes
- ✘ Preferred option
- ✘ Best options are in industrial area
- ✘ Yes. New substation to accommodate existing and future needs
- ✘ Only in industrial area
- ✘ Best idea ahead of DOM. Put it underground, take the best of NOC plus DOM.
- ✘ New substation at O'Connor in an industrial area is the best solution.
- ✘ NO
- ✘ OK that means increase O'Connor - seems OK
- ✘ 66 KV + 132 KV
- ✘ Decommission Myaree
- ✘ Best option and total benefits win/win situation
- ✘ Placed in industrial area
- ✘ No health and safety concerns to residents
- ✘ No large pylons in local streets

### Concerns

- ✘ None
- ✘ Existing (Myaree) substation not decommissioned! Booragoon Primary?
- ✘ None. Should decommission Norma/Kitchener substation
- ✘ Still concerned about health effects for anyone working around the substation
- ✘ None
- ✘ Where are the upgraded transmission lines going?
- ✘ No concerns

## 4.3 Option BIC notes

### Benefits/Ideas

- \* There is no benefit at all that I can think of, only damaging to health of our young community.
- \* None. Completely unsuitable, has housing on four sides in an area that people have very limited park space. I am very angry that we have had underground power approved and then have the lunacy of very large above ground towers. Give me a break.
- \* No benefit at all as Bicton does not need any more power.
- \* None - no benefits
- \* NO benefits
- \* NOT AN OPTION!!
- \* Idea: only build/upgrade substation in industrial area. If no appropriate site, do a land swap with council for substation site and retain park in Bicton.
- \* Why in a residential area? Why not Leewin Barracks? Why not Amhorst St back Frem cemetery?
- \* Absolutely no benefits
- \* No benefits in residential
- \* Better in industrial
- \* No benefits at all
- \* Not a preferred option
- \* No
- \* Not in a residential area
- \* NO, NO, NO
- \* Never
- \* Underground substations as in Europe?
- \* If underground and in Bicton then on Leewin Barracks Land or in bush at Point Walter - not near residences.
- \* Encourage people to instal solar power and use 'smart power' so that we don't need to upgrade the grid and have extra substations.
- \* Look at alternative sources of energy supply for Western Power.
- \* Put the substation in an industrial area - 'NOC' is preferred
- \* NO BENEFITS!!!
- \* This is 2010 - find a way!
- \* Put the substation in an industrial area - SHOULD NOT BE IN ANY RESIDENTIAL AREA
- \* There are no benefits in using a residential area for a substation.
- \* Nil benefits
- \* No
- \* Absolutely no benefits to this option - move substation to an industrial area.
- \* No benefits, worst option
- \* Underground power just approved
- \* Bicton group has had many hours of consultation internally
- \* Bicton Park – land swap

### Concerns

- \* We have young families coming into Bicton making it a busy area. Please don't do anything to spoil or harm them. I am very against this substation - Bicton is the very Worst option.
- \* Residential area and close to a school. Health impact.
- \* This has not been thought through. It is not the place to put the substation. We have a lot of pedestrian traffic going to the Melville Shops. The park is a main access for school children going to Bicton Primary School.
- \* No parks in Bicton apart from Birdwood Circus
- \* Medical reasons - children's growth
- \* Health - particularly early childhood development. Close to primary school and daycare. EMF - leukaemia, tumour, brain damage. Have you seen Australian Story? Red Symmondson - brain cancer, sleeping next to substation
- \* Residential Area - low level housing. Substation visually revolting.
- \* Noise level transmission
- \* Decrease property values
- \* Loss of parkland in a suburb with minimal open space. Loss of recreational area for community.
- \* Children's health - my children sleep within 50m of the site.
- \* Power lines to and from the site - these emit a considerable amount of radiation.
- \* Site is in a completely built up residential area
- \* Route of high voltage power line servicing such a facility in a purely residential area
- \* Lack of public open space in this area has been acknowledged by the Melville Council. They indicated to me that they would like to keep this site for this purpose and would consider a land swap.
- \* Health to residents
- \* Where will our kids play

- ✘ Property values will fall
- ✘ We have not got 10% public open space now.
- ✘ Health (Cancer?), noise, less open public space
- ✘ The only public open space in this part of Bicton
- ✘ Concerns over close proximity to schools. Concerns over being surrounded on all boundaries by residential homes.
- ✘ Health and safety concerns
- ✘ Aesthetics of large power lines
- ✘ Substation in residential area
- ✘ Not in residential area
- ✘ Radiation
- ✘ Close to school, no parklands close by, State Housing propose to develop family housing in Murray Rd with possibility of 24 extra children within 3 or 4 houses of proposed site.
- ✘ Bicton - losing a park when there are not many parks for children in that part of Bicton.
- ✘ Too near the primary school where children spend 5 days a week. Developing minds and bodies will be affected by the radiation.
- ✘ If built in Bicton (which will not have much further development/subdivision in the foreseeable future), Bicton is bearing the brunt of power supply to other surrounding, more affluent areas.
- ✘ Explosions: Is there a guarantee that this wouldn't occur? We know there was an explosion at Cannington on January 15th 2010. It has potential for bushfires.
- ✘ There was also an explosion in Bourke St Melbourne with an underground substation in December 2007.
- ✘ Losing all our public space, which Bicton is lacking.
- ✘ Aesthetics - ugly
- ✘ Health - exposure to EMF. There must be supposedly a safe level - if there is? We do not need to be exposed to more with the advent of a substation being built.
- ✘ Children walking by because they would be exposed to EMF and the park that has now been claimed disallows them from walking through.
- ✘ Devalue of properties. who would live near a substation?
- ✘ Option and Only Option: Garling Street, O'Connor
- ✘ Zoned residential currently used as a park - limited public open space in Bicton. Save our park!
- ✘ Close to primary school
- ✘ Would cost WP substantially to build from scratch.
- ✘ Sell the land back to the council for public open space and use money to expand in industrial area.
- ✘ Will be situated and surrounded totally by residential houses.
- ✘ Health, safety, noise and aesthetic concerns middle of residential area.
- ✘ Residential area of 4 sides
- ✘ School and child care 2 blocks away
- ✘ Public open space used by community
- ✘ Bicton has less than targeted 10% public open space. Loss of this land/park in a residential area, don't rob the community of this small slice of greenery.
- ✘ High cost option: high \$/m2 land, no current HV power line in underground solution.
- ✘ When power bills are increasing, why is WP looking at expensive option?
- ✘ Not a flat site - significant earthworks
- ✘ Acquisition of house on Murray St and small size of current park indicates WP need to buy out and bowl over the other houses to make a suitable footprint.
- ✘ Proposed development of State Housing - unmarried mothers (medium density) would be crazy next to/near a substation; even more reason to have a park.
- ✘ Attadale area
- ✘ Too close to residential area
- ✘ Lack of open public space
- ✘ Output of radiation
- ✘ Additional power lines
- ✘ Noise (buzzing) output
- ✘ Too close to primary school
- ✘ Land swap from WP to Melville Council to keep public open space
- ✘ Devaluation of property
- ✘ Health of young kids!!
- ✘ Lack of park lands in the area. Where do kids play?
- ✘ A great way to stuff up a nice suburb
- ✘ Why should Bicton residents pay the price for providing power to Applecross?
- ✘ Public open space
- ✘ Residential area
- ✘ Devaluing surrounding property
- ✘ Primary school close by
- ✘ Exposed wires
- ✘ Noise factor

- ✘ Health and safety concerns
- ✘ Large pylons in local streets
- ✘ Power lines and house issues
- ✘ Health issues - full of risks
- ✘ Take away our park, not many parks in our area (only one)
- ✘ 3 video camera didn't work – must be harmful fields
- ✘ 3 towers – largest 13.5 sqm
- ✘ Listed first on hard copy survey
- ✘ Signs – proposed substation to be built on purchased land
- ✘ Footprint?
- ✘ Fifth Street
- ✘ Applecross high rise to be serviced
- ✘ Bicton footprint into and out of Applecross
- ✘ Need balance of public open space
- ✘ Most desirable location from Western Power's point of view
- ✘ Fifth Street – cost and technical option
- ✘ Not picking on Bicton!
- ✘ Most logical place is Leeuwin barracks, Point Dundas, Point Heathcote
- ✘ Health impact
- ✘ No conclusive proof according to western Power
- ✘ Residential substation
- ✘ Health – long term impact
- ✘ Noise
- ✘ Towers – values of properties
- ✘ Health and general well being
- ✘ Needs to go to industrial
- ✘ 27 units proposed for unmarried mothers with children – Fifth Street to Murray Road
- ✘ Parking space
- ✘ Problem
- ✘ Open space critical
- ✘ Only one park

## 4.4 Option NPM notes

### Benefits/Ideas

- ✘ No residential area.
- ✘ Maybe
- ✘ Cheaper land
- ✘ NOT AN OPTION!
- ✘ No benefits
- ✘ Not viable at this time
- ✘ Preferred option
- ✘ Not in residential
- ✘ Not enough information
- ✘ Industrial OK maybe
- ✘ Equal worst option with Bicton
- ✘ Same reasons as Bicton

### Concerns

- ✘ Waste of money
- ✘ Residential
- ✘ Health, residential
- ✘ No land at this stage owned by WP
- ✘ Where are the upgraded transmission lines going?
- ✘ Yes
- ✘ Only if in an industrial area
- ✘ Another new substation is not a full/permanent solution for residential areas with an existing substation or land owned by WP.
- ✘ Too close to residential area
- ✘ Output of radiation
- ✘ Additional power lines
- ✘ Noise (buzzing) output
- ✘ Too close to primary school
- ✘ Land swap from WP to Melville Council to keep public open space
- ✘ Devaluation of property

## 4.5 Option DOM notes

### Benefits/Ideas

- ✘ The new substation established on McCoy Street, more attractive option
- ✘ Industrial areas, not residential are only suitable. Could underground substations be considered as done in Sydney.
- ✘ Nil benefits to people in residence. Decrease in property value.
- ✘ Also a good option both in industrial/commercial.
- ✘ Keep away from residential
- ✘ Possible best long term solution
- ✘ Industrial site will have less impact on residents in surrounding areas
- ✘ Childcare centre could relocate
- ✘ In industrial/commercial area
- ✘ Surely the only option: on industrial land affecting no-one, solves the power solution, long term solution, most economic, least impact on health.
- ✘ Best idea due to being away from residential home, schools and retain public open space in Bicton
- ✘ Not a preferred option
- ✘ Best idea - sell the land for residential
- ✘ Best idea as it works with O'Connor, closes Myaree, not a new substation in Myaree
- ✘ The only option that gets rid of existing Myaree. Put it underground.
- ✘ New substation/conversion at O'Connor is best solution.
- ✘ Relocation of Myaree substation from residential to industrial is a great outcome. Location at Norma/McCoy St.
- ✘ I like this option 2<sup>nd</sup>
- ✘ I like O'Connor best I think
- ✘ Transmission lines past school
- ✘ 1<sup>st</sup> best option
- ✘ Second best option - already industrial area

### Concerns

- ✘ Voltage increase especially near schools.
- ✘ Property devalued
- ✘ Health impact overall
- ✘ Harm to residences, in particular children. Increase in voltage so near to Booragoon Primary School.
- ✘ Keep away from residential
- ✘ Booragoon Primary School?
- ✘ Location/route of high voltage power lines must be long term solution
- ✘ The substation in near 'Booragoon' school and right next to the playground and preschool and kindy.
- ✘ A short term solution. Waste of money. Do something for the long term.
- ✘ Existing Myaree substation (Norma Rd) is too close to residential.
- ✘ Expands into residential area. Bought land 'cheaply' without ERA approval and so devalued more nearby properties. If power is for industrial, move it into the centre of industrial area. Do a land survey to elsewhere. Rezone to residential/parkland.
- ✘ Next to school route and crossing to Booragoon Primary not to mention health and noise to nearby residents.
- ✘ No new substation at Myaree
- ✘ Too close to residential area
- ✘ Output of radiation
- ✘ Additional power lines
- ✘ Noise (buzzing) output
- ✘ Too close to primary school
- ✘ Land swap from WP to Melville Council to keep public open space
- ✘ Devaluation of property

## 4.6 Alternative options notes

### Benefits/Ideas

- ✘ Another option would be 'Leewin Barracks'. The big power lines go over the barracks then across the river. There is plenty of land not being used in this area and no residents to complain. It is also a secure site patrolled by defence forces personnel.
- ✘ Wireless Hill
- ✘ Barracks in East Freo
- ✘ Underground
- ✘ Solar panels
- ✘ Underground power station (Melville Plaza Carport area?)
- ✘ Lanswap for further options
- ✘ Retain Bicton parkland
- ✘ Combine NOC and DOM options and decommission Myaree
- ✘ Fit all houses in the area with solar panels. Reduce the reliance on fossil-fuel power. This is even in WP's own handout on 'Seeking a Network Solution' under Demand Side Management.
- ✘ How much land is available behind the Fremantle Cemetery? Even so the industrial area would be more suitable away from 'young' children hoping to have a 'long' life.
- ✘ Utilise the best of NOC and combine with best of DOM. This is a long term solution.
- ✘ Underground lines and underground substation
- ✘ Upgrade O'Connor underground lines, remove Myaree plus work on demand management. Government rebates on solar e.g. NSW Government selling power back to the grid.
- ✘ The initial survey did not reach a lot of people as evidenced by the number of people in this meeting that had received notice of the survey (3 or 4 out of 70 approx). You need to improve your process that communicates issues to the community. What about attaching the memo to the electricity bill?
- ✘ Leeuwin Barracks - could it be put here? Heritage issues should come a distant third to health concerns and noise issues.
- ✘ Western Power to build in an industrial area. Also swap land in Fifth St Bicton with another site in an industrial area within the City of Melville
- ✘ Put substation in predominantly industrial area. Current Myaree substation is too close to residential areas.
- ✘ Place upgraded transmission line down major arterial (roads) routes rather than residential areas.
- ✘ Other options should all be in industrial areas.
- ✘ O'Connor industrial area - keep power supply in industrial area not near families and schools.
- ✘ We can put a man on the moon but we can't bury a substation.
- ✘ Land swap from WP to Melville Council of the Bicton Park.
- ✘ Secure land in an industrial area.
- ✘ Long term solution to: new substation at Myaree (McCoy St/Norma) - industrial site; decommission Myaree (Kitchener/Norma) - residential site; divest Fifth St Bicton - residential site
- ✘ Keep noisy dangerous substations away from residential especially schools i.e. Alfred Cove, Bicton. All substations should be in industrial areas. Concern with transmission lines. All power lines should be underground. Let's move towards underground substations.

### Concerns

- ✘ Other countries do not allow power stations in residential areas for health reasons. WP FAQs page on this issue (health) was extremely vague for such an important issue regarding health and wellbeing.
- ✘ Public health, real estate
- ✘ Need to look at ways to 'enclose' the substation to reduce the emission of harmful EMF.
- ✘ Impact on local community putting high voltage power very close to homes and school
- ✘ Loss of public open space
- ✘ Degradation of local residential amenity if placed in Bicton

## 5 Community request for response

Western Power is currently reviewing and investigating the contents of this report. The following section of this report notes specific solution suggestions and questions for which the community has requested a response from Western Power.

Western Power will respond to these suggestions and question at the next community contact session, planned to occur on May 27, 2010 at the Melville Civic Centre's Main Hall between 6.00 pm and 8.30 pm. A hardcopy of the responses will be made available after the session.

### 5.1 Community solution suggestions

- Why doesn't Western Power use Leewin Barricks?
- Why doesn't Western Power use Wireless Hill?
- Why doesn't Western Power use Melville Plaza carport?
- Why doesn't Western Power use Fremantle cemetery?
- Why not put it in an industrial area in Palmyra?
- Why doesn't Western Power use Bushland adjacent to Point Walter golf course?
- Why doesn't Western Power divert the power lines down Norma Road through industrial areas versus Kitchener Road and North Lake Road?
- Why not put more power stations north of the river instead of dragging supply through southern suburbs?
- Why don't you put the transmission lines and substations underground?
- What about more demand side management ideas and subsidies, such as solar panels or wind farms, or other environmentally sensitive sources of energy production?
- Could you combine options NOC and DOM, and ensure that Myaree is decommissioned and a long term solution is achieved?

### 5.2 Community questions on Western Power's decision making

- Has Western Power got a preferred option?
- When will the preferred option be selected?
- Has Western Power eliminated any of the options?
- What are the project timelines?
- Can the community group speak directly to the Economic Regulation Authority?
- Can you provide clarification on the weighting of various decisions and the driving factors for the project?
- What weight does the community input have?
- Is cost stopping Western Power from building from scratch?

### 5.3 Community questions related to property

- Will Western Power sell existing sites that they don't use in this instance back to the people?
- Will Western Power compensate residents financially?
- If I live next to the Bicton site in Murray Street, could my house be resumed?
- Why did Western Power buy property before consultation with the community?

- If no decisions are made, why buy properties and land? For example, at Booragoon and Bicton.
- Why does Western Power purchase land in residential areas?
- What about land swapping the residential sites that you own?
- Are Western Power breaking the law if they purchase land without being locked into using it?
- Is it true that Western Power bought 64 Murray Road after 6-8 hours on market and was it bought for a future substation site??
- If Western Power decide to decommission or not build on a site, would there be a guarantee of relinquishment (sale) of the sites back to the communities or local council?
- Has Western Power considered the ratio of available open space in their options analysis – particularly where Bicton is concerned?
- Where the Myaree substation is on the edge of industrial and residential land, does this not affect land prices - or does Western Power pay the going rate?
- The purchase of land at the existing Myaree substation has taken place over many years. Has the Economic Regulation Authority been notified or provided input on this?
- How long has the substation been on the corner of Norma and Kitchener Roads in Booragoon?

#### 5.4 Community questions related to environment

- Why is Western Power concerned about protecting the flora and fauna but not about protecting our children, our future generation?
- Can the community get an official statement from an environmental scientist?

#### 5.5 Community questions related to project engagement

- How were people contacted about the survey?
- The survey results aren't representative of the entire community – how much weight will they have on the final result?
- Why weren't the residents of Murray Road Bicton informed about the purchase of 64 Murray Rd 18 months ago?
- Is Western Power going to ask tenants or owners?
- Why don't you contact people via their electricity bills?
- Why are no technical people present at this session and why do we have to wait for answers?
- What weight does community input have on the final decision?
- How is Western Power going to contact us in future about this project?

#### 5.6 Community questions related to technical considerations

- Are we 'locked into' these options?
- What exactly do you mean by long term and short term solutions?
- Where will the transmission lines go, incoming and outgoing from any/each station to be sited, e.g. suburb by suburb, showing proximity to residential areas, schools, child centres etc. Will transmission line routes for all proposed options deemed the most favourable be made available for community review?
- Why don't you put the substations underground?
- Why don't you place transmission lines underground?

- Can you 'enclose' substations to reduce emissions?
- Why does a population saturated area need to provide a site to power new developments in other suburbs? For example, Bicton and Applecross.
- Where does Murray Road, Bicton get power from currently?
- Is it true that if built, that the Bicton option would be the most expensive?
- What is the best position from an engineering perspective?
- Is 120 square metres really necessary for a substation?
- What is the implication of EMF on video/radio equipment?

## 5.7 Community questions related to noise

- Especially for high voltage 132 kVA substations, what noise reductions management strategies would be employed and would they adhere to environmental best practice? For example, brick walled, high height, vegetated buffer zones vs. cyclone fencing or mesh gated enclosures?

## 5.8 Community questions related to safety & health

- What is a safe level of exposure to EMF?
- What is the most suitable, safer, health wise distance from 132 kV substations?
- What concrete amount of EMF high voltage/high frequency emissions from 132kV stations are likely to be generated and environmentally leaked out of the confines of the substation premises to surrounding residential areas? What, if any quantitative studies of the levels of emissions from kV(A) have been conducted?
- What suitable buffering distance e.g. 50m, 100m, 150m etc from the nearest residential areas has been established as safe health-wise from 132 kV-type substations? Have such distances been established?
- Is EMF detrimental to children's developing physiology? For example, the Australian Story episode that spoke about Red Symon's boy.
- Has Western Power considered the number of children passing the substation daily + crosswalk attendants standing opposite the substation 2x daily (1.5 hours) 5/7 school term?
- Why concern for heritage, flora and fauna, but not children? Have no children been considered?
- Cancer on rise - blood related. Modern lifestyle but worldwide research even low levels of EMF i.e. cordless phones, mobile, tv, fridge etc harms health. Existing Kitchener/Norma substation is very close to Booragoon primary school. Why does Govt think heritage is more important than city health?
- Can the community get an official statement from a health expert?
- How safe are transmission lines?
- Is there a guarantee that an explosion with potential of a bush fire won't occur or that there is no radiation?

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## 6 Next community session

**Date** Thursday 27 May, 2010  
**Time** 6.00 pm to 8.30 pm  
**Address** Melville Civic Centre, Main Hall - 10 Almondbury Road, Booragoon  
**Note** Coffee and tea will be made available and the session will again be professionally facilitated by Helen Hardcastle

The session format will involve a Western Power panel of project technical experts answering the suggestions and questions detailed in section 6 of this report. There will also be a project update and opportunity for discussion between the community and the Western Power panel.