



# Report and recommendations of the Environmental Protection Authority



**Thornlie-Cockburn Link**  
– inquiry under section 46 of the  
*Environmental Protection Act 1986*  
to amend Ministerial Statement 1114

Public Transport Authority of Western Australia

Report 1694

December 2020

## Inquiry under section 46 of the *Environmental Protection Act 1986*

The Minister for Environment has requested that the Environmental Protection Authority (EPA) inquire into and report on the matter of changing implementation conditions 13-1 and 13-3 (Offsets) of Ministerial Statement 1114 relating to the Thornlie-Cockburn Link to align the offset conditions with changes to the extent of native vegetation clearing and development envelope approved under section 45C of the *Environmental Protection Act 1986*.

Section 46(6) of the *Environmental Protection Act 1986* requires the EPA to prepare a report that includes:

- (a) a recommendation on whether or not the implementation conditions to which the inquiry relates, or any of them, should be changed
- (b) any other recommendations that it thinks appropriate.

The following is the EPA's report to the Minister pursuant to s. 46(6) of the *Environmental Protection Act 1986*.



Lee McIntosh  
Deputy Chair

17 December 2020

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# 1. The Proposal

The Thornlie-Cockburn Link (the proposal) is to construct and operate a new 14.5 kilometre (km) dual railway track between Thornlie and Cockburn Central Stations and includes duplication of 3 km of the existing single railway track between Beckenham Junction and Thornlie Station. The proposal also includes two new stations at Ranford and Nicholson Roads and modification of the existing Thornlie and Cockburn Central stations. The proposal includes relocation of the existing freight railway track within the development envelope. The proponent for the proposal is the Public Transport Authority of Western Australia.

The Environmental Protection Authority (EPA) assessed the proposal at the level of Referral Information with Additional Information (four-week public review) and published its report in August 2019 (Report 1646). In this report, the EPA considered the following key environmental factors were relevant to the proposal:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters
- Social Surroundings
- Terrestrial Environmental Quality
- Air Quality.

The EPA concluded in Report 1646 that the proposal is environmentally acceptable and recommended that the proposal may be implemented subject to conditions.

The Minister for Environment approved the proposal for implementation, subject to the implementation conditions of Ministerial Statement (MS) 1114 on 23 September 2019.

## Previously approved changes to the proposal

The following changes to the proposal were approved under s. 45C of the *Environmental Protection Act 1986* on 9 October 2020 (Attachment 3 of MS 1114):

- increase in the development envelope by 4.1 hectares (ha) from 116.8 ha to 120.9 ha
- increase in the authorised extent of clearing of native vegetation by 1 ha, which includes additional clearing of:
  - 0.1 ha of Low lying *Banksia attenuata* woodlands or shrublands ('floristic community type 21c' (FCT 21c)) Priority 3(i) Ecological Community (PEC) from 3.6 ha to 3.7 ha
  - 0.2 ha of *Caladenia huegelii* habitat from 4.2 ha to 4.4 ha
  - 0.3 ha of Bush Forever Site 388 (BF 388) from 3 ha to 3.3 ha

- 0.2 ha of Conservation Category Wetland from 3.2 ha to 3.4 ha
- 0.9 ha of Carnaby's cockatoo foraging habitat from 23 ha to 23.9 ha
- 0.7 ha of forest red-tailed black and Baudin's cockatoo foraging habitat from 16.2 ha to 16.9 ha.

### **Previously approved changes to the conditions**

Two minor changes to conditions under s. 46C of the *Environmental Protection Act 1986* have been approved.

1. On 19 November 2019 (Attachment 1 to MS 1114), conditions 13-5, 13-6 and 13-9 were changed to correct an unintentional error.
2. On 30 July 2020 (Attachment 2 of MS 1114), the conditions were changed to correct a misdescription in the implementation conditions.

## 2. Requested Changes to the Conditions

In October 2020, the proponent requested changes to offset conditions 13-1 and 13-3 of MS 1114 to reflect the changes to the proposal requested and subsequently approved under s. 45C in order to ensure the combined residual impacts of the proposal are required to be offset, for consistency with the existing conditions.

In November 2020, the Minister for Environment requested that the EPA inquire into and report on the matter of changing the implementation conditions of MS 1114 for the Thornlie-Cockburn Link. This report satisfies the requirements of the EPA's inquiry.

### 3. Inquiry into Changing the Conditions

The EPA has discretion as to how it conducts this inquiry. In determining the extent and nature of this inquiry, the EPA had regard to information such as:

- the currency of its original assessment (Report 1646, August 2019)
- MS 1114 (September 2019)
- approved changes to the proposal (October 2020)
- information provided by the proponent during the course of the EPA's consideration of the request to change the proposal, and the request to change the conditions
- the currency of the information regarding the potential impacts of the proposal on the environment – biological surveys completed from 2017 to October 2019.

#### **EPA Procedures**

The EPA followed the procedures in the *Environmental Impact Assessment (Part IV Divisions 1 and 2) Administrative Procedures 2016* (State of Western Australia 2016) and the *Environmental Impact Assessment (Part IV Divisions 1 and 2) Procedures Manual* (EPA 2020a).

## 4. Inquiry Findings

The EPA considered that the following are the key environmental factors relevant to the change to the conditions 13-1 and 13-3:

- Flora and Vegetation
- Terrestrial Fauna
- Inland Waters.

Terrestrial Environmental Quality and Social Surroundings, which were key environmental factors for the original proposal, are not considered key environmental factors relevant to the change to the conditions because the approved change to the proposal did not result in a change to the potential impacts of the proposal to these environmental factors, given the primary considerations for these factors were contaminated sites, Aboriginal heritage, noise and vibration. These impacts are not relevant to the matters protected by conditions 13-1 and 13-3.

### 4.1 Flora and Vegetation

The EPA's environmental objective for Flora and Vegetation is *to protect flora and vegetation so that biological diversity and ecological integrity are maintained.*

#### Conclusions from EPA Report 1646

The EPA considered there is the potential for direct and indirect impacts from clearing of flora and vegetation, including to Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC, BF 388 and *Caladenia huegelii* habitat.

The EPA noted that a portion (2.9 ha) of the 3.6 ha of Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC could be considered a sub community of the Commonwealth listed Banksia Woodlands of the Swan Coastal Plain Threatened Ecological Community (TEC). The EPA determined that a significant residual impact remained for the portion of the PEC that could be considered a sub-community of the Commonwealth listed TEC.

To manage these impacts, the EPA recommended:

- there is a limit on the clearing of Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC (3.6 ha), *Caladenia huegelii* habitat (4.2 ha), and BF 388 (3 ha) through the authorised extent in Schedule 1
- implementation of condition 8 to ensure that indirect impacts from weeds and dieback to areas of adjacent native vegetation are managed appropriately
- implementation of offsets (condition 13) to counterbalance the significant residual impact to 2.9 ha of Low lying *Banksia attenuata* woodlands or shrublands FCT 21c PEC, 4.2 ha of *Caladenia huegelii* habitat, and 3 ha of BF 388.



## Assessment of the requested change to conditions

The EPA considers that the *Environmental Factor Guideline – Flora and Vegetation* (EPA 2016a) is the current environmental policy and guidance relevant to its assessment of the proposal for this factor.

The EPA considers that the flora and vegetation surveys undertaken for the original assessment as supplemented by the information provided with the applications for amendment to the proposal and to the conditions, are adequate for this inquiry because of their currency and coverage of the proposal impacts.

The approved change to the proposal has resulted in an increase in the extent of clearing of:

- the sub-community of the Banksia woodlands of the Swan Coastal Plain TEC (part of Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC) by 0.1 ha (from 2.9 to 3.0 ha)
- *Caladenia huegelii* habitat by 0.2 ha (from 4.2 ha to 4.4 ha)
- regionally significant vegetation in BF 388 by 0.3 ha (from 3 ha to 3.3 ha).

The EPA notes the authorised extent of the proposal includes 3.7 ha of Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC. Of this, 3 ha is considered to be a sub-community of the Banksia Woodlands of the Swan Coastal Plain TEC that should be offset.

During the course of its assessment of the approved change, the EPA considered that these additions would not have a significant residual impact in their own right, but that an offset should be required for them when combined with the significant residual impacts of the original proposal, both for consistency, and to deal with the combined impact. The total significant residual impacts from clearing for the proposal that require offsets is therefore now:

- 3 ha of Low lying *Banksia attenuata* woodlands or shrublands (FCT 21c) PEC considered a sub-community of the Banksia woodlands of the Swan Coastal Plain TEC
- 4.4 ha of *Caladenia huegelii* habitat
- 3.3 ha of regionally significant vegetation in BF 388.

The EPA considers it appropriate to ensure the combined residual impacts of the original proposal and the approved changes to the proposal are offset using the framework of the existing offset conditions. The EPA has therefore recommended conditions 13-1 (1), 13-1 (5), 13-1 (7), 13-3 (3) (a), 13-3 (3) (d) and 13-3 (2) (c) are amended to reflect the full extent of the residual impacts of the now amended proposal to flora and vegetation.

The EPA notes that a two-to-one offset ratio was recommended for the loss of regionally significant vegetation in BF 388 as a result of the original proposal. The EPA considers this ratio to be appropriate to offset the significant residual impact to

regionally significant vegetation in BF 388 of the original proposal as now combined with the approved change to the proposal.

Having regard to the changed proposal and other relevant information, the EPA has recommended that conditions 13-1 and 13-3 (Offsets) are deleted and replaced with new conditions as set out in section 5 and Appendix 1.

## 4.2 Terrestrial Fauna

The EPA's environmental objective for Terrestrial Fauna is *to protect terrestrial fauna so that biological diversity and ecological integrity are maintained*.

### Conclusions from EPA Report 1646

The EPA considered the proposal had the potential to impact terrestrial fauna directly through the clearing of fauna habitat, which included habitat for three listed species of black cockatoos, and indirectly through the introduction of light, noise and vibration. The EPA also considered there was an increased risk of injury, mortality and feral predation during construction and operation.

To manage these impacts, the EPA recommended:

- there is a limit on the clearing of black cockatoo foraging habitat and potential breeding trees through the authorised extent in Schedule 1
- management of construction activities to minimise impacts to the three black cockatoo species and other terrestrial fauna (condition 11)
- implementation of offsets to counterbalance the significant residual impact of clearing black cockatoo foraging habitat and potential breeding trees (condition 13).

### Assessment of the requested change to conditions

The EPA considers that the *Environmental Factor Guideline – Terrestrial Fauna* (EPA 2016b) is the current environmental policy and guidance relevant to its assessment of the proposal for this factor.

The EPA considers that the biological surveys undertaken for the original assessment as supplemented by the information provided with the applications for amendment to the proposal and to the conditions, are adequate for this inquiry because of their currency and coverage of the proposal impacts.

The approved change to the proposal has resulted in an increase in the extent of clearing of:

- Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat by 0.9 ha (from 23 ha to 23.9 ha)
- forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) and Baudin's cockatoo (*Calyptorhynchus baudinii*) foraging habitat by 0.7 ha (from 16.2 ha to 16.9 ha).

During the course of its assessment of the approved change, the EPA considered that this increase would not have a significant residual impact in its own right, but that an offset should be required for it when combined with the significant residual impact of the original proposal, both for consistency, and to deal with the combined impact. The total significant residual impacts from clearing for the proposal that require offsets is therefore now:

- 23.9 ha of Carnaby's cockatoo (*Calyptorhynchus latirostris*) foraging habitat
- 16.9 ha of forest red-tailed black cockatoo (*Calyptorhynchus banksii naso*) and Baudin's cockatoo (*Calyptorhynchus baudinii*) foraging habitat.

The EPA considers it appropriate to ensure the combined residual impacts of the original proposal and the approved change to the proposal are offset using the framework of the existing offset conditions. The EPA has therefore recommended condition 13-1 (2), 13-1 (3), 13-3 (3) (b) and 13-3 (3) (c) are amended to reflect the full extent of the residual impacts of the now amended proposal to black cockatoo foraging habitat.

The EPA notes there was no increase in the extent of impact to black cockatoo potential breeding trees, and therefore no change is needed for condition 13-1 (4) or 13-3 (2) (b).

Having regard to the changed proposal and the relevant information, the EPA has recommended that conditions 13-1 and 13-3 (Offsets) are deleted and replaced with new conditions as set out in section 5 and Appendix 1.

## 4.3 Inland Waters

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

### Conclusions from EPA Report 1646

The EPA considered the proposal may have potential impacts on the hydrological regimes and water quality of groundwater resources including the Jandakot Underground Water Pollution Control Area (UWPCA) and surface water features including the Canning River, Conservation Category Wetlands (CCW) and Resource Enhancement Wetlands (REW).

To manage these impacts, the EPA recommended:

- there is a limit on the clearing of CCW through the authorised extent in Schedule 1
- preparation and implementation of an environmental management plan to minimise impacts to hydrological regimes from groundwater abstraction and dewatering activities (condition 6)
- restrictions on construction activities to ensure there is no unacceptable decline in water quality (condition 7)
- management of acid sulfate soils (condition 9)
- implementation of a three-to-one offset ratio to counterbalance the significant residual impact to 3.2 ha of CCW (condition 13).

### Assessment of the requested change to conditions

The EPA considers that the *Environmental Factor Guideline – Inland Waters* (EPA 2018) is the current environmental policy and guideline relevant to its assessment of the proposal for this factor.

The EPA considers that the information provided in relation to inland waters for the original assessment as supplemented by the information provided with the applications for amendment to the proposal and to the conditions, are adequate for this inquiry because of their currency and coverage of the potential impacts.

The approved change to the proposal has resulted in an increase in the extent of clearing of CCW by 0.2 ha. During the course of its assessment of the approved change, the EPA considered that this increase would not have a significant residual impact in its own right, but that an offset should be required for it when combined with the significant residual impact of the original proposal, both for consistency, and to deal with the combined impact. The total significant residual impact from the clearing of CCW that required an offset is therefore now 3.4 ha

The EPA notes that a three-to-one offset ratio was recommended for the loss of CCW as a result of the original proposal. The EPA considers this ratio to be

appropriate to offset the significant residual impact to CCW of the original proposal and the approved change to the proposal.

The EPA considers it appropriate to ensure the combined residual impact of the original proposal and the approved change to the proposal is offset using the framework of the existing offset conditions. The EPA has therefore recommended conditions 13-1 (6) and 13-3 (2) (a) are amended to reflect the full extent of the significant residual impact of the original proposal, as now combined with the amendment to the proposal, to CCW.

Having regard to the changed proposal and the relevant information, the EPA has recommended that conditions 13-1 and 13-3 (Offsets) are deleted and replaced with new conditions as set out in section 5 and Appendix 1.

## 4.4 Other conditions

In its inquiry into condition 13-3 as set out above, the EPA has also identified some minor procedural changes that it recommends be amended in condition 13-3.

Those changes are:

### Condition 13-3 (3)

The EPA recommends condition 13-3 (3) be amended to include the words “to quantify” as shown in bold below, for readability of the condition and to ensure its intent and operation are clear:

“The Offsets Strategy shall... include a completed WA Offsets Template, as described in the WA Environmental Offsets Guidelines 2014, and the *Environment Protection and Biodiversity Conservation Act 1999* Environmental Offsets Policy Assessment Guide (October 2012), or any approved updates of these guidelines, **to quantify** how the proposed offsets counterbalances....”

### Condition 13-3 (5)

The EPA recommends condition 13-3 (5) be amended to include the words “Environmental” as shown in bold below, to correct the title of the offsets document being referred to:

“Demonstrate through consideration of the principles of the WA **Environmental** Offsets Policy how the proposed offset counterbalances....”

## 5. Conclusions and Recommendations

### *Change to conditions 13-1 (1) and 13-3 (a)*

The proponent has requested the extent of the significant residual impacts to the Low lying *Banksia attenuata* woodlands or shrublands FCT 21c PEC be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 3 ha.

### *Change to conditions 13-1 (2) and 13-3 (3) (b)*

The proponent has requested the extent of the significant residual impacts to Carnaby's cockatoo foraging habitat be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 23.9 ha.

### *Change to conditions 13-1 (3) and 13-3 (3) (c)*

The proponent has requested the extent of the significant residual impacts to forest red-tailed black cockatoo and Baudin's cockatoo foraging habitat be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 16.9 ha.

### *Change to conditions 13-1 (5) and 13-3 (3) (d)*

The proponent has requested the extent of the significant residual impacts to *Caladenia huegelii* habitat be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 4.4 ha.

### *Change to condition 13-1 (6)*

The proponent has requested the extent of the significant residual impacts to CCW be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 3.4 ha.

### *Change to condition 13-1 (7)*

The proponent has requested the extent of the significant residual impacts to BF 388 be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the significant residual impact for which an offset is required to 3.3 ha.

### *Change to condition 13-3 (2) (a)*

The proponent has requested the offset required to counterbalance the significant residual impacts to CCW be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it is appropriate to amend the extent of the offsets required applying a three-to-one ratio to 10.2 ha.

### *Change to condition 13-3 (2) (c)*

The proponent has requested the offset required to counterbalance the significant residual impact to BF 388 be amended to reflect the full extent of clearing of the original proposal and the approved change. The EPA considers it appropriate to amend the extent of the offsets required applying a two-to-one ratio to 6.6 ha.

### *Change to condition 13-3 (3)*

The EPA considers it appropriate to amend the condition to specify that the WA Offsets Template is to be used to **quantify** how the proposed offset counterbalances the significant residual impact.

### *Change to condition 13-3 (5)*

The EPA considers it appropriate to amend the condition to include the full title of the WA **Environmental Offsets Policy** (Government of Western Australia 2011).

## Conclusions

In relation to the environmental factors, and considering the information provided by the proponent and relevant EPA policies and guidelines, the EPA concludes that:

- there are no further changes to the conditions needed to deal with the issues associated with the proponent's request to change the conditions
- other than the approved change to the proposal, there is no significant new or additional information that changes the conclusions reached by the EPA under any of the relevant environmental factors since the proposal was assessed by the EPA in Report 1646 (August 2019)
- no new significant environmental factors have arisen since the EPA's original assessment of the proposal
- impacts to the key environmental factors are considered able to be managed to meet the EPA objectives for the key environmental factors, based on implementation of the requirements of the original conditions retained in MS 1114, and the imposition of the attached recommended condition changes (Appendix 1).

## Recommendations

Having inquired into this matter, the EPA submits the following recommendations to the Minister for Environment under s. 46 of the *Environmental Protection Act 1986*:

1. The environmental requirements of the original conditions of Ministerial Statement 1114 be retained for the proposal, subject to the condition amendments below to ensure offsets are provided for the significant residual



impact of the original proposal when combined with the recent approved change.

2. It is appropriate to change implementation conditions 13-1 and 13-3 (Offsets) and replace them with new implementation conditions. After complying with s. 46(8) of the *Environmental Protection Act 1986*, the Minister may issue a statement of decision to change conditions 13-1 and 13-3 (Offsets) of Ministerial Statement 1114 in the manner provided for in the attached recommended statement (Appendix 1).

## References

EPA 2016a, *Environmental Factor Guideline – Flora and Vegetation*, Environmental Protection Authority, Perth, WA.

EPA 2016b, *Environmental Factor Guideline – Terrestrial Fauna*, Environmental Protection Authority, Perth, WA.

EPA 2018, *Environmental Factor Guideline – Inland Waters*, Environmental Protection Authority, Perth, WA.

EPA 2020a, *Environmental Impact Assessment (Part IV Division 1 and 2) Procedures Manual*, Environmental Protection Authority, Perth, WA.

EPA 2020b, *Statement of Environmental Principles, Factors and Objectives*, Environmental Protection Authority, Perth, WA.

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

State of Western Australia 2016, *Western Australian Government Gazette*, No. 223, 13 December 2016

# Appendix 1: Identified Decision-Making Authorities and Recommended Environmental Conditions

## Identified Decision-Making Authorities

The decision-making authorities (DMAs) in the table below have been identified for the purposes of s. 45 as applied by s. 46(8) of the *Environmental Protection Act 1986*.

Decision-Making Authority	Legislation (and Approval)
1. Minister for Aboriginal Affairs	<i>Aboriginal Heritage Act 1972</i> (Section 18 disturbance of a site of Aboriginal heritage significance)
2. Minister for Environment	<i>Biodiversity Conservation Act 2016</i> (Taking of flora and fauna; disturbance of threatened species or communities)  <i>Contaminated Sites Act 2003</i> (Section 58 disturbance of contaminated sites – take into account advice of the CEO of the Department of Water and Environmental Regulation)
3. Minister for Planning	<i>Planning and Development Act 2005</i> (Scheme amendments)
4. Minister for Transport	<i>Land Administration Act 1997</i> (Section 183 Authority to enter land and do anything that is authorised to be done under the rail enabling legislation)
5. Minister for Water	<i>Rights in Water and Irrigation Act 1914</i> (Licence to take water; bed & banks permit)
6. CEO, Department of Biodiversity, Conservation and Attractions	<i>Swan and Canning Rivers Management Act 2006</i> (Activities within the Development Control Area)
7. CEO, Department of Water and Environmental Regulation	<i>Environmental Protection Act 1986</i>  (Native vegetation clearing permit; Works approval; Approval of noise management plans for construction activities outside prescribed hours)
8. Chief Dangerous Goods Officer	<i>Dangerous Goods Safety Act 2004</i> (Storage and handling of hazardous materials)

<p>9. Chief Health Officer, Department of Health – Public Health Division</p>	<p><i>Health Act 1911</i> (section 107 (2)(b) Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulation 1974 (Reg 4A Drains, sanitary conveniences, and any apparatus for the treatment of sewage intended to serve a building that is not a single dwelling or any other building that produces more than 540 litres of sewage per day)</p>
<p>10. Chair, Western Australian Planning Commission</p>	<p><i>Planning and Development Act 2005</i> (Development applications for station precincts)</p>

Note: In this instance, agreement is only required with DMAs 1 to 5 since these DMAs are Ministers

## Recommended Environmental Conditions

### STATEMENT TO CHANGE THE IMPLEMENTATION CONDITIONS APPLYING TO A PROPOSAL

(Section 46 of the *Environmental Protection Act 1986*)

#### THORNLIE-COCKBURN LINK

**Proposal:** Construction and operation of 14.5 km of new dual railway track between Thornlie Station and Cockburn Central Station and duplication of 3 km of the existing single railway track between Beckenham Junction and Thornlie Station with two new stations at Ranford and Nicholson Roads and modification of the existing Thornlie and Cockburn Central Stations. The proposal includes relocation of the existing freight railway track within the development envelope.

**Proponent:** Public Transport Authority of Western Australia  
Australian Company Number 61 850 109 576

**Proponent Address:** Public Transport Centre, West Parade  
PERTH WA 6000

**Report of the Environmental Protection Authority:** 1694

**Preceding Statement Relating to this Proposal:** 1114

Pursuant to section 45 of the *Environmental Protection Act 1986*, as applied by section 46(8), it has been agreed that the implementation conditions set out in Ministerial Statement No. 1114, be changed as specified in this Statement.

**Condition 13-1 of Ministerial Statement 1114 is deleted and replaced with:**

#### **13 Offsets**

13-1 The proponent shall undertake offsets with the objective of counterbalancing the significant residual impact on the environmental values of:

- (1) 3 ha of Low lying *Banksia attenuata* woodlands or shrublands ('floristic community type 21c') Priority 3(i) Ecological Community;
- (2) 23.9 ha of Carnaby's black cockatoo (*Calyptorhynchus latirostris*) foraging habitat;
- (3) 16.9 ha of forest red-tailed (*Calyptorhynchus banksii naso*) and Baudin's (*Calyptorhynchus baudinii*) black cockatoos foraging habitat;
- (4) 48 Carnaby's and forest red-tailed black cockatoo potential breeding trees;

- (5) 4.4 ha of *Caladenia huegelii* habitat;
- (6) 3.4 ha of Conservation Category Wetlands; and
- (7) 3.3 ha of Bush Forever site 388.

**Condition 13-3 of Ministerial Statement 1114 is deleted and replaced with:**

### **13 Offsets**

13-3 The Offset Strategy required by condition 13-2 shall:

- (1) identify an area or areas to be protected, managed and/or restored for conservation or enhancement of the environmental values identified in condition 13-1;
- (2) identify the area(s) of land to be protected, managed and/or restored that must contain:
  - (a) at least 10.2 ha of wetlands which meet the criteria of Conservation Category Wetlands at the time of acquisition, or after rehabilitation;
  - (b) at least 144 Carnaby's and forest red-tailed black cockatoo breeding trees or potential breeding trees; and
  - (c) 6.6 ha of vegetation communities and/or complexes with a vegetation condition that is commensurate with the Bush Forever sites being impacted;
- (3) include a completed WA Offsets Template, as described in the WA Environmental Offsets Guidelines 2014, and the *Environment Protection and Biodiversity Conservation Act 1999* Environmental Offsets Policy Assessment Guide (October 2012), or any approved updates of these guidelines, to quantify how the proposed offset counterbalances the significant residual impact to the following:
  - (a) 3 ha of Low lying *Banksia attenuata* woodlands or shrublands ('floristic community type 21c') Priority 3(i) Ecological Community;
  - (b) 23.9 ha of Carnaby's black cockatoo (*Calyptorhynchus latirostris*) foraging habitat;
  - (c) 16.9 ha of forest red-tailed (*Calyptorhynchus banksii naso*) and Baudin's (*Calyptorhynchus baudinii*) black cockatoos foraging habitat; and
  - (d) 4.4 ha of *Caladenia huegelii* habitat;
- (4) identify the environmental values of the offset area(s);

- (5) demonstrate through consideration of the principles of the WA Environmental Offsets Policy how the proposed offset counterbalances the significant residual impacts identified in condition 13-1; and
- (6) define the role of the proponent and/or any relevant management authority or other third party involved in delivering the offset.

Acronym, Abbreviation or Term	Definition or Term
<i>Caladenia huegelii</i> habitat	All known, suitable and supporting habitat important to the survival of <i>Caladenia huegelii</i> as defined within the Grand spider orchid ( <i>Caladenia huegelii</i> ) recovery plan (Department of Environment and Conservation 2009)
ha	hectare
Priority Ecological Community (referred to in condition 13-1)	The extent of the Low lying <i>Banksia attenuata</i> woodlands or shrublands ('floristic community type 21c') Priority 3(i) Ecological Community encompassed in the Commonwealth listed Threatened Ecological Community Banksia Woodlands of the Swan Coastal Plain