GOVERNMENT OF WESTERN AUSTRALIA

Environmental Protection Authority

Northern Terminal to Neerabup Terminal 330kV Transmission Line

Electricity Networks Corporation (trading as Western Power)

Report 1804

March 2026

This assessment report has been prepared by the Environmental Protection Authority (EPA) under s. 44 of the *Environmental Protection Act 1986* (WA). It describes the outcomes of the EPA's assessment of the Northern Terminal to Neerabup Terminal 330kV Transmission Line proposal by Electricity Networks Corporation (trading as Western Power).

The Northern Terminal to Neerabup Terminal 330kV Transmission Line was determined under the Commonwealth *Environment Protection and Biodiversity Act 1999* to be a controlled action and to be assessed by the EPA under an accredited process. This document is also the result of the EPA's accredited assessment process.

This assessment report is for the Western Australian and Commonwealth Ministers for Environment and sets out:

- what the EPA considers to be the key environmental factors identified in the course of the assessment
- an assessment of the matters of national environmental significance
- as to whether or not the proposal may be implemented and, if it recommends that implementation be allowed, the conditions and procedures, if any, to which implementation should be subject
- other information, advice and recommendations as the EPA thinks fit.

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Contents

Figures

Tables

Appendices

Summary

Proposal

The Northern Terminal to Neerabup Terminal 330kV Transmission Line is a proposal to construct a new 330kV dual circuit transmission line between Northern Terminal in Malaga and Neerabup Terminal in Pinjar, a length of approximately 29 km. The proposal also includes an expansion of the existing Northern Terminal and Neerabup Terminal substations. The proposal intends to reinforce the North Region transmission network to remove constraints on existing connected generation, provide additional capacity to connect large-scale renewable energy generation and meet future demand.

The proposal is parallel to the existing 330kV transmission line located approximately 13 kilometres North of Perth within the City of Swan and the City of Wanneroo, Western Australia. The proponent for the proposal is Electricity Networks Corporation (trading as Western Power).

The key elements of the proposal include transmission infrastructure of 74 steel lattice towers, 330kV dual circuit conductor, permanent maintenance track, optical ground wire and underground fibre access tracks, laydown, break and winch sites and expansion of the Northern and Neerabup terminal substations.

Consultation

The EPA published the proponent's referral information for the proposal on its website for seven days public comment. The EPA also published the proponent's environmental additional information on its website for public review for 2 weeks (from 8 December 2025 to 22 December 2025). The EPA considered the comments received during these public consultation periods in its assessment.

Assessment of key environmental factors

The EPA has assessed the key environmental factors and values (listed below) for consistency with the EPA environmental factor objectives.

Environmental Factor: Flora and Vegetation	
Residual impact on key environmental value	Assessment finding
Clearing of 65.35 ha native vegetation and 32.37 ha of non-native vegetation	The proponent has applied the mitigation hierarchy to minimise impacts to vegetation of good and higher condition. Non-native impacts are associated with pine plantations that do not contribute to native vegetation values. The impacts to vegetation are not significant in the context of biological diversity and ecological integrity and all vegetation associations will remain above 20% of pre-European vegetation extents. This is consistent with State Planning Policy 2.8 intent to retain at least 10% of the original extent of vegetation in the Perth metropolitan region.

Environmental Factor: Flora and Vegetation	
Residual impact on key environmental value	Assessment finding
	The majority of the clearing (i.e. the clearing within the transmission corridor) will not be in the form of broadscale ground-level clearing but will establish a clearance zone where vegetation located three (3) metres above the ground will be removed to maintain a safety distance between transmission lines and canopy to prevent arcing and potential bushfire. Subject to recommended conditions for clearing limits, the environmental outcome is likely to be consistent with the EPA objective for flora and vegetation.
Clearing of 2.23 ha of Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, listed as a Priority 3 Priority Ecological Community (PEC) by the Department of Biodiversity, Conservation and Attractions (DBCA), synonymous with the Threatened Ecological Community (TEC) of the same name under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The disturbance of this community includes: • 0.59 ha representative of Floristic Community Type (FCT) 21c (Priority 3); • 0.36 ha of FCT 23b (Priority 3); and • 1.08 ha of Priority 3 Banksia Woodlands of the Swan Coastal Plain.	The clearing of the Priority 3 Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, inclusive of vegetation representative of Priority 3 FCT 21c and FCT 23b is significant noting the cumulative loss and ongoing clearing pressures of this ecological community and its sub-communities on the Swan Coastal Plain. The proponent has applied the mitigation hierarchy to minimise impacts and proposes suitable management measures to ensure un-cleared and adjacent vegetation is not significantly impacted. The residual impact of clearing remains significant, and the proponent has proposed offsets to counterbalance them. Subject to recommended conditions for clearing limits, environmental outcomes, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for flora and vegetation.
Clearing of 0.44 ha of the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of	The clearing of the Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community will not result in the loss of a naturally occurring consolidated patch, nor will it fragment a naturally occurring

Environmental Factor: Flora and Vegetation	
Residual impact on key environmental value	Assessment finding
the Swan Coastal Plain ecological community, listed as Priority 3 by DBCA and Critically Endangered under the EPBC Act (Tuart Woodlands TEC)	consolidated patch. The proponent has applied the mitigation hierarchy and residual impacts are associated with the clearing of screening vegetation successfully rehabilitated from pine plantation by the proponent to meet broad metrics of the Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community. The environment surrounding the patch is ecologically isolated and provides limited conservation value to the community. The proposed clearing is not significant in the context of biological diversity and ecological integrity. Subject to recommended conditions for clearing limits and environmental outcomes, the environmental outcome is likely to be consistent with the EPA objective for flora and vegetation.
Clearing of 12.3 ha vegetation within geomorphic wetlands including: • 0.8 ha Conservation Category Wetlands (CCW) • 4.0 ha Resource Enhancement Wetlands • 7.5 ha Multiple Use Wetlands	The proponent has applied the mitigation hierarchy to significantly minimise impacts on vegetation within geomorphic wetlands. The majority of residual impacts target vegetation in degraded to completely degraded condition adjacent to existing disturbance. The EPA has further considered residual impacts to CCW under the Inland Waters factor. Subject to recommended conditions for clearing limits, environmental outcomes, rehabilitation and management the environmental outcome is likely to be consistent with the EPA objective for flora and vegetation.
Potential impacts to habitat suitable for *Calectasia elegans*	A potential individual of *Calectasia elegans* was identified in the development envelope (DE) but outside the proposed disturbance footprint. The proposal may therefore impact habitat for this species. However, the EPA considers that the proposal is unlikely to have significant impacts on *C. elegans*. The proponent has applied the mitigation hierarchy to minimise disturbance of suitable habitat, including proposing to span[1] transmission lines over vegetation of excellent quality habitat suitable for *C. elegans.* In addition, to minimise the potential for any adverse impacts on this species, the EPA recommends conditions requiring the proponent to undertake targeted surveys for *C. elegans* and to identify and implement effective mitigation measures should individuals of the species be identified. Subject to recommended conditions, including pre-clearance surveys, impacts to *C. elegans* are unlikely significant and any direct impacts can be regulated under the *Biodiversity Conservation Act 2016* (BC Act).
Clearing of 15.0 ha within Bush Forever sites of which 1.6 ha is	The EPA advises that the proposed clearing of regionally significant bushland within Bush Forever Sites is significant in the context of State Planning Policy (SPP) 2.8. The proponent

Environmental Factor: Flora and Vegetation	
Residual impact on key environmental value	Assessment finding
considered regionally significant bushland.	has applied the mitigation hierarchy and prioritised Bush Forever areas of degraded condition and proposed offsets at a 2:1 ratio in accordance with SPP 2.8. Subject to recommended conditions for clearing limits, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for flora and vegetation.
Indirect impacts to flora and vegetation from fragmentation and degradation from clearing (edge effects), weeds and dieback spread and changes to hydrological regimes.	There is unlikely to be significant residual impacts from the introduction and spread of weeds and disease or altered hydrological regimes, given the proponent has prepared a Flora and Vegetation Environmental Management Plan (FVEMP) detailing measures to mitigate these indirect impacts. Subject to recommended conditions for environmental objectives and management, the environmental outcome for flora and vegetation is likely to be consistent with the EPA objective for flora and vegetation.

[1] spanning refers to the suspension of transmission lines overtop environmental values to avoid or otherwise minimise clearing impacts.

Environmental factor: Terrestrial Fauna	
Residual impact on key value	Assessment finding/ environmental outcome
Clearing of 39.57 ha of Native Fauna Habitat	The loss of foraging and potential nesting habitat for conservation listed species, notably black cockatoos, is considered a significant residual impact. The proponent has applied the mitigation hierarchy to minimise impacts to significant habitat and proposed offsets at two sites with suitable foraging resources and proximity to habitat values for black cockatoos. Potential loss of short ranged endemics (SRE) habitat is considered not significant given the ranges of species assessed, existing disturbance and broader intact habitat available nearby. Subject to recommended conditions for clearing limits, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for terrestrial fauna.
Clearing of 60.85 ha of Modified Fauna Habitat	The loss of modified habitat is predominantly a significant residual impact to Carnaby's cockatoo with some overlap with Baudin's cockatoo and forest red-tailed black cockatoo (FRTBC). The proponent has applied the mitigation hierarchy, including rehabilitation and offset implementation, to counterbalance the significant residual impacts of the proposal to modified habitats three species of black cockatoos.

Environmental factor: Terrestrial Fauna	
Residual impact on key value	Assessment finding/ environmental outcome
	Subject to recommended conditions for clearing limits, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for terrestrial fauna.
Clearing of habitat suitable for three species of listed black cockatoo: • Carnaby's cockatoo • Baudin's cockatoo; and • FRTBC	The proposal will impact the following extents of high-quality foraging habitat which are considered significant: • 100.5 ha for Carnaby's cockatoo • 75.8 ha for Baudin's cockatoo; and • 46.9 ha for FRTBC. The proponent has applied the mitigation hierarchy, including offsets, to mitigate the significant residual impacts to these species. Subject to recommended conditions for clearing limits, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for terrestrial fauna.
Loss of potential nesting trees for black cockatoos	The proposal will impact 54 potential nesting trees for black cockatoos, none of which contain suitable hollows. This impact is considered significant. Subject to recommended implementation conditions for clearing limits, rehabilitation, and appropriate offsets to counterbalance the significant residual impacts, the environmental outcome is likely to be consistent with the EPA objective for terrestrial fauna.
Potential impacts to terrestrial fauna from construction	The proposal's potential impacts on terrestrial fauna during construction as a result of trenching and excavation will unlikely be significant, given the proponent prepared a Terrestrial Fauna Environmental Management Plan (TFEMP) with adequate mitigation measures to minimise mortality as far as practicable during the construction. Subject to the recommended implementation of the TFEMP, the proposal outcome is likely consistent with the EPA factor objective for terrestrial fauna.
Terrestrial fauna mortality from vehicle strike, clearing and indirect impacts such as feral animals	Due to the linear shape of the DE and low level of anthropogenic activity during proposal operation, the proposal is unlikely to cause significant indirect impacts to terrestrial fauna. Implementation is unlikely to increase the occurrence of feral animals within the DE, given the DE is immediately adjacent to existing cleared transmission corridor. The proponent has proposed to implement a TFEMP which is considered suitable to limit attracting feral animals into the area and minimise fauna collisions. Subject to the recommended implementation of the TFEMP, the proposal outcome is likely consistent with the EPA factor objective for terrestrial fauna.

Environmental factor: Inland Waters	
Residual impact on key value	Assessment finding/ environmental outcome
Clearing of wetland areas including: ○ 0.8 ha of CCW ○ 7.5 ha of Multiple Use wetlands; and ○ 4.0 ha of Resource Enhancement wetlands	Residual impacts to multiple use and resource enhancement wetlands could be significant if not managed correctly. The proponent has applied the mitigation hierarchy to significantly minimise impacts to inland waters and developed an Inland waters management plan to ensure environmental outcomes are consistent with the EPA's objective. The EPA notes the proponent has proposed mitigation which has substantially reduced impacts to CCW. However, EPA notes that the disturbance of 0.8 ha of CCW represents a significant residual impact which requires offsetting. Subject to the recommended conditions for clearing limits, restricting construction to low water table periods based on climate statistics for Perth Metro area, rehabilitation requirements and implementation of the Inland Waters Environmental Management Plan (IWEMP), and offsets, the proposal outcome is likely consistent with the EPA factor objective for Inland Waters.
Groundwater drawdown	Impacts from drawdown caused by construction dewatering are likely minor and modelled to be restricted to within cleared areas. The proponent has had regard to the mitigation hierarchy to minimise the required abstraction for infrastructure installation, including precautionary monitoring during and post construction. Subject to recommended conditions for outcomes on groundwater dependant values, restrictions to construction during low water table periods and implementation the IWEMP, the proposal outcome is likely consistent with the EPA objective for inland waters.
Potential impacts to groundwater quality and availability within Public Drinking Water Source Areas (PDWSA)	The proponent has applied the mitigation hierarchy in the design of the proposal to minimise the dewatering requirements for infrastructure installation. Abstraction is likely to be low and predicted to be not significant to the surrounding groundwater levels. Impacts to groundwater quality have been considered and implementation of strategies proposed under the proponent's IWEMP are appropriate to ensure proposal outcomes are consistent with the EPA factor objective for inland waters.
Acid Sulfate Soils (ASS) disturbance impacting inland waters	Construction disturbances to areas of ASS risk have been considered. The proponent has applied the mitigation hierarchy in preparation of the IWEMP to ensure measures are taken to avoid and minimise disturbance to ASS, including measures to manage interactions with material if required. Significant impacts to inland waters from ASS disturbance is considered unlikely and subject to implementation of the IWEMP the proposal outcome is likely to be consistent with the EPA objective for inland waters.

Environmental factor: Inland Waters	
Residual impact on key value	Assessment finding/ environmental outcome
Clearing of 3.5 ha of native vegetation associated with a watercourse or wetland area.	Impacts to vegetation associated with a watercourse or wetland from the proposal were considered to be relatively minor. The proponent's application of the mitigation hierarchy to minimise impacts resulted in the impacts being unlikely significant to inland waters. Recommendations made to limit clearing extents for the flora and vegetation factor were considered sufficient to ensure the outcome of wetland and watercourse vegetation. Direct impacts to beds and banks of watercourses and wetlands are appropriately regulated under the *Rights in Waters and Irrigation Act 1914* (RIWI Act) to ensure the proposal outcomes are consistent with the EPA objective for inland waters.

Environmental factor: Social Surroundings	
Residual impact on key value	Assessment finding/ environmental outcome
Clearing of Aboriginal Heritage Sites	The proposal will directly impact Aboriginal Heritage sites and culturally significant flora. The proponent has taken reasonable steps to consult with the Whadjuk traditional owners and applied the mitigation hierarchy to minimise the impacts to culturally significant environmental values. Residual direct impacts to heritage sites are regulated under the *Aboriginal Heritage Act 1972* (AH Act) such that the environmental outcome is likely to be consistent with the EPA objective for social surroundings.
Restricted Access to Heritage places and Country	Residual impacts to Aboriginal cultural heritage through the loss of access to, or restriction of access to, the land for cultural activities are unlikely but may occur. Subject to recommended conditions for maintaining ongoing consultation and access for the Whadjuk traditional owners, the environmental outcomes are likely consistent with the EPA factor objective for social surroundings.
Clearing of flora and habitat of Aboriginal cultural significance	Impacts to culturally significant flora and vegetation is likely to occur. The proponent has taken reasonable steps to understand and mitigate impacts to cultural values through consultation with the traditional owners and application of the mitigation hierarchy. Subject to recommended conditions for ongoing engagement and mitigations to Moodjar (*Nuytsia floribunda*), the environmental outcome is likely consistent with the EPA objective for social surroundings.
Noise, dust, vibration and amenity impacts to residential areas	Noise, vibration, amenity and dust impacts are unlikely to cause significant harm to social surroundings within the context of the existing environment. Noise investigations indicate emissions are likely to comply with the *Environmental Protection (Noise) Regulations 1997* and the proponent has considered the mitigation hierarchy during proposal design

Environmental factor: Social Surroundings	
Residual impact on key value	Assessment finding/ environmental outcome
	and will implement industry standards. The proposal outcome is likely to maintain consistency with the EPA objective for social surroundings.

Holistic assessment

The EPA considered the connections and interactions between relevant environmental factors and values to inform a holistic view of impacts to the whole environment. The EPA formed the view that the holistic impacts would not alter the EPA's conclusions about consistency with the EPA factor objectives.

Conclusion and recommendations

The EPA has taken the following into account in its assessment of the proposal:

- environmental values which may be significantly affected by the proposal
- residual impacts and effects in relation to the key environmental factors, separately and holistically (this has included considering cumulative impacts of urban encroachment, and other metropolitan developments).
- likely environmental outcomes (and taking into account the EPA's recommended conditions), and the consistency of these outcomes with the EPA objectives for the key environmental factors
- the EPA's confidence in the proponent's proposed mitigation measures
- whether other statutory decision-making processes can mitigate the potential impacts of the proposal on the environment
- principles of the *Environmental Protection Act 1986* (EP Act).

The EPA has recommended that the proposal may be implemented subject to conditions recommended in Appendix A.

1 Proposal

The Northern Terminal to Neerabup Terminal 330kV Transmission Line is a proposal to construct a double circuit 330kV transmission line between Northern Terminal in Malaga and Neerabup Terminal. The proposal occurs on Whadjuk Noongar Boodja (country) and is located within the Perth Metropolitan Area approximately 13 kilometres North of the Perth Central Business District (CBD), Western Australia (see Figure 1). The proposed transmission line extends approximately 29 kilometres and runs parallel to the existing 330kV transmission line between the Northern and Neerabup terminals.

The proposal is intended to remove constraints of the existing Northern Region transmission network of the South West Interconnected system (SWIS) and increase capacity to connect large scale renewable energy infrastructure and support future energy demands.

The proponent for the proposal is Electricity Network Corporation (trading as Western Power). The Proponent referred the proposal to the EPA on 21 February 2024. The referral information was published on 29 February 2024 for seven days public comment. On 20 March 2024 the EPA decided to assess the proposal at the level of referral information, additional information required with a two-week public review. On 8 December 2025 the EPA released the additional information for public review.

The proposal was deemed a Controlled Action (reference number EPBC 2424/09799) under the EPBC Act. In considering this proposal, the EPA had regard for Matters of National Environmental Significance (MNES) under an accredited assessment process.

The elements of the proposal which have been subject to the EPA's assessment are included in Table 1.

Table 1: Proposal content document

Proposal element	Location	Maximum extent or range
Physical elements		
Transmission infrastructure including: - 74 steel lattice towers - 330kv conductors (dual circuit) - optical ground wire - underground fibre - permanent maintenance access track - vegetation clearance zone	Figure 2	Clearing of up to 100.5 hectares (ha) including: • Clearing of 65.35 ha of native vegetation • Clearing of 32.37 ha of non-native vegetation • 11.15 ha of cleared/previously disturbed vegetation Clearing is within the 217.24 ha DE which is comprised of: • The transmission corridor (174.13 ha) • The Northern Terminal (19.56 ha) • The Neerabup Terminal (11.71 ha)

Proposal element	Location	Maximum extent or range
Operational elements		
Operation and maintenance of Transmission infrastructure	As per physical elements	
Timing elements		
Construction	2 years	
Operation	>50-year design life	
Proposal lifetime	Permanent infrastructure (>53 years)	

Units and abbreviations
ha – hectare

Proposal amendments

The original proposal is set out in Table 1 of the proponent's Northern Terminal to Neerabup Terminal 330kV Transmission Line Project Proposal Content Document (dated 1 October 2021) available on the EPA website.

The proponent requested changes to the original proposal during the assessment. Changes included an increase to the DE including the addition of the Neerabup and Northern Terminals as elements and realignments along the transmission corridor. The changes were assessed to be substantially the same character of the referred proposal, and no new environmental factors were likely to be significantly impacted by the amendment. The EPA's notice of 7 August 2025 consenting to the change is available on the EPA website.

The consolidated and updated elements of the proposal which has been subject to the EPA's assessment is included in Table 1.

Proposal context

The proposal occurs on the Swan Coastal Plain Interim Biogeographical Region of Australia (IBRA) within the Perth subregion and extends from the Pinjarra soil landscape system in the south at Northern terminal throughout the Bassendean system. The landscape surrounding the proposal includes residential lands, main roads infrastructure, remnant native bushland and pine plantations.

The proposed DE runs parallel to the existing 330 kV transmission lines between the Northern Terminal (in Malaga) and Neerabup Terminal (in Pinjar). The route intersects Bush Forever Sites:

- 104 (Gnangara Plantation Bushland)
- 198 (Beechboro Road Bushland Cullacabardee/Ballajura)
- 304 (Whiteman Park)
- 398 (Chitty Road Bushland, Pinjar); and
- 399 (Melaleuca Park).

The DE also intersects Priority 1, 2 and 3 PDSWA, primarily being the Priority 1 Gnangara Underground Water Pollution Control Area: a source protection area. The intersection also includes 15 geomorphic wetlands including CCW, Resource Enhancement Category Wetlands and Multiple Use Wetlands.

Proposal alternatives

The proponent has considered several options for the proposed design and layout, of the proposal, including:

- a straight line between Northern Terminal and Neerabup Terminal
- underground transmission designs
- use of existing transmission infrastructure corridors

The use of existing 330kv transmission infrastructure corridors between Northern Terminal and Neerabup Terminal were selected to mitigate the extent of clearing and fit within physical constraints of existing urban development. The selection of this option reduces the overall extent of disturbance due to existing access being afforded by pre-cleared easements minimising clearing required for construction and enables the 330kv transmission lines to span (be suspended overtop) the majority of significant environmental values between tower locations, avoiding or minimising otherwise required clearing. The EPA considers the proposed approach to be the most effective option for avoiding increased impacts to biological and social environmental values.

EPA consideration of submissions

Submissions were received from the public and government agencies during the seven-day public comment period on referral information and the additional information published for two (2) week public review period from 08 December to 23 December 2025.

The published additional information received three (3) public submissions. These have been considered and responded to by the proponent, provided in Western Power (2026e), and are available on the EPA website. Submissions and proponent responses have been considered by the EPA in preparing this report. The EPA noted that multiple key matters raised through consultation included:

- adequacy of offsets, particularly for FCT 21c and Bush Forever sites
- quantum of impact to Bush Forever sites
- additional details for proposed management measures and outcomes
- consideration of alternatives
- dieback management
- additional Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain ecological community mitigation
- enhancement works at proposed offsets site
- further information regarding *Calectasia elegans*
- cumulative impacts to the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community
- retention of banksia canopy
- revegetation outcomes
- trenching works and consideration of their impacts and management
- dieback and its potential effects on habitat quality
- offset strategy revision to adequately mitigate impacts to Carnaby's cockatoo, FRTBC and Baudin’s cockatoo
- assessment of impacts on short range endemic fauna

- additional information regarding direct disturbance of beds, banks or waterbodies and how they will be managed
- further consideration and commitments to the protection of non-conservation significant flora of Traditional Owner value.

The EPA has also had regard to the proponent's willingness to respond and incorporate public submissions and EPA advice provided during a site visit in November of 2025 public review process to incorporate additional mitigations and proposed offsets for significant environmental values. The EPA has also identified other relevant decision-making authority (DMA) processes, and the environmental outcomes it recommends to be achieved via those processes in Appendix B.

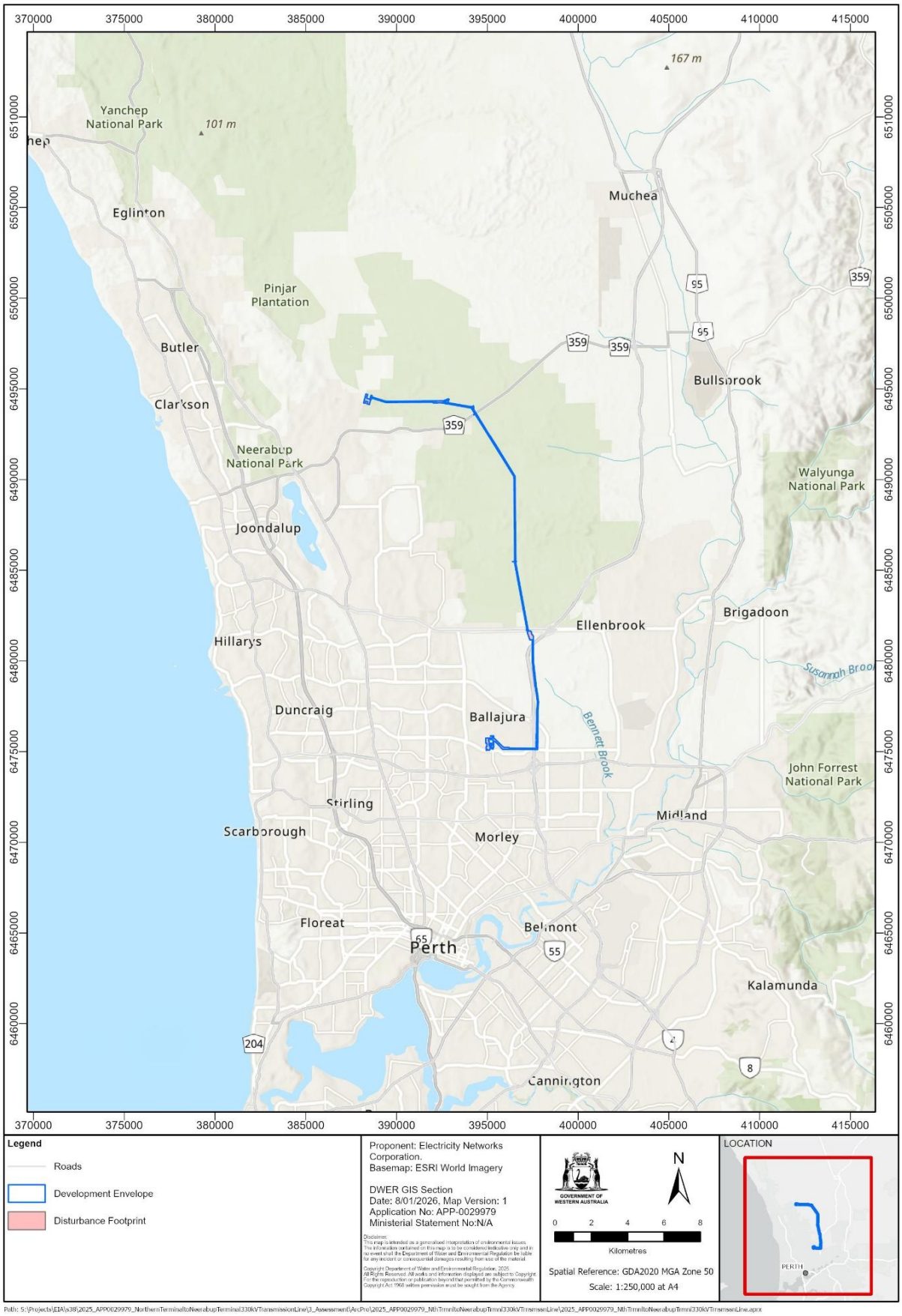

Figure 1: Project location

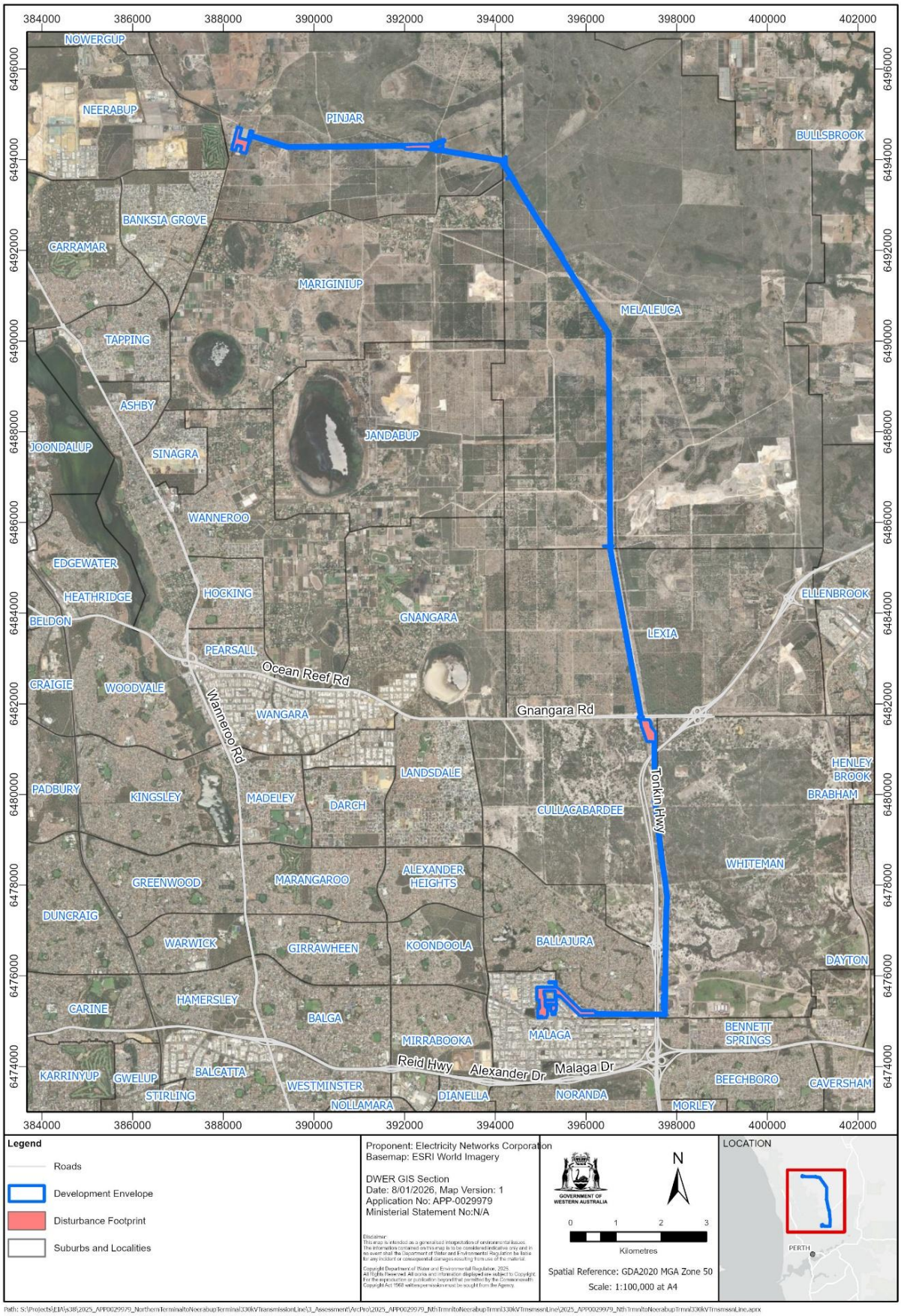

Figure 2: Development envelope and disturbance footprint

2 Assessment of key environmental factors

This section reports the outcome of the EPA's assessment of the key environmental factors against its environmental objectives, and its recommendations on conditions the proposal should be subject to if it is implemented.

The EPA has also considered the principles of the EP Act (see Appendix D) in assessing whether the residual impacts will be consistent with its environmental factor objective.

The EPA evaluated the impacts of the proposal on other environmental factors and concluded these were not key factors for the assessment. This evaluation is included in Appendix E.

2.1 Flora and Vegetation

The EPA environmental objective for Flora and Vegetation is *to protect flora and vegetation so that biological diversity and ecological integrity are maintained* (EPA 2021c).

The proponent submitted the following studies and reports for the assessment:

- NREP 1-NT-NBT 330kV Line Flora, Vegetation and Fauna Assessment (AECOM, 2023)
- Addendum to AECOM (2023) Flora and Vegetation Assessment (AECOM, 2025a)
- Clean Energy Link Swan Coastal Plain Flora, Vegetation and Fauna Assessment (AECOM, 2024)
- Flora and Vegetation Environmental Management Plan (Western Power, 2026d)
- Offset Strategy, Northern Terminal to Neerabup Terminal 330kV Transmission Line (Western Power 2026c)

The EPA considers that the information available is adequate to appropriately inform the assessment.

Table 2: Assessment of Flora and Vegetation

Key environmental values and context
The proposed DE is 217.24 ha, occurring in the Swan Coastal Plain with the natural environment being characteristic of the bioregion, featuring Aeolian, alluvial and colluvial deposits of Holocene or Pleistocene age where younger sandy areas and limestone are dominated by heath and/or tuart woodlands, while Banksia and Jarrah-Banksia woodlands are found on the older dune systems. Extensive clearing has occurred on the Swan Coastal Plain for urban and agricultural development and remnant vegetation within the DE is surrounded by extensive urbanisation and modified habitat. The proposal is predominantly situated within the Bassendean soil land system with some intersection with the Pinjarra system at the southern extents near Northern Terminal. Three pre-European vegetation associations occur within the DE including medium woodland; Tuart & Jarrah (association 6), Low woodland; *Banksia* (association 949) and medium very sparse woodland; Jarrah, with low woodland; *Banksia* & *Casuarina* (association 1001). The remaining extent within the state for each vegetation association is 23.72%, 57.29% and 22.05% respectively. The native vegetation condition within the DE is predominately excellent (AECOM, 2023) and ranges to completely degraded condition in paddocks, private property and other disturbed areas. Baseline vegetation surveys have quantified vegetation within the proposed 100.5 ha impact area (inclusive of already cleared areas) as constituting 65.35 ha of native vegetation and 32.37 ha of non-native vegetation particularly in the form of Pine plantations, Adenanthos plantation, and planted vegetation in Urban/Residential areas.

The DE contains Priority 3 (P3) ecological communities recognised by DBCA, including: Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, and P3 Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community. Specific assemblages of the Banksia Woodlands P3 community are further classified as FCTs and the DE contains the P3 *Banksia attenuata* woodlands or shrublands (FCT 21c) and P3 northern *Banksia attenuata-Banksia menziesii* woodland (FCT 23b). The DE also contains potential occurrence of Threatened *Calectasia elegans*, Eucalypt woodlands, wetland vegetation, Bush Forever sites, modified native vegetation and non-native communities including pine plantations and paddocks.

The federally listed Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region TEC, listed under the EPBC Act, is restricted to areas in the Swan Coastal Plain IBRA bioregion and described as possessing a prominent tree layer of Banksia sometimes with scattered eucalypts and other tree species within or above the Banksia canopy. This federally listed community is synonymous with the DBCA listed P3 Banksia Woodlands of the Swan Coastal Plain and includes the above FCT variations. Similarly, Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain P3 ecological community is synonymous with the federally listed TEC of the same name under the EPBC Act.

The EPA notes the inherent complexity of considering listed communities constituting of different classifications between the state and federal governments and has chosen to align its consideration of the extent of impacts to Banksia and Tuart woodland communities with those prescribed under the EPBC Act. The EPA has therefore considered the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region TEC (inclusive of Banksia Woodlands of the Swan Coastal Plain, FCT 21c and 23b) and Critically Endangered Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community synonymously with the communities of the same name for the purposes of this accredited assessment. MNES are dealt with in Section 5 of this report.

The location of intersecting the Priority 3 Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community has historically been pine plantation which was cleared for construction of the existing Neerabup Terminal and the Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community was not naturally occurring. The proponent has established the patch as part of revegetation and screening efforts following the construction of Neerabup Terminal. The revegetation efforts of the site which have established a patch meeting the characteristics for Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community criteria were unintentional.

The Gnangara-Moore River State Forest contains almost half the proposed DE (116.44 ha). The forest covers approximately 55,874 ha and has been subject to historical disturbance containing paddocks, cleared areas, regenerating native vegetation and pine plantation.

Dieback investigations of the proposed DE confirmed the presence of dieback (*Phytophthora cinnamomi, P. arenaria* and *P. nicotianae*). A total of 40 hectares of the proposed DE was confirmed as un-infested for dieback as part of the dieback investigation and assessment (Terratree, 2025). No Weeds of National Significance (WONS) or declared pests were recorded among the 45 occurring weed species within the DE (AECOM, 2023).

Impacts from the proposal	Assessment finding, environmental outcomes and recommended conditions

Potential impacts:
• Total vegetation clearing of up to 97.72 ha within 100.5 ha impact area (inclusive of modification to vegetation caused by spanning)
• Clearing of up to 65.35 ha of native vegetation, is inclusive of some pine plantations with native understory of *Adenanthoss* assemblages
• Clearing of up to 59.5 ha within Gnangara Moore River State Forest
• Clearing of 0.8 ha of CCW vegetation
• Clearing 2.23 ha of good to excellent condition of the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community including:
  ○ 0.59 ha of Priority 3 FCT 21c
  ○ 0.36 ha of Priority 3 Northern *Banksia attenuata B. menziesii* woodlands (FCT 23b), and
  ○ 1.08 ha Priority 3 Banksia woodlands of the Swan Coastal Plain
• Clearing of 0.44 ha of the Tuart Woodlands PEC
• Clearing of native vegetation in Bush Forever Sites of up to 15.00 ha, including 1.6 ha of regionally significant bushland
• Potential impact to *Calectasia elegans,* (Threatened, BC Act)
	Assessment findings:
	The EPA considers that the key environmental factor for flora and vegetation will likely be impacted by the proposal, specifically for significant flora and vegetation.
	The EPA recognises that increased cumulative loss of native vegetation through the implementation of current and future developments is a key threat to flora and vegetation values within the Swan Coastal Plain. In assessing the proposal, the EPA has had regard for the combined and cumulative impacts that surrounding approved and proposed projects may have on flora and vegetation.
	The EPA notes that the proponent has conducted several surveys and investigations from 2023 to 2025 across the DE which have provided a detailed understanding of the environmental values present.
	The EPA has had regard to the proponent's revised mitigations and commitments in its assessment and recommendations.
	<u>Vegetation</u>
	The EPA acknowledges that the proponent has applied further mitigations following advice from the EPA and public review to further mitigate impacts to vegetation values resulting in a decrease of vegetation clearing from 185.39 ha to 97.72 ha of vegetation. The EPA notes that the alignment of the proposed infrastructure intersects vegetation of predominately completely degraded condition (4.05 ha consists of greater than degraded condition) and surrounding vegetation is of equivalent or better condition. The EPA understands that the majority of clearing being assessed is representative of maintaining a clearance zone between high voltage 330 kV transmission lines spanning tall growing vegetation. Low growing vegetation would be predominately retained to satisfy adequate distances between infrastructure and the ground to prevent arcing and potential bushfire. The EPA has conservatively considered the modification of tall vegetation (and retention of understory) in the total clearing extent assessed and notes the total quantum of impact is therefore less than the 97.72 ha that would be representative of traditional clearing to ground level. The EPA considers that the relatively narrow section of spanned vegetation will be impacted by maintaining the required safety clearance zones, however, the loss of vegetation in the overstory and taller growing species within the spanned

• Edge effects
• Spread or introduction of weeds and disease
 	
Avoidance and minimisation measures:
 	
• Avoidance of Dick Perry Nature Reserve
• Placement of infrastructure within existing easements where viable to minimise clearing
• Spanning transmission lines above native vegetation
• Adjacent routing to existing 330kV transmission lines to minimise additional clearing and mitigate additional fragmentation and edge effects
• Use of existing public roads and powerline tracks for access
• Development of an outcome and objective based FVEMP
 	
• Total disturbance reduced from:
  ○ 205.39 ha to 100.5 ha
  ○ 124.63 ha to 65.35 ha of native vegetation
  ○ 4.44 ha to 2.23 ha of the Banksia Woodlands PEC
  ○ 0.59 ha to 0.44 ha of the Tuart Woodlands PEC
  ○ 16.11 ha to 15 ha of vegetation in Bush Forever
  ○ 25.32 ha to 0.8 ha of CCW vegetation
	areas is unlikely to significantly alter the total remnant canopy, and the retained vegetation will likely maintain additional biodiversity and ecological integrity compared to traditional clearing.
	
	The EPA notes that the proposal is within and surrounded by an extensive area of State Forest (Gnangara-Moore State Forest) managed by DBCA and multiple protected Bush Forever Sites. The EPA further considers relatively low residual impacts to pre-European vegetation extents, the proposed mitigation measures and alignment being directly adjacent to the existing 330 kV linear transmission infrastructure, likely mitigate residual impacts such that the proposal is unlikely to result in significant fragmentation within State Forest and decline in pre-European vegetation extents compared to the existing environment.
	
	The EPA considers the maximum proposed impacts to remnant pre-European vegetation extents and determined on a regional scale the proposal will impact 0.022% of vegetation association 6, 0.042% of vegetation association 949 and 0.176% of vegetation association 1001. The EPA also notes that all pre-European vegetation association extents would remain above 20%, consistent with SPP 2.8 intent to retain at least 10% of the original extent of vegetation in the Perth metropolitan region. The EPA notes that the proponent has significantly lowered clearing limits as part of their response to public and agency submissions for native vegetation (a decrease of 59.28 ha) and the EPA has confidence that the impact to pre-European vegetation extents assessed is worst case, noting the proponent's completion of detailed design.
	
	To ensure the ongoing environmental outcomes are consistent with the EPA factor objective, the EPA recommends condition B1-4 requiring the implementation of FVEMP, inclusive of standard hygiene, monitoring and management practices to prevent the spread of dieback and weeds and condition B5-1 and B5-2 for rehabilitation standards and requirements for temporarily cleared areas, respectively. The EPA advises that the dieback management required by the FVEMP should prioritise containing infested areas to prevent the spread of pathogens, particularly for the 40 ha of vegetation confirmed as un-infested. The EPA also recommends condition A1 to reflect the vegetation clearing mitigations and ensure the environmental outcomes for pre-European vegetation extents are consistent with the EPA factor objective.
	
	<u>Wetland Vegetation</u>
	
	The DE intersects multiple wetlands. The EPA has considered the impact of clearing native vegetation within wetlands and associated impacts to wetland vegetation values to the proposed extent of up to 12.3 ha and further considered the impacts to Inland Waters in Section 2.3.

○ 13.50 ha to 7.5 ha of Multiple Use wetland vegetation; and ○ 6.95 ha to 4.0 ha of Resource Enhancement wetland vegetation. • Prioritisation of completely degraded vegetation for development • Development of a Hygiene Management Plan with measures to minimise the risk of spread of weeds and disease **Rehabilitation** • Rehabilitation of cleared areas no-longer required for construction **Regulation by other Decision-Making Authorities:** *Biodiversity Conservation Act 2016:* • Ministerial Authorisation to take threatened flora under s40 • authority to take and disturb flora and fauna (other than threatened species) *Conservation and Land Management Act 1984*: • permit/lease/licence in respect of State forests **Consultation:** Matters raised during stakeholder consultation and the proponent's responses are provided in the Response to Submissions document (Western	The EPA notes the existing 330kV transmission line between Northern and Neerabup terminals intersect the same significant wetlands as the existing 330kV transmission line. Pre-existing development enables the proponent to access the areas with limited constraints and additional clearing compared to alternative routes. The EPA acknowledges that CCW are unsuitable for development and that developing classified wetlands should be avoided. Impacts to the CCW are further considered in section 2.3. The proposal area also contains multiple use and resource enhancement wetlands. The remnant vegetation in these areas proposed to be cleared is predominately degraded to cleared. The EPA considers that installation of transmission infrastructure would not have a significant impact in the context of the environment. The EPA considers that utilising the existing access maintained for pre-existing infrastructure, combined with proposed mitigation to span significant wetland vegetation and the proponent's commitments to minimise clearing extents (reducing impacts from approximately 10% to 1.7% of the mapped CCW vegetation), the proposed route is likely a better environmental outcome for wetland vegetation compared to clearing extensive new tracks through adjacent excellent quality State Forest. To further mitigate risks to ecological function of CCW vegetation, the EPA recommends condition B1-1(3) to set clearing limits for CCW vegetation and condition B1-3(1) to ensure adjacent wetland vegetation condition does not decline from the proposal's construction such that the EPA objective for this factor is maintained. The EPA also notes the potential impact to Groundwater Dependant Vegetation (GDV) within the wetland areas of the DE equates to 2.23 ha. The potential GDV is represented by Banksia Woodlands PEC, which the EPA has further assessed below and in section 2.3. <u>Banksia Woodlands of the Swan Coastal Plain</u> The 2.23 ha of the Priority 3 Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community (Banksia Woodlands PEC) in the proposal area is important as it meets the conservation advice criteria for the restricted community which is subject to ongoing impacts. The EPA recognises the proponent's efforts to apply the mitigation hierarchy and the commitment to clear no more than 2.23 ha of good to excellent condition woodland within the DE (inclusive of no more than 0.59 ha of Priority 3 FCT 21c, 0.36 ha of Priority 3 FCT 23b and 1.08 ha of Priority 3 Banksia Woodlands of the Swan Coastal Plain). Although the proposed clearing of the Banksia Woodlands PEC is relatively small, the EPA

Power 2026e). Key issues raised during consultation were • adequacy of offsets, particularly for FCT 21c and Bush Forever sites • quantum of impact to Bush Forever sites • additional details for proposed management measures and outcomes • consideration of alternatives • dieback management • Tuart Woodlands TEC/PEC mitigation • Enhancement works at proposed offsets site • Information regarding *Calectasia elegans* • Cumulative impacts to the Banksia Woodland TEC/PEC • Banksia sp. canopy retention • Revegetation outcomes The issues raised and the proponent's responses (Western Power 2026e) have been considered in this assessment. **Cumulative impact:** The EPA considered the cumulative impacts from the range of threats and pressures in the area of the proposal and whether the environment impacted by the proposal has significant value. Cumulative impacts to native vegetation, specifically remnant vegetation extents,	considers that with ongoing clearing pressures across the Swan Coastal Plain, existing cumulative impacts, and limited protections under the BC Act, the impact is significant and requires offsetting to meet the EPA factor objective. The EPA advises that the ongoing mitigation and protection of the Banksia Woodlands PEC, inclusive of FCT21c and FCT23b are integral to ensuring the ecological community persists such that biological diversity and ecological integrity is maintained, particularly with regard to ongoing cumulative impacts from urban sprawl and development. The EPA considers that subject to recommended condition B1-1(1) to limit the extent of clearing, condition B1-2 to limit disturbance of significant vegetation, condition B1-3 for appropriate mitigation and management and condition B6-1 to offset significant residual impacts, the outcome of the Banksia Woodlands PEC will be consistent with the EPA objective. <u>Tuart Woodlands and Forests of the Swan Coastal Plain</u> The Priority 3 Tuart Woodlands and Forests of the Swan Coastal Plain ecological community (Tuart Woodlands PEC) is listed as critically endangered under the EPBC Act, and its primary defining feature is the presence of tuart (*Eucalyptus gomphocephala*) canopy and diverse understory with the community being restricted to the Swan Coastal Plain between Jurien and Busselton. A patch of Tuart proposed for clearing (0.59 ha) was confirmed during botanical studies to meet the description, size and condition criteria to be considered as Tuart Woodlands PEC. The EPA understands the patch is relatively small and is comprised of a narrow strip of revegetated screening vegetation which is ecologically isolated and adjacent to the existing Neerabup Terminal. The EPA notes that the classification of the Tuart Woodlands PEC is broad to capture the remaining extent of the ecological community but considers the value of the patch in this instance unlikely to be significant as it is ecologically isolated from other established patches. The EPA advises that establishment of clearing of any Tuart Woodlands PEC may align with the definition of a significant residual impacts for areas that are already critically impacted in a cumulative context, and proponents should consider the value of rehabilitated areas closely. Considering the proposed mitigations, small extent and low ecological significance of the patch of the Tuart Woodlands PEC, the EPA considers that outcomes are unlikely to be significant for remnants of this community within the State. The EPA has considered the mitigation hierarchy of protect, restore, communicate and research as set out in the approved conservation advice for

Bush Forever, the Banksia Woodlands PEC and the Tuart Woodlands PEC will occur from: • East Wanneroo District Structure Plan – remnant vegetation/habitat extent yet to be determined • Malaga to Ellenbrook Rail Works – 64.7 ha of Bush Forever sites and 10.5 ha Banksia Woodlands PEC • Whiteman Yanchep Highway proposed infrastructure project (unknown future project with likely impacts to associated vegetation values from clearing and fragmentation) • Alkimos Seawater Desalination Project - 1.16 ha Tuart Woodlands PEC, 9.4 ha Bush Forever Sites, 1.7 ha Banksia Woodlands PEC • Other impacts from Part V Native Vegetation Clearing Permits to Banksia Woodlands PEC, Tuart Woodlands PEC, remnant vegetation associations. The EPA noted the range and extent of cumulative impacts, including current and expected future impacts, and considered the cumulative loss of the Banksia Woodland PEC and the Tuart Woodland PEC on the Swan Coastal Plain is likely significant. Given that other proposals are subject to implementation conditions requiring offsets the EPA considers the majority of other significant	this community and considers that in this instance, the proposed clearing of isolated, non-naturally occurring the Tuart Woodlands PEC is not a significant residual impact for the proposal. The EPA understands that there may be opportunity for the proponent to establish Tuart Woodlands PEC through rehabilitation efforts for current and future projects. The EPA recommends the proponent continue to apply demonstrated knowledge of the Tuart Woodlands PEC to revegetation efforts within suitable environments, targeting areas of permanent revegetation and those near to naturally occurring remnant patches to improve overall value and ecological functions of environments classified as the Tuart Woodlands PEC . To ensure the environmental outcome is consistent with the EPA objective and proponent commitments, condition B1-2 is recommended to limit direct impacts to the Tuart Woodlands PEC. <u>*Calectasia elegans* (threatened, BC Act)</u> The EPA considered the potential occurrence of *Calectasia elegans* outside of the disturbance footprint would not be impacted by the proposal, however, potential impacts to supporting habitat may occur. Indirect impacts to the known individual of *Calectasia elegans* are likely to be temporary during construction and maintenance activities and unlikely significant to the individual of *Calectasia elegans* if present. The EPA notes that the proponent has included pre-clearance surveys for *Calectasia elegans* within the proposed FVEMP and the EPA considers this is appropriate to further inform avoidance and mitigate measures, where possible. The EPA also understands there are few known records of *Calectasia elegans* and records are limited to a continuous habitat within the Swan Coastal Plain across a single continuous habitat which intersects the northern extent of the proposed DE. Information on the ecology of *Calectasia elegans* is limited however, based on the presence of suitable connected habitat within the proposed DE that supports a potential individual recorded during survey, the habitat being of excellent condition and connected to the southern extent of the known habitat that supports confirmed records of the species, the EPA therefore considers that *Calectasia elegans* may occur within the DE. The EPA notes the proponent has surveyed the areas proposed for disturbance (no records), avoided the potential individual recorded and proposed avoidance via spanning the excellent quality vegetation that constitutes suitable habitat for *Calectasia elengans*. The EPA considers that the risk of the proposal to impact Calectasia elegans is therefore low despite potential for occurrence of *Calectasia elegans* in the surrounding environment. The EPA considers that the

projects are also likely to require suitable offsets to be consistent with the EPA's objective for Flora and Vegetation. The EPA has had regard to this position in preparing the assessment and recommended conditions to ensure consistency and environmental outcomes in accordance with the factor objective.	proposal will not significantly fragment or reduce suitable available habitat for *Calectasia elegans* within and surrounding the DE. Significant direct and indirect impact to *Calectasia elegans* are not expected due to the proposed layout and proponent's application of the mitigation hierarchy. To ensure there are no significant impacts to potentially occurring *Calectasia elegans* individuals within suitable habitat, the EPA recommends condition B1-2(1) to conduct targeted surveys prior to any clearing within suitable habitat and condition B1-2(3) to implement mitigations to any confirmed occurrences. The EPA recognises that a section 40 authorisation to take under the BC Act is also required to clear significant flora either directly or indirectly. The EPA considers the precautionary approach to provide further survey and mitigations and the requirement for ministerial authorisation to clear individuals will suitably regulate any direct impacts to individuals of *Calectasia elegans*, if present. <u>Bush Forever</u> The proposal intersects the following Bush Forever sites: • 104 (Gnangara Plantation Bushland) • 198 (Beechboro Road Bushland Cullacabardee/Ballajura) • 398 (Chitty Road Bushland, Pinjar) • 399 (Melaleuca Park); and • 304 (Gnangara Road Bushland). In assessing impacts to Bush Forever, the EPA has had regard to the SPP 2.8 and the general presumption against clearing and that all reasonable steps should be taken to avoid and minimise impacts to bushland. There is also acknowledgement in the policy that some proposals may result in unavoidable adverse impacts on bushland. The EPA notes the proposed revised clearing of up to 15 ha of Bush Forever native vegetation constitutes 13.4 ha of native vegetation in degraded to completely degraded condition and 1.6 ha of very good to excellent condition vegetation. The EPA considers that all remnant vegetation associations within the impacted Bush Forever sites would remain above the 10% conservation targets of SPP 2.8 and the impact to 13.4 ha of degraded to completely degraded is not considered regionally significant or likely to cause adverse impacts to the Bush Forever sites. However, impacts to the 1.6 ha of good to excellent quality vegetation composed of the Bassendean Complex - North Transition and the Bassendean Complex - North vegetation associations are not consistent with the intention of SPP 2.8 to conserve areas of regionally

	significant bushland within the Perth metropolitan area and therefore this component of clearing constitutes a significant residual impact. EPA encourages continued avoidance and mitigation opportunities of all Bush Forever sites if implemented. In accordance with SPP 2.8, the EPA considers that where impacts to regionally significant Bush Forever are not entirely avoided or suitably mitigated, offsets are required at a net gain rate of 2:1 for like-for-like vegetation values, consistent with other assessments. The EPA has also had regard to the proponent's commitment to revegetate areas of cleared Bush Forever that are not required after construction and management measures to minimise indirect impacts to the adjacent terrestrial environment. The EPA encourages revegetation and enhancement works to Bush Forever sites. The EPA recommends condition B1-1(4) to set clearing limits, and condition B6-1 to require adequate offsets, to ensure the environmental outcome is consistent with the EPA objective for this factor. **Recommended conditions to ensure consistency of environmental outcome with EPA objective:** • Condition A1 – limitations and extent of proposal • Condition B1-1 – disturbance limits to the Banksia Woodlands , FCT 21c, FCT 23b, the Tuart Woodlands PEC, CCW vegetation and Bush Forever • B1-2(1) – undertake targeted survey for *Calectasia elegans* • B1-2(3) – implement mitigations to occurrences of *C. elegans* • B1-3(1) – maintain the condition of adjacent wetland vegetation • B1-3(2) – Apply the mitigation hierarchy to mitigate dust, weeds, dieback, spills, fire, contamination and hydrological regime change impacts to flora and vegetation • B1-4 – implement the FVEMP to demonstrate environmental outcomes; and • B6-1 – implement environmental offsets for significant vegetation values.

2.2 Terrestrial Fauna

The EPA environmental objective for Terrestrial Fauna is *to protect terrestrial fauna so that biological diversity and ecological integrity are maintained* (EPA 2021c).

The proponent submitted the following studies and reports for the assessment:

- NREP 1-NT-NBT 330kV Line Flora, Vegetation and Fauna Assessment (AECOM, 2023)
- Addendum to 'NREP 1-NT-NBT 330kV Line Flora, Vegetation and Fauna Assessment' (AECOM, 2025b)
- Supplementary Fauna study and Literature Review for Proposed Northern Terminal – Neerabup Terminal 330kV Line. Likelihood of Black-Stripe Minnow and Western Swamp Tortoise Habitat (SLR Consulting Australia, 2024)
- Fauna Memorandum - NT to NBT 330kV Double Circuit - Woylie, Chuditch and significant invertebrates (AECOM, 2025c)
- Terrestrial Fauna Environmental Management Plan, Northern Terminal – Neerabup Terminal 330kV Transmission Line (Western Power, 2026)
- Northern Terminal (NT) to Neerabup Terminal (NBT) 330kV Transmission Line. Environmental Review Document (Western Power, 2026)

The EPA considers that the information available is adequate to appropriately inform the assessment.

Table 3: Assessment of Terrestrial Fauna

Key environmental values and context
The proposal is located on the Swan Coastal Plain, spanning four native fauna habitats and six non-native/modified habitats. Native habitats comprise 39.37% (39.57 ha) of the total disturbance footprint and consist of Banksia Woodlands, Eucalyptus Woodlands, Wetlands and Mixed Shrubland. The remainder of the proposal area is comprised of non-native or modified habitat which consists of Pine plantations of varying age, Adenanthos plantation, Parkland Cleared areas and Urban/Residential areas. The areas consisting of Pine provide value as a foraging resource for black cockatoo species. There is distinction between habitats quantified by fauna experts (zoologists) and flora experts (botanists), where habitat that is considered completely degraded under flora is defined as modified habitat for fauna. This is due to the extent of habitat present that consists of Pine overstorey with some native understorey. As pine is a significant foraging resource for Carnaby's Cockatoo (*Zanda latirostris)* these extents have been identified as modified habitat for the purposes of quantifying fauna habitat. The maximum disturbance footprint proposed remains as 100.5 ha.

Three (3) conservation significant species were recorded within the survey area including FRTBC, Carnaby's cockatoo and Quenda. Foraging evidence of Baudin's cockatoo was also observed. A desktop assessment identified a further 13 conservation significant fauna species with a high or moderate likelihood of occurrence, six (6) of which are SRE.

The DE contains habitat suitable for black cockatoos including Carnaby's cockatoo (*Zanda latirostris*) Baudin's cockatoo (*Zanda baudinii*) and FRTBC (*Calyptorhynchus banksii naso*). Additionally, survey confirmed two suitable black cockatoo nesting trees (trees with suitable nesting hollows present) and 54 potential nesting trees (trees known to support black cockatoo breeding with a diameter at breast height of 500 millimetres or greater) occur within the DE. The area also includes habitat suitable for opportunistic roosting for black cockatoos.

Conservation significant fauna with potential habitat suitability within the DE include:

- Tammar wallaby (*Notamacropus eugenii)* (P4, BC Act)
- Chuditch (*Dasyurus geoffroii*) (VU, EPBC and BC Act)
- Woylie (*Bettongia penicillata*) (CR, BC Act and E, EPBC Act)
- Black striped minnow (*Galaxiella nigrostriata)* (EN, BC and EPBC Act)
- Peregrine falcon (*Falco peregrinus*) (OS, BC Act)
- Black striped burrowing snake (*Neelaps calonotos*) (P3, BC Act)
- Western swamp tortoise (*Pseudemydura umbrina)* (CR, BC and EPBC Act)
- Woollybush bee (*Hylaeus globuliferus)* (P3, BC Act)
- Swan Coastal Plain shield-backed trapdoor spider (*Idiosoma sigillatum*) (P3, BC Act)
- A short-tongued bee; (*Leioproctus contrarius)* (P3, BC Act)
- A short-tongued bee; (*Leioproctus douglasiellus*) (CR, EPBC Act, EN, BC Act)
- Douglas' broad headed bee (*Hesperocolletes douglasi)* (CR, BC Act)
- Graceful sun-moth (*Synemon gratiosa*) (P4, BC Act).

The Tammar wallaby, Black striped burrowing snake, Woollybush bee, a short-tongued bee (*L. Contrarius*), Douglas' broad head bee and Graceful sun moth are predominantly reliant on connected native habitat. As the proposed disturbance would occur in areas of native habitat that are already disturbed by pre-existing linear transmission infrastructure, the progressive linear clearing adjacent to an existing corridor of fragmentation is unlikely to significantly impact these fauna species. The EPA considers the proposed mitigation measures in the TFEMP sufficient to ensure that any potential impacts on these species are not significant and, if they exist, are consistent with the EPA's objective for Terrestrial Fauna; therefore, they are not further considered below.

Impacts from the proposal	Assessment finding, environmental outcomes and recommended conditions
Potential impacts: • Disturbance of up to 100.5 ha of fauna habitat comprised of 39.57 ha of native fauna habitat	**Assessment findings:** The EPA considers that the key environmental factor for Terrestrial Fauna will likely be impacted by the proposal, specifically for significant fauna species. The EPA notes that

and 60.85 ha of modified fauna habitat (Pine over limited native understorey)
• Loss of black cockatoo habitat associated with foraging, and potential roosting or breeding, including:
  ○ 100.5 ha of Carnaby's cockatoo foraging habitat
  ○ 75.8 ha of Baudin's cockatoo foraging habitat
  ○ 46.9 ha of FRTBC foraging habitat; and
  ○ 54 potential black cockatoo nesting trees (no hollows)
• Increased pressure due ingress from introduced species via cleared corridors
• Direct impacts through mortality during clearing, vehicle strikes to black cockatoos and Quenda
• Potential impacts to Chuditch, Woylie, Black Striped Minnow and Western Swamp Tortoise
• Potential impacts to significant short range endemic invertebrates including:
  ○ *Leioproctus douglasiellus*
  ○ *Idiosoma sigillatum*
 	
Avoidance and minimisation measures:
 	
• The DE has been designed to:
  ○ avoid native habitat extents as far as practical through its alignment with existing disturbance; and
  ○ minimise fragmentation and degradation of habitat through locating the DE along the edges of native habitats.
	the proposal footprint consists of a long linear envelope and that the majority of impacts to the habitat includes some degradation of the habitat rather than complete removal of vegetation such that low-lying habitat features and connectivity will largely be retained.
	
	The EPA recognises that increased cumulative loss of fauna habitat through the implementation of current and future developments is a key threat to terrestrial fauna values within the Swan Coastal Plain. In assessing the proposal, the EPA has had regard for the combined and cumulative effect that surrounding approved and proposed projects may have on fauna.
	
	The EPA notes that the proponent has conducted several surveys and investigations from 2023 to 2025 across the DE which has provided a good understanding of the environmental values present.
	
	<u>Black cockatoos</u>
	
	Foraging habitat
	
	The proposal is within the mapped distribution area for Carnaby's cockatoo and FRTBC. Notwithstanding this, evidence of Baudin's cockatoo foraging was found within the DE during survey, and the EPA considers this habitat as suitable for foraging by Baudin's cockatoo.
	
	The EPA acknowledges the proponent's efforts to avoid and reduce impacts on the foraging habitat within the project area. During assessment, the extents of impacts on black cockatoo foraging habitat were reduced significantly for all three black cockatoos. With regards to foraging habitat for Carnaby's, the EPA notes that unlike other South-West black cockatoo species, the Carnaby's also rely on introduced pine, *Pinus*, species for foraging resources. Non-native or modified habitat including pine plantations play a role in the ongoing persistence of Carnaby's cockatoo.
	
	The EPA considers that the proposal alignment being adjacent to existing linear infrastructure and mitigations to span low growing vegetation (within three meters), which includes primary foraging species for black cockatoos such as Banksia, Hakea or Grevillea species, is likely to retain more foraging habitat and connectivity compared to complete removal via traditional clearing.
	
	The EPA acknowledges that black cockatoo habitat throughout the South-West has declined by 85% since the European settlement with significant reductions taking place

• Preliminary extents are a projection of maximum clearing for the purposes of construction and site access. The extent of permanently cleared corridors will likely be smaller following rehabilitation at the completion of construction which will be guided by criteria specified in the FVEMP.
• Avoidance of all nesting trees suitable for black cockatoo
• Spanning transmission lines over areas of the Banksia Woodland PEC (clearing to retain a safety distance between vegetation and transmission lines and avoid low growing vegetation, including some assemblages of Banksia Woodland PEC)
• Commitment to reduce clearing of fauna habitat from 174.13 ha to 100.5 ha. Respective extents of black cockatoo foraging habitat were revised to reflect this commitment:
  ○ Loss of Carnaby's cockatoo foraging habitat was revised from 188.14 ha to 100.5 ha
  ○ Loss of Baudin's cockatoo foraging habitat was revised from 142.67 ha to 75.8 ha
  ○ Loss of FRTBC foraging habitat was revised from 85.2 ha to 46.9 ha
 	
Regulation by other Decision-Making Authorities:
 	
• BC Act Section 40 Authorisation to take or disturb threatened fauna
	in the Perth Metropolitan region. The EPA considers that the clearing of foraging habitat for the three Threatened species of black cockatoo (including suitable modified habitat) comprises significant impacts that adds to the cumulative impacts of black cockatoo habitat loss in the region and increases habitat fragmentation. Given the above, the EPA has considered the residual impact of the proposal on black cockatoos to be significant.
	
	Potential breeding habitat
	
	There are confirmed and potential breeding for Carnaby's cockatoo within 20 km of the proposal area. The majority of breeding occurs within artificial hollows, indicating a reliance on artificial nests. No confirmed breeding trees have been recorded at the site. The EPA notes the proponent has avoided clearing of two (2) trees that contain hollows identified as suitable for nesting within the DE, including one with evidence of previous use by black cockatoos (chew marks only).
	
	There are 54 potential nesting trees for Carnaby's cockatoo which will be impacted by the proposal. These trees may be important for future breeding habitat. Noting the significance of the local area to the persistence of the species, the highly disturbed nature of the surrounding area, and the reliance of black cockatoo breeding on the artificial nests, the vegetation within the application area is important for the persistence of Carnaby's cockatoo. Within the context of the recovery plans for Carnaby's cockatoo, preservation of trees with a range of hollows sizes and suitability, ages and maturity including those yet to form hollows, is important to ensure a succession plan to conserve Carnaby's cockatoo breeding habitat. The EPA considers removal of 54 potential breeding trees constitutes a significant residual impact for the species in local and regional contexts.
	
	The proponent has proposed offsets to counterbalance the significant residual impacts to black cockatoos and the EPA's assessment of the proposed offset is provided in Section 4.
	
	To ensure the proposed environmental outcomes for black cockatoos are consistent with the EPA factor for terrestrial fauna the EPA recommends conditions B2-1 to set clearing limits, condition B2-1(4) to avoid black cockatoo breeding trees, condition B2-3 to implement a terrestrial fauna environmental management plan (TFEMP) and condition B6 to implement offsets.
	
	<u>Quenda</u>

• *Biosecurity and Agriculture Management Act 2007* (BAM) Management of declared pests during construction and operational phases. **Consultation:** Matters raised during stakeholder consultation and the proponent's responses are provided in the Response to Submissions document (Western Power 2026e). Key issues raised during consultation were related to the requirement for additional information regarding: • trenching works and consideration of their impacts and management • dieback and its potential effects on habitat quality • Offset strategy to adequately mitigate impacts to Carnaby's cockatoo, FRTBC and Baudin's cockatoo; and • Assessment of impacts on SRE's. **Cumulative impact:** The EPA considered the cumulative impacts from the range of threats and pressures in the area of the proposal and whether the environment impacted by the proposal has significant value. Cumulative impacts to Terrestrial Fauna are represented by a loss of habitat to fauna species. The EPA has particular regard to the regional loss of habitat and foraging resources for black cockatoo species. Cumulative impacts affecting Terrestrial Fauna in the Northern Metropolitan area include:	The Quenda was recorded in the survey area. The EPA acknowledges that Quenda habitat is relatively widespread in the surrounding area and is unlikely to be significantly impacts by the proposed clearing. The EPA considers that the progressive linear clearing adjacent to an existing corridor, if implemented in accordance with the TFEMP, is unlikely to significantly impact Quenda. <u>Other MNES</u> A single historical record (2010) of Chuditch exists approximately 2 kilometres from the DE. However, the remaining nearest records are all within the Jarrah forest. The EPA considers that the presence of Chuditch in the local area is unlikely due to fragmentation of habitat and lack of sites suitable for denning within the DE and urban proximity. Any occurrences of individuals in the vicinity of the DE are likely transient, and the EPA considers that the progressive linear development adjacent to an existing corridor, if implemented in accordance with the TFEMP, is unlikely to significantly impact Chuditch. Woylies have been listed as likely to occur due to a translocated and established subpopulation within the fenced Woodland Reserve in Whiteman Park. The EPA notes that there are no historical records of Woylies within DE and that no direct or indirect evidence of their occurrence was found during fauna surveys. The EPA considers it unlikely that the proposal would significantly impact Woylies. <u>Significant Wetland Fauna</u> Western Swamp Tortoise and Black Striped Minnow were considered to possibly be present due to the suitable wetland habitat available in the vicinity of the DE. The EPA notes that the Western Swamp Tortoise's range is restricted to secure Nature Reserves and the known distribution and records of the species are separated by extensive habitat fragmentation, urban barriers and predation pressures. The EPA also notes that the habitat within the DE possesses lower clay levels than is preferred by the species. The EPA considers it is unlikely that the Western Swamp Tortoise occurs in the wetland areas associated with the proposal and the existing environmental barriers are unfavourable to allow natural dispersal to these habitats. The EPA acknowledges that while the Black Stripe Minnow occurs within nearby Whiteman Park, the Black Stripe Minnow is unlikely to be present within the proposed DE due to a lack of connectivity to known habitat and areas with sufficiently shallow groundwater for sustain summer aestivation (dormancy). The EPA considers the lack of

• East Wanneroo District Structure Plan remnant vegetation/habitat extent; noting extent yet to be determined but outcomes relevant for cumulative assessment • Malaga to Ellenbrook Rail Works – 64.7 ha of Bush Forever sites and 10.5 ha of habitat in the form of Banksia Woodlands PEC • Whiteman Yanchep Highway proposed infrastructure project (unknown future project with likely impacts to associated habitat values from clearing and fragmentation) • Alkimos Seawater Desalination Project – loss of habitat in the form of 1.16 ha Tuart Woodlands PEC, 9.4 ha Bush Forever Sites and 1.7 ha Banksia Woodlands PEC habitats • Carabooda District Structure Plan approximately 333.78 ha of remnant vegetation, 39.26 ha of Banksia Woodlands of the Swan Coastal Plain. • Yanchep Rail Extension Part 1, 31.12ha of remnant vegetation including 14.34 ha of Banksia Woodland PEChabitat • Yanchep Rail Extension Part 2, 25.55ha of remnant vegetation including 9.7ha of Banksia Woodland PEC habitat • North Ellenbrook (West) District Structure Plan 51.94 of Banksia Woodlands PEC habitat • North Ellenbrook (East) District Structure Plan 9.3 of Banksia Woodlands PEC habitat	connectivity and the variability of inundation and moisture within the wetland areas are insufficient to establish or sustain translocated populations of Black Striped Minnows. Noting the incompatibility of the wetland habitat characteristics, the EPA considers it is unlikely that Black Stripe Minnow occurs within the DE. The EPA considers that significant impacts to wetland fauna are unlikely from proposal implementation. <u>Short Range Endemics (SRE)</u> The EPA notes that the potentially occurring conservation significant SREs include the Short-Tongued Bees (*Leioproctus douglasiellus*.) and Swan Coastal Plain Shield-back Trapdoor Spiders (*Idiosoma sigillatum*) which are difficult to detect in the field. *L. douglasiellus* occur within a limited range outside of three wetland areas from Cannington to Forrestdale (DoSEWPC, 2013). Given the highly restricted geographic range, separation distance from the proposed disturbance and urban barriers, the EPA considers it unlikely to be presentin the DE. The proponent's mitigations to align the proposal with existing disturbance, prioritising lower quality habitat increases confidence that *L. douglasiellus* is unlikely to occur and the proposal would not significantly impact the species. The EPA notes that the proposal area is at the eastern extent of the of *Idiosomas sigillatum's* known range with extensive remnant habitat outside of the DE, including Whiteman Park. The EPA considers that a significant impact is not expected for the species. The proponent's mitigations to suitable habitat and prioritisation of co-locating the proposal with existing transmission infrastructure, increases the EPAs confidence that significant impacts are unlikely. The EPA considers that incidental encounters with Shield-back Trapdoor Spider would be regulated by an authorisation to take, required under Section 40 of the BC Act and approved by the Minister of Environment in the event that impact was unavoidable. The EPA considers that there is an opportunity for any individuals that are taken in this manner, to be offered to Australian Museum for academic purposes. The EPA considers significant impacts to SRE as a result of the proposal are unlikely as more suitable connected habitat would be retained adjacent to the DE such that proposal outcome is likely consistent with the EPA objective for terrestrial fauna.

• Other impacts from Part V Native Vegetation Clearing Permits to fauna habitats The EPA acknowledges that the implementation of this proposal will have a cumulative impact on some conservation significant fauna species through displacement and habitat loss. Cumulatively, the impact on terrestrial fauna is considered relatively small compared to other developments and limited to linear footprint along an already cleared area. Nevertheless, ongoing and incremental loss of suitable habitat for significant species within the Perth Metropolitan region poses risks significant impact to terrestrial fauna, particularly for black cockatoos. The EPA has considered this in making its recommendations.	**Recommended conditions to ensure consistency of environmental outcome with EPA objective:** • Condition A1 – limitations and extent of proposal • Condition B2 – Limitations on disturbance extents • Condition B2-1 – Disturbance limits on native and modified fauna habitat • Condition B2-1(2) – Disturbance limits to black cockatoo habitat • Condition B2-1(3) – limits to potential black cockatoo nesting trees to be impacted • Condition B2-1(4) – Retention of black cockatoo breeding trees • Condition B2-2 – Minimisation of fauna injury and mortality • Condition B2-3 – Implement the TFEMP • Condition B6-1 – Environmental offsets

2.3 Inland Waters

The EPA environmental objective for Inland Waters is *to maintain the hydrological regimes and quality of groundwater and surface water so that environmental values are protected* (EPA 2021c).

The proponent submitted the following studies and reports for the assessment:

- NT to NBT 330kV Double Circuit Transmission Line, NREP Inland Water Assessment and ASS and Dewatering Management (Tetra Tech 2025)
- Inland Waters Environmental Management Plan, Northern Terminal – Neerabup Terminal 330kV Transmission Line (Western Power, 2026)
- Northern Terminal (NT) to Neerabup Terminal (NBT) 330kV Transmission Line Environmental Review Document (Western Power, 2026).

The EPA considers that the information available is adequate to appropriately inform the assessment.

Table 4: Assessment of Inland Waters

Key environmental values and context
The Proposal is situated on the Swan Coastal Plain overlying two regional aquifers: the Perth Superficial Swan Aquifer and the deeper Leederville Aquifer. Areas in the vicinity of Gnangara Moore State Park consist of undulating remnant dune systems with varying surface geology consisting of Bassendean Sand and Guildford clay formations resulting in variable permeability in the unconfined superficial aquifer. The result being a number of seasonally wet, low-lying areas, gullies and creek beds dispersed through drier elevated area transitioning to a gentle grade within Malaga. Two areas within the proposal have been identified as possessing high to moderate likelihood to contain ASS within three (3) meters of ground level with the remainder of the proposal area being possessing a moderate to low risk. The project intersects areas associated with wetlands and watercourses, groundwater dependent vegetation communities and the Gnangara Mound PDWSA. While largely seasonal for surface water, wetland categories range from Resource Enhancement and Multiple Use to CCW. The proposed disturbance footprint will impact up to 12.3 ha of mapped wetlands consisting of: • 0.8 ha of CCW

- 4.0 ha of Resource Enhancement Wetlands
- 7.5 ha of Multiple Use Wetlands; and
- 3.5 ha of vegetation growing in association with wetlands or watercourses.

Groundwater flow is westward underneath the Neerabup Terminal and Southward under Malaga and along the North South alignment of the transmission corridor. Geotechnical investigation across the proposal area found groundwater depth to be highly variable ranging from 0.8 m to 5.8 m below ground level.

The disturbance footprint additionally intersects 4.44 ha classified as the Banksia Woodlands PEC (refer to section 2.1) which is considered a partial GDE. The high diversity of the Banksia Woodlands PEC is a result of a mix of both groundwater dependent and groundwater facilitated species with the abundance of dependent species in areas being an indicator of shallow groundwater. Some species within this ecological community are not reliant on year round connectivity to groundwater but can be facilitated by it, while other species such as *Banksia illicifolia* are requires groundwater and will decline if levels recede too far.

The proposal will require clearing of vegetation in areas associated with inland waters for the purposes of construction which will be subsequently rehabilitated to a smaller permanent extent to maintain access for maintenance of infrastructure. Some areas of the corridor may require wider extents to be permanently maintained due to the clearance height allowable for transmission infrastructure in relation to surrounding vegetation.

For the purposes of foundation construction, dewatering is required for piling installation, and the proponent has proposed cased pilings to limit the cone of depression from the drawdown of groundwater. Dewatering will occur during construction and is not proposed as an ongoing impact.

Impacts from the proposal	Assessment finding, environmental outcomes and recommended conditions
Potential impacts: Potential impacts to vegetation associated with wetland and/or watercourse through: • Direct clearing of vegetation • Dewatering during construction impacting groundwater dependent vegetation and PDWSA groundwater levels • Exposure of ASS during construction • Clearing of riparian and wetland associated vegetation in drainage lines. Potential impacts to water quality through:	**Assessment findings:** <u>PWDSA</u> The EPA considered potential pathways to impact of groundwater quality within the Gnangara Mound PWDSA. The EPA notes that conductivity to surface water is variable according to surface and subsurface geology consisting of Bassendean Sand and Guildford Clay formations under remnant dune systems. The EPA considers the IWEMP proposes sufficient measures to mitigate the potential significant impacts to water quality in a Priority 1 water protection area by implementing protocols for chemical handling, refuelling and storage and treatment of potential ASS materials in a manner that isolates them from subsurface hydrological systems. The

• ASS and leachate within wetland or PDWSA areas as a result of clearing or construction • Improper discharge from dewatering • Potential contamination of water from construction. **Avoidance and minimisation measures:** Avoidance implemented in the design phase consisted of: • Where possible, the Proposal's design avoided mapped CCW • Where avoidance was not possible and subject to site conditions, spanning of transmission lines across wetland areas was proposed to minimise vegetation fragmentation. • Construction approach from clearing from opposite ends of CCW will be conducted to avoid fragmentation due to clearing for the construction equipment access. Minimisation measures consist of: • In areas of high-risk ASS, piling will be driven and capped to reduce the depth of dewatering required (maximum of 2.5 m) • Rehabilitation of temporarily cleared areas post construction • Construction methods reducing drawdown to within cleared extents • Timing of construction activities to coincide with dry seasons when ground water levels are lower to limit drawdown requirements. • Corridor widths are indicative of maximum extent required for construction. Post construction rehabilitation will likely see a reduction in permanently cleared area maintained for tower inspection and maintenance purposes. **Regulation by other Decision-Making Authorities:**	EPA considers the potential for groundwater drawdown to affect the PDSWA from dewatering (dewatering further discussed below) is not expected, and not significant for the protection of the PDSWA. The EPA recommends condition B3-3 requiring the implementation of the IWEMP and condition B3-1(3) for no decline in the PDSWA area from proposal implementation to ensure the proposal is managed to ensure outcomes are consistent with the EPA factor objective for inland waters. <u>Potential acidification</u> The EPA notes the potential for impact from exposure of ASS both to groundwater and surface water quality and also the potential impact to Groundwater Dependent Ecosystems. The EPA considers potential impacts for ASS can be addressed through an ASS Management Plan after investigations have been undertaken to inform construction. The EPA notes that an ASS Management Plan, would be triggered by the IWEMP where dewatering is required within any areas of ASS risk or where dewatering is likely to interact with ASS. The EPA notes that ASS has the capacity to impact the integrity of the construction foundations, however, the EPA has confidence that achieving stable, long-term infrastructure will simultaneously mitigate impacts to the surrounding environment from potential ASS impacts. The EPA notes that ASS risk mapping is indicative and targeted pre-construction studies will be required to adequately inform impacts and the development of relevant management actions. The EPA considers information provided in Appendix H of the ERD is sufficient to ensure potential impacts from the disturbance of ASS is mitigated, including limiting disturbance of ASS through driven pilings, dry season construction in high-risk areas and neutralisation of any ASS bearing materials on an isolated pad. The EPA recommends condition B3-3 to implement the IWEMP and conditions B3-1(1) and B3-1(4) to ensure works do not indirectly decline environmental values to ensure the proposal outcomes are consistent with the objective of inland waters. <u>Impacts from dewatering</u> Potential drawdown of groundwater levels from proposal implementation would be significant to inland water values within CCW, PDWSA, and

• The proponents projected abstraction and discharge volumes are below the minimum amount regulated under the RIWI Act. • Exemptions exist under the *Energy Operators (Powers) Act 1979* for the use or diversion of waters. • Section 17 authorisation to disturb beds and banks is required under the RIWI Act and currently under assessment by the Department of Water and Environmental Regulation (DWER). • *Contaminated Sites Act 2003- S*ection 58 disturbance of contaminated sites • *Dangerous Goods Safety Act 2004-* For the storage and handling of dangerous goods. **Consultation:** Matters raised during stakeholder consultation and the proponent's responses are provided in the Response to Submissions document (Western Power, 2026e). Key issues raised during consultation were related to the need for additional information regarding direct disturbance of beds, banks or waterbodies and they will be managed. **Cumulative impact:** • The proposal for most of the extent runs parallel to existing power infrastructure contributing to an overall increase in fragmentation and clearing in areas associated with inland waters.	GDEs. The EPA notes the proposed methodology for construction described by the IWEMP involving cased pilings is modelled to result in a maximum cone of depression of 12 m, and proposed clearing required for tower pad construction requires a 50 x 50 m^2 area. The EPA considers that it is unlikely that the area of impact for dewatering will exceed the area that would be cleared for construction and the adjacent existing transmission corridor. The EPA notes the proponent proposes to limit timing of construction activities within wetland areas to dry periods, likely reducing the requirement for dewatering. The EPA considers the mean rainfall data for the Perth Metropolitan area, delay in groundwater level changes between seasons and the Traditional Owner seasons relation to environmental processes and recommends that construction of ground disturbing elements within wetlands be restricted between November and May to ensure the environmental objective for inland waters is maintained. For areas considered high or medium risk from dewatering impacts, the proponent proposes daily monitoring of groundwater physicochemical characteristics to ensure no alteration to the quality of groundwater is occurring. The EPA also notes that post construction monitoring of groundwater quality and screening for contaminants of concern will also occur as part of the proposed by the IWEMP. The EPA notes that in the southernmost area of the DE that contains the Northern Terminal is a contaminated site (Parcel ID: 14996) which is classified as remediated for restricted use as hydrocarbons are present in the groundwater underlying the site. As a result, the area is classified as restricted use under the *Contaminated Sites Act 2003* and abstraction in this area is prohibited. The EPA recommends conditions to implementation of the IWEMP (condition B3-3), restricting works within wetland areas to dry months (condition B3-2), requiring the proposal to not cause a decline to PDWSA (condition B3-1(3)) and requiring works to not impact groundwater dependant vegetation from drawdown (condition B3-1(1)) is sufficient to ensure the outcomes for inland waters are consistent the factor objective for inland waters.

	Contamination The EPA notes the potential for impact from contamination to wetlands and the PDWSA within Gnangara Moore State Forest and Whiteman Park. The EPA notes risks to inland waters are more likely from spills from vehicles and construction machinery. The EPA considers impacts to inland waters values from spills are unlikely and would be limited to small spill events associated with refuelling or equipment failure. The EPA recommends condition B3-3 to implement the proposed IWEMP to ensure proposed mitigations are applied and condition B3-1(3) to not impact upon the PDWSA water availability or quality to ensure the proposal outcome is consistent with the EPA objective for inland waters. Surface water hydrology The EPA notes the potential for impact from clearing and impacts to surface water regimes. Surface water in the proposal area was noted to be constrained to wet season occurrences where water table rise enables surface expression in areas with shallow connectivity to the superficial aquifer. The EPA notes that works required for construction would require piling capped with shallow excavation and infill with concrete foundations and considers the design and extent is unlikely that the proposal will significantly alter or impact surface water regimes. Wetland and Riparian Vegetation The EPA notes that clearing impacts to groundwater dependant vegetation may occur where the proposal intersects with drainage lines and swales. The EPA considers these extents to be relatively minor, and recommendations made in section 2.1 ensures significant residual impacts to vegetation do not occur and impacts to supporting beds and banks is adequately regulated by the RIWI Act. The EPA acknowledges that impacts to wetlands have been largely avoided and minimised and that impacts on the CCW are minor and comprising of limited disturbance to the edge of the wetlands. However, noting the high value of the wetlands, the EPA considers impact to 0.8 ha of the CCW to be a significant residual impact. The EPA considers an

	appropriate offset in accordance with the WA Offsets guidelines is required to counterbalance the significant residual impact to CCW and Conditions B6–1 (8) and B6-4 are recommended. The EPA acknowledges that the implementation of this proposal will have a cumulative impact on wetland and groundwater dependent areas of the Swan Coastal Plain through clearing of vegetation associated with these systems. Cumulatively, the impact on inland waters is considered limited to a small extent and relatively minor compared to other developments. Nevertheless, ongoing and incremental loss of suitable habitat within the Perth Metropolitan region poses risks of significant impacts to the ongoing health and persistence of inland waters, particularly for CCW. The EPA has considered this in making the below recommendations. **Recommended conditions to ensure consistency of environmental outcome with EPA objective:** • Condition A1 – limitations and extent of proposal • Condition B3-1 – limitations to direct impacts within significant wetlands • Condition B3-1(1) – No impacts to groundwater dependant vegetation outside of the DE from drawdown or construction. • Condition B3-1(2) no impacts to groundwater quality within wetlands • Condition B3-1(3) no decline to the availability and quality of waters within the PDSWA. • Condition B3-2 – clearing and construction involving ground disturbance shall be conducted in between November and May. • Condition B3-1(4) – water quality and hydrological regimes of wetlands and/or watercourses adjacent to the DE reflect preconstruction conditions • Condition B3-3 – implement the IWEMP • Condition B5-1 and B5-2 - Clearing within wetlands for the purposes of construction and subsequently rehabilitated, should be rehabilitated to the maximum feasible extent ensure the vegetation is self-sustaining and representative of baseline vegetation. • Condition B6-1 and B6-4 – implementation of offsets

2.4 Social Surroundings

The EPA environmental objective for Social Surroundings is *to protect social surroundings from significant harm* (EPA 2021c).

The proponent submitted the following studies and reports for the assessment:

- Malaga-Ballajura Transmission Line Noise and EMF Assessment (GHD 2024)
- Report of an Aboriginal Archaeological and Ethnographic Assessment for the Proposed North Region Energy Program's NT to NBT 330kV Transmission Line – Neerabup WA (archae-aus 2024)

The EPA considers that the information available is adequate to appropriately inform the assessment.

Table 5: Assessment of Social Surroundings

Key environmental values and context
The proposal is located within Noongar Country of the Whadjuk people of the South West Native Title Settlement represented by the Whadjuk Traditional Owners, the Whadjuk Aboriginal Corporation and the South West Aboriginal Land and Sea Council (SWALSC). The proposal intersects two registered Aboriginal Heritage Places; Bennett Brook: *in toto* (ID 3692) and South Ballajura Camp (3426). No new archaeological or ethnographic artefacts were found during archaeological and ethnographic surveys of these places. No non-Aboriginal heritage places intersect the proposal. However, Whiteman Park (ID 25868) listed as a State Historic Heritage place is directly adjacent to the proposal and the other nearest historical heritage places are Albert Thomas House (ID 9492) approximately one km northeast of the Neerabup Terminal and Gnangara Lake (ID 09535) approximately 3.5 km west of the proposal. Considering the separation of Whiteman Park from the DE by Hennessey Road and Tonkin Highway and the distance to other heritage places, significant impacts are unlikely and not considered further in this report. The proposal area is predominantly zoned 'residential' with some industrial premises, a major road to the east (Tonkin Highway) and a secondary road to the south (Marshall Road). The proposal is predominately located within rural and plantation areas and is adjacent to the existing 330kV transmission lines running from Malaga to Neerabup. Assigned noise levels take into account the influence of the roads and industrial area. It is noted that the proponent has a Regulation 17 Approval under the Noise Regulations for the Northern Terminal itself, however, noise emissions from the terminal are unlikely to change due to this proposal and no changes to a Regulation 17 are anticipated.

Impacts from the proposal	Assessment finding, environmental outcomes and recommended conditions
Potential impacts: • Direct impacts to Aboriginal Heritage Places • Temporary access limitations to Aboriginal Heritage Places • Degradation of heritage values adjacent to clearing • Potential for clearing of culturally significant vegetation across the DE • Dust emissions during construction activities • Increased noise impacts to residential areas • Vibration impacts from construction • Modified landscape character (visual amenity) **Avoidance and minimisation measures:** • Avoidance of sensitive receptors • Proposal alignment with existing infrastructure to reduce direct impacts • Use of existing infrastructure and access • Spanning of vegetation to mitigate direct disturbance to heritage sites and vegetation of cultural significance • Construction Environmental Management Plan (CEMP) proposed to mitigate noise vibration and dust • No construction activities between 7 AM and 7 PM on weekdays, no construction on Sundays/Public Holidays. • Application of Australian Standard AS 2436-20410 for noise and vibration control • FVEMP including weed and dieback management • Rehabilitation of areas no longer required post construction • Flagging and avoiding *Nuytsia floribunda* as far as practicable **Regulation by other Decision-Making Authorities:**	**Assessment findings:** The EPA considers that impacts to Social Surroundings will occur, however they are largely mitigated by the alignment of the proposal along the existing transmission corridor. <u>Aboriginal Cultural Heritage</u> The EPA acknowledges that the proponent has taken reasonable steps to consult with the traditional owners regarding the impacts associated with implementation of the proposal, and the EPA has used this information to inform its assessment. The EPA notes that the proposal will have direct impacts to Aboriginal Heritage sites and the proponent is concurrently seeking approval under the AH Act for section 18 consents to disturb these registered Aboriginal Heritage Places. The EPA considers that the direct impacts to Bennett Brook: *in toto* and South Ballajura Camp can be adequately assessed and regulated by the AH Act processes and further assessment to the direct impacts for these sites is not required. The EPA also considered the indirect impacts, access, culturally significant environmental values within the DE and the advice and recommendations of the Whadjuk Noongar Traditional Owners. The EPA considers indirect impacts to Aboriginal Heritage are not likely to be significant noting the proposed mitigation measures to be implemented. Impacts to culturally significant vegetation are likely, and management and rehabilitation outcomes conditioned by other factors are likely to minimise indirect impacts and decline in physical environment heritage values. The EPA recommends conditions B4-1(1) to prohibit unauthorised impacts to Aboriginal Heritage Sites, B4-1(2) to maintain ongoing access for Whadjuk Traditional Owners and condition B4-2 to further ensure the outcomes are consistent with the EPA factor objective by mitigating direct and indirect impacts to Aboriginal Cultural Heritage.

• Consent is required from the Minister of Aboriginal Affairs, AH Act section 18 to disturb registered Aboriginal sites under the AH Act within areas of the DE likely to be directly affected. The EPA notes that the AH Act does not apply to sites outside the disturbance footprint, or to indirect impacts within the DE. • *Environmental Protection (Noise) Regulations 1997* set noise levels for sensitive receptors for day and nighttime conditions, in addition to controlling provisions for construction timeframes (regulation 13) and investigation and enforcement where noise emissions are non-compliant. **Consultation:** • During the public consultation phase, the proponent was requested to demonstrate further consideration and mitigation commitments to the protection of non-conservation significant flora associated with Traditional Owner value. The proponents' responses provided in (Western Power, 2026e) have been considered. **Cumulative impact:** • Native vegetation and fauna are important to the Traditional Owners for cultural uses such as bush tucker and medicine. As outlined in section 2.1 (flora and vegetation) and section 2.2 (terrestrial fauna), the cumulative impact of the proposal on these matters is not expected to be significant considering the mitigations and recommended conditions, and this is anticipated to be consistent for any cumulative impacts on culturally important flora and fauna values. • The Perth Metropolitan Area is well developed and historically extensively impacted by industry, public services and housing. The addition of parallel infrastructure	The EPA had specific regard for the significant cultural values held by *Nuytsia floribunda*, or Moodjar, and recommends condition B4-2(2) to ensure ongoing application of mitigation and avoidance of impacts to the cultural values of this species and Condition B4-3 to maintain ongoing engagement with Traditional Owners regarding the objectives and outcomes for Aboriginal Heritage. <u>Amenity</u> The EPA notes that the installation of electrical transmission infrastructure will have a direct impact to the visual amenity particularly for residential properties and users of Reid and Tonkin Highway. The EPA understands that these areas already experience visual impacts from the existing 330kV transmission infrastructure adjacent to the proposed DE. Construction impacts are anticipated to be temporary, and the pre-existing visual amenity is unlikely to significantly change compared to the current environment. The EPA considers that the proposed route following the existing transmission infrastructure and clearing mitigations are sufficient to ensure new and additional significant impacts to visual amenity are avoided. The EPA considers the noise monitoring and modelling undertaken for the proposal is representative of the noise impacts in the area and notes that the proposed transmission infrastructure may produce increased noise emissions during operation, particularly for short times after rainfall events. The EPA notes that the modelling undertaken for the proposal demonstrates compliance with the assigned noise levels at all times and during worst case conditions. It is also noted that sensitive receptors experience increased ambient noise from sources such as the main roads and the industrial area; therefore, noise from the transmission lines is likely to be masked by those ambient sources for the majority of the time. **Recommended conditions to ensure consistency of environmental outcome with EPA objective:** • Condition A1 – limitations on proposal extent • Condition B4-1(1) – no disturbance to Aboriginal Heritage Sites unless authorised under the *Aboriginal Heritage Act 1972*

within a well-developed area is unlikely to constitute significant cumulative impacts to current amenity values.	• Condition B4-1(2) – maintain access to land for Whadjuk People for traditional use • Condition B4-2(1) – avoid and minimise impacts to Aboriginal cultural heritage sites adjacent to the DE • Condition B4-2(2) – avoid and minimise impacts to Moodjar • Condition B4-3 – ongoing consultation and engagement with traditional owners for the life of the proposal about maintaining ongoing access to lands for cultural practices.

3 Holistic assessment

While the EPA assessed the impacts of the proposal against the key environmental factors and environmental values individually in the key factor assessments above, given the link between Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings the EPA also considered connections and interactions between them to inform a holistic view of impacts to the whole environment.

Flora and Vegetation – Terrestrial Fauna

There is a high level of connectivity between the environmental factors of flora and vegetation and terrestrial fauna. The conservation significant flora and vegetation provide habitat for conservation significant fauna that occur or may occur within the proposal area. Minimising the direct and indirect impacts to flora and vegetation will also minimise impacts to conservation significant fauna habitat.

The EPA has considered the linear nature of the proposal, mitigations and management measures and has recommended conditions limiting the disturbance of significant vegetation and fauna values which each intrinsically protect areas of habitat and vegetation value.

The EPA is aware of cumulative pressures to flora and vegetation and terrestrial fauna within the Perth metropolitan area and has considered the proposal in the context of its cumulative impact. The EPA notes that implementation of the proposal would contribute to cumulative impacts within the region through loss of conservation significant vegetation and fauna habitat. However, the impacts are not to a level that would alter the likely outcomes of any mitigation measure, rehabilitation or offset implemented as part of the proposal.

Inland Waters

The EPA acknowledges the proposed disturbance of wetlands occurs directly adjacent to existing transmission infrastructure corridors to minimise disturbance of wetlands and associated vegetation and habitat values. Alternative layouts were considered by the proponent which avoided disturbance of significant wetlands however, the impacts to vegetation and habitat values would likely significantly increase such that the EPA's objectives may not be achieved. The EPA considers the assessed layout, and proposed disturbance forms the best balance of environmental factor outcomes. The holistic impacts from impacting a small extent of significant wetlands is considered not significant to Flora and Vegetation and Terrestrial Fauna in this instance as the fauna and vegetation outcomes have improved by avoiding more extensive direct impacts.

The EPA considers that potential impacts to hydrological regimes and water quality may affect other values associated with flora and vegetation of adjacent wetlands and terrestrial fauna utilising conservation significant banksia woodland community GDE. The EPA has formed a view that the proposed management of ASS and post construction monitoring are adequate to ensure significant holistic impacts are avoided. However, the EPA considers that impacts to wetlands and water dependant values may still occur due to the sensitive nature of wetland systems and the

inherent incompatibility for development. To ensure holistic environmental outcomes are met, the EPA have recommended conditions to limit the extent of impact to wetland areas and management to ensure that adjacent associated environmental quality and outcomes are maintained.

Social Surroundings

There is a direct link between Aboriginal culture and the physical or biological aspects of the environment. Access to land, ability to carry out traditional Aboriginal customs and areas of cultural importance may be impacted through impacts to environmental factors of flora and vegetation, terrestrial fauna and inland waters.

The EPA considers that the proposed mitigation and management measures, recommended conditions and management via other regulatory processes for impacts to flora and vegetation, terrestrial fauna and inland waters will also mean the interrelated impacts to the values of social surroundings will likely be consistent with the EPA environmental factor objectives.

Summary of holistic assessment

When the separate environmental factors and values affected by the proposal were considered together in a holistic assessment, the EPA formed the view that the impacts from the proposal would not alter the EPA's views about consistency with the EPA's factor objectives as assessed in section 2.

4 Offsets

Environmental offsets are actions that provide environmental benefits which counterbalance the significant residual impacts of a proposal.

Consistent with the WA Environmental Offsets Guidelines (Government of Western Australia 2014), the EPA may consider the application of environmental offsets to a proposal where it determines that the residual impacts of a proposal are significant, after avoidance, minimisation and rehabilitation have been pursued.

In the case of this proposal, likely (and potential) significant residual impacts are as follows:

- The loss of 2.23 ha of the Banksia Woodlands PEC, which includes:
  - 0.36 ha of *Banksia attenuata – Banksia menziesii* woodlands (FCT 23b)
  - 0.59 ha of Low-lying *Banksia attenuata* woodlands or shrublands (FCT 21c).
- The loss of foraging habitat for the three black cockatoo species, which includes:
  - 100.5 ha of habitat for Carnaby's cockatoo
  - 75.8 ha of habitat for Baudin's cockatoo
  - 46.9 ha of habitat for FRTBC
- The loss of 54 potential nesting trees for black cockatoos
- The loss of 1.6 ha of regionally significant bushland in Bush Forever sites
- The loss of 0.8 ha of CCW.

Environmental offsets are not appropriate in all cases. In this case the EPA considers offsets are appropriate given:

- the proponent has applied avoidance and mitigation measures by amending the proposal during assessment to avoid or minimise impacts to environmental values wherever possible (principle 1 of the WA Environmental Offsets Policy);
- the magnitude of the likely significant residual impacts on environmental biodiversity values (principle 2 of the WA Environmental Offsets Policy).

Offsets are required based on the above points and conclusions made in sections 2.1, 2.2 and 2.3. The EPA considers the nature of impacts that require offsets are different compared to traditional permanent clearing to bare ground and, when determining the acceptability of the proponent's offset strategy, have considered:

- the significant residual impacts to vegetation and habitat comprise of disturbance to vegetation and habitat predominantly in degraded conditions within narrow areas along an existing transmission line corridor; and
- the majority of low (up to three meters high) vegetation is retained such that a large proportion of fauna habitat values are maintained, including primary foraging species for black cockatoos such as Proteaceae species.

Proposed Offsets

The proponent has proposed offsets as detailed in the Offset Strategy Version 2 (Western Power, 2026c). The Offset Strategy was submitted to the EPA after the public review period and:

- identifies an additional offset site (Hopeland) to counterbalance significant residual impacts on Baudin's and FRTBC

- addresses concerns raised during the public submission periods, including through mitigation measures which significantly reduced the extent of impacts.

The proponent has proposed offsets that include the provision of lands owned by the proponent, conservation and on-ground management measures including restoration and rehabilitation of vegetation at two locations: Lot 7 on Plan P013245, Orange Springs (the Orange Springs offset site) and Lot 806 on Plan 202726, Hopeland (the Hopeland offset site). The proposed offset areas are shown in Figure 3 and Figure 4 respectively.

In addition to the proposed offsets, the EPA advises that protection of CCW is required. The EPA also notes that the proposed offset site Orange Springs contains suitable wetlands for offset (Figure 3) and considers them further below.

Orange Springs offset site

The total size of the Orange Springs offset site is 508.3 ha and contains among other environmental values:

- 376 ha of Very Good to Excellent quality the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community representative of the Priority 3 *Banksia attenuata – Banksia menziesii* woodlands (FCT23b)
- 64.2 ha of degraded areas available for revegetation and rehabilitation
- 442.6 ha of high quality Carnaby's cockatoo foraging habitat
- 217 potential and 20 suitable breeding trees for black cockatoos
- five (5) CCW (UFI 9619, 9767, 9768, 9769, 9773) measuring a total of 18.13 ha in area
- Bassendean Complex - North and Bassendean Complex – North Transition, representative of regionally significant Bush Forever vegetation impacted by the proposal.

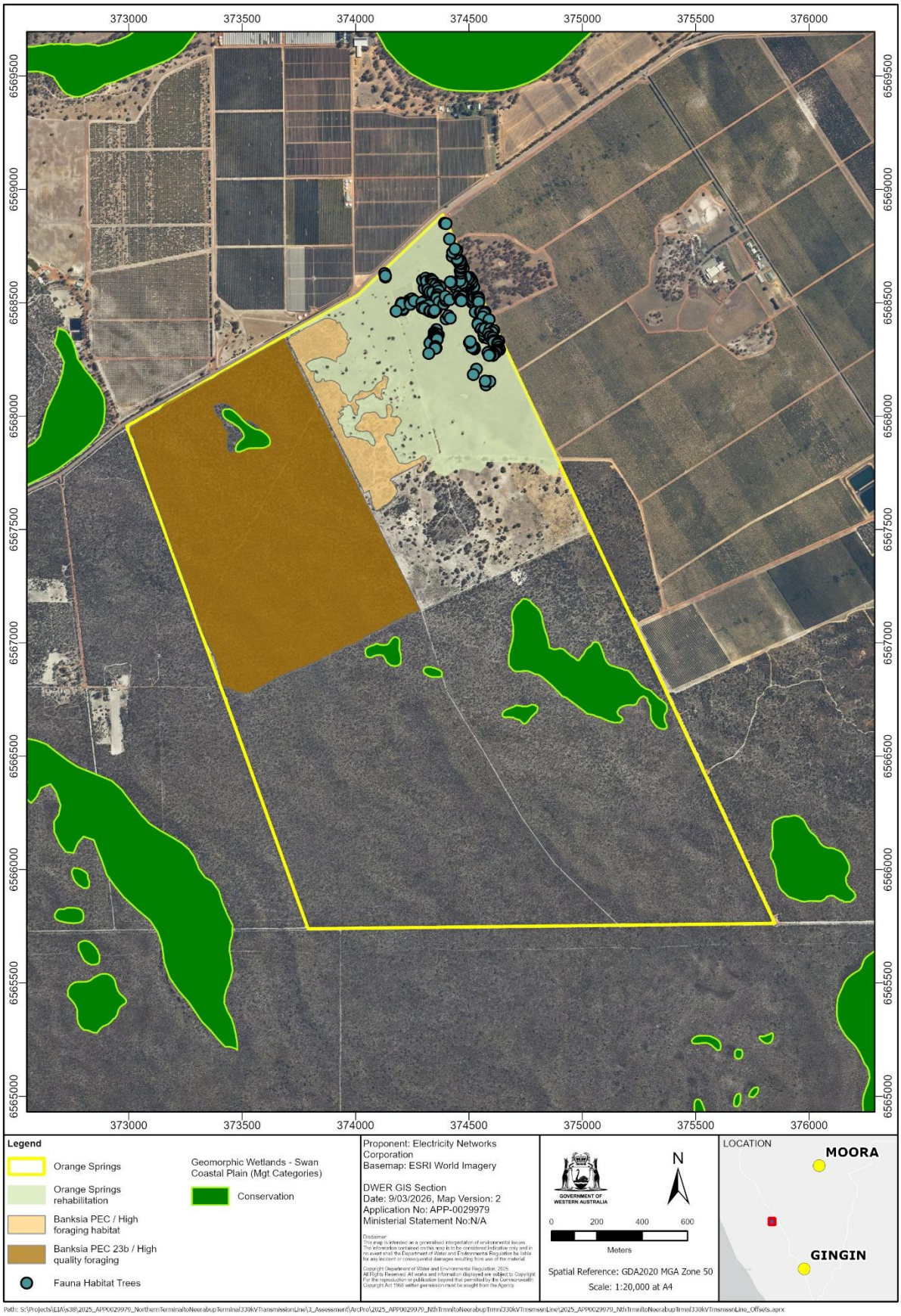

Figure 3: Orange Springs offset

Figure 4: Hopeland offset

Considering the known environmental values, and using the WA Environmental Offsets Guidelines and Commonwealth Offsets assessment guide to calculate the extents of offsets required, the proponent proposed the following actions at the Orange Springs offset site to counterbalance the proposal's significant residual impacts on the Priority 3 Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community, Priority 3 FCT 23b, Priority 3 FCT 21c, Carnaby's cockatoo and potential nesting habitat for black cockatoos:

- conservation in perpetuity of 20.97 ha of vegetation in Excellent condition representing the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community and FCT 23b
- rehabilitation and conservation in perpetuity of two (2) ha of degraded areas using the dominant species of FCT 21c
- conservation in perpetuity of 122.78 ha of high quality Carnaby's cockatoo foraging habitat
- rehabilitation and conservation in perpetuity of 64.2 ha of degraded areas using species providing high quality foraging habitat for Carnaby's cockatoo
- conservation in perpetuity of 217 potential and 20 suitable nesting trees for black cockatoos; and
- on-ground management actions aiming to maintain or improve the existing vegetation and fauna habitat quality which includes, but are not limited to, weed and feral animal control, dieback and fire management, and fencing of the site.

The EPA considers that the significant residual impacts of the proposal on 0.8 ha of CCW can be suitably counterbalanced through the acquisition of 2.4 ha of vegetated areas mapped as CCW within the Orange Springs.

Hopeland offset site

The total size of the Hopeland offset site is 56.7 ha however, an existing transmission corridor of 9.18 ha would be retained, and the remaining environmental values are proposed for offset:

- 46.82 ha of negligible quality foraging habitat for Carnaby's, Baudin's and FRTBC available for rehabilitation and revegetation.

Considering the known environmental values, and using the WA Environmental Offsets Guidelines and Commonwealth Offsets assessment guide to calculate the extents of offsets required, the proponent proposed the following actions at the Hopeland offset site to counterbalance the proposal's significant residual impacts on Baudin's cockatoo and FRTBC:

- rehabilitation and conservation in perpetuity of 46.82 ha of degraded areas using species providing high quality foraging habitat for Carnaby's, Baudin's and FRTBC
- on-ground management actions aiming to improve the existing vegetation and fauna habitat quality which includes, but are not limited to, weed and feral animal control, dieback and fire management, and fencing of the site.

Assessment of the proposed offsets

Orange Springs offset site

The Orange Springs offset site is owned by the proponent and is located approximately 70 km north of the proposal, adjacent to DBCA managed Moore River National Park, and within the Swan Coastal Plain IBRA region. There are numerous confirmed and potential black cockatoo breeding sites within 20 km radius, and the site occurs within the modelled distribution for the Carnaby's cockatoo.

The Priority 3 Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community identified at the site comprises high-quality foraging habitat for Carnaby's cockatoo. Although no roosting or breeding evidence were observed on the property, the Wandoo Woodlands within the site offers nesting and roosting sites for the species in proximity to water and foraging resources. The Priority 3 Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community on the property also contains the Priority 3 FCT 23b sub-community and potential habitat for conservation significant flora. The degraded areas previously disturbed by past clearing and agricultural activities on the property provides opportunity for rehabilitation and recreation of a community representative of Priority 3 FCT 21c. The vegetation within this property is mapped as the Bassendean Complex - North and Bassendean Complex – North Transition, which are representative of the Bush Forever vegetation impacted by the proposal.

The property also contains geomorphic wetlands of the Swan Coastal Plain classified as CCW representative of the wetlands impacted by the proposal. The EPA considers that the nature of clearing is relatively small and proponent has minimised the impacts as far as possible to span the wetland, requiring only limited disturbance at the northernmost and southernmost degraded edges of the wetland. The EPA expects that securing at least 2.4 ha of CCW in perpetuity within the Orange Springs offset site will sufficiently offset the significant residual impact of the proposal.

The EPA notes that the proposal's location within the highly developed Perth Metropolitan region provides challenges in finding available properties of the required size and containing the targeted environmental values within close proximity of the impacted area. Noting the increasing scarcity and fragmentation of available Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community, and black cockatoo habitat in the Swan Coastal region and the presence of breeding and roosting sites within the range, the EPA considers that the Orange Springs offset site provides an opportunity to conserve and increase the extent of the Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community, a Priority 3 ecological community, Carnaby's cockatoo foraging habitat and to protect CCW in the landscape.

In considering the adequacy of proposed offset to address the impact of Bush Forever vegetation, the EPA refers to the SPP 2.8 Bushland Policy for the Perth Metropolitan Region and advice received from the Department of Planning, Lands and Heritage (DPLH). SPP 2.8 aims to protect at least 10 percent of original extent of each vegetation complex within the Perth Metropolitan Region portion of the Swan

Coastal Plain. Under SPP 2.8, it is suggested that a 2:1 offset ratio be applied for impact on each vegetation complex in Good to Excellent condition to demonstrate net gain for proposed impacts on Bush Forever sites. The EPA acknowledges the proponent's efforts to minimise impacts on Bush Forever sites by prioritising clearing of the completely degraded to degraded portions of the sites to minimise net loss for regionally significant vegetation within Bush Forever sites. As a result of this minimisation and mitigation efforts, only 1.6 ha of clearing of vegetation in Good to Excellent condition from Bush forever sites 398 and 399 comprises SRI and requiring offsetting. It has been assessed that the Orange Springs offset site is likely to contain adequate environmental value to address the SRI on Bush Forever vegetation.

Given the above and considering the following:

- the offset site environmental values which are similar to the impact site values
- the offset site location within the same Swan Coastal Plain IBRA bioregion
- vegetation complexes within the offset site (Bassendean Complex – North and Bassendean Complex – North Transition) similar to Bush Forever sites impacted by the proposal
- the potential for increased availability of foraging, roosting and nesting habitats for Carnaby's black cockatoo
- the potential for increased connectivity of the fragmented habitats for Carnaby's black cockatoo within their range across the Swan Coastal Plain
- the potential for protection and management of CCW in the landscape
- the offset site's proximity to conservation areas in the region,

the EPA's view is that Orange Springs offset site and offset measures are likely appropriate to counterbalance the SRI on Carnaby's black cockatoo, Banksia woodland PEC, CCW, and parts of the Bush Forever vegetation.

The EPA notes that although the Orange Springs site does not contain the vegetation representative of FCT 21c, surveys by the proponent indicate that part of the degraded area on the Lot contains species and structure which may be supportive of this sub- community. The proponent has proposed an offset measure in the form of rehabilitation of degraded areas within the Lot that aims to restore a community representative of FCT 21c. The EPA recognises the opportunity provided by the proposed rehabilitation to improve the knowledge gaps in the conservation and reintroduction of FCT 21c to the Swan Coastal Plain bioregion. On this basis, the EPA has formed a view that the proposed offset measure is appropriate for the relatively small amount of FCT 21c being impacted by the proposal.

The EPA recognises that the adequacy of the proposed offsets at Orange Springs offset for black cockatoo foraging habitat relies on the on the successful rehabilitation to meet the above objectives. A detailed Offset Environmental Management Plan is required to ensure that the objectives of the proposed offsets are met, and the EPA recommends condition B6-2 to require effective environmental objectives and outcomes. Additionally, the EPA has considered contingency offsets (recommended condition B6-6) in the case where the proposal has not met the environmental objectives in the offset strategy.

The EPA acknowledges that the adequacy of the proposed offset at the Orange Springs site relies on the successful rehabilitation to meet the above objectives. A detailed Offset Environmental Management Plan is required to ensure that the

objectives of the proposed offsets are met (condition B6-2). Additionally, the EPA has considered contingency offsets (condition B6-6) in the case where the proposal has not met the environmental objectives in the offset strategy.

The EPA expects the use of a Conservation Covenant under the *Soil and Land Conservation Act 1945* for the conservation protection applied to the offset sites or alternate covenant or protection regime. The proponent plans to cede the offset site to DBCA if the offset site(s) are approved for management by DBCA. The EPA expects the proponent to liaise with DBCA to determine if native vegetation adjacent to the National Parks could be included within the boundaries of those national parks.

Hopeland offset site

The Hopeland offset site is owned by the proponent, is zoned for rural use and was previously intended to be developed for the proponent's industrial purposes. Setting aside approximately 9.18 ha of the total area on the lot for transmission line corridor and preservation of wetland communities which are not suitable for rehabilitation, the proponent proposed to allocate 46.82 ha to be rehabilitated for offsets.

The property is within the Swan Coastal Plain bioregion and mapped as within the Bassendean Central – South system association. Remnant native vegetation on the property comprises mostly of wetland communities with scattered trees of *Eucalyptus marginata, Corymbia calophylla, Melaleuca preissiana* and *Nuytsia floribunda* species over paddock grasses and weeds. Some of the tree stands have the potential for nesting and roosting by black cockatoo species. The vegetation across the property is in Completely Degraded to Excellent condition, with the majority being in Completely Degraded to Degraded conditions due to historical clearing, the presence of weeds and evidence of disturbance by feral pests.

The property is within the mapped distribution areas for all three black cockatoo species. Numerous confirmed and potential breeding and roosting sites are recorded within a 15 km radius of the site. Despite its location near water bodies and breeding sites, only 50.48 ha of vegetation on the property is considered as having a Negligible (1) quality foraging habitat for Carnaby's, Baudin's, and FRTBC, and the rest is considered as having no, None (0), foraging value.

The EPA notes that property is located between three DBCA reserves, as follows:

- R51784 located 1.4 km north of the site
- R51784 located 3.8 km northeast of the site
- R37090 located 4 km southwest of the site

The EPA notes that being surrounded by development and having competing development pressures, the remnant ecological values of the Hopeland site carry a higher risk of loss. The EPA is of the view that rehabilitation and protection of the property in perpetuity can provide a significant improvement to the ecological values of the property and surrounding environment.

The EPA expects that successful completion of the proposed rehabilitation of the degraded areas on the Hopeland site is likely to:

- improve foraging values of the vegetation on the property for Carnaby's, Baudin's and FRTBC in their modelled range in the landscape
- improve the availability of suitable roosting and nesting habitat in the long term

- improve the connectivity between fragments of foraging resources in the region, especially given the presence of standing water resources at the offset site and the three protected reserves that surround the offset site
- improve and protect remnant vegetation on a property that is adjacent to future development; and
- result in a net gain in native vegetation and habitat extent.

Given the above, the EPA's view is that the Hopeland site is likely adequate to counterbalance the SRIs of the proposal on Baudin's and FRTBC and will complement the offset provided by the Orange Spring offset site.

The EPA acknowledges that the adequacy of the proposed offset on Hopeland site relies on the successful rehabilitation to meet the above objectives. A detailed Offset Environmental Management Plan is required to ensure that the objectives of the proposed offsets are met (condition B6-3). Additionally, the EPA has considered contingency offsets (condition B6-6) in the case where the proposal has not met the environmental objectives in the offset strategy.

The EPA expects the use of a Conservation Covenant under *the Soil and Land Conservation Act 1945* for the conservation protection applied to the offset site or alternate covenant or protection regime. The proponent currently manages the Hopeland offset site and planning to cede the site and its management to a local Traditional Owner Youth group. The EPA expects the proponent to liaise with the Department of Primary Industries and Regional Development for the covenanting of the land for conservation without limiting access to the traditional owner youth group.

Suitability of proposed offsets

The EPA recognises that the proponent's offset strategy appropriately identifies environmental values with a significant residual impact to flora and vegetation and terrestrial fauna and proposes suitable measures to counterbalance these impacts at the Orange Springs and Hopeland offset sites. The EPA considers the quantity of offsets determined by the WA Environmental Offsets Metric are proportionate to the significance of the environmental values being impacted noting the impacts of the proposal are predominately proposed for environments in degraded condition, adjacent to existing disturbance corridors and the retention of lower growing vegetation will retain some environmental values to disturbed areas.

In addition to the proponent's proposed offsets the EPA considers impacts to Conservation Category Wetlands should also be offset and recommends a minimum of 2.4 ha of Conservation Category Wetlands, which are present within the Orange Springs Offset, site be included in the offset which should be delivered via an Offset Environmental Management Plan.

The EPA recommends Conditions B6-3 and B6-4 to require an Offsets Environmental Management Plan which captures all significant residual impacts. As a precaution, the EPA also recommend Conditions B6-6 and B6-7 to require contingency offsets be delivered if the objectives and outcomes of the Offsets Environmental Management Plan are not achieved to ensure the EPA objectives are met.

5 Matters of National Environmental Significance

The Commonwealth Minister for the Environment has determined that the proposal is a controlled action under the EPBC Act as it is likely to have a significant impact on one or more MNES. It was determined that the proposed action is likely to have a significant impact on the following matters protected by the EPBC Act:

- listed threatened species and communities (s. 18 and s. 18A).

The EPA has assessed the controlled action on behalf of the Commonwealth as an accredited assessment under the EPBC Act.

This assessment report is provided to the Commonwealth Minister for Environment who will decide whether or not to approve the proposal under the EPBC Act. This is separate from any Western Australian approval that may be required.

Commonwealth policy and guidance

The EPA has had regard to the following relevant Commonwealth guidelines, policies and plans during its assessment:

- *Carnaby's Cockatoo (*Calyptorhynchus latirostris*) Recovery Plan* (DPaW 2013)
- *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* (DSEWPC 2012)
- *Referral guideline for three WA threatened black cockatoo species: Carnaby's Cockatoo (*Zanda latirostris*), Baudin's Cockatoo (*Zanda baudinii*) and the Forest Red-tailed Black cockatoo (*Calyptorhynchus banksia naso*)* (DAWE 2022)
- *Threat abatement plan for disease in natural ecosystems caused by Phytophthora cinnamomi* (DoEE 2018).
- *Approved Conservation Advice (incorporating listing advice) for the Banksia Woodlands of the Swan Coastal Plain ecological community (*DoEE 2016*).*
- *Approved Conservation Advice (incorporating listing advice) for the Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain ecological community* (DoEE 2019).
- *Approved Conservation Advice* Galaxiella nigrostriata *black-stripe minnow (DoEE, 2018).*
- *Approved Conservation Advice* Calyptorhynchus baudinii *Baudin's cockatoo (DoEE, 2018)*
- *Approved Conservation Advice Leioproctus douglasiellus - a short tongued bee (DoSEWPC 2013)*
- *Approved Conservation Advice* Calyptorhynchus banksii naso *(Forest Red-tailed Black cockatoo) (DoEWHA 2009)*
- *Approved Conservation Advice for Drakaea micrantha (*Dwarf Hammer-orchid*) (DoEWHA 2008).*
- *Approved Conservation Advice for Diuris micrantha (*Dwarf bee-orchid*)* (DoEWHA 2008)

- *National Recovery Plan for the Woylie (*Bettongia pencillata ogilbyi*)* (DoEC 2012)
- *Grand Spider Orchid (*Caladenia huegelii*) Recovery Plan* (DoEC 2009)

EPA assessment

Impacts to the environment relating to MNES are also covered under the key environmental factors of flora and vegetation (section 2.1) and terrestrial fauna (section 2.2) of this report.

Listed threatened species and communities (sections 18 and 18A)

Listed threatened species and communities and listed migratory species that occur or may occur in the proposal area include:

- Carnaby's Cockatoo (*Zanda latirostris*) – Endangered under the EPBC Act, confirmed.
- Baudin's Cockatoo (*Zanda baudinii*) – Endangered under the EPBC Act, not recorded, suitable habitat, foraging evidence.
- Forest Red-tailed Black cockatoo (*Calyptorhynchus banksia naso*) – Vulnerable under the EPBC Act, confirmed.
- Banksia Woodlands of the Swan Coastal Plain ecological community – Endangered under the EPBC Act, confirmed.
- Tuart Woodlands and Forests of the Swan Coastal Plain ecological community – critically endangered under the EPBC Act, confirmed.
- Woylie (*Bettongia penicillata ogilbyi*) – Endangered under the EPBC Act, not recorded, suitable habitat, nearest records restricted within fenced Whiteman Park reserve.
- Chuditch, Western Quoll (*Dasyurus geoffroii*) – Vulnerable under the EPBC Act, not recorded, limited suitable habitat, low likelihood.
- Black-stripe Minnow (*Galaxiella nigrostriatal*) – Endangered under the EPBC Act, not recorded, no suitable habitat or connectivity to known population.
- Assemblages of plants and invertebrate animals of tumulus (organic mound) springs of the Swan Coastal Plain – Endangered under the EPBC Act, not recorded, mound springs not identified within DE.
- Purdie's Donkey-orchid (*Diuris purdiei*) – Endangered under the EPBC Act, not recorded.
- Glossy-leafed Hammer orchid (*Drakaea elastica*) – Endangered under the EPBC Act, not recorded.
- Dwarf Hammer-orchid (*Drakaea micrantha*) – Vulnerable under the EPBC Act, not recorded.
- King Spider-orchid (*Caladenia huegelii*) – Endangered under the EPBC Act, not recorded.
- Dwarf Bee-orchid (*Diuris micrantha*) – Vulnerable under the EPBC Act, not recorded.
- Western Swamp Tortoise (*Pseudemydura umbrina*) – Critically Endangered under the EPBC Act, not recorded, no suitable habitat or connectivity to known population.
- A short-tongued bee (*Leioproctus douglasiellus)* – Critically Endangered, not recorded, nearest occurrence 10km from DE, unlikely to occur.

Appendix D to the proponent's ERD (Western Power 2025) identifies all species listed under the EPBC Act that occur or may occur within the proposal area. Of the

potentially impacted EPBC listed threatened species and communities (s. 18 and s. 18A), only Carnaby's cockatoo (*Zanda latirostris*), FRTBC (*Calyptorhynchus banksia naso*), Banksia Woodlands of the Swan Coastal Plain ecological community and Tuart Woodlands and Forests of the Swan Coastal Plain ecological community were identified within or adjacent to the DE. The EPA noted additional technical review was completed for the potentially occurring *Pseudemydura umbrina* and *Galaxiella nigrostriatal* in Appendix G of the ERD (Western Power 2025) and other EPBC listed fauna in Appendix F of the ERD (Western Power 2025) which provide additional confidence that significant impacts are to EPBC listed individuals and suitable habitat are unlikely.

Potential impacts to flora species, ecological communities and terrestrial fauna species are primarily a result of direct clearing and habitat loss. The known and likely occurring species with suitable habitat listed under the EPBC Act are discussed further in Sections 2.1 and 2.2 of this report. Notably, the EPA recognises the proponent has considered comments from the public review process and committed to no clearing of suitable and confirmed black cockatoo nesting trees and significantly minimised proposed clearing impacts to MNES (Western Power, 2026e).

Summary

The EPA recommends the following environmental conditions to minimise impacts on MNES:

- Condition A1 – limits the location and authorised extent of clearing of:
  - vegetation to 97.72 ha
  - native vegetation to 65.35 ha; and
  - non-native vegetation to 32.37 ha
- Condition B1 – limits on clearing of flora and vegetation MNES values and requirements to avoid indirect impacts from disease, weeds, and changes to hydrological regimes
- Condition B1-4 – requirement to implement a FVEMP
- Condition B2 – limits on clearing of black cockatoo habitat, no removal of nesting trees, and requirements to avoid or minimise potential indirect impacts to black cockatoos during clearing and disease introduction/spread to adjoining habitat.
- Condition B2-3 – requirement to implement a TFEMP
- Condition B6 – requires implementation of offsets for significant residual impacts, including contingency offsets where offset outcomes are not met.

The EPA considers that there will be significant residual impacts from the clearing and disturbance of:

- 100.5 ha of foraging habitat for Carnaby's cockatoo
- 75.8 ha of foraging habitat for Baudin's cockatoo
- 46.9 ha of foraging habitat for FRTBC; and
- 2.23 ha of vegetation representing the Banksia Woodlands TEC.

The EPA has therefore recommended an offset in Condition B6 to counterbalance the above significant residual impacts.

The EPA's view is that the impacts from the proposal on the above-listed MNES are therefore not expected to result in an unacceptable or unsustainable impact on any MNES.

6 Recommendations

The EPA has taken the following into account in its assessment of the proposal:

- environmental values likely to be significantly affected by the proposal
- assessment of key environmental factors, separately and holistically (this has included considering cumulative impacts of the proposal where relevant)
- EPA's confidence in the proponent's proposed mitigation measures
- likely environmental outcomes which can be achieved with the imposition of conditions
- consistency of environmental outcomes with the EPA's objectives for the key environmental factors
- whether other statutory decision-making processes can mitigate the potential impacts of the proposal on the environment and
- principles of the EP Act.

The EPA recommends that the proposal may be implemented subject to the conditions recommended in Appendix A.

7 Other advice

The EPA may, if it sees fit, include other information, advice or recommendations relevant to the environment in its assessment reports, even if that information has not been taken into account by the EPA in its assessment of a proposal.

The EPA provides the following information for consideration by the Minister.

The incremental effect of proposals on black cockatoo habitat on the Swan Coastal Plain is a significant matter requiring ongoing, case by case consideration of proposals. The declining availability of suitable land that provides high quality habitat for offsets, together with the increasingly fragmented ecosystems of the Swan Coastal Plain, means that the piecemeal acquisition of land as offsets for individual proposals is unlikely to be a sustainable regional strategy for black cockatoos. The EPA has previously advised that there should be greater emphasis on rehabilitation and restoration of degraded areas within close proximity of the impacted area to increase or improve the habitat available for Carnaby's cockatoo.

Following the public review process for this assessment, the proponent has incorporated feedback from public submissions and agency comments to significantly reduce impacts to significant environmental values, particularly black cockatoo habitat. Additionally, the proponent has followed the EPA's advice to and identified the Hopeland offset site that is suitable for restoration efforts to improve connectivity between water and foraging resources for black cockatoos.

Considering the above, the EPA recognises the efforts of the proponent to engage with feedback and adapt to environmental priorities.

Appendix A: Recommended conditions

Section 44(2)(b) of EP Act specifies that the EPA's report must set out (if it recommends that implementation be allowed) the conditions and procedures, if any, to which implementation should be subject. This appendix contains the EPA's recommended conditions and procedures.

Recommended Environmental Conditions

STATEMENT THAT A PROPOSAL MAY BE IMPLEMENTED
(Environmental Protection Act 1986)

NORTHERN TERMINAL TO NEERABUP TERMINAL 330 KV TRANSMISSION LINE

Proposal:	The proposal is to construct a new 330kV dual circuit transmission infrastructure between Northern Terminal in Malaga and Neerabup Terminal in Pinjar, a length of approximately 29 km. The proposal also consists of the expansion of Northern Terminal and Neerabup Terminal substations.
Proponent:	Electricity Networks Corporation (trading as Western Power) Australian Business Number 18 540 492 861
Proponent Address:	570 Wellington St, Perth WA 6000
Assessment Number:	2410

Report of the Environmental Protection Authority: 1804

Introduction: Pursuant to section 45 of the *Environmental Protection Act 1986,* it is now agreed that the proposal entitled Northern Terminal to Neerabup Terminal 330 kV Transmission Line described in the 'Proposal Content Document' attachment of the referral of 29 February 2024, as amended by the change to proposal approved under s. 43A on 7 August 2025, subject to the revision of 'Northern Terminal to Neerabup Terminal 330kV Transmission Line Project Proposal Content Document' dated January 2026 may be implemented and that the implementation of the proposal is subject to the following implementation conditions and procedures.

Conditions and procedures

Part A: Proposal extent

Part B: Environmental outcomes, prescriptions and objectives

Part C: Environmental management plans

Part D: Compliance and other conditions

PART A: PROPOSAL EXTENT CONDITIONS

A1 Limitations and extent of proposal

A-1 The proponent must ensure that the proposal is implemented in such a manner that the following limitation or maximum extents / capacities / ranges are not exceeded:

Proposal element	Location	Maximum extent or range
Physical elements		
Development envelope	Figure 1	No more than 217.24 ha
Disturbance footprint	Figure 1	No more than 100.5 ha within a 217.24 ha **development envelope**
Direct **disturbance** of **native vegetation**	Within the **development envelope** shown in Figure 1	Clearing of no more than 65.35 ha of **native vegetation**
Direct **disturbance** of non-**native vegetation**	Within the **development envelope** shown in Figure 1	Clearing of no more than 32.37 ha of non-**native vegetation**
Transmission corridor	Within the **development envelope** shown in Figure 1	**Disturbance** of no more than 174.13 ha
The Northern Terminal	Within the **development envelope** shown in Figure 1	**Disturbance** of no more than 19.56 ha
The Neerabup Terminal	Within the **development envelope** shown in Figure 1	**Disturbance** of no more than 11.71 ha

PART B – ENVIRONMENTAL OUTCOMES, PRESCRIPTIONS AND OBJECTIVES

B1 Flora and Vegetation

B1-1 The proponent shall implement the proposal to meet the following environmental outcomes:

(1) clearing of **native vegetation** described by Condition A1-1 shall not exceed 2.23 ha **Banksia Woodlands**, which includes:

(a) clearing of up to 0.59 ha *of Priority 3 Banksia attenuata* woodlands or shrublands (**Floristic Community Type 21c)**;

(b) clearing of up to 0.36 ha of *Northern Banksia attenuata-Banksia menziesii* woodland (**Floristic Community Type 23b)**; and

(c) 1.08 ha of Priority 3 **Banksia Woodlands** of the Swan Coastal Plain.

(2) clearing of **native vegetation** described by Condition A1-1 shall not exceed 0.44 ha representative of the Priority 3 **Tuart (*Eucalyptus gomphocephala)* woodlands and forests of the Swan Coastal Plain ecological community**;

(3) clearing of **native vegetation** described by Condition A1-1 shall not exceed 12.3 ha of vegetation within wetlands, which is inclusive of:

a) up to 0.8 ha within Conservation Category Wetlands;

b) up to 7.5 ha within Multiple Use Wetlands; and

c) up to 4.0 ha within Resource Enhancement Wetlands.

(4) clearing of **native vegetation** described by Condition A1-1 shall not exceed 15.0 ha of Bush Forever sites, of which no more than 1.6 ha is **regionally significant bushland**.

B1-2 Prior to ground disturbing activities within the area shown in Figure 2, the proponent shall:

(1) undertake a survey in accordance with EPA Technical Guidance – Flora and Vegetation Surveys for Environmental Impact Assessment (EPA 2016, as updated from time to time) within the “Intersection 160m Buffer“ area shown in Figure 2, for any areas that will be **Disturbed** to determine the occurrence of the *Calectasia elegans*;

(2) submit the findings of the survey required under condition B1-2(1), in the form of a report to be **Confirmed** by the **CEO** that it was conducted in accordance with EPA Technical Guidance – Flora and Vegetation

Surveys for Environmental Impact Assessment (EPA 2016, as updated from time to time);

(3) should *Calectasia elegans* be identified under condition B1-2(1):

a) submit to the **CEO** the measures to be implemented to ensure no **adverse impacts** to *Calectasia elegans* within the area shown in Figure 2;

b) not undertake **ground disturbing activities** within the area shown in Figure 2, until the **CEO** has confirmed in writing that the measures referred to in condition B1-2(3) meet the requirements of that condition; and

c) implement measures confirmed by the CEO in accordance with condition B1-2(3) to ensure no **adverse impacts** to *Calectasia elegans* if identified under condition B1-2(1).

B1-3 The proponent shall implement the proposal to meet the following environmental objective:

(1) vegetation within wetland areas that are adjacent to areas directly disturbed by the proposal is managed such that the health and **Baseline** botanical condition and diversity does not decline due to proposal implementation; and

(2) avoid, where practicable, or otherwise minimise indirect impacts to **native vegetation**, including threatened flora and priority flora, from dust emissions, spread of environmental weeds or dieback, spills, fire, altered hydrological regimes and contamination.

B1-4 The proponent must implement the Flora and Vegetation Environmental Management Plan, Version 2.0 (dated 19, January 2026, or any revisions **Confirmed** by the **CEO**) with the purpose of demonstrating how achievement of the Flora and Vegetation environmental outcome in condition B1-1 will be substantiated and how the Flora and Vegetation environmental objective in condition B1-3 will be achieved.

B2 Terrestrial Fauna

B2-1 The proponent shall implement the proposal to meet the following environmental outcome:

(1) Disturbance of no more than 100.5 ha of terrestrial fauna habitat comprised of:

a) Disturbance of no more than 39.57 ha of **Native Fauna Habitat**; and

b) Disturbance of no more than 60.85 ha of **Modified Fauna Habitat**.

(2) Disturbance of no more than 100.5 ha of **Black Cockatoo** Habitat comprised of:

(a) no more than 100.5 ha of habitat for Carnaby's Cockatoo (*Zanda latirostris*);

(b) no more than 75.8 ha of habitat for Baudin's Cockatoo (*Zanda baudinii*); and

(c) no more than 46.9 ha of habitat for Forest Red-tailed Black Cockatoo (*Calyptorhynchus banksii naso*).

(3) Disturbance of no more than 54 **potential nesting trees;** and

(4) No removal of **black cockatoo** breeding trees with hollows confirmed suitable for nesting.

B2-2 The proponent shall implement the proposal to meet the following environmental objective:

(1) minimise the risk of physical injury or mortality from construction on native fauna; and

(2) minimise the risk of behavioural changes, health impacts, physical injury or mortality from construction on native fauna.

B2-3 The proponent must implement the Terrestrial Fauna Environmental Management Plan, Version 2.0 (dated 19, January 2026, or any revisions **Confirmed** by the **CEO**) with the purpose of demonstrating how achievement of the Terrestrial Fauna environmental outcome in condition B2-1 will be substantiated and how the Terrestrial fauna environmental objective in condition B2-2 will be achieved.

B3 Inland Waters

B3-1 The proponent shall implement the proposal to meet the following environmental outcome:

(1) No impacts to Groundwater Dependent Vegetation outside of the Development Envelope though drawdown or **ground disturbing activities**;

(2) No impacts to groundwater quality in wetland areas;

(3) No decline to the availability and quality of waters within Public Drinking Water Source Areas from proposal implementation; and

(4) Ensure that, following **ground disturbing activities**, the water quality and hydrological regimes of wetlands and/or watercourses adjacent to the **Development Envelope** reflect **Baseline** conditions.

B3-2 The proponent shall implement the proposal to meet the following environmental objective:

(1) **Ground disturbing activities** in wetland areas shall only be conducted between November to May unless otherwise **Confirmed** by the **CEO**.

B3-3 The proponent must implement the Inland Waters Environmental Management Plan, Version 2.0 (dated 19, January 2026, or any revisions **Confirmed** by the **CEO**) with the purpose of demonstrating how achievement of the Inland Waters environmental outcome in condition B3-1 will be substantiated and how the Inland Waters environmental objective in condition B3-2 will be achieved.

B4 Social Surroundings - Aboriginal cultural heritage

B4-1 The proponent must implement the proposal to meet the following environmental outcomes:

(1) no disturbance of the **Aboriginal sites** or to **Aboriginal cultural heritage** in the proposal disturbance footprint other than where consent is granted for the use of the land under the *Aboriginal Heritage Act 1972*; and

(2) subject to reasonable health and safety requirements, no interruption of ongoing access to land utilised for traditional use or custom by the **native title party/ies**.

B4-2 The proponent must implement the proposal to meet the following environmental objectives:

(1) avoid, and where unavoidable, minimise adverse impacts to **Aboriginal cultural heritage** within and surrounding the proposal **development envelope**; and

(2) avoid, and where unavoidable, minimise adverse impacts to **Moodjar** within and surrounding the proposal **development envelope.**

B4-3 The proponent must undertake ongoing consultation and engagement with the **native title party/ies** about the achievement of the outcomes and objectives in condition B4-1 and condition B4-2 for the life of the proposal.

B5 Rehabilitation

B5-1 The proponent must implement the proposal to ensure the following environmental outcomes are achieved:

(1) Rehabilitated areas are capable of sustaining achievement of the other environmental outcomes in this Part B during the life of the proposal;

(2) Rehabilitated landforms are stable and do not cause pollution or environmental harm;

(3) Rehabilitated areas maintain the hydrological regimes of adjacent and connected habitat;

(4) Rehabilitated vegetation i

(5) s self-sustaining; and

(6) Rehabilitated areas are consistent with the **Baseline** vegetation type, and include weed coverage of less than or equal to 10%.

B5-2 For all areas of **native vegetation** disturbed that are not required for ongoing operations, the proponent must revegetate within twenty-four (24) months of completion of **ground disturbing activities** and in accordance with the outcomes set by condition B5-1.

B6 Environmental Offsets

B6-1 The proponent must implement offsets to counterbalance the significant residual impacts of the proposal on the following environmental values:

(1) Priority 3 **Banksia Woodlands** of the Swan Coastal Plain Ecological Community;

(2) *Banksia attenuata – Northern Banksia attenuata-Banksia menziesii woodland* (FCT 23b) – Priority 3 ecological community;

(3) Low-lying *Banksia attenuata* woodlands or shrublands (FCT 21c) – Priority 3 ecological community;

(4) **Potential nesting trees** for **black cockatoos**;

(5) Carnaby's cockatoo (*Zanda latirostris*) foraging habitat;

(6) Baudin's cockatoo (*Zanda baudinii*) and Forest Red-tailed black cockatoo (*Calyptorhynchus banksia naso*) foraging habitat;

(7) **Regionally significant bushland**; and

(8) Conservation Category Wetlands.

B6-2 The proponent must ensure the implementation of the offsets achieves the following environmental outcomes and objectives:

(1) counterbalance the significant residual impacts to the environmental values listed in condition B6-1;

(2) ensure **land acquisition** and/or **on-ground management** offsets include threat abatement, revegetation and/or rehabilitation activities to

achieve a positive environmental benefit to **Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community,** foraging habitat for **black cockatoos**;

(3) ensure revegetation provides self-sustaining foraging habitat for **black cockatoos**;

(4) ensure **land acquisition** and / or rehabilitation offsets contains at least three (3) times the number of **potential nesting trees** cleared by the proposal;

(5) ensure that **on-ground management** offsets for **regionally significant bushland**:

(d) contain at least two (2) times the extent of **regionally significant bushland** impacted;

(e) contain the same vegetation communities and/or vegetation complexes as the environmental value being impacted; and

(f) contain, after the implementation of **on-ground management**, a vegetation condition that is equivalent to or better than the environmental value being impacted.

(6) contribute to key knowledge gaps about ecological restoration and revegetation of the **FCT 21c** to avoid net loss of the **FCT 21c**.

Northern Terminal to Neerabup Terminal 330 kV Transmission Line Offset Environmental Management Plan

B6-3 The proponent must prepare the Northern Terminal to Neerabup Terminal 330 kV Transmission Line Offset Environmental Management Plan that demonstrates how the environmental outcomes and objectives in condition B6-2 will be achieved, and how this achievement will be substantiated, and submit it to the **CEO.**

B6-4 The Northern Terminal to Neerabup Terminal 330 kV Transmission Line Offset Environmental Management Plan must:

(1) be **Confirmed** by the **CEO**;

(2) be provided to the **CEO** within 15 months of the date of this statement or as otherwise Confirmed by the CEO; and

(3) include the implementation of the offset measures to the extent and at the locations as set out and described in Table 1.

Table 1: Environmental values, locations and extent and type of offset measures required to meet condition B6-1

Environmental value	Offset locations	Extent of area to receive offset measures (hectares)	Type of offset measures
Banksia Woodlands of the Swan Coastal Plain Ecological Community, **FCT 23b**	Lot 7 on Plan P013245, 299 Orange Springs Road, Orange Springs	20.97 ha	– **Land acquisition** – **On-ground management**
Banksia Woodlands of the Swan Coastal Plain Ecological Community, **FCT 21c**		2 ha	– **Land acquisition** – **On-ground management** – **Rehabilitation**
Bush Forever vegetation representative of the Bassendean Complex – North Transition and Bassendean Complex – North vegetation complexes		3.2 ha	– **Land acquisition** – **On-ground management**
Carnaby's cockatoo (*Zanda latirostris*) foraging and potential roosting and nesting habitat		186.98 ha	– **Land acquisition** – **On-ground management** – **Restoration**
Conservation Category Wetlands		2.4 ha	– **Land acquisition** – **On-ground management**
Foraging habitat for Carnaby's cockatoo (*Zanda latirostris*), forest red-tailed black cockatoo (*Calyptorhynchus banksi nasso*) and Baudin's cockatoo (*Zanda baudinii*)	Lot 806 on Plan 202726, 458 Jarrah Road, Hopeland	46.82 ha	– **Land acquisition** – **On-ground management** – **Restoration**

B6-5 The Northern Terminal to Neerabup Terminal 330 kV Transmission Line Offset Environmental Management Plan must:

(1) demonstrate that the environmental outcomes and objectives in condition B6-2 will be met;

(2) describe how the offset measures will be implemented consistent with condition B6-4;

(3) be prepared in consultation with the **DBCA** and **DCCEEW;**

(4) spatially identify the areas (**Proposed Offset Conservation Areas**) in condition B6-4 and any other areas proposed as:

(a) **land acquisition** offset areas to receive **on-ground management** offset measures; and

(b) offset areas or lands to receive **on-ground management** offset measures.

(5) demonstrate how the environmental values within the **Proposed Offset Conservation Areas** will be maintained and improved in order to counterbalance the significant residual impact to the environmental values in condition B6-1 and achieve the environmental outcomes and objectives in condition B6-2;

(6) demonstrate application of the principles of the WA Environmental Offsets Policy, the *WA Environmental Offsets Metric* and the WA Offsets Template, as described in the *WA Environmental Offsets Guidelines,* and *the Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy Assessment Guide*, or any subsequent revisions of these documents;

(7) identify how the ongoing performance of the offset measures, and whether they are achieving the outcomes and objectives in condition B6-2, will periodically be made publicly available;

(8) for the **land acquisition** offsets identified in condition B6-4:

(a) demonstrate that the **Proposed Offset Conservation Areas** contain the minimum extents of the environmental values identified in condition B6-4;

(b) identify how the **Proposed Offset Conservation Areas** will be protected, being either the sites are ceded to the Crown for the purpose of management for conservation, or the sites are managed under other suitable mechanism for the purpose of conservation as agreed by the **CEO** by notice in writing;

(c) specify the quantum of works associated with establishing the **Proposed Offset Conservation Areas**, and

(d) identify the **relevant management body** for the on-going management of the **Proposed Offset Conservation Areas**, including its role, and the role of the proponent, and confirmation in writing that the **relevant management body** accepts responsibility for its role.

(e) be secured as a Conservation Covenant under the *Soil and Land Conservation Act 1945* or other legislation as **Confirmed** by the **CEO**.

(9) For **on-ground management** offsets identified in condition B6-4:

(a) state the targets for each environmental value to be achieved by the **on-ground management**, including completion criteria, which will result in a **tangible improvement** to the environmental values being offset. For revegetation offsets relating to **black cockatoo** environmental values, this must include, but not be limited to:

(i) quantity of **black cockatoo** foraging habitat to be achieved;

(ii) completion criteria to measure the foraging habitat value, vegetation structure, species diversity and abundance, plant density and vegetation condition that is to be achieved to provide high-quality **black cockatoo** foraging habitat;

(iii) densities of Phytophthora Dieback resistant species where appropriate;

(iv) criteria to measure and demonstrate the revegetation is self-sustaining; and

(v) contingency actions to be undertaken if criteria are not met.

(b) demonstrate the consistency of the targets with the environmental outcomes and objectives in condition B6-2 and the objectives of any relevant guidance, including but not limited to, recovery plans conservation advice or area management plans; and

(c) detail the **on-ground management** actions, with associated timeframes for implementation and completion, to achieve the objectives and outcomes identified in condition B6-2

(10) detail the monitoring, reporting and evaluation mechanisms for the targets and actions identified under condition B6-5(8).

Contingency offsets

B6-6 If, after receiving a compliance report required by condition D2, the **CEO** determines that the proposal has not met and is unlikely to meet the environmental outcomes and objectives of condition B6-2 or the proposal has resulted in an additional significant residual impact to one or more values identified in condition B5-1, and after notifying the proponent in writing, the proponent must undertake an additional offset to counterbalance the significant residual impact.

B6-7 Within twelve (12) months of receiving notice in writing from the **CEO** that an additional offset is required under condition B6-6, the proponent must update the Northern Terminal to Neerabup Terminal 330 kV Transmission Line Offset Environmental Management Plan required by condition B6-3 to include additional offsets to counterbalance the significant residual impacts specified by the **CEO** in writing under condition B6-6.

PART C – ENVIRONMENTAL MANAGEMENT PLANS

C1 Environmental Management Plans: Conditions Relating to Approval, Implementation, Review and Publication

C1-1 Upon being required to implement an environmental management plan(s) under Part B, the proponent must:

(1) implement the most recent version of the **confirmed** environmental management plan; and

(2) continue to implement the **confirmed** environmental management plans referred to in condition C1-1(1) until the **CEO** has confirmed by notice in writing that it has been demonstrated that the relevant requirements for the environmental management plan have been met, or are able to be met under another statutory decision-making process, and the implementation of the environmental management plan is no longer required.

C1-2 The proponent:

(1) may review and revise a **confirmed** environmental management plan provided it meets the relevant requirements of that environmental management plan, including any consultation that may be required when preparing the environmental management plan;

(2) must review and revise a **confirmed** environmental management plan and ensure it meets the relevant requirements of that environmental management plan, including any consultation that may be required when preparing the environmental management plan, as and when directed by the **CEO**.

C1-3 Despite condition C1-1, but subject to conditions C1-4 and C1-5, the proponent may implement minor revisions to an environmental management plan if the revisions will not result in a new or increased **Adverse impact** to the environment or result in a risk to the achievement of the limits, outcomes or objectives which the environmental management plan is required to achieve.

C1-4 If the proponent is to implement minor revisions to an environmental management plan under condition C1-3,C1-3 the proponent must provide the **CEO** with the following at least twenty (20) business days before it implements the revisions:

(1) revised environmental management plan clearly showing the minor revisions;

(2) explanation of reasons for the minor revisions; and

(3) explanation of why the minor revisions will not result in a new or increased adverse impacts to the environment or result in a risk to the achievement of the limits, outcomes or objectives which the environmental management plan is required to achieve.

C1-5 The proponent must cease to implement any revisions which the **CEO** notifies the proponent (at any time) in writing may not be implemented.

C1-6 **Confirmed** environmental management plans must be published on the proponent's website and provided to the **CEO** in electronic form suitable for on-line publication by the Department of Water and Environmental Regulation within twenty (20) business days of being implemented or being required to be implemented (whichever is earlier).

C2 Conditions Related to Monitoring (Where a Specific Environmental Management Plan for Monitoring is Not Required)

C2-1 The proponent must undertake monitoring capable of substantiating whether the proposal extents in Part A are exceeded and **detecting** and substantiating whether the environmental outcomes in conditions B1-1, B2-1, B3-1, B4-1, B5-1 and B6-2 are met.

C2-2 The proponent must submit as part of the Compliance Assessment Report required by condition D2, a compliance monitoring report that must:

(1) outline the monitoring that was undertaken during the implementation of the proposal;

(2) identify why the monitoring was scientifically robust and capable to **detecting** whether the outcomes in conditions B1-1, B2-1, B3-1,B4-1, B5-1 and B6-2 are met;

(3) outline the results of the monitoring;

(4) report whether the proposal extents in Part A were exceeded and whether the outcomes in conditions B1-1, B2-1, B3-1, B4-1 and B6-2 were achieved based on analysis of the results of the monitoring; and

(5) report any actions taken by the proponent to remediate any potential non-compliance.

C3 Environmental Management Plans: Conditions Relating to Monitoring and Adaptive Management for Outcomes Based Conditions

C3-1 The environmental management plans required under condition B1-4, B2-3, B3-3, and B6-3 must contain provisions which enable the substantiation of whether the relevant outcomes of those conditions are met, and must include:

(1) **threshold criteria** that provide a limit beyond which the environmental outcomes are not achieved;

(2) **trigger criteria** that will provide an early warning that the environmental outcomes are not likely to be met;

(3) monitoring parameters, sites, control/reference sites, methodology, timing and frequencies which will be used to measure threshold and trigger criteria. Include methodology for determining alternate monitoring sites as a contingency if proposed sites are not suitable in the future;

(4) **Baseline** data;

(5) data collection and analysis methodologies;

(6) adaptive management methodology;

(7) **contingency measures** which will be implemented if threshold or trigger criteria are met; and

(8) reporting requirements.

C3-2 Without limiting condition C2-1, failure to achieve an environmental outcome, or the exceedance of a **threshold criteria**, regardless of whether threshold **contingency measures** have been or are being implemented, represents a non-compliance with these conditions.

C4 Environmental Management Plans: Conditions Related to Management Actions and Targets for Objective Based Conditions

C4-1 The environmental management plans required under condition B1-4, B2-3, B3-3 and B6-3 must contain provisions which enable the achievement of the relevant objectives of those conditions and substantiation of whether the objectives are reasonably likely to be met, and must include:

(1) **management actions**;

(2) **management targets**;

(3) contingency actions if **management targets** are not met; and

(4) reporting requirements.

C4-2 Without limiting condition C1-1, the failure to achieve an environmental objective, or implement a **management action**, regardless of whether contingency actions have been or are being implemented, represents a non-compliance with these conditions.

PART D – OTHER CONDITIONS

D1 Non-compliance Reporting

D1-1 If the proponent becomes aware of a potential non-compliance, the proponent must:

(1) report this to the **CEO** within seven (7) days;

(2) implement contingency measures;

(3) investigate the cause;

(4) investigate environmental impacts;

(5) advise rectification measures to be implemented;

(6) advise any other measures to be implemented to ensure no further impact; and

(7) provide a report to the **CEO** within twenty-one (21) days of being aware of the potential non-compliance, detailing the measures required in conditions D1-1(1) to D1-1(6) above.

D1-2 Failure to comply with the requirements of a condition, or with the content of an environmental management required under a condition, constitutes a non-compliance with these conditions, regardless of whether the contingency, rectification or other measures in condition D1-1 above have been or are being implemented.

D2 Compliance Reporting

D2-1 The proponent must provide an annual Compliance Assessment Report to the **CEO** for the purpose of determining whether the implementation conditions are being complied with.

D2-2 Unless a different date or frequency is approved by the **CEO**, the first annual Compliance Assessment Report must be submitted within fifteen (15) months of the date of this Statement, and subsequent reports must be submitted annually from that date.

D2-3 Each annual Compliance Assessment Report must be endorsed by the proponent's Chief Executive Officer, or a person approved by proponent's Chief Executive Officer to be delegated to sign on the Chief Executive Officer's behalf.

D2-4 Each annual Compliance Assessment Report must:

(1) state whether each condition of this Statement has been complied with, including:

(a) exceedance of any proposal limits and extents;

(b) achievement of environmental outcomes;

(c) achievement of environmental objectives;

(d) requirements to implement the content of environmental management plans;

(e) monitoring requirements;

(f) requirements to implement adaptive management; and

(g) reporting requirements;

(2) provide evidence to substantiate statements of compliance, or details of where there has been a non-compliance;

(3) include the corrective, remedial and preventative actions taken in response to any potential non-compliance;

(4) be provided in a form suitable for publication on the proponent's website and online by the Department of Water and Environmental Regulation; and

(5) be prepared and published consistent with the latest version of the Compliance Assessment Plan required by condition D2-5 which the **CEO** has confirmed by notice in writing satisfies the relevant requirements of Part C and Part D.

D2-5 The proponent must prepare a Compliance Assessment Plan which is submitted to the **CEO** at least six (6) months prior to the first Compliance Assessment Report required by condition D2-2, or prior to implementation of the proposal, whichever is sooner.

D2-6 The Compliance Assessment Plan must include:

(1) what, when and how information will be collected and recorded to assess compliance;

(2) the methods which will be used to assess compliance;

(3) the methods which will be used to validate the adequacy of the compliance assessment to determine whether the implementation conditions are being complied with;

(4) the retention of compliance assessments;

(5) the table of contents of Compliance Assessment Reports, including audit tables; and

(6) how and when Compliance Assessment Reports will be made publicly available, including being published on the proponent's website within sixty (60) days of being provided to the **CEO**.

D3 Contact Details

D3-1 The proponent must notify the **CEO** of any change of its name, physical address or postal address for the serving of notices or other correspondence within twenty-eight (28) days of such change. Where the proponent is a corporation or an association of persons, whether incorporated or not, the postal address is that of the principal place of business or of the principal office in the State.

D4 Time Limit for Proposal Implementation

D4-1 The proposal must be substantially commenced within five (5) years from the date of this Statement.

D4-2 The proponent must provide to the **CEO** documentary evidence demonstrating that they have complied with condition D4-1 no later than thirty (30) days after substantial commencement.

D4-3 If the proposal has not been substantially commenced within the period specified in condition D4-1, implementation of the proposal must not be commenced or continued after the expiration of that period.

D5 Public Availability of Data

D5-1 Subject to condition D5-2, within a reasonable time period approved by the **CEO** upon the issue of this Statement and for the remainder of the life of the proposal, the proponent must make publicly available, in a manner approved by the **CEO**, all validated environmental data collected before and after the date of this Statement relevant to the proposal (including sampling design, sampling methodologies, monitoring and other empirical data and derived information products (e.g. maps)), environmental management plans and reports relevant to the assessment of this proposal and implementation of this Statement.

D5-2 If:

(1) any data referred to in condition D5-1 contains trade secrets; or

(2) any data referred to in condition D5-1 contains particulars of confidential information (other than trade secrets) that has commercial value to a person that would be, or could reasonably be expected to be, destroyed or diminished if the confidential information were published,

The proponent may submit a request for approval from the **CEO** to not make this data publicly available and the **CEO** may agree to such a request if the **CEO** is satisfied that the data meets the above criteria.

D5-3 In making such a request the proponent must provide the **CEO** with an explanation and reasons why the data should not be made publicly available.

D6 Independent Audit

D6-1 The proponent must arrange for an independent audit of compliance with the conditions of this statement, including achievement of the environmental outcomes and/or the environmental objectives and/ or environmental performance with the conditions of this statement, as and when directed by the **CEO**.

D6-2 The independent audit must be carried out by a person with appropriate qualifications who is nominated or approved by the **CEO** to undertake the audit under condition D6-1.

D6-3 The proponent must submit the independent audit report with the Compliance Assessment Report required by condition D2, or at any time as and when directed in writing by the **CEO**. The audit report is to be supported by credible evidence.

D6-4 The independent audit report required by condition D6-1 is to be made publicly available in the same timeframe, manner and form as a Compliance Assessment Report, or as otherwise directed by the **CEO**.

Table 1: Abbreviations and definitions

Acronym or abbreviation	Definition or term
Aboriginal cultural heritage	Means the tangible and intangible elements that are important to the Aboriginal people of the State, and are recognised through social, spiritual, historical, scientific or aesthetic values, as part of Aboriginal tradition to the extent they directly affect or are affected by physical or biological surroundings
Aboriginal site/s	As defined in section 4 and 5 under the *Aboriginal Heritage Act 1972*
Adverse impact	Negative change that is neither trivial nor negligible that could result in a reduction in health, diversity or abundance of the receptor/s being impacted, or a reduction in environmental value
Authorised	Permission to implement or take actions in accordance with an approval or exemption under statutory legislation within the State of Western Australia
Banksia Woodlands	The Priority 3 floristic communities listed by **DBCA.** The communities are commensurate with the national ecological community 'Banksia Woodlands of the Swan Coastal Plain' listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999*.
Baseline	Initial environmental conditions measured before **disturbance** associated with the **proposal**, as captured in the relevant environmental management plan required by conditions B1-4, B2-3, B3-3 and B6-3 which is used for comparison with data collected during and after **disturbance** to identify and measure changes in conditions.
Black cockatoo/s	Carnaby's cockatoo (*Calyptorhynchus latirostris*), forest red-tailed black cockatoo (*Calyptorhynchus banksii naso)* and Baudin's cockatoo (*Calyptorhynchus baudinii*)
CEO	The Chief Executive Officer of the Department of the Public Service of the State responsible for the administration of section 48 of the *Environmental Protection Act 1986*, or the **CEO**'s delegate
Confirmed	in relation to a plan or survey required to be made and submitted to the **CEO**, means, at the relevant time, the plan or survey that the **CEO** confirmed, by notice in writing, meets the requirements of the relevant condition. In relation to a plan or survey required to be implemented without the need to be first submitted to the **CEO**, means that plan or survey until it is revised, and then means, at the relevant time, the plan or survey that the **CEO** confirmed, by notice in writing, meets the requirements of the relevant condition.

Acronym or abbreviation	Definition or term
Contingency measures	Planned actions for implementation if it is identified that an environmental outcome, environmental objective, threshold criteria or management target are likely to be, or are being, exceeded. Contingency measures include changes to operations or reductions in disturbance to reduce impacts and must be decisive actions that will quickly bring the impact to below any relevant threshold, management target and to ensure that the environmental outcome and/or objective can be met.
DBCA	Department of Biodiversity, Conservation and Attractions
DCCEEW	Department of Climate Change, Energy, the Environment and Water
Department	Department of Water and Environmental Regulation
Detecting/ Detectable	The smallest statistically discernible effect size that can be achieved with a monitoring strategy designed to achieve a statistical power value of at least 0.8 or an alternative value as determined by the **CEO**
Development Envelope	The maximum area within which the proposal will be located, and consistent with the Proposal Content Document for the proposal as referred to in the Introduction to this Statement and, defined by coordinates in Schedule 1
Disturbance Footprint	The location within which the physical proposal elements will occur
Disturb / Disturbance /Disturbed	Flora – result in death, destruction, removal, severing or doing substantial damage Fauna – has the effect of altering the natural behaviour of fauna to its detriment Direct – causes or immediately has the disturbance effect Indirect – materially contributes to the disturbance effect
Environmental value	A beneficial use, or ecosystem health condition
Floristic Community Type (FCT) 21c	A component of the **Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community**, categorised by low-lying *Banksia attenuata* woodlands or shrublands which occur sporadically between Gingin and Bunbury, restricted to the Bassendean system of Western Australia. It typically occupies wetter sites due to lying lower in the landscape and is more strongly associated surface water availability. Listed as a Priority 3 FCT by **DBCA** and commensurate with national ecological community 'Banksia Woodlands of the Swan Coastal Plain' listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999*
Floristic Community Type (FCT) 23b	A component of the **Banksia Dominated Woodlands and Forest of the Swan Coastal Plain IBRA Region Ecological Community,** categorised by northern

Acronym or abbreviation	Definition or term
	Banksia attenuata – Banksia menziesii woodlands on the Swan Coastal Plains ranging from Melaleuca Park to Gingin in the Bassendean system of Western Australia. Listed as a Priority 3 FCT by **DBCA** and commensurate with national ecological community 'Banksia Woodlands of the Swan Coastal Plain' listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999*
Ground disturbing activity/ activities	An activity undertaken in the implementation of the proposal, including any clearing, civil works or construction of foundations. Activities related to site access, maintenance, erection of structures on foundations, stringing and tensioning of conductors and related activities which do not clear or modify the ground and/or waters are excluded from this definition.
IBRA	Interim Biogeographic Regionalisation for Australia
Land acquisition	The protection of environmental values on an area of initially unprotected land for the purpose of conservation through improved security of tenure or restricting the use of land (e.g. ceding land to the Crown or perpetual conservation covenants). This includes upfront costs of establishing the offset site and the on-going management costs of maintaining the offset for the long term (20 years).
Management action	The identified actions implemented with the intent of achieving the environmental objective
Management target	A type of indicator to evaluate whether an environmental objective is being achieved
Modified Fauna Habitat	Fauna habitat that is partially or entirely comprised of non-**native vegetation** that is still utilised by native fauna
Moodjar	Indigenous (Noongar) name for *Nuytsia floribunda*, a species that holds significant spiritual value in indigenous culture
Native Fauna Habitat	Fauna habitat composed of West Australian endemic flora species
Native vegetation	Vegetation composed of West Australian endemic flora species
Native title party/ies	As defined in section 18(1AA) under the *Aboriginal Heritage Act 1972*
On-ground management	This includes revegetation (re-establishment of **native vegetation** in degraded areas) and rehabilitation (repair of ecosystem processes and management of weeds, disease or feral animals) with the objective to achieve a **tangible improvement** to the environmental values in the offset area

Acronym or abbreviation	Definition or term
Potential nesting tree	Any existing tree of a species known to support **black cockatoo** breeding which either has a hollow or has a diameter at breast height of 500 millimetres or greater and therefore may develop a nest hollow
Proposal	The activities authorised by this statement under section 45 of the *Environmental Protection Act 1986*.
Reasonable steps to consult	As outlined in the EPA's *Technical Guidance Environmental impact assessment of Social Surroundings – Aboriginal cultural heritage*, as amended from time to time
Regionally significant bushland	All bushland (which may include wetland areas) within a Bush Forever area that meets the Bush Forever criteria for regional significance (Government of Western Australia 2000a and 2000b)[1]
Relevant management body	A party or parties that has a role in the establishment and/or on-going management of the Proposed Offset Conservation Area. Note: This includes the role of the proponent.
Tangible improvement	A perceptible, measurable and definable improvement that provides additional ecological benefit and/or value.
Trigger criteria	Indicators that have been selected for monitoring to provide a warning that if exceeded the environmental outcome may not be achieved. They are intended to forewarn of the approach of the threshold criteria and trigger response actions.
Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain ecological community	The floristic community of the same name listed as Priority 3 by **DBCA**. The community is commensurate with the 'Tuart (*Eucalyptus gomphocephala*) woodlands and forests of the Swan Coastal Plain' community listed as threatened under the *Environmental Protection and Biodiversity Conservation Act 1999*.
Threshold criteria	The indicators that have been selected to represent limits of impact beyond which the environmental outcome is not being met.

Figures (attached)

Figure 1 Northern Terminal to Neerabup Terminal 330 kV Transmission Line development and disturbance envelopes (This figure/map is a representation of the co-ordinates referenced in Schedule 1)

Figure 2 Potential occurrence of *Calectasia elegans*, required to be surveyed (This figure/map is a representation of the co-ordinates referenced in Schedule 1)

[1]Government of Western Australia 2000a, Bush Forever Volume 1, Western Australian Planning Commission, Perth, Western Australia.

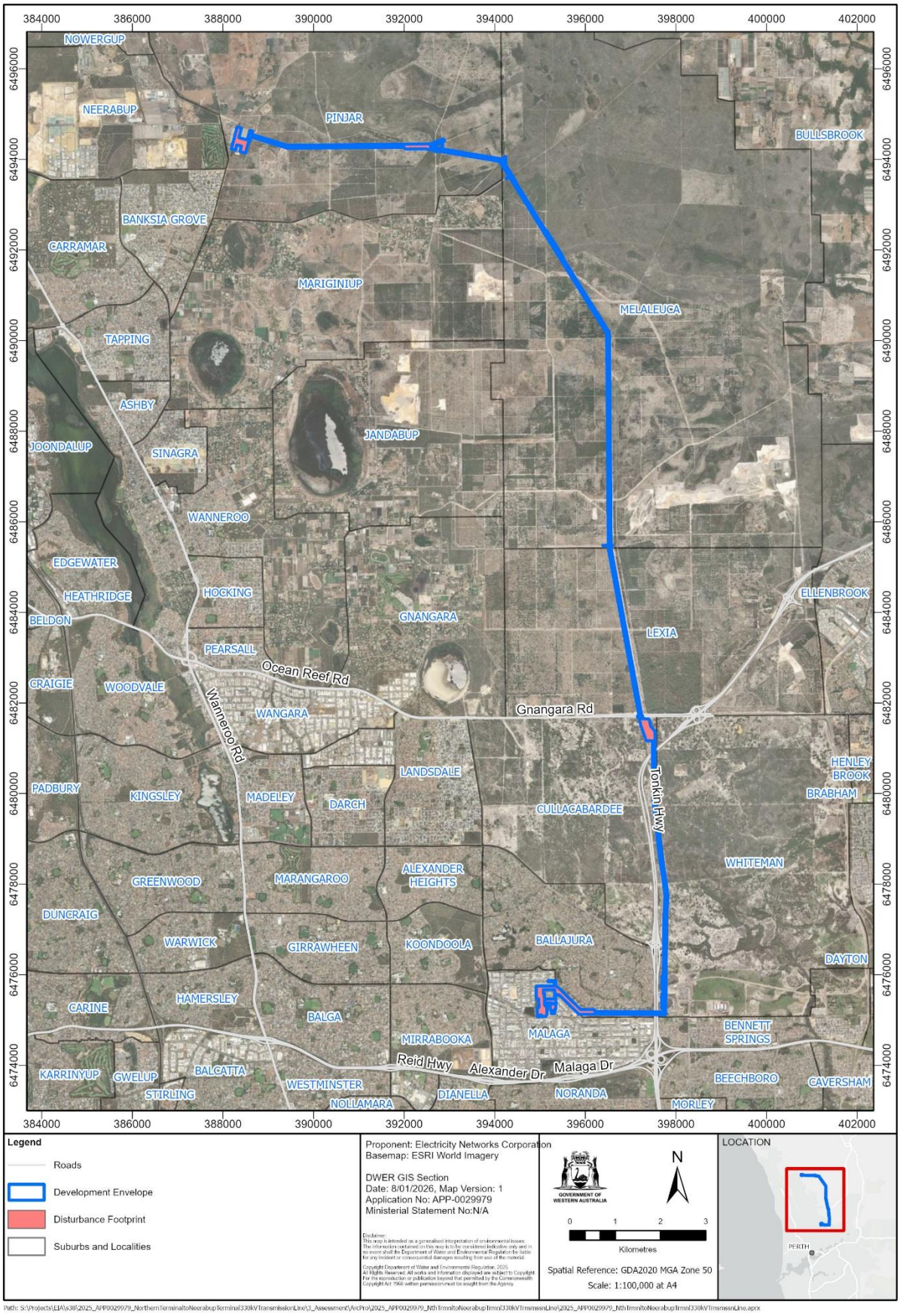

Figure 1: Northern Terminal to Neerabup Terminal 330 kV Transmission Line development and disturbance envelopes

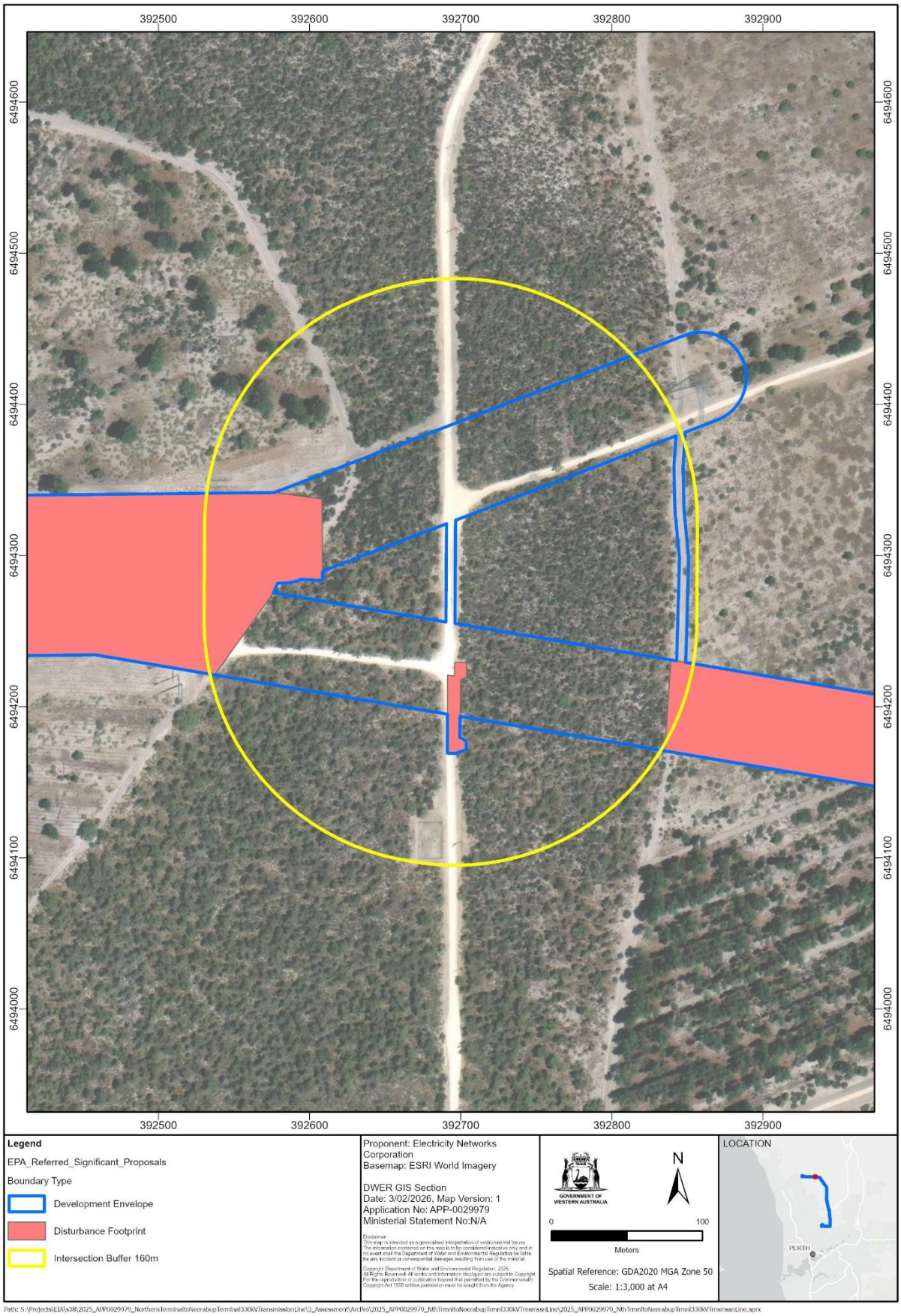

Figure 2: Potential occurrence of *Calectasia elegans*, required to be surveyed

Schedule 1

All co-ordinates are in metres, listed in Map Grid of Australia Zone 50 (MGA Zone 50), datum of Geocentric Datum of Australia 2020 (GDA20).

Spatial data depicting the figures are held by the Department of Water and Environmental regulation. Record no. REC-0001866.

Appendix B: Decision-making authorities

Table B1: Identified relevant decision-making authorities for the proposal

Decision-Making Authority	Legislation (and approval)
1. Minister for Aboriginal Affairs	*Aboriginal Heritage Act 1972* - section 18 consent to impact a registered Aboriginal heritage site)
2. Minister for the Environment	*Biodiversity Conservation Act 2016* - section 40 authority to take or disturb threatened species; and - *Contaminated Sites Act 2003* - section 58 disturbance of contaminated sites
3. Minister for Lands	*Land Administration Act 1997* - registration of easement against freehold or Crown land
4. Chief Executive Officer, Department of Water and Environmental Regulation	*Rights in Water and Irrigation Act 1914* - s. 17 permit to interfere with beds and banks
5. Commissioner of Main Roads	*Main Roads Act 1930* - s. 28B approval; to place wire over a control of access road
6. Chief Executive Officer, Department of Biodiversity, Conservation and Attractions	*Biodiversity Conservation Act 2016* - authority to take flora and fauna (other than threatened species) *Conservation and Land Management Act 1984* - access to state forest
7. Chief Dangerous Goods Officer Department of Local Government, Industry Regulation and Safety	*Dangerous Goods Safety Act 2004* - storage and handling of dangerous goods
8. Chairman, Western Australian Planning Commission	*Planning and Development Act 2005* - approval for developments in areas reserved under the Metropolitan Region Scheme
9. Chief Executive Officer, Department of Biodiversity, Conservation and Attractions	*Biodiversity Conservation Act 2016* - authority to take flora and fauna (other than threatened species) *Conservation and Land Management Act 1984* - permit/lease/licence in respect of State forests
10. Chief Executive Officer, Economic Regulation Authority	*Electricity Industry Act 2004* - licence to construct, operate the works and transmission and distribution system

Appendix C: Regulation under other statutory processes

Table C1: Regulation under other statutory processes

Statutory decision-making process	Environmental outcome
Aboriginal Heritage Act 1972	No disturbance to Aboriginal cultural heritage, unless consent is granted to disturb that site under the *Aboriginal Heritage Act 1972* and has involved reasonable steps to consult with relevant Traditional Owners.
Rights in Water and Irrigation Act 1914	Regulation, management, use, and protection of the state's water resources.
Environment Protection and Biodiversity Conservation Act 1999	The EPA has recommended conditions in relation to impacts on listed threatened species and communities protected by the EPBC Act. The Department of Climate Change, Energy, Environment and Water may impose additional conditions under the EPBC Act.
Environmental Protection (Noise) Regulations 1997	Protect sensitive receptors from noise impacts.
Biodiversity Conservation Act 2016	The taking or disturbance of threatened flora, fauna and ecological communities does not result in any species or community being listed under a higher conservation status.
Contaminated Sites Act 2003	Protection of public health and the environment by mandating the reporting, identification, and management of contaminated sites.
Dangerous Goods Safety Act 2004	Regulation and licencing of the safe storage, handling, and transport of dangerous goods.

Appendix D: Environmental Protection Act principles

Table D1: Consideration of principles of the *Environmental Protection Act 1986*

EP Act principle	Consideration
1. The precautionary principle *Where there are threats of serious or irreversible damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation.* *In application of this precautionary principle, decisions should be guided by –* *(a) careful evaluation to avoid, where practicable, serious or irreversible damage to the environment; and* *(b) an assessment of the risk-weighted consequences of various options.*	The EPA has considered the precautionary principle in its assessment and has had particular regard to this principle in its assessment of Flora and Vegetation and Terrestrial Fauna. The EPA notes that the proponent has applied the mitigation hierarchy to avoid potential black cockatoo nesting trees, including commitments to avoid confirmed nesting trees and Dick Perry Reserve. The EPA also considered the proposed mitigations to reduce impacts to significant vegetation and habitat and the proposed ongoing management via flora and vegetation and terrestrial fauna management plans. The EPA also considered the risk of proposed offsets to significant residual impacts to black cockatoos, including the confidence in proposed offset success. The EPA has recommended conditions to prevent uncertainty in proposed environmental impacts and to counterbalance significant residual impacts where they occur. In addition, the EPA has recommended a condition to verify the ongoing performance of the environment including rectification if required and a contingency condition to ensure adequate offsets are delivered in the event of lower confidence offsets fail to meet proponent commitments. The EPA has concluded that subject to the implementation of the recommended conditions, the proposal is unlikely to pose a threat of serious or irreversible harm.
2. The principle of intergenerational equity *The present generation should ensure that the health, diversity and productivity of the environment is maintained and enhanced for the benefit of future generations.*	The EPA has considered the principle of intergenerational equity in its assessment and has had particular regard to this principle in its assessment of Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings. The EPA notes the proponent has identified measures to mitigate and counterbalance significant residual impacts to the key environmental factors. The EPA has considered these measures during assessment and has recommended conditions to ensure appropriate measures are implemented.

EP Act principle	Consideration
	The EPA has recommended conditions to limit the extent of impacts to significant values including • Significant vegetation • Total clearing • Significant habitat • Significant wetlands and resources Where significant residual impacts remained, the EPA recommended implementation of suitable offsets to improve environmental outcomes for the future. On this basis, the EPA has concluded that the environmental values will be protected, and the health, diversity and productivity of the environment will be maintained for the benefits of future generations.
3. The principles of the conservation of biological diversity and ecological integrity *Conservation of biological diversity and ecological integrity should be a fundamental consideration.*	The EPA has considered the principle of conservation of biological diversity and ecological integrity in its assessment and has had particular regard to this principle in its assessment of flora and vegetation, and terrestrial fauna. The EPA has considered to what extent the potential impacts from the proposal to flora and vegetation and terrestrial fauna can be ameliorated to ensure consistency with the principle of conservation of biological diversity and ecological integrity, including by provision of offsets. The EPA has concluded that impacts are significant (for conservation significant vegetation and habitat that will be cleared) and the proposed offsets are likely to counterbalance the impacts of the loss of biological diversity and ecological integrity. The EPA have recommended conditions to ensure offsets will deliver the required outcomes to maintain the principle of conservation of biological diversity and integrity.
4. Principles relating to improved valuation, pricing and incentive mechanisms *(1) Environmental factors should be included in the valuation of assets and services.* *(2) The polluter pays principle — those who generate pollution and waste should bear the cost of containment, avoidance or abatement.*	In considering this principle, the EPA notes that the proponent will bear the costs relating to implementing the proposal to achieve environmental outcomes, and management and monitoring of environmental impacts during construction and operation of the proposal. The EPA has had particular regard to this principle in considering Flora and Vegetation, Terrestrial Fauna, Inland Waters and Social Surroundings, including the acquisition and protection of the proposed offsets sites through either ceding them to the Crown or under other suitable conservation mechanism and the implementation of enhancement,

EP Act principle	Consideration
(3) The users of goods and services should pay prices based on the full life cycle costs of providing goods and services, including the use of natural resources and assets and the ultimate disposal of any wastes. *(4) Environmental goals, having been established, should be pursued in the most cost effective way, by establishing incentive structures, including market mechanisms, which enable those best placed to maximise benefits and/or minimise costs to develop their own solutions and responses to environmental problems.*	restoration and management to counterbalance the significant residual impacts terrestrial fauna and flora and vegetation. The EPA notes the commitments proposed by the proponent particularly in relation to bearing the costs to achieve environmental outcomes and recommends conditions to ensure this principle is upheld.
5. The principle of waste minimisation *All reasonable and practicable measures should be taken to minimise the generation of waste and its discharge into the environment.*	The EPA has considered the principle of waste minimisation in its assessment, and has had particular regard to this principle in its assessment of Inland Waters. The EPA notes that proponent proposes to minimise the waste streams associated with construction, including accidental spills and the spread of ASS. The EPA notes the proponent is proposing to minimise the discharge of waste into the environment by implementing a IWEMP and CEMP and recommends conditions ensuring implementation and consistency with this principle.

Appendix E: Other environmental factors

Table E1: Evaluation of other environmental factors

Environmental factor	Description of the proposal's likely impacts on the environmental factor	Government agency and public comments	Evaluation of why the factor is not a key environmental factor
Land			
Subterranean fauna	Potential direct and indirect impact to subterranean fauna from transmission infrastructure installation.	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	The EPA did not identify subterranean fauna as a preliminary key environmental factor when the EPA decided to assess the proposal. In considering the potential impacts to subterranean fauna, the EPA had regard to the following: • the proposal does not impact calcretes, karst, fractured rock aquifers or other geological units that usually support habitat for stygofauna • the proposal area is unlikely to be considered troglofauna habitat given the presence of deep sands and clays with subsequent lack of voids. • Any dewatering for transmission tower footing installation is localised, low volume and temporary. Therefore, significant impacts to subterranean fauna habitat are unlikely significant, if present. It is not likely that the proposal will have a significant impact on subterranean fauna, and the proposal is likely to be consistent with the EPA factor objective. Accordingly, the EPA did not consider subterranean fauna to be a key environmental factor at the conclusion of its assessment.
Landforms	Potential impacts from clearing on the landscape.	Public comments • No public comments were received for this particular environmental factor. Agency comments	The EPA did not identify landforms as a preliminary key environmental factor when the EPA decided to assess the proposal. The EPA considered the topography of the surrounding areas varies from the gentle grade of Malaga to the east

Environmental factor	Description of the proposal's likely impacts on the environmental factor	Government agency and public comments	Evaluation of why the factor is not a key environmental factor
		• No agency comments were received for this particular environmental factor.	to the undulating remnant dunes in the Gnangara Moore River State Forest. The EPA considers the landforms adjacent to the proposal are altered by the presence of the existing powerline that runs adjacent to DE. The alteration to landform due to the existing is not significant and it is anticipated the impact of the proposal will be comparable. Accordingly, the EPA did not consider landforms to be a key environmental factor at the conclusion of its assessment.
Terrestrial environmental quality		Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	The EPA considered the potential impacts to terrestrial environment quality could occur from ASS, spills or leaks from machinery and disturbance of contaminated lands. The EPA considers that these potential impacts are appropriately mitigated by the same measures proposed for inland waters and captured by the EPA's recommended conditions. Accordingly, the EPA did not consider terrestrial environmental quality to be a key environmental factor at the conclusion of its assessment.
Sea			
Benthic communities and habitats	NA	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	There are no impacts to Marine Environments. Accordingly, the EPA did not consider benthic communities and habitats to be a key environmental factor at the conclusion of its assessment.

Environmental factor	Description of the proposal's likely impacts on the environmental factor	Government agency and public comments	Evaluation of why the factor is not a key environmental factor
Coastal processes	NA	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	There are no impacts to Marine Environments. Accordingly, the EPA did not consider coastal processes to be a key environmental factor at the conclusion of its assessment.
Marine environmental quality	NA	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	There are no impacts to Marine Environments. Accordingly, the EPA did not consider marine environmental quality to be a key environmental factor at the conclusion of its assessment.
Marine fauna	NA	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	There are no impacts to Marine Environments. Accordingly, the EPA did not consider marine fauna and habitats to be a key environmental factor at the conclusion of its assessment.
Air			
Air quality	Potential impacts to air quality due to dust emissions and vehicle emissions.	Public comments • No public comments were received for this particular environmental factor.	The EPA did not identify air quality as a preliminary key environmental factor when the EPA decided to assess the proposal. The EPA considers the emissions from the proposal that may impact upon air quality are limited to construction

Environmental factor	Description of the proposal's likely impacts on the environmental factor	Government agency and public comments	Evaluation of why the factor is not a key environmental factor
		Agency comments • No agency comments were received for this particular environmental factor.	and any required maintenance activities. Vehicular emissions are in relative proximity to main roads or separated from sensitive receptors such that exhaust emissions are unlikely to significantly contribute to measurable declines in air quality based on the existing environment. The EPA assessed dust as an impact to the amenity of social surroundings and similarly considers that any dust emissions are likely temporary would be minimised via standard management measures and implementation of the CEMP. Accordingly, the EPA did not consider air quality to be a key environmental factor at the conclusion of its assessment.
Greenhouse gas emissions	The proposal will generate greenhouse gas emissions that contribute to climate change, impacting on Western Australia's environment. The proponent has estimated the following GHG emissions for the proposal: • Scope 1 emissions of up to 125 tonnes of carbon dioxide equivalent (tCO2-e) per annum • Scope 2 emissions of 10,000 tCO2 e per annum. • Scope 3 emissions are not relevant to the proposal	Public comments • No public comments were received for this particular environmental factor. Agency comments • No agency comments were received for this particular environmental factor.	The EPA did not identify greenhouse gas emissions as a preliminary key environmental factor when the EPA decided to assess the proposal. In considering the potential impacts to greenhouse gas emissions, the EPA had regard to the following: • the proposal content document predicts expected scope 1, 2 and 3 greenhouse gas emissions over the life of the proposal and to demonstrate how the EPA objective for this factor could be met • the EPA Environmental Factor Guideline – Greenhouse Gas Emissions (EPA 2024b) which details that GHG emissions from a proposal will be considered where they are reasonably likely to exceed 100,000 tonnes CO_2-e of scope 1 or scope 2 emissions in any year • estimated scope 1 and scope 2 greenhouse gas emissions from the proposal are below the 100,000 tCO_2-e threshold for this factor guideline.

Environmental factor	Description of the proposal's likely impacts on the environmental factor	Government agency and public comments	Evaluation of why the factor is not a key environmental factor
			Accordingly, the EPA did not consider greenhouse gas emissions to be a key environmental factor at the conclusion of its assessment.
People			
Human health	The Proposal will generate electro and magnetic fields (EMF) which will increase ambient levels near residential areas.	<u>Public comments</u> • No public comments were received for this particular environmental factor. <u>Agency comments</u> • No agency comments were received for this particular environmental factor.	The EPA did not identify human health as a preliminary key environmental factor when the EPA decided to assess the proposal. The EPA considered the proponent's completed EMF modelling to predict the impacts on residences from proposed operations. Based on available information for EMF levels and human health and the conservative modelling completed, the EPA considered the EMF levels are expected to comply with International Commission on Non-Ionizing Radiation Protection reference levels for EMF at residential properties. Accordingly, the EPA did not consider human health to be a key environmental factor at the conclusion of its assessment.

Appendix F: List of submitters

7-day comment on referral

Organisations and public

- 10 private submitters
- Urban Bushland Council WA Inc
- Save the Black Cockatoo Coalition

Government agencies

- Department of Biodiversity, Conservation and Attractions
- Department of Climate Change, Energy, the Environment and Water
- Department of Water and Environmental Regulation

Public review of proponent information

Organisations and public

- Two private submitters
- Urban Bushland Council WA Inc

Government agencies

- Department of Biodiversity, Conservation and Attractions
- Department of Planning, Lands and Heritage
- Department of Climate Change, Energy, the Environment and Water
- Department of Water and Environmental Regulation

Appendix G: Assessment timeline

Date	Progress stages	Time (weeks)
20 March 2024	EPA decided to assess – level of assessment set	
22 July 2024	EPA requested additional information	17
21 November 2025	EPA received additional information	70
28 November 2025	EPA accepted additional information	1
08 December 2025	EPA released additional information for public review	1
22 December 2022	Public review period for additional information closed	2
27 January 2026	EPA received final information for assessment	5
19 February 2026	EPA completed its assessment	3 weeks and 3 days
24 March 2026	EPA provided report to the Minister for Environment	5
26 March 2026	EPA report published	2 days
16 April 2026	Appeals period closed	3

Timelines for an assessment may vary according to the complexity of the proposal and are usually agreed with the proponent soon after the EPA decides to assess the proposal and records the level of assessment.

In this case, the EPA met its timeline objective to complete its assessment and provide a report to the Minister.

Appendix H: Relevant policy, guidance, procedures and references

The EPA had particular regard to the policies, guidelines and procedures listed below in the assessment of the proposal.

Archae-aus 2024, Report of an Aboriginal Archaeological and Ethnographic Assessment for the Proposed North Region Energy Program's NT to NBT 330kV Transmission Line – Neerabup WA

AECOM 2023, NREP 1-NT-NBT 330kV Line Flora, Vegetation and Fauna Assessment

AECOM 2024, Clean Energy Link Swan Coastal Plain Flora, Vegetation and Fauna Assessment

AECOM 2025a, Addendum to AECOM (2023) Flora and Vegetation Assessment

AECOM 2025b, Addendum to 'NREP 1-NT-NBT 330kV Line Flora, Vegetation and Fauna Assessment'

AECOM 2025c, Fauna Memorandum - NT to NBT 330kV Double Circuit - Woylie, Chuditch and significant invertebrates

AECOM 2025(e), Offset Strategy, Northern Terminal to Neerabup Terminal 330kV Transmission Line

DAWE 2022. *Referral guideline for 3 WA threatened black cockatoo species.* Department of Agriculture, Water, and the Environment. Canberra. ACT.

Department of Environment and Conservation (DEC) (2008). Forest Black cockatoo (*Baudin's cockatoo*) (*Calyptorhynchus baudinii*) and forest red-tailed back cockatoo (*Calyptorhynchus banksii naso*) Recovery Plan. Department of Environment and Conservation, Perth, Western Australia.

DPaW 2013. *Carnaby's Cockatoo (Calpytorhynchus latirostris) Recovery Plan.* Department of Parks and Wildlife. Perth.WA.

DSEWPaC 2012, *EPBC Act Referral guidelines for three threatened black cockatoo species: Carnaby's cockatoo, Baudin's cockatoo and Forest red-tailed black cockatoo.* Department of Sustainability, Environment, Water, Population and Communities. Canberra. ACT.

EPA 2016a, *Environmental factor guideline – Flora and vegetation*, Environmental Protection Authority, Perth, WA.

EPA 2016b, *Environmental factor guideline – Human health*, Environmental Protection Authority, Perth, WA.

EPA 2016c, *Environmental factor guideline – Landforms*, Environmental Protection Authority, Perth, WA.

EPA 2016d, *Environmental factor guideline – Social surroundings*, Environmental Protection Authority, Perth, WA.

EPA 2016e, *Environmental factor guideline – Terrestrial fauna*, Environmental Protection Authority, Perth, WA.

EPA 2018, *Environmental factor guideline – Inland waters*, Environmental Protection Authority, Perth, WA.

EPA 2016f, *Technical guidance – Flora and vegetation surveys for environmental impact assessment*, Environmental Protection Authority, Perth, WA.

EPA 2016g, *Technical guidance – Sampling of short-range endemic invertebrate fauna*, Environmental Protection Authority, Perth, WA.

EPA 2020, *Technical guidance –Terrestrial vertebrate fauna surveys for environmental impact assessment,* Environmental Protection Authority, Perth, WA.

EPA 2021a, *Environmental impact assessment (Part IV Divisions 1 and 2) procedures manual*, Environmental Protection Authority, Perth, WA.

EPA 2021b, *Environmental impact assessment (Part IV Divisions 1 and 2) administrative procedures*, Environmental Protection Authority, Perth, WA.

EPA 2021c, *Statement of environmental principles, factors, objectives and aims of EIA*, Environmental Protection Authority, Perth, WA.

EPA 2023a, *Environmental factor guideline – Greenhouse gas emissions*, Environmental Protection Authority, Perth, WA.

EPA 2023b, *Technical guidance –Environmental impact assessment of social surroundings - Aboriginal cultural heritage,* Environmental Protection Authority, Perth, WA.

EPA 2024a, *Public Advice: Considering environmental offsets at a regional scale*. Environmental Protection Authority, Perth, WA.

GHD 2024, Malaga-Ballajura Transmission Line Noise and EMF Assessment

Government of Western Australia 2011, *WA Environmental Offsets Policy*, Government of Western Australia, Perth, WA.

Government of Western Australia 2014, *WA Environmental Offsets Guidelines*, Government of Western Australia, Perth, WA.

SLR Consulting Australia 2024, Supplementary Fauna study and Literature Review for Proposed Northern Terminal – Neerabup Terminal 330kV Line. Likelihood of Black-Stripe Minnow and Western Swamp Tortoise Habitat

State of Western Australia 2021, *Western Australia Government Gazette, No. 180*, *Environmental Impact Assessment (Part IV Divisions 1 and 2) Administrative Procedures 2021,* 22 October 2021.

Tetra Tech 2025, NT to NBT 330kV Double Circuit Transmission Line, NREP Inland Water Assessment and ASS and Dewatering Management

Western Power 2026, Inland Waters Environmental Management Plan, Northern Terminal – Neerabup Terminal 330kV Transmission Line

Western Power 2026a, Northern Terminal (NT) to Neerabup Terminal (NBT) 330kV Transmission Line. Environmental Review Document.

Western Power 2026b, Terrestrial Fauna Environmental Management Plan, Northern Terminal – Neerabup Terminal 330kV Transmission Line

Westen Power 2026c, Offset Strategy. Northen Terminal to Neerabup Terminal 330kV Transmission Line, Version 2. Dated 26 January 2026.

Western Power 2026d, Flora and Vegetation Environmental Management Plan, Northern Terminal – Neerabup Terminal 330kV Transmission Line

Western Power 2026e, Proponent response to DMA & Public Submissions