

Agenda TPRC Meeting of Council – 14 August 2008

9.5 WESTERN POWER SUBSTATION REQUIREMENT – TAMALA PARK

Report Information

Location: Not Applicable
 Applicant: Not Applicable
 Reporting Officer: Chief Executive Officer File Reference: 28.51.907.12

Recommendation

1. That the Local Authority joint landowners of lot 9504 Mindarie be requested to approve, in principle, an allocation of land from the POS or Public utility portion of their landholding for a future Western Power substation on the basis that cost savings for land acquisition of an alternative site at the corner of Neerabup Road and the Mitchell Freeway will be expended for undergrounding network transmission lines from the new substation at Tamala Park
2. That the action taken in requesting constituent Local government of the TPRC to authorise TPRC administration to co-ordinate activities supporting the outcomes listed in items 1-10 in the Comment section of this report be endorsed.

Voting Requirements

Simple Majority

Report Purpose

To propose arrangements for coordinating activities to facilitate land for a Western Power substation to service the Tamala Park area in order to achieve:

- Appropriate use, as an important part of a Transit Oriented design development of land currently proposed for the substation.
- A desirable economic aesthetic and local community outcome from use incorporation of Lot 19 Mindarie into the urban development being planned by TPRC.

Preservation of the visual amenity of the area by facilitating the undergrounding of transmission lines connecting to other substations.

Efficient use of infrastructure through appropriate co-location of transmission lines in established public utility reserves and, potentially, co-location of feed in and network substations on the same land area.

Relevant Documents

Appendix: Nil
 Available for viewing at the meeting: Nil

Policy Reference

N/A

Local Government Act/Regulation

N/A

Previous Minutes

Council Meeting – 19 June 2008 (Item 9.7 Acquisition of Land – Clarkson)

Background

Tamala Park and constituent Council representatives have had ongoing discussions with Western Power about future requirements for an electricity distribution substation in the Tamala Park area.

Alternative sites have been canvassed that meet Western Power's requirements for a substation within 4km of a catchment of assessed future need.

The TPRC and City of Wanneroo representatives have constantly requested Western Power to consider undergrounding transmission lines connecting substations in order to preserve the visual amenity of the area. Western Power has advised that its current policy is to connect substations by overhead transmission lines supported by infrastructure provided in road medians. Western Power's current view is that transmission lines connecting the Clarkson Road (near Wanneroo Road) and Hester Avenue substations to a new substation in Tamala Park would be positioned in Marmion Avenue, Burns Beach Road and/or Connolly Drive.

In 2007 Western Power commenced negotiations to acquire 1.8 hectares of land from MRWA at the corner of Neerabup Road and the Mitchell Freeway reserve. This is considered an inappropriate location for a Western Power substation for reasons outlined in reports to the Council on 19 June 2008 and in item 9.4 of this agenda.

The proposed transaction between Western Power and MRWA has been suspended on the basis that an alternative site for a substation may be found through the combined efforts of the DPI, TPRC and the local authority participants of the TPRC.

Comment

In summary, the following is required in order to facilitate an allocation of land to Western Power from either the TPRC or combined local authority landholdings:

1. Western Power and MRWA to abandon their current negotiations in respect of Lot 19 Mindarie;
2. MRWA to agree to sell Lot 19 Mindarie to the TPRC;
3. The TPRC and the joint local authority landowners to propose an alternative site for the Western Power substation;
4. Western Power to agree the alternative site proposed for the substation;
5. Western Power to agree to devote any savings from land purchase costs to undergrounding transmission lines;
6. Regulatory authorities to agree to land use by Western Power for:
 - A substation: if the site chosen is within a restricted zone under the MRS scheme or Bush Forever policy;
 - Transmission lines: if the transmission line route proposed includes any reserve land or existing public utility easement;
7. Assuming the alternative substation site is contained in the non-urban portion

- of the joint local authority landholding, negotiate with local governments to agree divestment of land to Western Power;
8. Local governments individually complete formal business plans for a major land transaction;
 9. In the event that the site for the substation is within the MRC lease area:
 - Liaise with MRC for land availability and site access issues;
 - Synchronize Western Power and MRC requirements to ensure the objectives of each of the agencies are not compromised;
 10. In the event that the site for the substation and transmission lines are coincident with or adjacent to the existing power generating plant and feed in lines to the Western Power grid operated by Landfill, Gas & Power (LGP):
 - Negotiate with LGP and MRC for the required changes to existing agreements or the preparation of appropriate new agreements relating to joint, complementary or coincident use of land areas and infrastructure;

Many of the activities listed above relate to areas outside of the area with which the TPRC is principally concerned. Notwithstanding, the TPRC is in the best position to coordinate matters to bring about the outcomes listed 1-10 above.

Correspondence has been sent to constituent local authorities comprising the TPRC requesting authority for TPRC to be the coordinating agency for the listed activities. The TPRC would need to work closely with appropriate officers from each of the constituent Councils.

Council endorsement is requested for this action.