

Planning and Development (Upper and Lower Tumut 330kV Transmission Line Realignment) EIS Assessment Report 2026

Notifiable instrument NI2026-328

made under the

Planning and Development Act 2007, s 225A (EIS assessment report)

1 Name of instrument

This instrument is the *Planning and Development (Upper and Lower Tumut 330kV Transmission Line Realignment) EIS Assessment Report 2026*.

2 Commencement

This instrument commences on the day after its notification day.

3 EIS assessment report

The territory planning authority has prepared the EIS assessment report for the Upper and Lower Tumut 330kV Transmission Line Realignment as set out in the schedule.

Note 1 A copy of the assessment report can be obtained from the territory planning authority website at: <http://www.planning.act.gov.au>.

Note 2 Under the Act, s 225A (5) (repealed), the EIS assessment report expires 18 months after its notification day.

George Cilliers
Territory Planning Authority
2 July 2026



ACT
Government

**Territory Planning
Authority**

Environmental Impact Statement Assessment Report

UPPER AND LOWER TUMUT 330kV TRANSMISSION LINE REALIGNMENT May 2026

Territory Planning Authority
City and Environment Directorate

Pursuant to Section 222 of the *Planning and Development Act 2007*, and as per the transitional arrangements under section 636 of the *Planning Act 2023*, this Assessment Report (this Report) evaluates the revised Environmental Impact Statement (EIS) for the following application:

Ref no: EIS 202300023

Document no: 1-2023/53501

Project: Upper and Lower Tumut 330 kV Transmission Line Realignment, Ginninderry

Date scoping document issued: 13 July 2023

Date draft EIS lodged: 8 April 2025

Date revised EIS lodged: 17 October 2025

Proponent: Riverview Projects (ACT) Pty Ltd

Applicant: Umwelt (Australia) Pty Limited

Location: Several Blocks in Belconnen, Coree, Macnamara, Strathnairn and Stromlo

As required by section 225A of PD Act, the territory planning authority (the Authority) has prepared this report for the Minister for Planning and Development. This report confirms that the Authority is satisfied that each matter raised in the scoping document for this proposal is addressed.

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Glossary and definitions

Term	Definition
ACT	Australian Capital Territory
ACTRFS	ACT Rural Fire Service
ACTSES	ACT State Emergency Service
The Authority	The Territory Planning Authority or Planning and Land Authority
BAL	Bushfire Attack Level
BEMOP	Bushfire Emergency Management and Operations Plan
BGW	Box Gum Woodland
CED	City and Environment Directorate
CEMP	construction environmental management plan
CHA	Cultural Heritage Assessment
DA	Development Application
DCCEEW	Department of Climate Change, Energy, the Environment and Water
EIA	Environmental impact assessment: the process of identifying, predicting, evaluating and mitigating the biophysical, social, and other relevant effects of development proposals before major decisions and commitments are made.
EIS	Environmental impact statement: a document prepared to detail the expected environmental, social and economic effects of a development, and state commitments to avoid, mitigate or satisfactorily control and manage any potential adverse impacts of the development on the environment. In the ACT, an EIS is required for proposals in the impact track as per Section 127 of the <i>Planning and Development Act 2007</i> .
EMF	Electro magnetic field
EMP	Environmental management plan
EMI	Electromagnetic Induction
EP Act	<i>Environment Protection Act 1997 (ACT)</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cth)</i>
EPSDD	Environment, Planning and Sustainable Development Directorate
ESA	Emergency Services Agency
ESCP	Erosion and Sediment Control Plan
ESO	Environmental Significance Opinions
FUA	Future Urban Area
GCC	Ginninderry Conservation Corridor
GJV	Ginninderry Joint Venture
GSM	Golden Sun Moth
LMWQCC	Lower Molonglo Water Quality Control Centre
LVIA	Landscape and Visual Impact Assessment
MNES	Matter of National Environmental Significance (as per the EPBC Act)
NC act	<i>Nature Conservation Act 2014 (ACT)</i>
NTG	Natural Temperate Grassland
NSW	New South Wales
PCS	Parks and Conservator Services
PD Act	<i>Planning and Development Act 2007 (ACT)</i>
PD Regulation	<i>Planning and Development Regulation 2008 (ACT)</i>
PTWL	Pink Tailed Worm Lizard

Term	Definition
RAOs	Representative Aboriginal Organisations
SBMP	Strategic Bushfire Management Plan
SLA	Suburban Land Agency
TCCS	Transport Canberra and City Services
TEC	Threatened Ecological Community
TIA	Traffic Impact Assessment
TTMP	Temporary Traffic Management Plan
UFP	Unexpected finds protocol

1. Introduction

This EIS assessment report (the report) is to the ACT Minister for Planning and Sustainable Development (the Minister) on the assessment of the Environmental Impact Statement (EIS) in relation to the Upper and Lower Tumut 330 kilovolt (kV) Transmission Line Realignment, Ginninderry.

The project is a development of a type that meets section 123 of the *Planning and Development Act 2007* (PD Act). As per the transitional arrangements under section 636 of the *Planning Act 2023*, it involves a process and activity mentioned in Schedule 4 of the PD Act and therefore requires an EIS. A development application (DA) for this project is required to include a completed EIS under the *Planning Act 2023*.

Umwelt (Australia) Pty Limited (Umwelt) has acted as the applicant for this project on behalf of Riverview Projects (ACT) Pty Ltd, the proponent for this project.

1.1. Project description

This report relates to the proposed Upper and Lower Tumut 330 kV transmission line realignment project (the Proposal). The proposal involves the relocation of part of the Upper and Lower Tumut transmission lines within in the Australian Capital Territory (ACT). The transmission lines extend from Kosciuszko National Park in New South Wales (NSW), through Brindabella National Park in the ACT, before exiting and then re-entering the ACT near Uriarra Village.

The Proposal involves two main components:

- Installation of two new 330 kV transmission lines (Line 1 and 7) to the TransGrid transmission network in the ACT; and
- Decommissioning and removal of part of existing Lines 1 and 7.

The proposal comprises the construction, demolition and operational impacts and covers a total area of approximately 75.2 hectares (ha). The new alignments traverse a combined distance of approximately 11.3 kilometres (km) (5.7 km for Line 1 and 5.6 km for Line 7). The decommissioning and removal of part of the proposal extend northeast from NSW then across the Murrumbidgee River into the Ginninderry Conservation Corridor (GCC) and traverse a combined distance of approximately 12.3km. The Lower Tumut transmission line connects into the Canberra Substation in Macnamara, and the Upper Tumut transmission line diverts south to connect into the Stockdill Substation.

The works within the ACT have been assessed in this report. The NSW components are assessed via separate processes under the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) and under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth) (EPBC Act).

1.2. Project background

The Proposal has been developed by the Ginninderry Joint Venture (GJV), a joint venture between the Suburban Land Agency (SLA) and Riverview Developments (ACT) Pty Limited. GJV has engaged Umwelt to prepare the EIS for the proposal. The EIS presents the findings of specialist environmental studies undertaken for the proposal and proposes a range of avoidance and mitigation measures to address the potential environmental impacts identified in the EIS Scoping Document.

The key objective of the proposal is to move the existing 330 kV transmission lines out of the future urban area (FUA) of West Belconnen. The benefit of the proposal will include:

- Increasing the availability of housing in Western Belconnen;
- improving community connectivity and amenity through this area;
- Improving conservation outcomes within the GCC and adjacent Woodstock Nature Reserve, by removing infrastructure and access from the reserves and allowing restoration activities within the existing easements;
- Improving visual amenity through the GCC, and the Macnamara urban area; and
- Ensuring the maintenance of continuous electricity supply to the region.

1.3. Project location

The proposal area is located approximately 13 km west of the Canberra city centre. The new alignments will be extended towards southeast from the ACT/NSW border across the Murrumbidgee and Molonglo River corridors to the Stockdill Substation on Stockdill Drive. The existing transmission lines which are proposed to be removed, extend northeast from the ACT/NSW border, across farmland and the Murrumbidgee River corridor, then across the GCC and FUA to the Canberra Substation in Macnamara. The project location is shown in **Figure 1**.

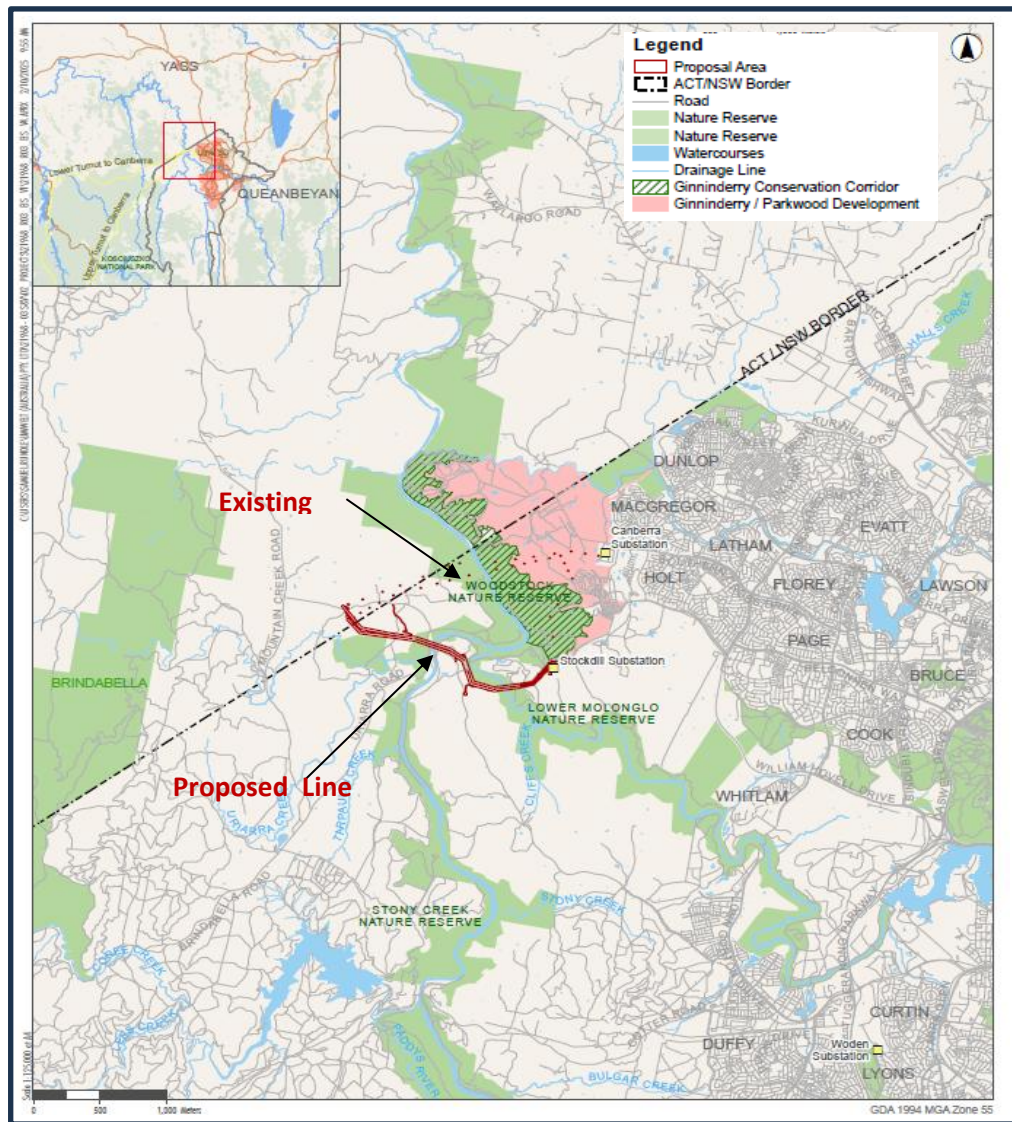


Figure 1: Location of the Proposal (Source: EIS, prepared by Umwelt, 2025).

The EIS relates to land in the districts of Coree, Stromlo and Belconnen in the ACT, located across 33 blocks, of which the new alignments proposed on 17 blocks, and 19 blocks have the existing lines which are proposed to be removed. The blocks have varying custodianship, including private leases and open spaces. The landholders for each land parcel are provided in **Table 1**. These blocks cover a total of 2,359 ha of land. The proposal area of 75.2 ha of the total land which has been assessed in the EIS and in this report.

1.3.1. Legal land description and tenancy

The proposal will directly and indirectly affect 33 blocks. The EIS noted that the list of land parcels differs slightly from the scoping document application due to retirement of several large rural blocks in Macnamara and Strathnairn. The table shows the legal land description for each block affected by the proposal and the details of tenancy type and tenant.

Table 1 - Legal land description and tenancy

Block	Section	District	Tenancy	Tenant
10		Coree	Registered Rural	Parks and Conservator Services (PCS)
33		Coree	Approved Rural	PCS
43		Coree	Registered Rural	Private Lessee
47		Coree	Registered Rural	Private Lessee
63		Coree	Approved Rural	PCS
64		Coree	Approved Rural	PCS
72		Coree	Registered Rural	Private Lessee
85		Coree	Proposed Rural	PCS
87		Coree	Approved Rural	PCS
88		Coree	Registered Rural	Private Lessee
452		Stromlo	Approved Rural	PCS
480		Stromlo	Proposed Rural	PCS
481		Stromlo	Proposed Rural	PCS
487		Stromlo	Registered Rural	Suburban Land Agency (SLA)
488		Stromlo	Proposed Rural	PCS
1461		Belconnen	Registered Rural	Transport Canberra and City Services (TCCS)
1462		Belconnen	Registered Rural	PCS
1559		Belconnen	Registered Rural	Transgrid
1578		Belconnen	Proposed Rural	PCS
1586		Belconnen	Registered Urban	TCCS No Waste
1602		Belconnen	Registered Rural	Private Lessee
1614		Belconnen	Approved Rural	PCS
1634		Belconnen	Registered Rural	Private Lessee
1635		Belconnen	Registered Rural	Transgrid
1	20	Macnamara	Approved Urban	SLA
9	3	Macnamara	Approved Urban	SLA
13	21	Macnamara	Approved Urban	SLA
14	21	Macnamara	Approved Urban	SLA
18	25	Macnamara	Approved Urban	SLA
6	3	Macnamara	Approved Urban	PCS
7	3	Macnamara	Approved Urban	PCS
2	85	Strathnairn	Approved Urban	SLA
3	85	Strathnairn	Approved Urban	SLA

1.4. Alternatives to the project

Section 2.4 of the EIS described several alternative options considered for the proposal. The location and design of the proposed transmission line realignments have been refined

through a step-by-step analysis and assessment process over several years. At the beginning, four realignment corridors A, B, C and D were considered for the proposal as shown below in **Figure 2**.

Option A presented as the northern-most option, extending from the ACT/NSW border to Stockdill Substation, crossing the Murrumbidgee River downstream of its confluence with the Molonglo River and north of the Lower Molonglo Water Quality Control Centre (LMWQCC). The Line 7 diversion was reflected on the NSW side of the border, while the Line 1 diversion was on the ACT side.

Option B is similar to option A, but with both Line 1 and Line 7 diverting from the existing lines on the NSW side of the border.

Option C was located south of options A and B and diverting from the existing lines further west of Option B. The option crossed both the Molonglo and Murrumbidgee Rivers upstream of their confluence, passing to the north of the LMWQCC.

Option D was the southern-most option, crossing both the Molonglo and Murrumbidgee Rivers south of Option C and passing to the south of the LMWQCC. The Line 7 diversion was on the NSW side of the border, with the Line 1 diversion was on the ACT side.

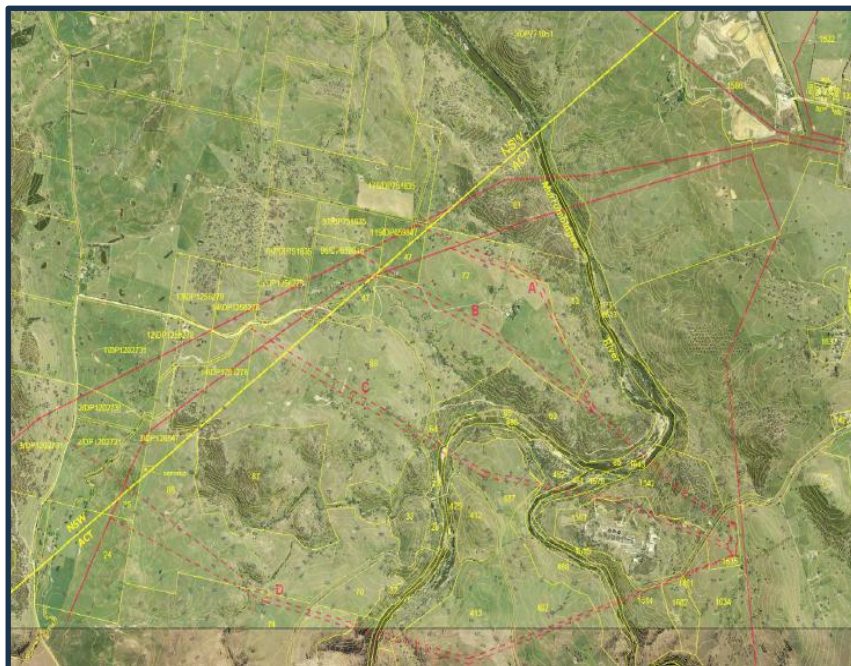


Figure 2: Initial realignment options A, B, C and D (Source: EIS, prepared by Umwelt, 2025).

Options A, B and D were rejected, and option C was considered as the preferred option reflecting the acceptance by the private impacted landholders, with further investigation into visual, ecological and heritage impacts and minor alignment adjustments to avoid some areas (e.g. LMWQCC).

The preferred Option C alignment was analysed further, and five sub-options were considered for additional investigation. Options C1, C2, C3, C4 and C5 were described in section 2.4.2 of the EIS. Option C5 was considered acceptable to the Representative Aboriginal Organisations (RAOs) due to reduced cultural impacts with a detailed Cultural Heritage Assessment (CHA) requirement and to Icon Water due to minimum impacts on the LMWQCC property.

A concept design was prepared for option C5 by the GJV with input from Transgrid, including indicative tower locations and easement widths for the new alignments. This concept design included three sub-options as shown in **Figure 3**. Among those C5-3 was progressed as the preferred alignment for the EIS.

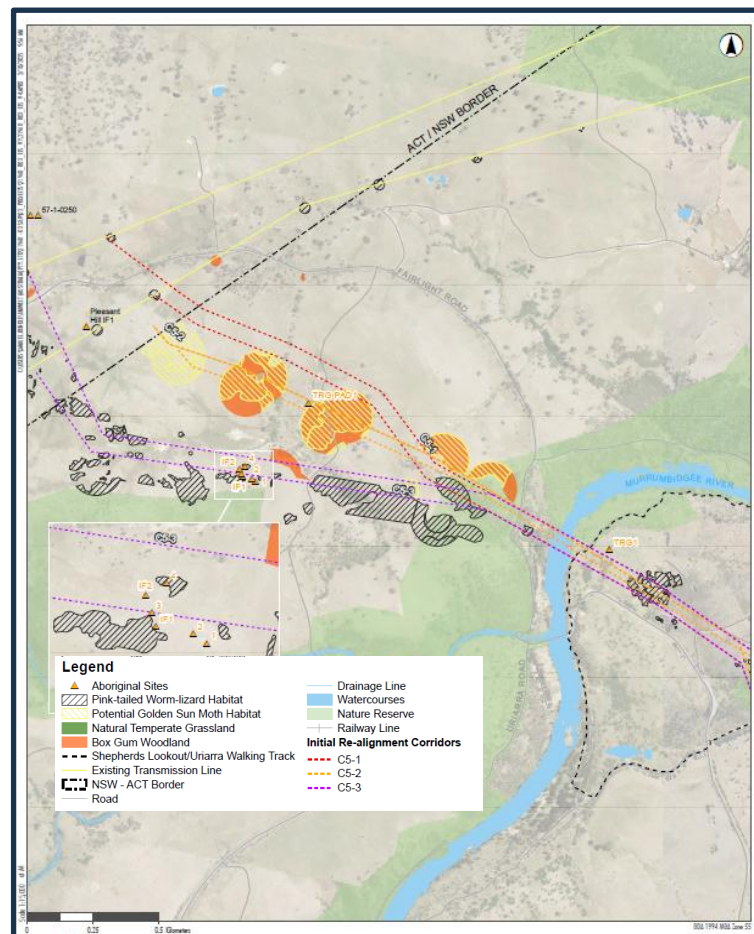


Figure 3: Sub-options of C5, C5-1, C5-2 and C5-3 (Source: EIS, prepared by Umwelt, 2025).

1.4.1. The 'do nothing' option

The option of do nothing was considered as part of this proposal. It is considered to not be a suitable option in the EIS. The proposal as described in the application was considered the best option by the proponent for the following reasons:

- The removal of part of the existing Lines 1 and 7 would enable the creation of an additional 430 residential properties within the Ginninderry residential development.
- The removal of this transmission infrastructure would also improve visual amenity for Ginninderry residents, local rural landholders and public land users in the area, particularly for users of Shepherds Lookout and the GCC.
- The proposal will reduce the transmission infrastructure within the nature reserves by reducing 2.3 km of line, 8 less transmission towers, 25.87 ha of area decreased from the easements, which will improve conservation outcomes in the future.
- The Proposal is anticipated to have a net benefit equivalent to approximately \$70 million in present value, based on a cost-benefit analysis undertaken by the CIE (Refer to Appendix G8 of the EIS).

- All stakeholders involved in or potentially affected by the proposal would be subject to a net benefit, including landholders, public land users, Transgrid (as the future operator of the assets), and the GJV.

2. The environmental impact assessment process

Environmental impact assessment (EIA) processes are used to identify, predict, plan for and manage the impacts of development proposals before a decision is made about the project going ahead. An EIA process is required to be undertaken for projects in the impact track as per Section 127 of the PD Act. Three options are usually available for EIA – Environmental Impact Statement (EIS), EIS Exemption and Environmental Significance Opinions (ESO), with the suitability of each option dependent on the type and scale of project.

An EIA process is not an approval process. It ensures potential impacts and possible mitigation measures have been fully investigated and documented in accordance with the requirements of a scoping document. The EIS is used as a key assessment tool for any DA lodged for the proposal. The EIS also recommends conditions to be imposed on a potential DA (if approved) for the proposal. **Figure 4** outlines the EIS process.

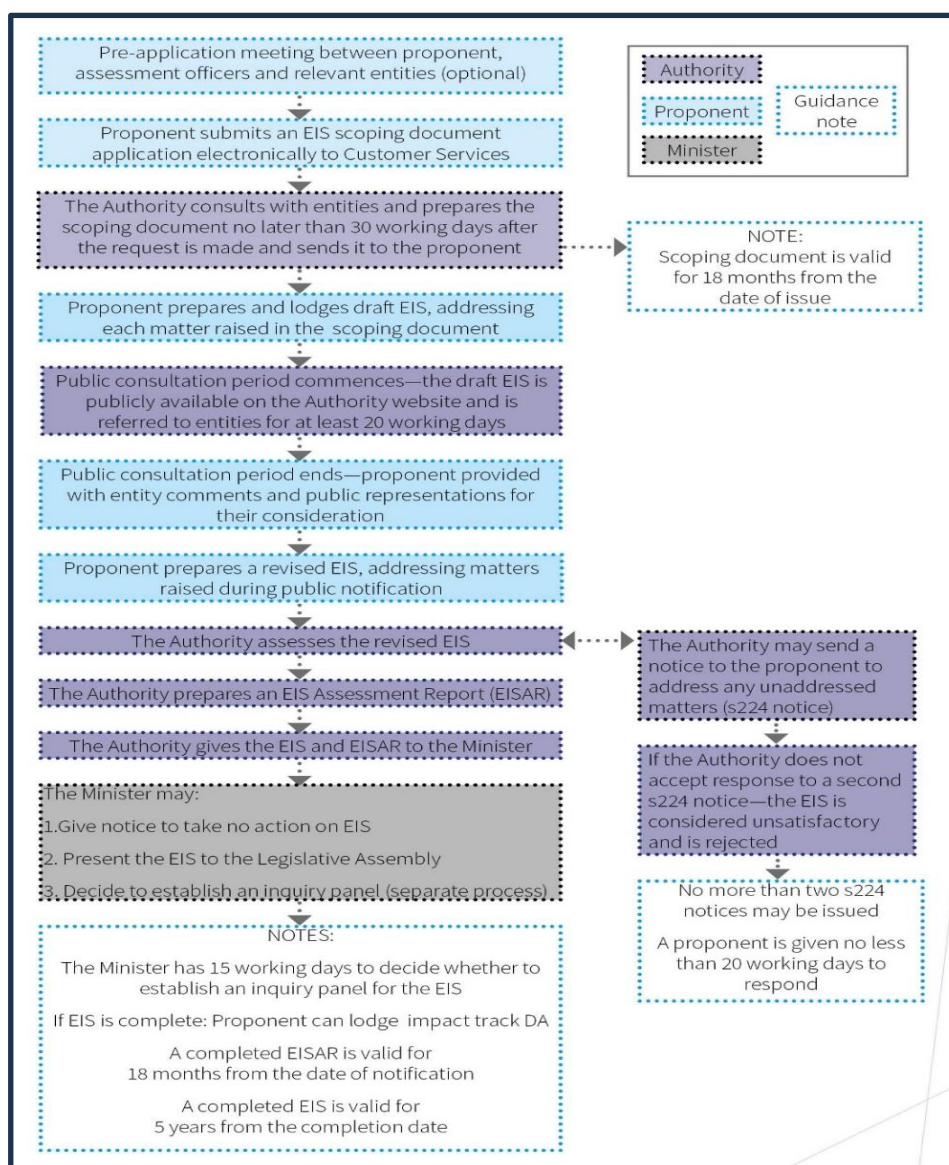


Figure 4 - The EIS process

2.1. EIS triggers

The Upper and Lower Tumut 330 kV Transmission Line Realignment requires an EIS as it is a development of a kind mentioned in Schedule 4 of the PD Act. This proposal triggers the below items:

Table 2 EIS triggers per Schedule 4 of the PD Act

Item Number	Description	Project Component
Part 4.2, item 2	<i>Proposal that involves –</i> <i>(a) electricity transmission line construction, including additions or realignment works, outside an existing easement or exceeding 500 m in length, that are intended to carry underground or above-ground transmission lines with a voltage of 132 kV or more; or</i> <i>(b) a coal generating station; or</i> <i>(c) an electricity generating station (other than a coal generating station) including gas, wind, hydroelectric, geothermal, bio-material, solar power or co-generation –</i> <i>(i) that is capable of supplying –</i> <i>(A) the amount of electrical power prescribed by regulation; or</i> <i>(B) if no amount is prescribed – 4 MW or more of electrical power;</i> <i>or</i> <i>(ii) in a location or of a kind or nature prescribed by regulation; or</i> <i>(d) an electricity generating station if the temperature of water released from the station into a body of water (other than an artificial body of water) is likely to vary by more than 2°C from the ambient temperature of the body of water. copied and pasted from Act.</i>	The Proposal involves the realignment of two above-ground transmission lines exceeding 500m in length (5.7km for the Line 1 and 5.6km for the Line 7 new alignments), each with a voltage of 330kV. The Proposal therefore triggers Item 2(a).
Part 4.3, item 1	<i>Proposal that is likely to have a significant adverse environmental impact on 1 or more of the following, unless the Conservator of Flora and Fauna produces an environmental significance opinion that the proposal is not likely to have a significant adverse environmental impact:</i> <i>(a) a critically endangered species;</i> <i>(b) an endangered species;</i> <i>(c) a vulnerable species;</i> <i>(d) a conservation dependent species;</i> <i>(e) a regionally threatened species;</i> <i>(f) a regionally conservation dependent species;</i> <i>(g) a provisionally listed threatened species;</i> <i>(h) a listed migratory species;</i> <i>(i) a threatened ecological community;</i> <i>(j) a protected native species;</i> <i>(k) a Ramsar wetland;</i>	The Proposal would impact two threatened ecological communities (TECs) and habitat for several different threatened species. The Proposal may have a significant impact on an endangered and vulnerable threatened species. The Proposal therefore triggers Item 1.

Item Number	Description	Project Component
	<i>(l) any other protected matter.</i>	
Part 4.3, item 2	<i>Proposal involving – (a) the clearing of more than 0.5 ha of native vegetation in a native vegetation area, other than on land that is designated as a future urban area under the Territory Plan, unless the Conservator of Flora and Fauna produces an environmental significance opinion that the clearing is not likely to have a significance adverse environmental impact; or (b)...</i>	The Proposal would impact 4.91 ha of native vegetation, therefore triggers Item 2(a).
Part 4.3, item 3	<i>Proposal for development in a reserve...</i>	Four towers would be constructed within land that is subject to a nature reserve overlay.
Part 4.3, item 6	<i>Proposal that is likely to have a significant adverse impact on the heritage significance of a place or object registered under the Heritage Act 2004.</i>	A large portion of the proposal area is subject to a heritage listing on the ACT Heritage Register as containing known Aboriginal sites and potential archaeological deposits.

2.2. Scoping Document

To guide the content of an EIS and therefore the investigations and research required, a scoping document is prepared. The Authority within City and Environment Directorate (CED) (previously known as Environment, Planning and Sustainable Development Directorate (EPSDD)) prepared a scoping document in response to an application made for the proposal.

On 13 July 2023, Umwelt submitted a request for a scoping document for an EIS pursuant to section 212(1) of the PD Act.

The Authority must consult with entities prescribed in section 51 of the *Planning and Development Regulation 2008* (PD Regulation) about the scoping document application. The Authority referred the scoping document application to the entities identified in **Table 3** and invited for written comments. The entities were given 15 working days to provide comment.

Table 3 Entity comments on scoping document application

Entity consulted	Entity response
Evoenergy	No comment provided
Icon Water	22 June 2023 Icon Water has the following comments: • The proposed works shall require Building Approval from Icon Water, this approval is separate to and additional to, approval of the EIS. • Reference to the risk of induced currents or earth rise potential risks has not been detailed in the submitted documents, the documents need to be updated.

Entity consulted	Entity response
	The new route appears to cross buried water and/or sewer mains, as a result the safety impact of an electrical fault on the lines to personnel working at Icon Water's nearby LMWCC need to be quantified and mitigated if necessary. The safety impact of an electrical fault in relation to buried water and/or sewer pipes needs to be assessed along the entire length of the new transmission line, not just around LMWCC.
Jemena	10 July 2023 Evoenergy (gas) have no objections.
Conservator of Flora and Fauna	21 June 2023 The EIS must include a detailed assessment of impacts to endangered species and ecological communities, as well as consideration of bushfire risks and alternate realignment options. The main areas of interest to the Conservator are detailed in the comment.
Emergency Services Commissioner	22 June 2023 <u>Bushfire Threat Assessment and Compliance Report:</u> This development is located inside the area declared by the ESA to be subject to the threat of bushfire. The application of appropriate bushfire protection measures (BPM's) are advised. <u>Bushfire Protection Requirements:</u> While specific bushfire protection requirements will not be required for this development, ACTRFS requests that when submitting the DA, the proponent considers that any high-risk works, such as hot works, undertaken during the declared bushfire season, be undertaken with an approved fire permit and associated conditions to address bushfire risk. <u>Identified Flood Zone {1% AEP}:</u> The proposed site is an area of land that may be inundated by a 1% AEP flood, through the Murrumbidgee River and the Molonglo River running through multiple blocks. ACTSES note that potential flooding may present a public safety risk due to the proximity of public access areas to land that may be subject to flooding. It is recommended that the project risk assessment consider flood risk, and that specific flood risk control measures are detailed in the Emergency Plan for this development. <u>Identified Dam Infrastructure Failure Flood Zone:</u> A portion of the proposed site is in an area that may become inundated should a dam infrastructure failure occur at Googong and Cotter dams. It is recommended that the project risk assessment consider this risk and that specific risk control measures are detailed in the Emergency Plan for this development.
Environment Protection Authority	30 June 2023

Entity consulted	Entity response
	EPA has no comments in relation to the EIS. Following review of the DA, the EPA will provide comments including recommended conditions of approval.
ACT Heritage Council	22 June 2023 The following requirements are identified by the Heritage Council for the EIS: • The CHA must be updated as per the EIS Scoping application. • If testing or archaeological excavation is required to assess the heritage significance of the proposed development area, this investigation must be undertaken to inform the EIS. • If the CHA and any archaeological investigation identifies that proposed works will cause damage to or diminish the significance of heritage places, recommendations must be presented to comply with <i>Heritage Act 2004</i> provisions. • A redacted version of the CHA must be prepared, and only the redacted CHA is to be included in any future public notifications for the project; and • The EIS must redact information on some heritage places and objects, including in attached heritage reports.
ACT Health	22 June 2023 The scoping document should address the potential for creation of inhalable dust particulates and advises that dust suppression strategies be implemented throughout the construction phase.
Transport Canberra and City Services	3 July 2023 • The proposal spans across TCCS assets including road networks. Appropriate measures and clearance requirements will need to be demonstrated during any DA or post DA process. • Any impacts to existing Trees within road reserves must be discussed with TCCS prior to or during the DA proposal. • Given access would be required from the existing road network including Stockdill Drive, Uriarra Road and Fairlight Road, a traffic management plan will be required during the DA. • A construction management plan will be requested during the DA process to ensure there are no adverse impacts to TCCS assets, public assets or their operation. • Any asset handover to TCCS will need to be discussed with TCCS prior to any DA lodgement for the proposal.
Climate Change and Energy	22 June 2023 This proposal is not likely to have a significant adverse environmental impact for either greenhouse gas emissions or urban heat. As such, the Division recommends that the scoping document does not include a requirement to provide studies or an impact assessment for either. However, the Division does recommend that the proponent undertake a climate change risk assessment as part of the EIS.

Entity consulted	Entity response
	The Division recommends that if the proposal is required to consider flood and bushfire issues, the effects of climate change on future flood and bushfire risk are considered. This would take the form of documenting how the proposal has assessed and responded to increased natural disaster risk being driven by climate change.
DCCEEW	26 June 2023 • The department understands the proposal area traverses the NSW and ACT border and the Application is for the ACT portion only, as the land in NSW is not subject to the ACT planning framework. The department notes that the NSW portion will be assessed under the EP&A Act and the applicant intends to refer the proposal to the Commonwealth under the EPBC Act following consideration under the ACT and NSW processes. The department recommends the applicant ensures they are aware of their obligations under the EPBC Act prior to making a referral under the EPBC Act. • The potential impacts that may arise from the removal of the existing transmission lines and towers including temporary impacts, are identified and discussed in the EIS.
Utilities Technical Regulation	21 June 2023 • The proposal can potentially affect the long-term electrical supply capacity available to the ACT under certain contingency event situations and therefore, must be included in the EIS Scoping Document for impact assessment. • Provide the electrical rating for each of the two relocated lines. • The Umwelt project outline report does not include the removal of existing buried earth conductors associated with Towers that will be removed. • EMF assessment to be undertaken for Normal & Maximum load conditions, and for Maximum Line rating, for compliance with ARPANSA limits. • Sound level and electrical interference assessment to be undertaken for Corona discharge, and the line designed so that ACT noise level requirements and electrical interference limits are met at edge of easement. • Detailed assessment to be undertaken for possible excessive voltages due to Electromagnetic Induction/Low Frequency Induction (EMI/LFI) and Earth Potential Rise (EPR) and associated Step & Touch voltages, on nearby metallic infrastructure such as fences, telecommunication infrastructure, pipelines, streetlight poles due to transferred voltages from the MEN earthing system, etc. Some relevant standards would include AS/NZS 4853, AS EGO and AS EG1. Mitigation measures to be identified if allowable limits are exceeded.

Entity consulted	Entity response
	Upon completion of the construction phase, the line commissioning phase should include overall verification of design hazard mitigation for EMI and EPR of nearby metallic infrastructure through low voltage current injection testing as undertaken on other similar projects as this has revealed hazard locations not identified during the design phase.

In developing the scoping document, a risk-based approach was used so that the EIS could focus on matters that potentially result in a significant environmental impact.

On 13 July 2023, the scoping document (**Appendix A**) was issued by the Authority to the proponent pursuant to section 212(2) of the PD Act. The scoping document set out the matters to be addressed in the EIS and contained, at a minimum, the requirements required in section 50 of the PD Act and section 54 of the PD Regulation.

The scoping document was notified on the ACT Legislation Register on 8 August 2023.

Under section 215 of the PD Act, the scoping document is effective for 18 months from the day after the date on the scoping document. After receiving the scoping document and pursuant to section 216(2) of the Act, the proponent is required to:

- a) prepare a draft EIS that addresses each matter raised in the final scoping document for the proposal; and
- b) give the draft EIS to the Authority for public notification.

A cross-reference document was included as an Appendix in the EIS to cross check the contents of the EIS to the contents required in the scoping document (**Appendix B**).

2.3. Draft EIS

The purpose of the draft EIS is to identify and describe the potential environmental, social and economic impacts of the proposal, including cumulative, regional, temporal and spatial considerations. The draft EIS is required to fulfil the requirements of the scoping document.

On 17 December 2024, Umwelt provided a draft EIS to the Authority, under section 216(2) of the PD Act. The Draft EIS was lodged to the Authority on 8 April 2025.

2.3.1. Public notification of draft EIS

Pursuant to section 217 of the PD Act, the Authority publicly notified the draft EIS from 28 April 2025 to 10 June 2025, being 30 working days. This exceeds the minimum requirement under section 218 of the PD Act, which states that the public consultation period of the draft EIS is no less than 20 working days. Additional time was provided to allow the public more time to consider the application due to the complexity and size of documents.

During the public consultation period, a copy of the draft EIS was available on the Authority's website. This public consultation process provided interested stakeholders and the community with the opportunity to make representations on the proposal or in respect to specific environmental issues of concern.

No public representations were received during the consultation period.

2.3.2. Entity referral of draft EIS

On 28 April 2025 the draft EIS was referred to each of the entities who provided comments on the scoping document. The referral took place at the draft EIS stage so that the proponent could address entity comments in revising their EIS. Additional comments were sought on the revised EIS where the entity had requested for further information from the proponent. Comments received on the draft EIS summarised in **Table 44**.

Table 4 - Summary of entity comments on the draft EIS

Referred entity	Entity response	Entity response date
ACT Health	ACT Health's comments on the scoping document have been adequately addressed in the draft EIS.	8 May 2025
Evoenergy	Evoenergy required to review the information below, following the detailed design: • Final design and network configuration of the 330kV line realignment and expected impacts on the existing Evoenergy 11kV network. • An earthing assessment is required from the impact of the towers for the transferred EPR rise onto Evoenergy assets, where tower earthing systems are installed within close proximity to Evoenergy's overhead assets.	10 June 2025
Icon Water	The proposed works are in close proximity to Icon Water's main sewage treatment plant, the LMWQCC and will cross Icon Water assets along Stockdill Drive. The draft EIS does not specify potential impacts or interactions with Icon Water assets including LMWQCC. The revised EIS should be prepared to address these by highlighting direct or indirect impacts on Icon Water infrastructure and shared with Icon Water for technical review.	6 June 2025
Jemena	Jemena has no objection to this development application if the development meets the following requirements. • Ensure appropriate Before You Dig Australia (BYDA) processes are followed as part of the construction process. • A meter relocation or service pipe relocation must comply with Evoenergy standards. Only people accredited by Evoenergy can carry out this work.	29 April 2025
Conservator of Flora and Fauna	The draft EIS does not sufficiently demonstrate the ecological impact of the transmission lines realignment and the mitigation measures. Further information was requested regarding construction impacts, Biodiversity assessment report, cost benefit analysis, Erosion and Sediment control, Bushfire Assessment and Impacts on Fauna.	5 June 2025
Emergency Services Commissioner	ACTRFS supports the recommendations and guidance in the Bushfire Assessment Report (Assessment Number B234066 – 5) prepared by	12 June 2025

Referred entity	Entity response	Entity response date
	Australian Bushfire Protection Planners Pty Limited. ACTRFS support the EIS on the condition that guidance and recommendations are undertaken as outlined in the report. ACTSES recommended that the project risk assessment consider flood risk, and that specific flood risk control measures are detailed in the Emergency Plan for this development.	
Environment Protection Authority (EPA)	The Office of the EPA provides the following comments: • The scope of the revised EIS should include assessment of runoff from fire extinguishing activities: i.e. what type of extinguishing material will be used (water/foam, chemical, etc), how runoff is prevented from entering waterways, and how the runoff is managed/disposed of if and when required. • Noise generated by the lines and substations while in use must comply with the noise standard at all times as per the <i>Environment Protection Regulation 2005</i>. Please demonstrate compliance can be achieved at the edge of easement/ block boundary (whichever applies).	4 June 2025
ACT Heritage Council	The Draft EIS has adequately addressed the requirements of the Scoping Document describing the heritage impacts of the development and how these will be avoided, minimised, and mitigated. All heritage impact mitigation and management measures outlined in Table 8.4 of the draft EIS must be adhered to for the duration of the project.	12 June 2025
Transport Canberra and City Services	The Traffic Impact Assessment (TIA) does not adequately address the impact that the works will have on existing traffic movements. The proposed relocation of the power lines will require road closures at multiple locations which are likely to affect access to the LMWQCC; waste facility, residential properties; residential construction sites and estate development construction areas. The TIA should identify the likely road closures and possible detour routes or traffic management protocols to minimise the impact to residents and commercial activities. Comments relate to these matters to be addressed at DA stage.	10 June 2025
Utilities Technical Regulation (UTR)	UTR confirm that all comments raised by UTRs electrical team at the scoping stage have been satisfactorily addressed in the Draft EIS. UTR request that the revised EIS provide information that demonstrates consideration of minimising	6 June 2025

Referred entity	Entity response	Entity response date
	damage and disruption to water infrastructure within the proposal area.	

The entity comments are included in this report where they relate to each potential impact. Any matters to be considered or conditions that have been recommended by a referral entity will be included in **Section 5** of this report.

2.3.3. Request for revision of draft EIS

The Authority provided their preliminary review of the draft EIS and entity comments to the proponent. The proponent was required to revise the draft EIS, to take into consideration all comments from CED and to demonstrate how the matters have been taken into account in the revised EIS.

2.4. Revised EIS

On 17 October 2025, Umwelt submitted a revised EIS to the Authority pursuant to section 221 of the PD Act. A brief adequacy review was undertaken to confirm that all appropriate sections and appendices had been included. As stated above, the revised application was circulated to selected entities to confirm their matters raised in earlier referrals has been addressed. Following this, the Authority commenced assessment of the EIS in accordance with section 222 of the PD Act. The Authority reviewed the revised EIS for:

- adherence to the final scoping document and legislative requirements;
- consideration and incorporation of the Authority's and entity comments provided on the draft EIS; and
- consideration and response to public representations received during notification of the draft and other consultation processes.

Matters to be considered during the assessment include possible conditions of approval for any subsequent DAs for this proposal, as identified in **Section 5** of this report.

Table 5 Summary of entity comments on the revised EIS

Referred entity	Entity response	Entity response date
Icon Water	Icon Water has reviewed the updated documents and advised that revised EIS have been sufficiently addressed their comments. Specific controls have been identified in the documents which will be implemented in future design for the project. Further review and consultation with Icon Water is to occur through normal processes as planning, detailed design and delivery of the project occurs.	11 December 2025
Conservator of Flora and Fauna	The revised EIS sufficiently demonstrates that the ecological impact of the transmission lines realignment has been accurately assessed and that the impacted areas will be sufficiently rehabilitated. OCF support the granting of the EIS with the following conditions: • Compensatory measures must be undertaken as described in section 5.8 of the revised EIS.	26 March 2026

Referred entity	Entity response	Entity response date
	• Further compensatory measures specific to the loss of Gang-gang Cockatoo breeding habitat must be endorsed by the Conservator prior to any works impacting suitable Gang-gang nesting habitat. This may include funding for research which contribute to the species' long-term recovery. • A rehabilitation plan must be endorsed by the Conservator prior to any works commencing which impact Natural Temperate Grassland, Box Gum Woodland, or Pink-tailed Worm Lizard habitat. • Weed management must occur for a period no less than 24-months within all threatened species and/or community rehabilitation areas. Weed management activities must be undertaken by qualified persons during appropriate management windows. • Replacement of Box Gum Woodland values should include understory values at a minimum of 1:1	
Emergency Services Commissioner	ACTRFS support the EIS on the condition that guidance and recommendations are undertaken as outlined in the report. ACTSES has reviewed the revised EIS and have no additional comments or objections.	11 November 2025
Environment Protection Authority (EPA)	The Office of the EPA provides the following comments: • Noise impacts from existing powerlines are only added as 1 dB, based on anecdotal evidence that corona discharge reduces after 3 years of operation. No study has been undertaken to determine the actual noise levels of the current transmission lines. • Cumulative impacts from existing substations, near-future Big Battery Project, LMWQCC, and existing lines are not calculated or represented. • The mitigation measures proposed for noise zone standards that have been identified as exceeded or are likely to be caused by cumulative impacts are reactive. The proposal presumes there will be at-property treatments applied after noise complaints have been received and then only after noise monitoring confirms the noise levels. There is no indication of who will bear the cost of these or the feasibility of the treatments. In case of cumulative impacts, it may be difficult to determine the source of the exceedance, and hence, the entity responsible for remediation or regulatory control. The noise management plan is required to provide clear instructions on which treatments will result in compliance.	4 February 2026

Referred entity	Entity response	Entity response date
Transport Canberra and City Services	The TIA identifies the likely traffic generation rates for the different types of vehicles and activities involved in the project. The report concludes that the traffic generation associated with the construction activity will have a negligible impact on the existing traffic volumes in the area. Whilst this could be a reasonable assumption based solely on traffic generation; it does not adequately address the impact that the works will have on existing traffic movements. The proposed relocation of the power lines will require road closures at multiple locations to remove the existing overhead lines. These closures are likely to affect access to the Molonglo sewage treatment plant; residential properties; residential construction sites and estate development construction areas. The TIA should identify the likely road closures and possible detour routes or traffic management protocols to minimise the impact to residents and commercial activities.	20 November 2025
Utilities Technical Regulation (UTR)	UTR have reviewed the Revised EIS for the Upper and Lower Tumut 330kv Transmission Line Realignment. UTR provide the following comment: • During the last EIS consultation, UTRs Electricity team had reviewed and confirmed Appendix G10 (Electric and Magnetic Field Assessment) has satisfactorily addressed all comments previously raised by UTRs electrical team and no further action is required. • UTRs Water team have reviewed the information, and note our comment is raised in the Comment Table at Comment 41. UTR confirm that our comments have been suitably addressed.	13 November 2025

After assessing the revised EIS and discussions with referral entities, the Authority determined that there were a number of items that were deemed ‘unaddressed matters’. Therefore, a notice under section 224 of the PD Act was issued to Umwelt. The Authority notes that no public submissions were received during the consultation period on the draft EIS, and the revised application has stated this.

2.4.1. Section 224 notice – request for further information

On 17 December 2025, a notice pursuant to section 224 of the PD Act was issued by the Authority to the umwelt (**Appendix C**).

On 11 March 2026, Umwelt provided a response to the Authority (**Appendix D**), and the Authority deemed that the response, addressed the matters identified in the notice.

2.5. Additional public consultation

In addition to the statutory notification performed by the Authority at draft EIS stage, the following consultation activities took place by the proponent in line with the requirements of the scoping document:

- setting up a proposal website,
- conduct Stakeholder meetings, and
- community drop-in sessions.

The proponent provided details of these activities in section 17, Community and Stakeholder Engagement of the revised EIS.

2.6. Giving the EIS to the Minister for Planning and Sustainable Development

Following the proponent's response to the section 224 notice, the Authority has accepted the EIS under section 222 of the PD Act. The findings and outcomes of the review of the EIS are included in this report, which is provided to the Minister for Planning and Sustainable Development with the EIS in accordance with section 225. Once the Minister has received the EIS they may:

- under section 226 – choose to take no action on the EIS; or
- under section 227 – present the EIS to the Legislative Assembly; or
- under section 228 – establish an inquiry panel to inquire about the EIS.

The Minister must make this decision within 15 working days of receiving the EIS from the Authority. The requirements for establishing an inquiry panel are detailed under Part 8.3 of the PD Act.

Under section 209 of the PD Act, an EIS is completed if the Minister:

- a. gives the Authority a notice of no action under section 226;
- b. has not decided to establish an inquiry panel to inquire about the EIS;
- c. has established an inquiry panel for the EIS and:
 - i) the Panel has reported the results of the inquiry; or
 - ii) the time for reporting under section 230 has ended.

The Authority's recommendation to the Minister can be found in **Section 6** of this report.

2.7. Lodging a development application

Once the EIS has been completed the proponent can lodge a significant DA. Any subsequent DA related to the EIS must include the completed EIS. The EIS expires five years after the day it is completed.

2.8. Commonwealth environmental impact assessment requirements

On 20 November 2024, Riverview Projects (ACT) Pty Ltd referred the Upper and Lower Tumut 330kV transmission line realignment Project (referral number 2024/10058) to the Department of Climate Change, Energy, the Environment and Water (DCCEEW) as required under the EPBC Act. A separate referral was submitted for the NSW component of the proposed works (referral number 2024/10057).

In the referral documentation the Riverview Projects (ACT) Pty Ltd advised that the project was not likely to have significant impacts on Matter of National Environmental Significance (MNES). On 7 February 2025, DCCEEW determined that both ACT and NSW components are not a controlled action.

The EPBC decision notice relevant to ACT is at **Appendix E**.

2.9. Documentation referenced in this report

The documentation referenced in the Authority's assessment report is summarised as follows:

- EIS Scoping Document;
- Entity comments on the draft EIS;
- Revised EIS and supporting documentation;
- Entity comments on the revised EIS; and
- Correspondence or additional information received from proponent.

3. Assessment of impacts

This section summarises issues identified in the scoping document that were required to be assessed in the EIS. For each set of identified issues, the results of the proponent's assessment are summarised under the following headings:

- Key findings;
- Impacts;
- Mitigation and avoidance; and
- Residual risk assessment.

3.1. Biodiversity/Ecology and Natural Environment

The Proposal area traverses through 33 land parcels in the ACT, these are made up of predominantly undeveloped, privately leased, rural land and public land. The public land component is made up of areas managed as nature reserve and the GCC.

The project area supports a number of threatened species and ecological communities and provides important connectivity values between the nature reserve areas, adjacent river corridors and the Brindabella National Park.

The project's design largely avoids impacts to areas with high ecological values, however it will involve clearance of 4.43 ha of native vegetation, impacts to identified pink tailed worm-lizard (PTWL) habitat and the removal of six trees identified as suitable foraging trees for Gang Gang Cockatoos and Superb Parrots and canopy reduction of a further 10 trees to maintain a safe distance from the newly established powerlines.

3.1.1. Key findings

The revised EIS included a Biodiversity assessment report prepared by Umwelt at Appendix G01 of the EIS. The assessment included a preliminary desk top assessment followed by field surveys carried seasonally in 2021, 2022 and 2023. Field surveys were conducted across the impact areas and mature and hollow bearing trees were surveyed within the Superb Parrot Tree Assessment Area shown in **Figure 5** below as requested by the Conservator.

The biodiversity assessment found the impact area is supporting a total of 4.91 ha of native vegetation including Box Gum Woodland (BGW), Natural Temperate Grassland (NTG) and *Eucalyptus macrorhyncha* Grass/Shrub Forest. The development footprint also contains potential habitat for both PTWL and Golden Sun Moth (GSM). No GSM were recorded during targeted surveys of these potential habitat areas. There were no threatened flora species recorded in the impact areas.

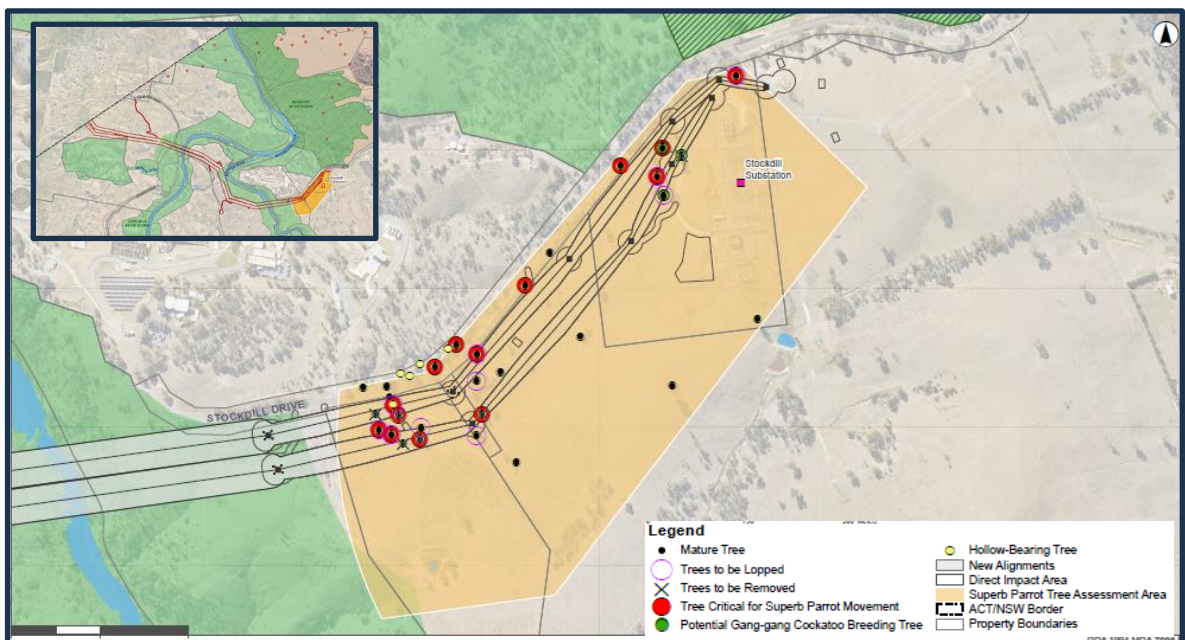


Figure 5: Mature and Hollow Bearing Trees Near the Direct Impact Area (Source: EIS, Umwelt, 2025).

The EIS stated that the installation of transmission lines does not require a large amount of vegetation clearance. The individual impact areas will be relatively small and limited to the tower locations. The proposal will involve the removal of a total 2.3ha of vegetation of which most is primarily introduced species with native grass patches scattered throughout. Works will impact 0.01ha of NTG with the remaining NTG areas subject to a 40m buffer zone. The transmission lines do not create substantial barriers for grassland species.

The proposal is adjacent to the Molonglo River, Uriarra Creek and Swamp Creek corridors and offers high connectivity, foraging and breeding habitat for multiple species of birds including the threatened Superb Parrot and Gang Gang Cockatoos.

The proposal has been designed to avoid tree removals where possible. However, 6 trees will require removal. These trees are not located in the highest connectivity areas within the river corridors and have been surveyed to ensure they are not in use as breeding habitat by either Superb Parrots or Gang Gang Cockatoos. Given the context of the area and number of trees remaining, the removal of 6 trees is not considered to have a significant impact on either species or the connectivity value in the area.

The EIS also considered the risk of bird strike with the new transmission line alignment. The risk is considered low, given that the transmission lines are not new to the landscape and birds are accustomed to their presence. The risk of bird strike should reduce over time as birds adjust to the new alignment.

The largest biodiversity risk with the proposal is the risk of weed spread. The proposal area is host to at least 6 species of weeds one of those, Blackberry (*Rubus fruticosus sp. agg.*) being a weed of national significance. The EIS includes several mitigation measures to reduce the risk of weed spread including a commitment to manage weeds across impacted areas for a 12-month period post the completion of the project. Overall, the biodiversity assessment report found that with the implementation of mitigations the risk of weed spread will be minimal.

3.1.2. Impacts

Key impacts identified in the scoping document and assessed in the EIS included impacts on fauna including aquatic and arboreal species and threatened species such as:

- Pink-tailed Worm-Lizard (PTWL), Superb Parrot, and Golden Sun Moth (GSM)

- Impacts on flora and ecological communities, including critically endangered BGW and NTG.
- Removal of tree species suitable for superb parrot nesting.
- Clearance of native vegetation.
- Spread of invasive species/weeds off-site during construction.

3.1.3. Section 224 notice

Further information was requested pursuant to section 224 of the PD Act, issued on 17 December 2025 (**Appendix C**). The s224 notice included a request for an updated survey on the hollow bearing trees that will be removed under the proposal. The Conservator advised that proposed alignment should avoid any trees that are being used for nesting by Gang Gang Cockatoos.

In addition, the s224 also included a request that the applicant commit to rehabilitation of impacted PTWL habitat at a ratio of 3:1.

The applicant's response to the s224 request (**Appendix D**) included the tree hollow survey results, indicating none of the 6 trees are being used as nesting habitat by Gang Gang Cockatoos. The revised EIS was updated to include the commitment to rehabilitate PTWL habitat. The Authority considered all biodiversity matters raised in the scoping are adequately addressed.

3.1.4. Mitigation and avoidance

Table 6 details the avoidance measures associated with biodiversity / ecology and the natural environment proposed in the EIS. The EIS includes a commitment to rehabilitate PTWL habitat at a ratio of 3:1 within the impact area. The overall impact of the proposal combined with mitigation measures are not considered to have a significant impact on the critically endangered PTWL or EPBC/NC act listed ecological communities.

Table 6 Avoidance and mitigation measures biodiversity and ecology

Proposed mitigation measures	Stage of implementation
All contractors will be informed of the Direct Impact Area boundary and any relevant approval conditions prior to construction commencing.	Construction
An appropriately qualified ecologist will be present onsite during site establishment of towers: • With mapped PTWL Habitat • With mapped NTG • With mapped BGW • Requiring removal of hollow bearing trees An appropriately qualified ecologist will be present onsite during demolition of towers within Nature Reserves.	Demolition/Construction
• Signage and exclusion fencing will be used during construction to identify areas approved for clearance and areas not to be cleared, and to prevent vehicle access into no-go areas. • Where possible, fencing will not include barbed wire on the top line of the fence.	Construction
Management of the risk of fauna mortality and nest disturbance during habitat clearance. Minimisation of risk of introduction and spread of weeds from the Direct Impact Area into adjacent BGW,	Construction

Proposed mitigation measures	Stage of implementation
NTG, habitats and other ecological values adjacent to the Proposal Area. Minimisation of risk of impacts from pest animals in the Proposal Area and adjacent habitats.	

3.1.5. Residual risk assessment

The table below details the risks associated with biodiversity as defined in the EIS.

Table 7 Residual risk assessment (biodiversity)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
The location of the Proposal leads to unavoidable removal of threatened ecological communities and/or threatened species habitat.	Very High	Almost certain	Moderate	Very High
Presence or extent of threatened species habitat or ecological communities or other protected matters (e.g. native vegetation) is not identified prior to the design being finalised, resulting in unanticipated impacts.	Low	Remote	Moderate	Very Low
Cumulative biodiversity impacts occur as a result of the Proposal and other developments in the region.	Medium	Possible	Moderate	Medium

3.2. Aboriginal and European cultural heritage

There are Aboriginal heritage sites located in the vicinity of the proposal. Four sites were confirmed in the proposal area but only one with the potential to be impacted by construction works. In addition, European heritage listings cover much of the proposal area but only one registered European heritage property is located close to the proposal, the Huntley pastoral property. The proposal, although on the Huntley block, is not located close to the Huntley heritage features.

3.2.1. Key findings

A Cultural Heritage Assessment (CHA) was undertaken by Past Traces in January 2024 for the proposal (Appendix G4 of the EIS). In relation to the ACT section of the proposal, it concluded that all impacts to Aboriginal heritage sites will be avoided and the works will not have any impacts on the heritage conservation requirements for the Huntley pastoral property. Any finds which occur during construction will be managed through an unexpected finds protocol (UFP).

3.2.2. Impacts

The potential impacts identified in the EIS were:

- adverse impacts on the heritage values of European heritage places; and

- destruction or damage of Aboriginal cultural heritage or European heritage places during construction.

3.2.3. Mitigation and avoidance

Table 68 details the avoidance measures associated with Aboriginal and European heritage as proposed in the EIS. A complete table of mitigation measures is available at section 19 of the EIS.

Table 8 Avoidance and mitigation measures for Aboriginal and European heritage

Proposed mitigation measures	Stage of implementation
Protective barrier fencing will be installed around known heritage sites located within 20m of proposed works, with a minimum buffer of 5m. The fencing will be demarcated onsite and installed by heritage specialists in accordance with advice from RAOs.	Construction
An Unexpected Finds Protocol will be included within the CEMP.	Construction
Protective barrier fencing will be installed around any NSW/ACT border markers located within 20 m of proposed works, with a minimum buffer of 5 m. The fencing will be demarcated onsite and installed by heritage specialists.	Construction

3.2.4. Residual risk assessment

The table below details the risks associated with Aboriginal and European heritage as defined in the EIS.

Table 9 Residual risk assessment (Aboriginal and European heritage)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Impact on heritage sites and objects	Medium	Remote	Major	Low
Impact on the heritage significance of the Huntly Heritage Homestead	Low	Remote	Moderate	Very Low

3.3. Traffic and transport

The proposal will involve the movement of heavy vehicles for both the demolition of existing lines and construction of the new alignment. Demolition and construction vehicles will be required to use major transit routes including Pro Hart Avenue, Stockdill Drive, Uriarra Road, Fairlight Road and Parkwood Road. The EIS has considered the suitability of each of these roads for heavy vehicle access including temporary traffic management. Necessary permissions required for the use of Parkwood Road, Fairlight Road and Uriarra Road will be discussed with the relevant authorities prior to construction.

3.3.1. Key findings

A Traffic Impact Assessment (TIA) was undertaken by egis, February 2024 for the proposal (Appendix G7 of the EIS), the assessment considered the following:

- A review of the expected traffic volumes generated by the proposed works during both demolition and construction activities.
- Review of the impacts and suitability of transit routes and access points proposed to service the site locations.
- A quantitative review of the expected traffic congestion expected along the impacted road network due to undertaking the works.

The TIA found the proposal will result in a maximum increase of 45 vehicles per day and 9 vehicles per hour over the surrounding road networks. At the time of the assessment, all key roads to be utilised for the project other than Pro Hart Avenue were operating below capacity. Pro Hart Avenue was operating at a little over its 2026 capacity however the short-term impacts of this proposal are expected to have only a minor impact and are not expected to increase traffic congestion.

Regarding the suitability of the roads selected for the use of heavy vehicles during demolition and construction of the transmission line, the assessment found all roads including access tracks are already in use by Transgrid heavy vehicles for ongoing maintenance of the existing transmission lines. The Fairlight Road already part of the ACT heavy vehicle routes network only suitable for use by up to B Double trucks and Higher Mass Limit vehicles. The road width and horizontal geometry of Fairlight Road mean it will likely restrict heavy vehicle movements and may require Temporary traffic management measures. These measures along with any special requirements and permissions for use of Uriarra Road and Pro Hart Avenue will be discussed with City Services prior to the commencement of works.

3.3.2. Impacts

The potential impacts identified in the EIS were:

- Increased volumes of construction and demolition traffic on local roads and construction of the access tracks required for the proposal result in traffic disruption.
- Temporary traffic measures implemented during construction and demolition are not suitable resulting in accident/injuries.
- Uncontrolled access of construction and demolition vehicles leads to dispersal of litter of other pollutants, damage to habitat, spread of weeds in and/or outside the proposal area.
- Construction of access tracks results in unanticipated clearance of vegetation.
- Cumulative traffic congestion impacts occur as result of the proposal and other nearby development.
- During Operation – increased traffic volumes of maintenance on local roads result in traffic disruptions.

3.3.3. Section 224 notice

Further information was requested pursuant to section 224 of the PD Act, issued on 17 December 2025 (**Appendix C**). s224 notice requested to include further information in the Traffic Impact Assessment identifying required road closures as a result of the proposed works and the traffic management protocols intended to mitigate these closures and minimise disruption to road users during the demolition.

The applicant provided a response to the s224 notice (**Appendix D**) indicating required closures will be minimal and short term and a detailed Temporary Traffic Management Plan

(TTMP) will be prepared and submitted with the development application. The authority was satisfied with this response and City Services will review the TTMP at the DA stage.

3.3.4. Mitigation and avoidance

Table 10 summarises the avoidance and mitigation measures associated with traffic and transport as stated in the EIS.

Table 10 - Avoidance and mitigation measures for Traffic and Transport

Proposed mitigation measures	Stage of implementation
Construction and demolition will be restricted to: - Monday to Friday: 7 am to 6 pm. - Saturday: 7 am to 1 pm.	Construction/Demolition
Heavy vehicles accessing the Proposal Area will be spaced evenly throughout the day where possible.	Construction/Demolition
Industry best practice CEMP will be implemented that includes a TMP for mitigating and managing traffic impacts, including controls.	Construction/Demolition
Any damage to road surfaces resulting from construction/demolition traffic will be rehabilitated appropriately.	Construction/Demolition
The CEMP will include controls such as: - No-go zones, site boundaries and fences to be established to prevent unauthorised access into areas adjacent to the Proposal Area. - The site access roads, access tracks and parking for construction workers are to be documented and demarcated on site.	Construction/Demolition
Pest and weed management and the inclusion of appropriate waste disposal.	Construction/Demolition
Existing access tracks will be used for demolition activities. No additional clearing permitted.	Construction/Demolition
Construction of access tracks will be subject to erosion and sediment control, weed management, and rehabilitation where appropriate.	Construction/Demolition
Additional consultation will be undertaken with rural landholders and land managers prior to construction and demolition activities to confirm access track locations, and document any requirements for their use, timing restrictions or rehabilitation.	Construction/Demolition
The TMP will include controls for management traffic associated with operation.	Operation

3.3.5. Residual risk assessment

The table below details the risks associated with traffic and transport as defined in the EIS.

Table 11 Residual risk assessment (traffic and transport)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Traffic impacts during demolition/construction/operation	Low	Unlikely	Minor	Very Low
Traffic damage to sensitive environmental and heritage items/areas	Medium	Unlikely	Minor	Very low

3.4. Hazard and risk

The hazard and risk of the proposal is related to bushfire and electromagnetic field. The proposal is within a bushfire prone area.

3.4.1. Key findings

Bushfire

A bushfire assessment report prepared by Australian Bushfire Protection Planners, 2024 was included with the EIS (Appendix 9 of the EIS). The assessment considered the following:

- The risk of bushfire starting from malfunction of the project infrastructure.
- The risk of bushfire during construction, including cessation of construction works during periods of escalated danger.
- The bushfire attack level (BAL) of the project span and required protection measures.

The relocated route of the transmission lines will be exposed to a high to extreme risk of north-westerly, westerly, south westerly and south easterly fire paths with the potential to spread into NSW and the ACT. However, the risk of grass fire ignition from malfunction of conductors is considered low and can be mitigated by ensuring no hot works or works producing a spark are undertaken on total fire ban days combined with regular inspection of transmission lines.

In the event of a fire, the use of heavy steel for the towers and poles will protect them from high levels of Radian Heat Flux from fire and the route of the transmission line has been well considered to avoid areas of woodland vegetation and mitigate bushfire risk to the conductors. Asset protection zones will not be required as the transmission line will be maintained to strict Transgrid requirements and a Bushfire Emergency Management and Operations Plan (BEMOP) will be prepared to identify all relevant risks and mitigation measures required during demolition, construction and operation of the transmission lines.

Electromagnetic field

The EIS included an Electro Magnetic Field (EMF) assessment undertaken by Carbon Neutral Delivery Partners. The assessment considered the potential safety impacts from EMF and electromagnetic induced (EMI) or related risks. The assessment found the design of the project achieved appropriate clearances between structures and, the location of the new alignment avoids residential and commercial buildings, maximising the distance from public exposure. The report concluded the expected EMF levels to be produced by the transmission line are well below the public exposure reference level and will not pose a threat to the community.

Regarding Electromagnetic induced currents that can potentially cause electrocution risks to people and livestock, the assessment found the proposal will require further investigation of all metallic infrastructure to ensure they are isolated to minimise this risk. This will include ongoing consultation with Icon Water and Evoenergy to ensure clearance and earthing of existing utilities are deconflicted at the detailed design stage.

The EIS also considered the potential for aviation collisions with the new transmission line as the proposal is located within 30km of 5 airstrips and beneath a Class C airspace – the controlled airspace surrounding a major airport. Aerial firefighting may also be conducted in the proposal area in the event of a fire. The EIS commits to notifying nearby airport operators and the Emergency Services Agency (ESA) of the change to the transmission lines.

3.4.2. Impacts

The potential impacts identified in the EIS were:

During Construction

- Sparks from construction machinery, vehicles or electrical works start a fire.
- Unapproved access to site leads to injury or death through contact with electrical equipment.
- Working with high voltage infrastructure places construction workers at risk of injury or death.
- Construction activities resulting in unintended damage to existing utilities and other infrastructure.

During Operation

- Maintenance of proposal components is not undertaken appropriately or effectively over the life of the proposal, resulting in increased bushfire risk to the surrounding landscape and/or the system not operating as designed.
- Impacts on human health and safety from exposure to EMF and frequencies associated with high voltage powerlines
- Aircraft operating in the vicinity of the Proposal collide with the new transmission lines.

3.4.3. Mitigation and avoidance

Table 612 details the avoidance measures associated with hazard and risk as proposed in the EIS.

Table 12 Avoidance and mitigation measures for hazard and risk

Proposed mitigation measures	Stage of implementation
All equipment will be regularly maintained to minimise the possibility of faults or failure and the risk of ignition.	Construction/Operation
Access tracks will be designed to accommodate fire-fighting appliances in accordance with the Transgrid transmission line access standards and NSW RFS Fire Trail Standards, to ensure firefighting appliances can access the Proposal Area in the event of a fire.	Construction/Operation
Industry best practice CEMP will be implemented that includes a BEMOP that documents the control measures for managing fire-related risks during construction and operation.	Construction/Operation
Construction areas will be securely enclosed during construction to prevent unauthorised access to the site, with a security fence to be installed as early as possible following civil works and only dismantled in the final stages of construction once equipment has been removed from site.	Construction
Vehicular access will only be possible along the dedicated site access roads via dedicated access gates, which will be locked when personnel are not on site (but available for use by host landholders).	Construction
Warning signs, security cameras and lighting will be used to further deter unapproved access.	Construction
Only suitably qualified and experienced workers will be employed to work with energised high voltage infrastructure. Workers will be provided the necessary training and safety equipment.	Construction/Demolition

Proposed mitigation measures	Stage of implementation
Cables will not be energised until construction has been completed and appropriate testing will occur on existing cables prior to disconnection and demolition to confirm that cables are not energised.	Construction
All utilities in the vicinity of the proposal area will be marked on site plans and communicated to construction personnel during site inductions and toolbox talks. The locations of these utilities will be verified prior to excavation.	Construction
The Proponent will engage with Evoenergy and Icon Water during detailed design to deconflict clearance and earthing requirements.	Detailed Design/ Construction
Only Transgrid staff or Transgrid-approved contractors will be permitted to undertake line connection works at existing Transgrid substations and for cut-over of existing Lines 1 and 7 to the new lines.	Construction
Transmission line easements will be regularly inspected during the fire danger period, and the grassland vegetation managed to maintain a maximum height of 200mm.	Construction/Operation
The Proposal will be designed, constructed and maintained in accordance with all relevant Australian and Transgrid standards, which will help ensure that it is operating efficiently and as intended.	Construction
The new alignments have been designed to minimise potential EMF impacts of the Proposal where practicable, in accordance with the following hierarchy: - Structures other than those associated with the Transgrid transmission lines will not be within a 17m ground exclusion zone either side of each transmission line's centre line. - Tower heights have been selected to ensure the powerlines would have appropriate clearance above the ground and that EMF exposure levels would be below the relevant reference levels. - All fences passing within the easements of the new alignments will have isolation panels installed and be earthed as per Transgrid fencing guidelines (Transgrid, 2016). - All metallic infrastructure that crosses or runs parallel to an easement of the new alignments will be tested to ensure that the required earthing and isolation is in place.	Construction
The GJV will contact the EPSDD prior to construction commencing, to clarify how the National Airports Safeguarding Framework is applied in the ACT and what the requirements are for transmission lines	Design/Construction

3.4.4. Residual risk assessment

The table below details the risks associated with hazard and risk as defined in the EIS.

Table 13 Residual risk assessment (hazard and risk)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Impact of bushfire on the transmission line and associated infrastructure	Very High	Remote	Catastrophic	Medium

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Risk of the substation causing a fire or being damaged by fire	High	Remote	Catastrophic	Medium
Safety hazards during demolition, construction and operation	Very High	Remote	Catastrophic	Medium
Safety impact of an electrical fault in relation to buried water and/or sewer pipes	Medium	Remote	Major	Low
Unauthorised access to site and associated risk of contact with electrical equipment	High	Remote	Catastrophic	Medium

3.5. Planning and land status

The proposal alignment traverses thirty-three land parcels in the districts of Coree, Stromlo, Belconnen, Macnamara and Strathnairn. The area includes a mixture of leased rural land and public land across 3 land use zones being NUZ2 – Rural zone, NUZ3 – Hills Ridges and Buffer Zone and NUZ4 – River Corridor Zone. The proposal is permissible and consistent with the objectives of each of these zones.

3.5.1. Key findings

The EIS explains that the proposal is categorised as a ‘major Service Conduit’ and is compatible with the land use zones (NUZ2, NUZ3, NUZ4). The proposal area is made up of undeveloped privately leased land, nature reserve areas and the GCC. Parts of the proposal area subject to a Nature Reserve and FUA overlay.

The EIS states all works will be undertaken in accordance with the development requirement under the new planning act for development to be consistent with the principles and policies of the FUA’s structure plan. Works within reserve areas will be managed in regard to the relevant reserve management plan. The existing land uses will be unchanged by the proposal and only minor disruptions during construction.

3.5.2. Impacts

The potential impacts identified in the EIS were:

- The proposal is not consistent with land use zoning for the area; and
- The location of the proposal limits future land uses and management activities.

3.5.3. Mitigation and avoidance

Table 14 details the avoidance measures associated with Planning and Land Status as proposed in the EIS.

Table 14 Avoidance and mitigation measures for Planning and Land Status

Proposed mitigation measures	Stage of implementation
The proposal comes under the umbrella term ‘major utility installation’ in the Territory Plan, with the new transmission lines classified as major service conduits (transmission lines with a voltage greater than 66 kV).	Through the DA process

Major utility installations are permissible in all relevant land use zones of the new alignments (NUZ2, NUZ3 and NUZ4) and require a minimum assessment of merit track under the PD Act. The Proposal Area is also subject to the Belconnen District Precinct Code, which contains additional rules and criteria for the area surrounding the LMWQCC (RC1) and Belconnen Landfill and Parkwood Egg Farm (RC2). Part of the Proposal Area is subject to additional prohibited development (PD1 and PD2), namely that ancillary residential use is not permitted in zone NUZ3 or NUZ4, and that outdoor recreation facilities are not permitted in NUZ4. This is not relevant to the proposal.	
The Proposal Area was selected to ensure that Proposal infrastructure and construction activities would not be inconsistent with, or limit existing land uses or be overly prominent in the existing landscape. The new alignments are primarily located on farming land where existing practices (grazing) would be able to continue without disruption once the Proposal is operational, and with minimal disruption during construction. Removal of the existing lines will increase the area of land available for existing land uses.	Through the DA process
The new alignments are located on non-urban zones where residential development is not permissible. The new alignments have also been co-located amongst other utility installations as much as possible. The Proposal is therefore considered a beneficial use of the land that would not hinder future development and use of the properties or surrounding land.	Through the DA process
Construction activities will occur in a staged manner, in consultation with rural landholder to ensure no impact to rural land management and activities.	During construction
Maintenance access will be undertaken with communication with rural landholder to ensure no impact to rural land management and activities.	Post construction

These matters will be considered further by the Authority during the assessment of a DA.

3.5.4. Residual risk assessment

The table below details the risks associated with Planning and Land Status as defined in the EIS.

Table 15 Residual risk assessment (Planning and Land Status)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Proposal is not consistent with land use zoning for the area	Very low	Remote	Minimal	Negligible
The location of the Proposal limits future land uses and management activities, hindering future development and use of surrounding land.	Low	Unlikely	Minor	Very low

3.6. Materials and waste

Based on the nature and location of the proposal it will generate various types of waste, including soil, green waste, transmission infrastructure from demolition of existing lines and packaging materials associated with the construction of new lines.

3.6.1. Key findings

Waste generated as part of this proposal is separated into five categories. These are transmission infrastructure and foundations, spoil, green waste, packaging and human rubbish and waste.

A total of 27 steel towers, 36.9 km of electrical cables and four earthing/optical cables will be removed as part of demolition of the existing transmission infrastructure. Soil waste will be generated during earthworks to demolish the existing lines and for site levelling. Green waste will be generated through vegetation removal for the construction of new lines. During construction of the new lines, packaging and construction waste will be generated for the works, with some additional waste generated by staff working on the site.

3.6.2. Impacts

In relation to materials and waste, the scoping document identifies the following risks of the proposal:

- Increased waste to landfill during demolition and construction.
- Impacts from storage and disposal of materials.

If waste is not appropriately stored and transported for disposal it can have a range of environmental and health impacts.

3.6.3. Mitigation and avoidance

Table 66 summarises the avoidance and mitigation measures associated with materials and waste as proposed in the EIS

Table 16 Avoidance and mitigation measures for Materials and Waste

Topic	Proposed mitigation measures	Stage of implementation
Transmission infrastructure and foundations	Transmission infrastructure being removed will be taken off-site as soon as practicable and stored in laydown areas when it cannot be removed immediately.	During construction/During demolition
	Steel transmission towers and electrical cabling removed during demolition will be recycled or repurposed.	During Demolition
	Concrete removed from the Line 1 and 7 tower foundations will be reused or recovered at an appropriate ACT facility.	During Demolition
Spoil	Detailed cut and fill design plans will be prepared for any site levelling to minimise the generation of excess spoil.	During Design Phase
	Soil excavated from site will be reused as fill where possible to minimise the volume of spoil that needs to be removed from site. Pre-construction soil testing will be done to identify soil that can be reused.	During Construction/During Demolition
	If any additional fill is required, either VENM would be imported, or clean construction fill used (in the case of the Ginninderry urban area).	During Construction/During Demolition

Topic	Proposed mitigation measures	Stage of implementation
	Spoil will be managed in accordance with the ACT's Guideline for Stockpile Management (EPA, 2019) and guidance on spoil management. Fill, suspected contaminated material or building wastes will be segregated and stockpiled on site, and tested in accordance with the ACT's requirements for the reuse and disposal of contaminated soil prior to reuse or disposal.	During Construction/During Demolition
	The CEMP will include a detailed Erosion and Sediment Control Plan (ESCP) that documents the controls to be implemented for stockpile and spoil management.	During Design Phase
Green waste	Trees and vegetation for removal will be clearly marked to avoid accidental clearance.	Before construction/Before Demolition
	Green waste will be disposed of at a green waste recycling facility.	During Construction/During Demolition
	Any invasive weeds in the construction footprint will be managed using chemical and physical methods as appropriate, in accordance with the ACT Weeds Manual (Southern ACT Catchment Group, 2023). Weed management controls will be detailed in the CEMP.	During construction/During Demolition
Packaging	Packaging waste will be separated into waste streams and will be recycled where possible or disposed to landfill.	During construction/During Demolition
	The need to recycle materials where possible will be included in site inductions and reiterated in toolbox talks.	During construction/During Demolition
Human rubbish and waste	Separate waste and recycling bins will be provided on site.	During construction/During Demolition
	Human waste will be captured in portable toilets on site during construction and emptied regularly.	During construction/During Demolition

3.6.4. Residual Risk Assessment

The table below summarises materials and waste risks identified in the Scoping Document and addressed in the Revised EIS.

Table 17 Residual risk assessment (Materials and waste)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Waste materials produced during construction of the Proposal are not stored or managed such that environmental risks are minimised.	Low	Unlikely	Minimal	Negligible
Excessive amounts of resources used during proposal construction lead to high volumes of waste to be disposed of.	Very Low	Unlikely	Minimal	Negligible

3.7. Soils and geology

3.7.1. Key findings

Through the assessment process it was determined that there is potential for impacts on soils and geology to occur during the construction phase. The topographical range for the proposal ranges between approximately 437m and it's lowest point to approximately 584m at the highest point.

The EIS identified a site subject to the proposal on the contaminated sites register (Block 1586 Belconnen). Further to this, the EIS identifies that soil degradation could be caused by erosion and sedimentation from construction activities as well as from existing soil contamination from fuel or chemical leaks/spills or from disturbance of previously unidentified contamination.

3.7.2. Impacts

The potential impacts identified in the EIS were:

- Construction activities such as vegetation clearance, civil works and tower demolition, increase erosion and sedimentation, leading to soil degradation.
- Fuel or chemical spills, or disturbance of existing contaminated material, lead or soil contamination which could result in environmental degradation and fines under the EP Act.

3.7.3. Mitigation and avoidance

Table 68 details the avoidance measures associated with soils and geology as proposed in the EIS. Measures for mitigating and managing potential surface water and groundwater impacts of the proposal will be formalised within a CEMP.

Table 18 Avoidance and mitigation measures for Soils and Geology

Proposed mitigation measures	Stage of implementation
Intrusive soil investigations will be undertaken as part of the DA process in Blocks 1614, 1602 and 1461 Belconnen to confirm whether any contamination is present in the proposal area. Any contaminated material identified during the intrusive investigations will be avoided, if possible, through proposal re-design, or managed in accordance with controls specified in the CEMP.	Construction
The CEMP will contain an UFP in the event that contaminated soils or other materials are exposed during the intrusive investigations or proposal construction activities which are confirmed or suspected of contamination. The following protocol will be implemented: • All earthworks will cease in the immediate vicinity of the contaminated material (or the material suspected of contamination). • Measures will be implemented to prevent run-on to the contaminated area and to contain runoff from the contaminated material (e.g. construction of an earth bund around the area). • The contaminated material and any rainfall runoff captured within the contained area will be classified in accordance with Environmental Standards: <i>Assessment and Classification of Liquid and Non-Liquid Wastes (EPSDD, 2021a)</i>.	Construction

Proposed mitigation measures	Stage of implementation
- If the material (and any captured rainfall runoff) are confirmed as contaminated, earthworks in the vicinity of the contamination (nominally within a 100 m radius) will cease and a contaminated lands specialist will be engaged to develop a plan to: - Manage and dispose of the contaminated material. - Assess the risk of encountering additional areas of contamination. - Identify any requirement for additional soil sampling to detect any additional areas of contamination. - If the classification process indicates soils are not contaminated, earthworks may proceed. The CEMP will also document procedures for the transport, storage and management of fuels and any chemicals to be used during proposal construction, including measures to manage accidental chemical spills or leaks (e.g. through the supply and maintenance of spill kits). It will include a procedure for remediation if any contamination occurs as a result of the proposal.	

3.7.4. Residual risk assessment

The table below details the risks associated with soils and geology as defined in the EIS.

Table 19 Residual risk assessment (Soils and geology)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Construction activities such as vegetation clearance, civil works and tower demolition increase erosion and sedimentation, leading to soil degradation.	High	Possible	Minor	Low
Fuel or chemical spills, or disturbance of existing contaminated material, lead to soil contamination which could result in environmental degradation and fines under the EP Act.	Low	Remote	Minor	Negligible

3.8. Utilities and Services

The EIS identifies that the proposal is located within an increasingly complex utility corridor, particularly around the Stockdill Drive infrastructure precinct, which includes existing electricity infrastructure (Transgrid assets), water infrastructure (Icon Water), and proposed utilities such as energy storage and waste facilities.

3.8.1. Key findings

The EIS demonstrated that the proponent has undertaken detailed mapping of existing utilities within at least 1 km of the proposal area and identified potential conflict points during design development and micro siting processes.

Overall, the key finding is that utilities interactions are a manageable constraint, with impacts largely limited to construction-phase risks and operational interface considerations, provided that appropriate controls are implemented.

The proponent's investigations confirm that:

- A range of existing utilities are present within and adjacent to the proposal area, including electricity transmission lines, substations, and water infrastructure.
- The project itself forms part of electricity network infrastructure upgrades, involving decommissioning of existing lines and installation of new 330 kV transmission lines.
- There is a high degree of co-location and interface with other infrastructure, particularly in the eastern extent of the proposal area.

3.8.2. Impacts

The potential impacts identified in the EIS were:

Impacts on existing utilities and electricity infrastructure:

- Damage to existing underground or above-ground utilities during construction works (e.g. excavation, civil works, access track construction).
- Disruption to existing essential services if utilities are accidentally struck or compromised.
- Risks associated with dismantling existing transmission lines and towers.
- Risks associated with installing and commissioning new high-voltage transmission infrastructure.
- Potential conflicts between proposed infrastructure and nearby utilities (e.g. substations, water infrastructure, and other services).
- Clearance and safety issues where infrastructure corridors overlap.

Indirect impacts:

- Increased traffic, vibration and construction activity may indirectly affect nearby utility assets or operations.
- Construction activities may result in unintended damage to utilities and essential infrastructure, with a pre-mitigation risk rating of medium.

3.8.3. Mitigation and avoidance

Table 20 details the avoidance and mitigation measures associated with impacts on existing utilities and infrastructure as proposed in the EIS.

Table 20 Avoidance and mitigation measures for Utilities and Services

Proposed mitigation measures	Stage of implementation
Identification and mapping of all utilities within the project area prior to construction	Design/Pre-construction
Verification of utility locations prior to excavation works	Pre-construction
Communication of utility locations to all construction personnel via inductions and toolbox talks	Construction
Marking utility locations on site plans and physically on-site where required	Construction
Engagement with service providers (e.g. Evoenergy, Icon Water) to manage clearances and design interfaces	Design/Construction
Restriction of connection works to authorised and trained personnel (e.g. Transgrid personnel)	Construction

Proposed mitigation measures	Stage of implementation
Compliance with relevant engineering and safety standards for all works on or near utilities	Construction/Operation
Regular maintenance and inspection of installed infrastructure to minimise failure risks	Operation
Management of indirect impacts (e.g. vibration, traffic) through related mitigation measures	Construction

3.8.4. Residual risk assessment

The table below outlines the risks associated with utilities and services as defined in the EIS and scoping framework.

Table 21 Residual risk assessment (Utilities and Services)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Safety hazards arising from accidental contact with existing utility assets (e.g. electrocution, gas release, water main break)	Very High	Remote	Catastrophic	Medium
Damage to existing utilities	Medium	Remote	Major	Low
Impacts on human health and safety from exposure to EMF.	Medium	Remote	Moderate	Very Low
Improper maintenance	Low	Remote	Moderate	Very Low
Collision with aircrafts within close vicinity	High	Remote	Catastrophic	Medium

3.9. Landscape and visual impact

As this proposal involves construction and demolition of transmission infrastructure, there are potential adverse landscape and visual impacts but also some beneficial impacts associated with the removal of 36.9km of transmission lines and associated towers. In addition, there will be impacts during demolition and construction, mainly relating to vegetation clearance and soil exposure and the movement of construction vehicles and equipment.

3.9.1. Key findings

A Landscape and Visual Impact Assessment (LVIA) was undertaken for the proposal. The EIS notes that designs for the proposal changed over time which reduced the visual impacts. The LVIA found that impacts had been minimised through iterative design changes.

3.9.2. Impacts

The potential impacts identified in the EIS are:

- Adverse impacts on landscape character.
- Loss of visual amenity for local residents and users of the surrounding areas, including roads and nature reserves, during construction and operation.

- Cumulative visual amenity impacts as a result of the proposal and other developments in the region.

In addition, construction and operational impacts include:

- Construction impacts would be associated with general construction works including minor vegetation clearance, excavation and fill, machinery use, the demolition of existing infrastructure, and the installation of new infrastructure.
- Operational impacts would relate to the addition of new overhead transmission lines within the landscape, spanning more than 11 km in total, and the removal of more than 12 km of existing transmission lines.

3.9.3. Mitigation and avoidance

Table 62 details the avoidance measures associated with landscape and visual impacts as proposed in the EIS.

Table 22 Avoidance and mitigation measures for Landscape and Visual Impacts

Proposed mitigation measures	Stage of implementation
The location of the new alignments was selected through an iterative design process over several years to ensure the proposed infrastructure and construction activities would not be inconsistent with or overly prominent in the landscape. Impacted landholders were consulted throughout the design process, and designs with too severe of a visual impact were rejected. These stakeholders found that the final proposal design (assessed in this EIS) was acceptable for further consideration, demonstrating the effectiveness of the GJV's avoidance efforts.	During assessment of the DA
As a considerable portion of the proposal area contains existing utility infrastructure (e.g. the Stockdill and Canberra Substations, other high voltage transmission lines and smaller powerlines, the LMWQCC, and the proposed Territory Battery), the proposal would not result in the addition of new elements into the landscape, thereby minimising potential cumulative impacts.	During assessment of the DA
Industry best practice CEMP will be implemented which includes measures to mitigate visual impacts associated with vegetation clearance, including the installation of fences or barriers and rehabilitation of construction areas as soon as possible. Approved disturbance areas will be demarcated on site, to ensure that vegetation clearance and vehicle movements do not occur in areas not approved for these activities.	Construction
Poles will be used to minimise the need for vegetation clearance in sensitive ecological areas along Stockdill Drive, as they allow for greater separation between conductors and vegetation.	Construction
existing roadside vegetation will mitigate the visual impact of the new alignments at some viewpoints, particularly along Stockdill Drive.	Construction
The use of on-site lighting during construction will be limited to times when staff are on site and there is insufficient natural light for maintaining safe working conditions. Lighting during proposal operation will be limited to times when maintenance work is being undertaken on site.	Construction
On-site lighting will be directed towards the proposal area and away from sensitive receptors.	Construction
The Proposal involves the relocation of Lines 1 and 7 (i.e. replacement of existing infrastructure with new infrastructure), which will avoid the accumulation of transmission lines in the landscape.	Construction

Proposed mitigation measures	Stage of implementation
No additional mitigation such as vegetation screening is proposed, as this would have adverse impacts on views of the surrounding rural and riverine landscapes which are considered to outweigh benefits from screening views of the new alignments.	During assessment of the DA
The removal of existing lines as part of the proposal will improve local amenity by reducing visual impacts on residential areas.	During Demolition

3.9.4. Residual Risk Assessment

The table below details the risks associated with landscape and visual impacts as defined in the EIS.

Table 23 Residual risk assessment (Landscape and Visual Impact)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
The location of the proposal results in a loss of visual amenity for local residents and users of the surrounding area and impacts on landscape character.	Medium	Possible	Moderate	Medium
Cumulative visual impacts occur as a result of the proposal and other developments in the region.	Medium	Possible	Moderate	Medium
Vegetation clearance results in a loss of visual amenity for local residents and impacts on landscape character.	Very Low	Unlikely	Minor	Very Low
Construction of the proposal results in a loss of visual amenity for local residents and users of the surrounding area and impacts on landscape character.	Low	Possible	Minor	Low
Cumulative visual impacts occur as a result of proposal construction and other developments in the region.	Medium	Possible	Moderate	Medium
Once operational, the proposal results in a loss of visual amenity for local residents and users of the surrounding area and impacts on landscape character.	High	Likely	Moderate	High

Cumulative visual impacts occur as a result of operation of the proposal and other developments in the region.	Medium	Possible	Moderate	Medium
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3.10. Water quality and hydrology

3.10.1. Key findings

The EIS identifies that the proposal traverses two major riparian corridors – the Murrumbidgee River and Molonglo River, and several smaller water features (including creeks and farm dams). The eastern sections of the new alignments are within the lower Molonglo catchment, while western sections of the new alignments and the lines to be removed are within the upper Murrumbidgee catchment.

A desktop assessment was undertaken to establish baseline conditions and risks, drawing on multiple datasets and proponent studies. The desktop assessment was informed by the Preliminary Site Investigation (PSI) (Douglas Partners, 2024) (Appendix G2 of the EIS) and supplemented by the preliminary ESCP (Appendix G3 of the EIS), which outlines anticipated drainage, erosion and sediment controls (to be further developed for the DA).

Key baseline findings include:

- No Ramsar wetlands or nationally important wetlands were identified within the proposal area or in proximal downstream locations where a hydrological connection could lead to impacts.
- The EIS identifies that construction activities involving vegetation clearance and soil disturbance (including earthworks at new tower locations, existing towers, access tracks, laydown areas and compounds) may increase erosion and sedimentation risks and affect surface water quality if controls are insufficient.
- Water quality monitoring for the Molonglo River near the Murrumbidgee confluence is undertaken through the Upper Murrumbidgee Waterwatch program, with the Catchment Health Indicator Program (CHIP) reporting the Molonglo River as being in ‘fair’ condition in 2022 at the referenced site and noting influence from outflows from the LMWQCC.
- The EIS also references relevant prior investigations for nearby projects (e.g., Territory Battery PSI and Stockdill Substation investigations) and notes that groundwater may need to be dewatered if intercepted at tower foundation excavations (up to 10 m depth).
- Flood mapping indicates no proposal infrastructure is in areas subject to major river flooding (1% AEP), and dam-failure modelling indicates the new towers are not within probable maximum flood extents.

3.10.2. Impacts

The potential impacts identified in the EIS were:

- Alteration of surface water quality by erosion and sedimentation from construction activities (including vegetation clearance; installation/removal of infrastructure; access roads and compounds).
- Contamination of waterways and possibly groundwater due to fuel/chemical leaks or spills, or disturbance of previously unidentified contamination.
- Localised changes to groundwater levels if groundwater dewatering is required for tower foundation installation.

- Changes to surface water quality caused by inappropriate disposal of dewatered groundwater.

The EIS stated that the proposal is not expected to have surface water impacts once operational, with disturbed areas rehabilitated/revegetated post-construction, and only a minimal increase in impermeable area (limited to tower foundations).

3.10.3. Mitigation and avoidance

Table 24 details the avoidance and mitigation measures associated with water quality and hydrology impacts as proposed in the EIS.

Table 24 Avoidance and mitigation measures for Water Quality and Hydrology

Proposed mitigation measures	Stage of implementation
Implement an industry best practice CEMP to manage erosion/s	Pre-construction/Construction
Prepare and implement a detailed ESCP	Pre-construction/Construction
Install erosion/sediment controls for key construction activities (e.g., tower construction/demolition, laydown areas, access tracks), consistent with ESCP	Construction
Install temporary waterway crossings for access tracks where required	Construction
Provide sediment basins	Design (DA)/ Construction
Include stockpile/spoil management controls and ESCP monitoring/maintenance requirements	Construction
Undertake intrusive soil investigations during the DA	Design (DA)/Pre-construction
Include an Unexpected Finds Protocol for suspected contaminated materials	Construction
Include procedures for fuel/chemical transport, storage and spill/leak management	Construction
Include dust management measures in the CEMP	Construction
Undertake geotechnical investigations at each new tower location	Design/Pre-construction
If dewatering is required, prepare a Dewatering Plan as part of the CEMP	Pre-construction/Construction

3.10.4. Residual risk assessment

The table below details the risks associated with water quality and hydrology impacts as defined in the EIS.

Table 25 Residual risk assessment (Water Quality and Hydrology)

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
Earthwork activities generate soil that increases sedimentation of nearby waterways when transported off site.	High	Unlikely	Moderate	Low
Fuel or chemical spills, or disturbance of contaminated material, lead to contamination of groundwater and/or nearby waterways, which could result in	Low	Remote	Moderate	Very low

Potential Impact	Risk Assessment			
	Risk (before mitigation)	Likelihood (after mitigation)	Consequence (after mitigation)	Residual risk
environmental degradation and fines under the EP Act.				
Any groundwater dewatering required is discharged directly or indirectly to surface waterbodies, impacting the water quality.	Low	Remote	Minor	Negligible
Any groundwater dewatering required results in local changes to groundwater levels.	Very low	Unlikely	Minimal	Negligible
Water generated during fire suppressing activities resulting from construction activities, results in run-off, and potential environmental degradation.	Medium	Unlikely	Moderate	Low

3.11. Conclusion of impact assessment

The supporting studies and the comments of relevant entities provide sufficient information on all impacts of the proposal identified above.

4. Policy considerations

Legislative requirements and ACT policies considered in the preparation of the EIS are detailed below. It is noted that transitional arrangements apply to this proposal under planning legislation, as the EIS was submitted under the *Planning and Development Act 2007* (PD Act) and the *Planning Act 2023* would apply to any subsequent development application.

4.1. Planning Act 2023

Although the PD Act has been repealed, transitional provisions under Section 636 of the *Planning Act 2023* allow the EIS to be assessed under both the former and current legislation. The proposal meets the criteria for “Significant Development” due to its scale and the requirement for an EIS. It also satisfies triggers under Schedule 4 of the former PD Act and Schedule 1 of the *Planning Regulation 2023*, ensuring compliance with both frameworks. As the application was submitted in 2023, this EIS is being assessed under the PD Act. The future development application will be assessed under the *Planning Act 2023*.

4.2. Planning and Development Regulation 2008

As this EIS is being assessed under the PD Act, the EIS must be prepared in accordance with the *Planning and Development Regulation 2008* (PD Regulation). Section 50 of the PD Regulation outlines the requirements for the preparation of an EIS in the ACT.

4.3. Environment Protection Act 1997

The *Environment Protection Act 1997* (EP Act) was established to protect the environment from pollution and its effects, and to provide a regulatory framework to reduce and eliminate the discharge of pollutants into the air, land and water. The EP Act establishes the

Environment Protection Authority (EPA) as the statutory decision maker for environmental regulation and policy. The EPA administers legislation covering air and water quality, waste, contaminated land, noise, pesticides, and hazardous waste through the provisions of the *Environment Protection Regulation 2005* (EPR).

The EP Act requires that an environmental authorisation be obtained for activities that may have a substantial environmental impact. An authorisation sets out the conditions under which the activity may be conducted. These activities are listed as class A activities in Schedule 1 of the EP Act. The proposal is not a class A activity so would not require an environmental authorisation under the EP Act. However, the EPA was a referral entity for this proposal, and relevant matters have been considered as part of this EIS.

4.4. Emergencies Act 2004

The *Emergencies Act 2004* (Emergencies Act) was developed in response to the Report of the McLeod Inquiry into the operational response to the January 2003 bushfires in the ACT. The Emergencies Act consolidates all previous emergency legislation in the ACT, provides for different declarations in an emergency or impending emergency, and establishes the ACT Bushfire Council as an advisory body to the Minister for Police and Emergency Services.

The ACT's primary bushfire planning instrument, the Strategic Bushfire Management Plan (SBMP), is administered under the Emergencies Act. The SBMP establishes the basis and framework for the efficient, effective and comprehensive management of fire and fire-related activities for protecting human life, property, assets and the environment. The SBMP is considered in the bushfire risk assessment.

4.5. Heritage Act 2004

The purpose of the *Heritage Act 2004* (Heritage Act) is to provide recognition, registration and conservation of places and objects of natural and cultural significance in the ACT. The Heritage Act establishes the ACT Heritage Council, which is an independent body responsible for providing advice on appropriate conservation of cultural, natural, and Aboriginal heritage places and objects throughout the ACT.

The Heritage Act has been considered in this EIS through the preparation of a CHA and assessment of heritage values in the proposal area. The region surrounding the proposal area contains a large number of known Aboriginal heritage sites and has important tangible and intangible values to First Nations people. The historic Huntly pastoral property is also located near the new alignments. The proposal has avoided impacts on all known Aboriginal and European heritage values through strategic siting of proposal infrastructure.

4.6. Water Resources Act 2007

The *Water Resources Act 2007* (WR Act) aims to ensure that the management and use of water resources in the ACT is sustainable, while protecting the ecosystems that depend on those resources. It also provides for the protection of aquatic ecosystems and aims to reverse any damage that has already occurred to those ecosystems where practicable. The WR Act requires that licences be obtained for a number of different activities, such as work in a waterway or construction of a water structure (a dam or any other water retention structure) with a capacity of more than 2 megalitres (ML). The proposal would not require a waterway work licence as no work would be undertaken in a waterway and no construction of water structures will occur.

4.7. Nature Conservation Act 2014

The *Nature Conservation Act 2014* (NC Act) is the primary legislation which provides for the protection of native plants and animals in the ACT, and for the management of the conservation reserve network. The NC Act establishes the ACT Conservator for Flora and Fauna (the Conservator), Parks and Conservator Services (PCS) and other various committees. The NC Act also lists threatened native species and ecological communities to be protected in the ACT; outlines the requirement for action plans for declared threatened species and ecological communities; provides a regime for offences, licences, and penalties; and outlines monitoring, compliance and enforcement activities.

4.8. Urban Forest Act 2023

The *Urban Forest Act 2023* (UF Act) replaces the repealed *Tree Protection Act 2005* with the aim of improving tree protection on both public and private land. The UF Act sets out the provisions for the protection of trees in areas of ‘urban forest’ in the ACT (built-up urban areas, future urban areas or areas subject to an estate development plan). The EIS provides details about the trees that may be impacted by the proposal and measures that will be used to avoid and mitigate impacts on trees.

4.9. Climate Change and Greenhouse Gas Reduction Act 2010

The Climate Change and Greenhouse Gas Reduction Act 2010 sets targets for greenhouse gas emissions and renewable energy use/generation for the ACT, facilitating the ACT Government’s development of policies and programs to meet the targets and address and adapt to climate change, and to encourage private entities to take action to address climate change. As a transmission line project, the Proposal does not directly contribute to meeting these targets, although it does ensure the continuity of a reliable electrical connection and supply of renewable energy to the ACT.

4.10. Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)

The EPBC Act is the Commonwealth’s primary environmental legislation, designed to protect Matters of National Environmental Significance (MNES), including threatened species, ecological communities, and heritage places. The EPBC Act requires referral to the Commonwealth if a proposal is likely to significantly impact MNES. As part of this process and assessment, a referral was made to the Commonwealth Government. The Commonwealth Government advised that the proposal is not considered a controlled action under the EPBC Act, and no further Commonwealth assessment is needed.

4.11. Australian Capital Territory (Planning and Land Management) Act 1988

The introduction of self-government for the ACT in 1988 created a circumstance where two governments, the Australian Government and the ACT Government, would share responsibility for further development of the Territory. The PALM Act allows for land used by or on behalf of the Commonwealth to be declared National Land and be managed by the Commonwealth. The remaining lands of the Territory are classified as Territory Land to be managed by the ACT Government on behalf of the Commonwealth. The proposal does not require approval from the National Capital Authority as the relevant approval body in the ACT for development on National land and Designated Areas under the National Capital Plan.

4.12. Environment Protection and Biodiversity Conservation Regulations 2000

The *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regulations) provide the requirements for submitting a referral to the relevant Commonwealth Government department (currently DCCEEW), including the information to be provided in a referral. This information was provided in the two referrals submitted for the proposal in July 2024.

4.13. Aboriginal and Torres Strait Islander Heritage Protection Act 1984

The *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (ATSIHP Act) allows the Commonwealth Minister for the Environment, on the application of an Aboriginal person or group of persons, to make a declaration to protect an area, object or class of objects from a threat of injury or Environmental Impact Statement Legislative and Strategic Context desecration. The ATSIHP Act was passed to enable the Commonwealth an opportunity to intervene and where necessary preserve and protect areas and objects of particular significance to Aboriginal or Torres Strait Islander people.

There are no known Commonwealth-listed Aboriginal heritage objects or places within the proposal area.

4.14. Native Title Act 1993

The *Native Title Act 1993* (NT Act) provides a national system for the recognition and protection of native title and for its co-existence with the national land management system. Native title recognises the rights and interests of Aboriginal and Torres Strait Islander people in land and waters according to their traditional laws and customs. It recognises the right to perform certain activities which come from traditional laws and customs but does not recognise those traditional laws and customs themselves. These activities may include the right to camp, hunt, use water, hold meetings, perform ceremony, and protect cultural sites.

There are no native title claims within the proposal area.

4.15. Territory Plan Statement of Strategic Directions

The following principles outlined in the Planning Principles and Strategic Links of the Territory Plan have been considered.

Section 2.1 of the Territory Plan provides a Statement of Strategic Directions, which sets out the principles for giving effect to the objects of the Territory Plan. The Statement includes principles for sustainable development as well as spatial planning and urban design principles that are intended to guide more specific policy content of the Territory Plan.

The design principles are intended to guide the planning and development of the ACT. They contain principles relating to sustainable development (economic, social and environmental sustainability), in addition to spatial planning and urban design principles which generally relate to the desired outcomes for future development of land and transport in the ACT.

The Proposal would meet all relevant strategic directions identified in Section 2.1 of the Territory Plan. The Proposal has also been developed with consideration for potential impacts on the environment, particularly in relation to ecological matters, heritage values, waterways, visual amenity and human safety.

4.15.1. ACT Planning Strategy 2018

The *ACT Planning Strategy 2018* is a key strategic planning document within the ACT, providing a framework for spatially based development decision making and identifying actions required to achieve its strategic goals over a 30-year period. The Strategy operates

alongside the Territory Plan and the NCP, providing direction for land use and construction of capital works in the short, medium, and long term.

The urban planning framework is based on five themes that would deliver on a vision for a sustainable, competitive and equitable Canberra:

- Compact and efficient city.
- Diverse Canberra.
- Sustainable and resilient Territory.
- Liveable Canberra.
- Accessible Canberra.

The proposal is particularly relevant to the first theme, to develop a compact and efficient city. This theme relates to growing mostly within our urban footprint or in areas close to our footprint and maintaining environmental values. The proposal contributes to the theme by using infrastructure to support our growing community.

5. Recommended conditions

After considering the revised EIS, the Authority recommends DA considerations to assist with the avoidance, mitigation of adverse environmental impacts, as outlined in **Table 266**.

Any DA related to the completed EIS must include the DA considerations as part of the application.

Table 26 Draft Conditions of Development Approval for Upper and Lower Tumut 330 kV Transmission Line Realignment, Ginninderry

No.	Condition contents	Endorsement/approval	Construction stage	Draft condition of approval
1	General	Territory Planning Authority (TPA)	All works	All works must be consistent with the mitigation measures in the Revised EIS, Upper and Lower Tumut 330 kV Transmission Line Realignment, Ginninderry, prepared by Umwelt, dated March 2026 (the EIS).
2	Construction Environmental Management Plan (CEMP)	TPA	Prior to construction	A CEMP must be prepared and submitted to the territory planning authority (CEDImpact@act.gov.au) for endorsement. The CEMP must outline the construction conditions/methods and temporary environmental protection measures to manage the impact of construction activities, consistent with the EIS. The CEMP must include the mitigation measures proposed in the EIS and any relevant management plans including, but not limited to: a) Sediment and erosion control plan; b) Unexpected finds procedure for contamination; and c) Unexpected discovery procedure for heritage items.
3	CEMP	TPA	During construction	All works must be undertaken in accordance with the endorsed CEMP.
4	Heritage requirements	ACT Heritage Council	Prior to commencement of works	All heritage impact mitigation and management measures outlined in Table 8.4 of the draft EIS must be adhered to for the duration of the project.
6	Noise Management Plan	EPA	Prior to construction	A Noise Management Plan to be submitted with the DA to meet the requirement of EPA.
7	Rehabilitation Plan	Conservator of Flora and Fauna	Prior to commencement of works	A rehabilitation plan must be endorsed by the Conservator prior to any works commencing which impact Natural Temperate Grassland, Box Gum Woodland, or Pink-tailed Worm Lizard habitat.

6. Recommended action on this EIS

Having regard to the documentation and information provided, the Authority has assessed the Upper and Lower Tumut 330kV Transmission Realignment Revised EIS as meeting the requirements of the PD Act.

It is the Authority's assessment that the revised EIS has provided sufficient information to the ACT Government and the community to allow an informed evaluation of potential environmental impacts which could be attributed to the proposal. The proponent has proposed a range of avoidance, mitigation and management measures to reduce and avoid potential environmental impacts arising from construction and operational activities associated with the project. It is considered that any potential adverse impacts can be adequately addressed by implementing these measures and the DA conditions specified in this report.

The Authority's recommendation is that the Minister **take no action** in relation to the revised EIS.

The Minister has the following options under the PD Act in relation to the EIS:

Option 1 – take no action on the EIS. This option applies if the Minister decides not to establish an Inquiry Panel and decides not to present the EIS to the Legislative Assembly.

Option 2 – not establish an inquiry panel but present the EIS to the Legislative Assembly. The EIS process is complete upon the Minister's decision not to establish an Inquiry Panel.

Option 3 – establish an inquiry panel to inquire about the EIS. The EIS process will be complete at the finalisation of the inquiry panel report.

Under s228 of the PD Act, the Minister must decide to establish an inquiry panel within 15 working days of receiving this assessment report.

For all options above, the Minister may still choose to present the EIS to the Legislative Assembly under s227 of the PD Act. However, this does not affect whether the EIS process is considered complete (see s 209(2) of the PD Act).

Appendix A – Final scoping document



ACT
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Environment, Planning and
Sustainable Development

Scoping Document

Under Division 8.2.2 of the *Planning and Development Act 2007*

APPLICATION NUMBER: 202300023		DATE OF THIS NOTICE: 13 July 2023
DATE LODGED: 30 May 2023		
PROJECT: Proposed Upper and Lower Tumut 330 kV Transmission Line realignment		
IMPACT TRACK TRIGGER: Planning and Development Act, Schedule 4, Part 4.2 Item 2; and Part 4.3 Items 1(a), 1(b), 1(c), 2(a), 3 and 6		
BLOCK: 10, 33, 47, 63, 64, 72, 85, 87 and 88	SECTION: 0	DISTRICT: Coree
BLOCK: 452, 480, 481, 487 and 488	SECTION: 0	DISTRICT: Stromlo
BLOCK: 1559, 1461, 1462, 1578, 1586, 1602, 1614, 1634, 1635, 1640, 1641, 1648	SECTION: 0	DISTRICT: Belconnen
BLOCK: Part Block 1	SECTION: 3	DISTRICT: Macnamara
BLOCK: Part Block 5	SECTION: 37	DISTRICT: Strathnairn
ADDRESS: Various		
PROPONENT: Riverview Projects (ACT) Pty Ltd		
APPLICANT: Keira Banks, Umwelt (Australia) Pty Limited		
LESSEE/LAND CUSTODIAN: Various ACT Government Agencies and Private Lessees/Land Custodian details provided in <u>Attachment A</u> .		

SCOPING DOCUMENT

The planning and land authority (the Authority) within the Environment, Planning and Sustainable Development Directorate received your application under section 212(1) of the *Planning and Development Act 2007* (the PD Act) for Scoping of an Environmental Impact Statement (EIS) for the above proposed development. Pursuant to section 212(2) of the PD Act, the Authority has:

- Identified the matters that are to be addressed by an EIS in the relation to the development proposal; and
- Prepared a written notice (the **scoping document**) of the matters.

NB: The EIS must conform to the requirements of this scoping document. This document does not indicate approval or support in any way, nor does it indicate approval in principle.

TERM OF SCOPING DOCUMENT

Pursuant to section 213(2) of the PD Act, the proponent must give the draft EIS to the Authority by

GPO BOX 1908, Canberra ACT 2601

www.planning.act.gov.au

Authorised by the ACT Parliamentary Counsel—also accessible at www.legislation.act.gov.au



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Scoping Document

Under Division 8.2.2 of the *Planning and Development Act 2007*

the end of the period of 18 months starting on the day the Authority gives the scoping document for the development proposal to the applicant.

FORM AND FORMAT OF EIS

The Authority requires that the proponent engage a suitably qualified independent consultant to prepare an EIS, OR the proponent submits, with the draft EIS, an independent review of the draft EIS undertaken by a suitably qualified consultant. The EIS must be in the following form and format:

- The EIS must be prepared in accordance with section 50 of the *Planning and Development Regulation 2008*.
- The EIS must be written in plain English and avoid the use of jargon as much as possible.
- The EIS is required to be provided in the same structure as described in this Scoping Document as closely as possible (e.g. executive summary, introduction, proposal details, legislative context, risk assessment, assessment of impacts, consultation, recommendations/mitigation, conclusion).
- A table that cross-references the EIS to the scoping document must be included in the EIS submission.
- The report must reference any figures or supporting information such as appendix and page number, table or figure.
- Additional technical detail, including relevant data, technical reports and other sources of the EIS analysis must be provided in appendices.
- A redacted version (in addition to the full version) of any reports, drawings containing restricted or sensitive information must be provided for public notification, such as a Cultural Heritage Assessment report.
- Maps, diagrams and other illustrative material should be included in the EIS to assist readers to interpret information.
- The EIS document sized A4 with maps and drawings in A4 or A3 format.
- The proponent must supply all draft EIS and revised EIS documents in electronic formats for circulation and web posting. These are to be supplied by email, USB, or another agreed method.
- Digital files must not exceed 20 MB each.

COST OF PREPARATION OF EIS

The proponent is responsible for the preparation of the draft and any subsequent revised EIS and any related applications and associated costs.

NEXT STEPS

The proponent is now required to prepare a document (a **draft EIS**) that addresses each matter raised in the scoping document for the proposal within the timeframe specified above. Once the draft EIS has been accepted for lodgement, a public notification fee is payable in order for notification, referrals and assessment to commence. After the notification period has closed, the Authority will provide comments and any public representations received for the proponent to address in preparing a **revised EIS**, and any further instructions on the application.

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ACT
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**Environment, Planning and
Sustainable Development**

Scoping Document

Under Division 8.2.2 of the *Planning and Development Act 2007*

If you have any queries about the requirements outlined in this scoping document, please contact Jesmin Abdullah to arrange a suitable time to discuss.

Delegate of the planning and land authority

George Cilliers
Executive Group Manager
Statutory Planning Division
Environment, Planning and Sustainable
Development Directorate (EPSDD)

Contact

Jesmin Abdullah
Assessment Officer
Impact Assessment and Business Improvement
Environment, Planning and
Sustainable Development Directorate
E: EPDImpact@act.gov.au
T: (02) 6205 2235

GENERAL REQUIREMENTS FOR THE EIS

1. Cover Page

The cover page must clearly display the following:

- The name of the proposal (project title)
- The block identifier(s) and street address for the proposal
- The date of the preparation of the document
- Full name and postal address of the designated proponent
- Full name and postal address of the designated applicant
- Name and contact details of the person/organisation who prepared the documents (if different to the above).

2. Glossary

Provide a glossary of technical terms, acronyms and abbreviations used in the EIS.

3. Executive Summary

Provide a non-technical summary of the EIS including a description of the proposal, key findings and recommendations.

4. Introduction

Summarise the proposal background and justification for the proposal.

5. Proposal Details

5.1. Project Description

Provide a description of the proposal, including:

- a) The objectives and justification, with supportive evidence, for the proposal;
- b) The location of the land to which the proposal relates, including detailed maps;
- c) The division and/or district names and block and/or section numbers of the land under the *Districts Act 2002*;
- d) If the land is leased – the lessee's name;
- e) If the land is unleased or public land – the custodian of the land;
- f) The purposes for which the land may be used;
- g) A clear identification of all lands subject to direct disturbance from the proposal and associated infrastructure and geomorphic features such as waterways and wetlands. This is to be supported by a map showing all affected lands;
- h) An outline of any developments that have been, or are being, undertaken by the proponent, or other person(s) or entities, within the proposal area and broadly in the region. Describe how the proposal relates to these developments;
- i) A description of all the components of the proposal, including the proposal specifications, the predicted timescale for implementation (design, approvals, construction and decommissioning) and project life;
- j) A plan/description of the precise location of any works to be undertaken, structures to be built or elements of the proposal that may have relevant impacts; and

- k) A description of the construction methodologies for the proposal.

5.2. Alternatives to the proposal

Provide details of any alternatives to the proposal considered in developing the proposal including a description of:

- a) Any design and location alternatives to the proposal and provide reasons for selecting the preferred option with an analysis of site selection as an attachment to the EIS;
- b) The criteria used for assessing the performance of any alternative to the proposal considered;
- c) Any matters considered to avoid or reduce potential impacts prior to the selection of the preferred option; and
- d) Details of the consequences of not proceeding with the proposal.

6. Legislative and Strategic Context

A description of the EIS process including any statutory approvals obtained or required for the proposal, and how the proposal is aligned with strategic priorities for the ACT.

6.1. Statutory requirements

The description must include information on statutory requirements for the preparation of an EIS:

- *Planning and Development Act 2007 (including confirmation of relevant Schedule 4 triggers based on impacts identified in the scoping document and any studies undertaken in preparing the draft EIS)*
- *Planning and Development Regulation 2008*
- *Heritage Act 2004*
- *Nature Conservation Act 2014*
- *Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth)*
- *Environment Protection and Biodiversity Conservation Regulations 2000 (Commonwealth)*
- Related statutory approvals.

6.2. Other requirements

The description must also include information on how the proposal is consistent with each of the following:

- Territory Plan 2008, including the Statement of Strategic Directions (Section 2.1)
- ACT Planning Strategy
- National Capital Plan
- *Climate Change and Greenhouse Gas Reduction Act 2010*
- The ACT Climate Change Strategy 2019-2025
- Relevant Environment Protection Policies and Separation Distance Guidelines for Air Emissions (https://www.environment.act.gov.au/environment/legislation_and_policies)
- *Environment Protection Act 1997*
- *Environment Protection Regulation 2005*
- Plans of Management for any public land
- Any relevant Master Plan
- Other relevant planning and environmental guidelines and management plans.

6.2.1 Ecologically sustainable development (ESD)

Provide a description of how the proposed development demonstrates ESD. This is to include long-term and short-term considerations related to economic development, social development, and environmental protection at local, regional, and national scales. The proponent should ensure that the EIS adequately addresses the ESD principles as defined by section 9 of the PD Act.

6.2.2 Territory Plan strategic directions

A statement must be provided regarding the proposal's consistency with the principles in the Statement of Strategic Directions in the Territory Plan 2008 (Section 2.1 - Strategic Direction).

REQUIREMENTS FOR ADDRESSING IMPACTS IN THE EIS

7. Risk Assessment

7.1. Risk Assessment Methodology

Provide a risk assessment in accordance with the Australian and New Zealand Standard for risk management AS/NZS ISO 31000:2009 *Risk Management – Principles and guidelines*. The proposed criteria for determining which risks are potentially significant impacts must be described.

-Assessment guide-			
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation strategies in place. This table format is one option, however alternative formats can be used provided the methodology is clearly described and in accordance with AS/NZS ISO 31000:2009 <i>Risk Management – Principles and guidelines</i>			
Risk	Likelihood	Consequence	Risk rating

The Preliminary Risk Assessment (PRA) submitted as part of the request for a scoping document must be revised to include, but not be limited to, the risks identified by the Authority in Table 1.

The risks identified in Table 1 are based on the scoping document application and comments received from entities on the application. All of these risks are considered potentially significant (i.e. medium risk level or above) and must be addressed in the EIS. Should any risk levels change during the preparation of the EIS or any new risks become apparent, these must be assessed and included with a justification in the EIS, and where relevant, the residual risk assessment.

Table 1 – Identified impacts and requirements to be addressed in the EIS

Environmental Theme	Risk identified	See section/s below for further detail
Ecology and natural environment	- Impacts on fauna (including aquatic and arboreal species and threatened species such as Pink-tailed Worm-Lizard, Superb Parrot and Golden Sun Moth) - Impacts on flora and ecological communities, including critically endangered Box Gum Woodland (BGW) and Natural Temperate Grassland (NTG) - Removal of tree species suitable for Superb Parrot nesting	8.2.1

Environmental Theme	Risk identified	See section/s below for further detail
	• Clearance of native vegetation • Spread of invasive species/weeds off-site during construction	
Heritage items and places	• Impact on heritage sites and objects • Impact on the heritage significance of the Huntly Heritage Homestead	8.2.2
Hazard and risk	• Impact of bushfire on the transmission line and associated infrastructure • Risk of the substation causing a fire or being damaged by fire • Safety hazards during demolition, construction and operation • Safety impact of an electrical fault in relation to buried water and/or sewer pipes • Unauthorised access to site and associated risk of contact with electrical equipment • Potential flooding from rain or dam failure impacting the transmission lines	8.2.3
Planning and land status	• Incompatibility with current and known future land uses on adjacent sites	8.2.4
Traffic and transport	• Traffic impacts during demolition/construction/operation • Traffic damage to sensitive environmental and heritage items/areas	8.2.5
Materials and waste	• Increased waste to landfill during demolition and construction • Impacts from storage and disposal of materials	8.2.6
Soils and geology	• Sediment and erosion during demolition and construction phases • Impact from previously unknown soil contamination being exposed	8.2.7
Utilities and services	• Impact on existing power infrastructure during demolition, construction and operation • Impacts of removal of existing transmission lines and towers	8.2.8
Landscape and visual	• Visual impact on landscape character	8.2.9
Water and hydrology	• Impact on water quality in local waterways from run-off during demolition/construction • Impact from potential flooding	8.2.10
Health	• Impact of exposure to electro-magnetic fields (EMF) and frequencies associated with high voltage powerlines	8.2.11

8. Assessment of Impacts

8.1. Standard requirements

Sufficient information is required to provide the Authority with an adequate understanding of the environmental impacts associated with the proposal.

Each risk identified in Table 1, and in the proponent's PRA, must be addressed and structured as set out in sections 8.1.1 - 8.1.5 below.

8.1.1. Environmental conditions and values

Describe the environmental conditions and identify the environmental values for the environmental themes identified in Table 1. This section should discuss the baseline conditions for the area.

8.1.2. Investigations

Identify the findings and results of any environmental investigation in relation to the land to which the proposal relates.

8.1.3. Impacts

Describe the effects of the environmental impact as a result of construction and operation for the environmental themes identified in Table 1 and in the proponent's risk assessment (including cumulative, consequential and indirect effects) on physical and ecological systems and human communities. Particular emphasis should be placed on the potentially significant impacts identified in the risk assessment and this scoping document. Include a discussion of the timeframes of impacts i.e. short or long term, their nature and extent and whether they are reversible or irreversible, unknown or unpredictable. Include an analysis of the significance of the relevant impacts. Information must include any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

8.1.4. Mitigation and offsets

Discuss the proposed safeguards and mitigation measures proposed to be taken for the environmental management of the land to which the proposal relates for the environmental themes identified in Table 1 and the proponent's risk assessment. This is to include:

- a) A description and an assessment of the proposed impact prevention, mitigation or offsetting measures to deal with the environmental impact of the proposal, along with which stage the mitigation measures will be adopted
- b) Any statutory or policy basis for the mitigation measures
- c) An outline of an environmental management plan (EMP) that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing
- d) The frequency, duration and objectives of monitoring proposed
- e) The name of the agency responsible for endorsing or approving each mitigation measure or monitoring program
- f) A description of the cost effectiveness of environmental mitigation or rehabilitation measures proposed and the expected or predicted effectiveness of those measures.

Proposed Offsets

If any offsets are required, the offset package must provide compensation for any unavoidable impacts arising from the proposal on listed threatened species and communities. The offset package must include, but not be limited to, measures to address the long-term protection and management of relevant listed threatened species and communities at offset sites in the ACT (or surrounding area) and may also include management measures to improve the ecological values. Further information on the provision of Commonwealth offsets is detailed in the *EPBC Offsets Policy (2012)* available

from: <http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy>

Offsets should directly contribute to the ongoing viability of protected matters impacted by the project and deliver an overall conservation outcome that improves or maintains the viability of protected matters as compared to what is likely to have occurred under the status quo, that is if neither the action nor the offset had taken place.

8.1.5. Residual risk

Provide a table that details the residual risk for the potentially significant impacts identified for the environmental themes in Table 1 and the proponent's risk assessment. A residual risk assessment is only required where the significance of impact is determined as medium or above. The calculation of the residual risk should take into account the influence of implementation of mitigation or offsetting measures on the impacts identified by the risk assessment. A discussion of how the calculations were determined should also be included, including the expected or predicted effectiveness of the mitigation measures.

-Assessment Guide-				
Provide the residual risk assessment as set out in the table below.				
Risk identified in Section 7.1	Original risk rating from items identified in 7.1	Residual likelihood	Residual consequence	Residual risk rating

8.2. Detailed requirements

The following items (sections 8.2.1 - 8.2.11), relate to the potentially significant environmental impacts identified in Table 1. They must be addressed in detail in the EIS.

NOTE: The information provided under the following headings is not an exhaustive list of matters that may be required to accurately detail the assessment scenarios.

8.2.1. Ecology and natural environment

- Provide a description of the ecological values (including native vegetation, endangered ecological communities and threatened species) and their habitat on, and adjacent to the site, including but not limited to:
 - Yellow Box – Blakely's Red Gum Grassy Woodland (BGW)
 - Natural Temperate Grassland (NTG)
 - Pink-tailed Worm-lizard (*Aprasia parapulchella*, PTWL)
 - Superb Parrot (*Polytelis swainsonii*, SP)
 - Little Eagle (*Hieraaetus morphnoides*)
 - Perunga Grasshopper (*Perunga ochracea*)
 - Hoary Sunray (*Leucochrysum albicans*)
 - Gang-gang Cockatoo (*Callocephalon fimbriatum*)
 - Diamond Firetail (*Stagonopleura guttata*)
 - Scarlet Robin (*Petroica boodang*)
 - Southern White-face (*Aphelocephala leucopsis*)
 - Golden Sun Moth (*Synemon plana*)
 - Groundcovers including *hemeda australis* or *Microlaena stipoides*.
- Ecological surveys must be undertaken by a qualified ecologist for each impacted species and their habitats.

- Provide maps showing the location of all habitat and overlay all aspects of the proposed development to show the extent of any impact.
- Describe the direct and indirect impacts on ecological values. The description must include all areas that may be impacted by the decommissioning, construction and installation of the transmission lines, including pole placement, laydown, access arrangements and any areas that will be impacted by maintenance works following completion of construction.
- Consider the indirect impacts of the development on fauna species in relation to:
 - increased predation efficiency and predator abundance due to the erection of poles and lines adjacent to grasslands; and
 - increased mortality of birds due to collisions with power lines, with particular consideration for Superb Parrot and other avian species known to occur in the area.
- Consider impacts of removal of tree species (*Eucalyptus rossii* or *Eucalyptus blakelyi*) suitable for Superb Parrot nesting and provide detailed assessment of the possible impacts on their breeding habitat.
- Consider the impact of removing mature, hollow-bearing trees on connectivity for arboreal species.
- Consider impacts on migratory species.
- Consider the impact of weed spread due to soil disturbance and any key habitat that is at risk of being affected.
- Detail any potential cross border impacts.
- Describe measures for avoidance and mitigation of the impacts identified and, if proposed, any offset measures.
- Outline alternative design options that have been explored to avoid or reduce the impact.

8.2.2. Heritage items and places

- Provide an in-depth heritage assessment of the site:
 - Consider direct and indirect impacts on known heritage values and any historical archaeological features and deposits identified through further research; and
 - Consider the impact of the realignment on the heritage character / significance of the Huntly Heritage Homestead.
- If testing or archaeological excavation is required to assess the heritage significance of the proposed development area, this investigation must be undertaken to inform the EIS. Where the application relates to Aboriginal places and objects, consultation with Representative Aboriginal Organisations (RAOs) regarding the proposed investigation should occur.
- A Cultural Heritage Assessment (CHA) must be prepared by a suitably qualified heritage practitioner, and in consultation with RAOs covering the whole project footprint including any access roads and cabling infrastructure, in line with ACT Heritage Council requirements.
- If Aboriginal places or objects are identified on site, design changes and/or management controls to avoid heritage impacts should be considered.
- Develop a Conservation Management Plan that considers the impact of the proposed development on heritage items:
 - Survey and locate each item of heritage significance.
 - Describe the measures to be taken to prevent damage during construction.
 - Include a monitoring and evaluation framework to ensure that all items of heritage significance are protected during construction and operation and where impacts cannot be avoided present ways to minimise and mitigate heritage impacts.
 - Include an Unexpected Finds protocol for any additional items of heritage significance that may be identified during construction.

8.2.3. Hazard and risk

- Consider the risk of a bushfire starting from malfunction of the project infrastructure (substation, faults in cable connections, weather impacts etc).
- Consider the risk of bushfire during construction, including the cessation of construction works during periods of escalated fire danger.
- Provide a detailed bushfire assessment report that considers the bushfire attack level of the project span and protection measures to be implemented in proximity to the infrastructure, including asset protection zones, vegetation management/fuel load reduction strategies.
- Consider the safety impacts of an electrical fault in relation to buried water and/or sewer pipes.
- Consider how separation to overhead conductors will be achieved for any firefighters undertaking asset protection in the event of a fire.
- Consider potential safety hazards during the demolition, construction and operation of the proposal including:
 - Impacts of any hazards on residents, workers and the community;
 - impacts of unauthorised access to site and associated risk of contact with electrical equipment;
 - excessive step & touch potential due to Earth potential rise (EPR) or Electromagnetic Induction (EMI) on both in-service and abandoned metallic/conductive infrastructure such as pipelines, rural and urban fences, streetlight poles, telecommunication cables/cable pits;
 - the potential severity of hazards, with consideration given to current magnitude, time duration of current flow, soil electrical resistivity, earthing systems installed on both the impacted assets and the transmission line/substation infrastructure, proximity of metallic conductors (pipelines, unearthed fences, telecommunications lines as examples);
 - Electromagnetic Field (EMF) limits and any impacts on human health.
- Provide details of mitigation and safety measures and evidence of compliance with Australian Standards AS 7000 and AS/NZS 4853, and other relevant Standards.
- Consider possible Aircraft collision hazard due to the proposed heights of the poles.

8.2.4. Planning and land status

- Include a description of planning context of the area where the project will be located.
- Describe planning and development status of any land or project relevant to the proposal.
- Describe land use of the proposed land and any land to be affected (including, but not limited to, zoning, lessee(s) or custodian of the land, the permissibility of the proposed use defined in the Territory Plan).

8.2.5. Traffic and transport

- Consider damage to sensitive environmental and heritage items caused by construction vehicles accessing the site.
- Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during demolition, construction and operation.
- Include a description of the volume of traffic generated during demolition/construction and operation.
- Include details of vehicle transit routes and transport of heavy and oversize loads (including types and composition).
- Investigate the impact the development will have on traffic congestion and road safety and describe any mitigation measures that will be implemented.
- A comprehensive Traffic Impact Assessment (TIA) must be prepared in accordance with the TCCS TIA Guidelines.

8.2.6. Materials and waste

- Describe all materials to be stockpiled on site.
- Investigate potential impacts of stockpiling materials, including any contaminated materials, and provide mitigation measures to reduce any impacts.
- Provide detailed waste disposal procedure for the decommissioning of the existing poles and construction of the new infrastructure.

8.2.7. Soil and geology

- Describe the soil and geology features of the impacted area.
- Describe the controls required to prevent spillage or runoff of soil into surrounding water bodies.
- Describe how the site will be remediated if contaminated materials are found on site.
- Describe impacts from clearing of vegetation in relation to erosion and sedimentation and measures to reduce the impacts.
- Describe the composition and source of all fill intended for use at the site.
- Provide a Sediment and Erosion Control Plan (SECP) that details measures to reduce the impacts of sediment and erosion, including dust suppression.
- Provide an Unexpected Finds Protocol (UFP) for all earthworks and construction activities on site.

8.2.8. Utilities and services

- Describe all existing utilities located on all land parcels subject to this proposal.
- Describe any new utilities, removal or realignments required as a result of this development.
- Investigate potential impacts to existing utilities and infrastructure and provide mitigation measures to reduce the impacts.
- Consider impacts of decommissioning existing power infrastructure during demolition and construction phases.
- Describe how the proposal will be designed, constructed, and maintained in accordance with the relevant Australian and International Standards.

8.2.9. Landscape and visual impact

- Provide a visual impact assessment that analyses the visual impacts of the development on surrounding residents, including residents in NSW. The visual impact assessment must:
 - provide perspectives of the development from residential viewpoints and approach routes and provide a comparative assessment of existing and proposed views upon immediate surrounds and residential areas;
 - identify impacts on important viewsheds, significant views and vistas to and from the site, and on residents surrounding the development;
 - identify any measures to be adopted to reduce visual impacts.

8.2.10. Water quality and hydrology

- Provide an assessment of potential impacts to waterways (Murrumbidgee River/Molonglo River/Uriarra Creek / Swamp Creek) that may arise during demolition, construction and operation.
- Describe any mitigation measures required to prevent sediment and erosion from impacting on water quality.
- Describe current water flow across the proposal site and impacts from the proposal on water flow both on site and in the surrounding area/catchment.
- Describe the current surface water and groundwater quality and measures proposed to maintain and monitor water quality.
- Consider any potential flood risks and describe any mitigation measures to reduce the

impact on the infrastructure.

- Provide information on stormwater/wastewater management both during construction and operation including any on site detention, treatment systems and water quality protection measures. This should include consideration of any chemicals into the receiving environment.
- Include the controls required to prevent spillage or leakage of hazardous materials into the surrounding groundwater and the mitigation measures to prevent the contamination of stormwater systems.

8.2.11. Health

- Consider any impact upon human health and safety as a result of exposure to electromagnetic fields (EMF) and frequencies associated with high-voltage powerlines, and compare this risk with national and international standards.

8.3 Entity requirements

The EIS must address the entities comments provided in [Attachment B](#). If the issues raised by entities have been addressed in other sections of the EIS, this must be cross referenced.

9. Community and stakeholder consultation

The intention of the consultation in this scoping document is to ensure significant proposals include meaningful engagement with the community in the early stages of the project and provide clear expectations and an understanding of the actual development proposed. Consultation also provides an opportunity for the community to contribute to the design of the proposal and to resolve any major concerns early in the planning stages.

9.1. Consultation must be undertaken with:

- Lease holders and land managers of land potentially impacted by the proposal;
- Any recreational groups which may be affected by the proposal;
- Any volunteer conservation, landscape management or land care groups active in the area to be affected by the proposal;
- The local community; and businesses owners and employees.

9.2. Provide a consultation report that includes:

- A description of the methodology and criteria for identifying stakeholders and how they were identified. Details and plans must be provided showing potential impacts on the local and wider community to justify how stakeholders were identified.
- An outline of the communication methods used. A variety of communication methods must be adopted to ensure all stakeholders are engaged appropriately, such as face to face, email/letters, community meetings and information sessions and website notifications.
- Details on the information provided during the community consultation process.
Note: A plain English statement explaining the proposal and conceptual drawings must be made available to the community and stakeholders.
- A summary of the responses and the main comments raised by the stakeholders and the community.
- Evidence must be provided demonstrating that consultation has been undertaken with each relevant group/person including specific detail on how these concerns were addressed.
- A description on how any concerns have been considered and identify any changes that have been made to the proposal.

Consultation must occur as early as possible and avoid, or make allowances for public holidays,

school holidays and the summer holiday (Christmas) shutdown period. The level of engagement must be comparable with the size, location and nature of the development and potential impact on the wider community.

9.3. Consideration of public representations from Draft EIS notification

- The revised EIS must include a consultation report outlining the representations received, issues raised in the representations and a response to the issues and values identified. The summary response must clearly identify the representation(s) to which the responses relate.

10. Recommendations

Provide a summary of any commitments to impact prevention, mitigation measures, offsetting measures and other actions within the EIS.

Describe the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals.

11. Other relevant information

The proponent may wish to include issues outside the scope of the EIS as a separate section of the EIS. This allows the proponent to identify matters not required to be addressed in the EIS, but that would be subject to development assessment consideration and notification. This can provide additional context for members of the public regarding management of environmental issues, by ensuring that the public is aware that these issues will be addressed in the detailed design of the proposal.

12. References

A reference list using standard referencing systems must be included.

13. Required Appendices

13.1. Scoping document for the EIS

A copy of the scoping document should be included in the EIS. Where it is intended to bind appendices in a separate volume from the main body of the EIS, the scoping document should be bound with the main body of the EIS for ease of cross-referencing.

13.2. Scoping Document Reference

Include a table that cross-references the EIS to the scoping document. If the EIS addresses the scoping document in multiple places then this must be also referenced.

13.3. Proponent's Environmental History

Provide details of any proceedings under a Commonwealth or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:

- The person proposing to take the action
- For an action for which a person has applied for a permit, the person making the application.

If the person proposing to take the action is a corporation, then provide details of the corporation's environmental policy and planning framework. Enough information is required to satisfy s136(4) of the EPBC Act.

13.4. Information Sources

For information given the following must be stated:

- The author or any reports or studies
- The publication date
- The source of the information
- How recent the information is (i.e. when a study was conducted or when primary sources were produced)
- How the reliability of the information was tested
- What uncertainties (if any) are in the information.

13.5. Study team

The qualifications and experience of the study team and specialist sub-consultants and expert reviewers must be provided.

13.6. Specialist studies

All reports generated based on specialist studies undertaken as part of the EIS are to be included as appendices.

13.7. Research

Any proposals for researching alternative environmental management strategies or for obtaining any further necessary information should be outlined in an appendix.

Attachment A: LESSEE/LAND CUSTODIAN

The list of blocks and Lessee/Land Custodian details as per the application for scoping document.

Block / section number	District	Block lifecycle stage	Land use zone	Landholder
10	Coree	Registered Rural	NUZ2 Rural; NUZ4 River Corridor	PCS
33	Coree	Approved Rural	NUZ4 River Corridor	PCS
47	Coree	Registered Rural	NUC2 Rural	Retallack
63	Coree	Approved Rural	NUZ2 Rural; NUZ4 River Corridor	PCS
64	Coree	Approved Rural	NUZ4 River Corridor	PCS
72	Coree	Registered Rural	NUZ2 Rural; NUZ4 River Corridor	Retallack
85	Coree	Proposed Rural	NUZ4 River Corridor	Parks and Conservation Service (PCS)
87	Coree	Approved Rural	NUZ4 River Corridor; NUZ2 Rural	PCS
88	Coree	Registered Rural	NUZ4 River Corridor; NUZ2 Rural	Retallack
452	Stromlo	Approved Rural	NUZ4 River Corridor	PCS
480	Stromlo	Proposed Rural	NUZ4 River Corridor	PCS
481	Stromlo	Proposed Rural	NUZ4 River Corridor	PCS
487	Stromlo	Registered Rural	NUZ4 River Corridor; NUZ2 Rural	SLA
488	Stromlo	Proposed Rural	NUZ4 River Corridor	PCS
1559	Belconnen	Registered Rural	NUZ1 Broadacre	SLA
1461	Belconnen	Registered Rural	NUZ3 Hills, Ridges and Buffer Areas	TCCS
1462	Belconnen	Registered Rural	NUZ3 Hills, Ridges and Buffer Areas	PCS
1578	Belconnen	Proposed Rural	NUZ4 River Corridor	PCS
1586	Belconnen	Registered Rural	NUZ3 Hills, Ridges and Buffer Areas	SLA

1602	Belconnen	Registered Rural	NUZ4 River Corridor	Trevaskis
1614	Belconnen	Approved Rural	NUZ4 River Corridor	PCS
1634	Belconnen	Registered Rural	NUZ3 Hills, Ridges and Buffer Areas	Trevaskis
1635	Belconnen	Registered Rural	NUZ3 Hills, Ridges and Buffer Areas	Transgrid
1640	Belconnen	Approved Rural	NUZ4 River Corridor	PCS
1641	Belconnen	Approved Rural	NUZ4 River Corridor	PCS
1648	Belconnen	Approved Rural	CZ5 Mixed Use; CZ1 Core Zone; CF Community Facilities	SLA
Part Block 1 Section 3	Macnamara	Approved Rural	RZ3 Urban Residential; CZ5 Mixed Use; NUZ3 Hills, Ridges and Buffer Areas; PRZ1 Urban Open Space; RZ1 Suburban; CF Community Facilities; NUZ4 River Corridor	Ginninderry Conservation Trust
Part Block 5 Section 37	Strathnairn	Approved Rural	RZ3 Urban Residential; NUZ3 Hills, Ridges and Buffer Areas; PRZ1 Urban Open Space; RZ1 Suburban; CF Community Facilities; NUZ4 River Corridor	Ginninderry Conservation Trust

Attachment B: ENTITY REQUIREMENTS

A1. ACT Emergency Services (ESA)

ACT Fire & Rescue (ACTF&R)

Bushfire Threat Assessment and Compliance Report:

This development is located inside the area declared by the ESA to be subject to the threat of bushfire. Although not essential for this type of development, it is classified as critical infrastructure and the application of appropriate bushfire protection measures (BPM's) are advised.

BPM's can be sourced within the CFA document 'Design Guidelines and Model Requirements - Renewable Energy Facilities Version 3 – Section 6.2.3 Landscape Screening and On-Site Vegetation, which refers to document 'The Electricity Safety (Electric Line Clearance) Regulations 2020. This Regulation prescribes the vegetation clearance requirements for electric lines based on the assigned fire hazard rating for land established under Section 80 of the Electricity Safety Act 1998. Essential Energy Bushfire Risk Management Plan CEOP8022 should also be referenced.

Further information regarding these comments can be obtained by emailing actf&rrisk&planning@act.gov.au.

ACT Rural Fire Services (ACTRFS)

Bushfire Protection Requirements:

While specific bushfire protection requirements will not be required for this development, ACTRFS requests that when submitting the development application, the proponent considers that any high-risk works, such as hot works, undertaken during the declared bushfire season, be undertaken with an approved fire permit and associated conditions to address bushfire risk. A fire permit to undertake a high-risk activity within the Rural Area can be obtained by contacting ACTRFS via email: rfs@act.gov.au.

ACTESA Further Information:

Further information regarding Development Applications can be obtained by emailing ACTESA EmergencyManagement@act.gov.au.

ACT State Emergency Service (SES)

Identified Flood Zone {1% AEP}:

The proposed site is an area of land that may be inundated by a 1%AEP flood, through the Murrumbidgee River and the Molonglo River running through multiple blocks.

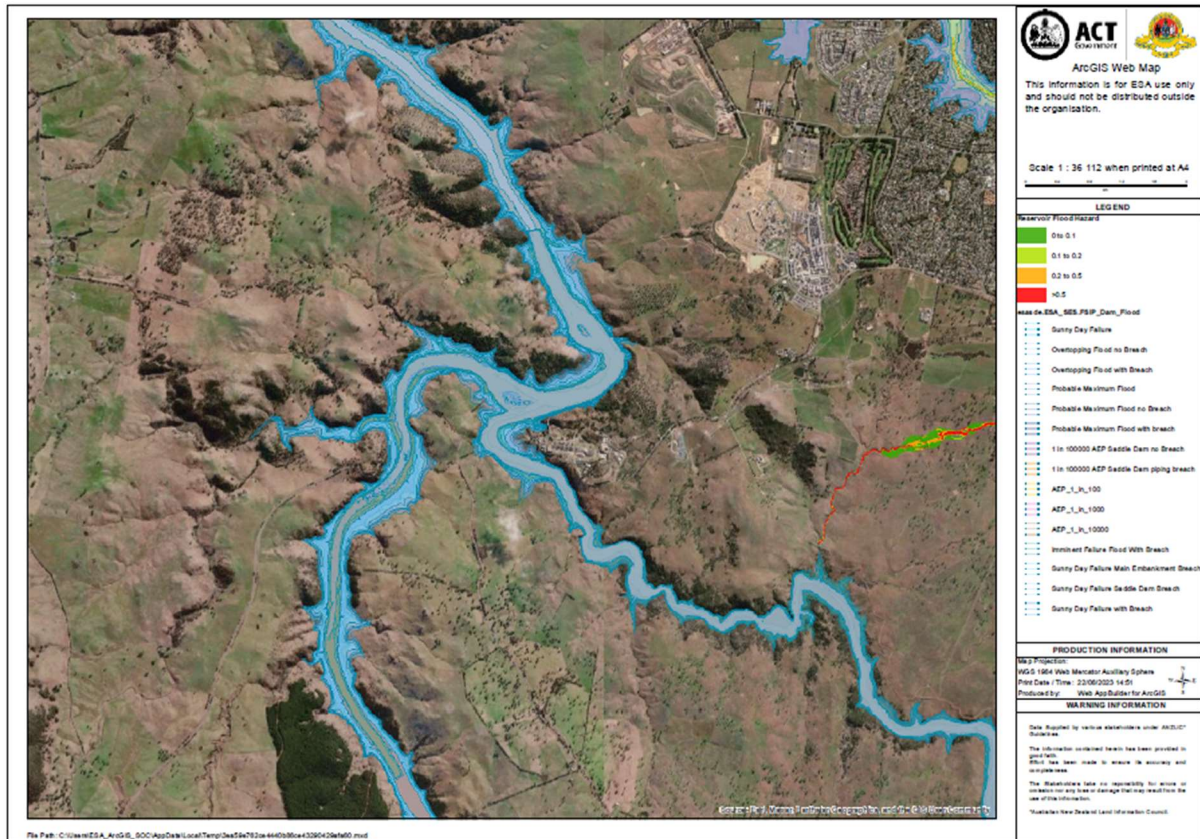
ACTSES note that potential flooding may present a public safety risk due to the proximity of public access areas to land that may be subject to flooding. It is recommended that the project risk assessment consider flood risk, and that specific flood risk control measures are detailed in the Emergency Plan for this development.

Identified Dam Infrastructure Failure Flood Zone:

A portion of the proposed site is in an area that may become inundated should a dam infrastructure failure occur at Googong and Cotter dams.

While an incident of this type is rated by the ACT Government as RARE and of MEDIUM risk, it is recommended that the project risk assessment consider this risk and that specific risk control measures are detailed in the Emergency Plan for this development.

Further information regarding ACTSES requirements for Development Applications can be obtained by emailing ses@act.gov.au.



A2. ACT Health

The Health Protection Service (HPS) notes that the scoping document should address the potential for creation of inhalable dust particulates and advises that dust suppression strategies be implemented throughout the construction phase.

A3. ACT Heritage

The application for the EIS Scoping document states that a revised CHA will be completed as part of the EIS. The Council supports this, as an updated CHA will ensure that all cultural heritage places or objects within the Proposal Area are identified, and the Proposal is able to avoid impacts in the first instance, and mitigate and manage any impacts that cannot be avoided, including any impacts on areas of Potential Archaeological Deposit (PAD).

The following requirements are identified for the EIS:

1. The CHA must be updated as per the EIS Scoping application, and the updated CHA must also:
 - a. Be undertaken by a suitably qualified heritage practitioner;
 - b. Include the information as required by the Council's Cultural Heritage Reporting policy available at <https://www.environment.act.gov.au/heritage/publications-and-resources>. This must include detailed assessment of previous heritage studies undertaken, as a number of assessments undertaken in and near the footprint have not been considered in the initial CHA;
 - c. Include field survey of the revised project footprint, and provide more details on survey

-
- transects and any relevant factors affecting survey coverage;*
- d. Include consultation with Representative Aboriginal Organisations about the cultural values of the project area, the heritage significance of any identified Aboriginal places and objects, and the impacts of proposed development or activity on identified Aboriginal values;*
 - e. Include an assessment of potential heritage impacts to Huntly.*
- 2. If testing or archaeological excavation is required to assess the heritage significance of the proposed development area, this investigation must be undertaken to inform the EIS. The investigation must include:*
 - a. Preparation of an Excavation Permit application by suitability qualified specialists, and including a Research Design and Methodology;*
 - b. Where the application relates to Aboriginal places and objects, consultation with RAOs regarding the proposed investigation, its methods and the management of any objects recovered;*
 - c. Following approval of the application under Section 61F of the Heritage Act 2004, completion of the investigation in accordance with the conditions of that approval; and*
 - 3. If the CHA and any archaeological investigation identifies that proposed works will cause damage to or diminish the significance of heritage places, recommendations must be presented to comply with Heritage Act 2004 provisions. This must include consideration of alternatives to avoid heritage impacts, and if these alternatives are not reasonably practicable, measures that could be adopted to minimise heritage impacts;*
 - 4. A redacted version of the CHA must be prepared, and only the redacted CHA is to be included in any future public notifications for the project; and*
 - 5. The EIS must redact information on some heritage places and objects, including in attached heritage reports.*

The Council also notes that, in accordance with Heritage Act 2004 provisions, approval from the Council will be required where the proposal may diminish the heritage significance of Huntly or damage Aboriginal places and objects; in addition to any planning approvals required.

Such approval is sought by making a Statement of Heritage Effect (SHE) application under Section 61G of the Heritage Act 2004, which are approved by the Council where it is satisfied on reasonable grounds that: the proposed activity is justifiable; and that there are no other reasonably practicable alternatives to heritage impacts; and that measures to minimise the heritage impacts of the proposal have been adopted.

A4. The Conservator of Flora and Fauna

Impacts to flora and fauna

- 1. The Consequence rating for most of the identified risks to Ecology and Natural Environment appear too low, particularly given the significance of the threatened species and communities impacted. At a minimum most of the scores should be increased to major and the unmitigated risk scores updated to reflect this correction.*
- 2. According to section 2.5.2 of the report, impacts to the habitats of the Pink-tailed Worm-Lizard (*Aprasia parapulchella*, PTWL) and Superb Parrot (*Polytelis swainsonii*, SP), and to the critically endangered Box Gum Woodland (BGW) and Natural Temperate Grasslands (NTG) are deemed to be considered 'not significant'.*

It is unclear how the removal of a minimum of 0.8 ha of PTWL habitat, 1.5 ha of BGW, 0.2ha of NTG and the removal of at least eight potential SP nesting trees is not considered a significant

adverse impact. The works will lead to a long-term decrease in the size of an important population of the PTWL and reduce the area of occupancy of an important population of PTWL. The works will also reduce the extent and fragment, or increase fragmentation of, two threatened ecological communities.

3. *The EIS should consider the impacts of the development on the following species that have been recorded on the alignment of the proposed and existing powerlines:*
 - a. *Little Eagle (Hieraetus morphnoides)*
 - b. *Perunga Grasshopper (Perunga ochracea)*
 - c. *Hoary Sunray (Leucochrysum albicans)*
 - d. *Gang-gang Cockatoo (Callocephalon fimbriatum)*
 - e. *Diamond Firetail (Stagonopleura guttata)*
 - f. *Scarlet Robin (Petroica boodang)*
 - g. *Southern White-face (Aphelocephala leucopsis).*
4. *Areas of groundcover dominated (most abundant species) by either Themeda australis or Microlaena stipoides must be mapped and additional survey for Thesium australis undertaken. 2023 was a poor season for this species in the local region and even large populations could not be found. Therefore, the results of the one-off survey cannot be taken as proof of absence.*
5. *Each impact area must be clearly mapped, especially around towers sites and access tracks (new and old). Existing towers in McNamara and Strathnairn are located within NTG and PTWL habitat and detailed maps must be available to accurately assess these impacts.*
6. *Impacts of removal of the existing lines must also be identified and assessed, including impacts to vegetation, especially trees.*
7. *Impacts on migratory species, including Rainbow Bee-eater (Merops ornatus) must also be considered.*
8. *Important connectivity pathways must be mapped and the impacts of the proposal on these pathways assessed.*
9. *Consideration and mitigation of impacts to native burrowing animals must also be included.*
10. *Superb Parrot (SP)*

ACT Government research has shown that there is > 50 % likelihood that a tree is suitable for SP nesting if the tree has the following attributes:

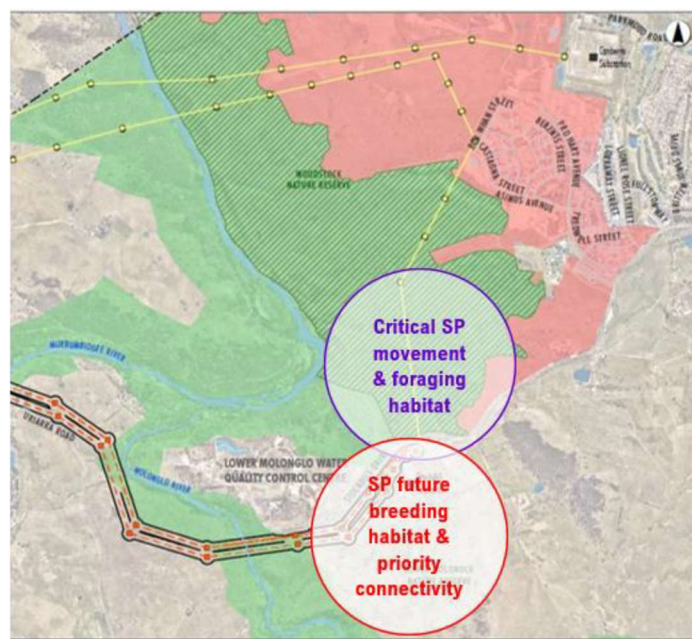
- *tree species is Eucalyptus rossii or Eucalyptus blakelyi; and*
- *trunk diameter at breast height > 70 cm; and*
- *>9 tree hollows (with entrance size > 4 cm) are visible from the ground.*

If any trees within the impact zone fit these criteria their removal would be classified as significant, given that the transmission line is only 2.5 km from a highly productive SP breeding colony.

Further, it is because SPs have high breeding site fidelity (as Umwelt notes) that opportunities to restore and extend SP breeding habitat are limited to landscapes that contain extant breeding colonies (as this one does). Therefore, piecemeal reduction of this potential habitat area is an important threat to avoid. The EIS must include an assessment of the area circled in red overleaf for trees that meet criteria underlined above and any impacts to any identified suitable trees if avoidance is not possible.

Finally, due to the Parkwood development area, landscape connectivity between the breeding colony and critical SP foraging habitat (circled purple below) through the southern boundary of Woodstock Nature Reserve is important. Research shows that trees 10 – 15 m in height support SP movement, so their removal should be avoided within the area circled *red* overleaf. The EIS must include a tree assessment of this area and identification and assessment of any impacts to trees that contribute to SP movement.

It needs to be clearly noted that finding offsets for SP breeding trees is incredibly difficult, so any impacts to these breeding trees should be avoided. Impacts to the species must also be assessed against the ACT Action Plan for this species to determine if any buffers area required around identified habitat.



Cumulative impacts on biodiversity values is also important for SP. **The EIS will need to provide an explicit description around cumulative impacts for this species. The risk mitigation measures identified in B1 in the risk are insufficient to address B3, as per the Risk Assessment provided.**

11. Golden Sun Moth

A more robust assessment of significant impact is required for the Golden Sun Moth (*Synemon plana*). Preliminary distribution models for the species that focus on dispersal limited females, indicate that the area may hold moderate to high quality habitat for Golden Sun Moth (based on a combination of abiotic and landscape features identified at good condition sites across the ACT). The comments of the consultants appear to be at odds with the modelling ACT Government have been developing. **More rigorous assessment of Golden Sun Moth habitat and population, during suitable survey periods should be included in an assessment of impact.**

Bushfire risk

12. *There is precedent for powerline operations to cause fire ignitions, especially on days of elevated fire danger due to hot and windy conditions. The design, specification, construction, and operational procedures all need to consider the risks posed by fire caused by powerlines.*

The following risks must be considered in the EIS:

- *Risk of bushfire from the operation of the project, including from infrastructure failure or clash of conductors.*
- *Bushfire safety in design. How has the project been designed and specified, and how will the project be maintained, to reduce the risk of failure or other incident causing fire?*
- *Risk to health of firefighters. Please consider the risk of injury/death to firefighters performing fire suppression under or near overhead conductors (including in conditions of thick smoke).*
- *How will the lines be inspected and maintained to reduce the risk of line failure of conductor clash causing a fire?*

General comments

13. *Site investigations prior to construction (and ideally during approval process) should include surveys for Matters of National Environmental Significance during appropriate survey periods, relative to the values being surveyed.*
14. *The EIS will need to make a commitment to regular checking and reporting on compliance measures as well as compliance with PCS and EPSDD best practice standards and immediate rectification of breaches.*
15. *The proponent must consider impacts from the removal of the existing powerlines. The report currently considers the removal of the existing powerlines as a positive environmental outcome and partly uses it to justify the realignment of the powerlines outside one conservation area and into another that arguably contains more values. This justification is not support by evidence.*
16. *The original impacts to the environment caused by the construction of the current alignment have already largely occurred. The works involved in the removal of the infrastructure will only contribute further to the whole of life impacts of the current alignment. The proponent must present all realignment options, including keeping the existing alignment or undergrounding the alignment though the future development area. This could be presented in a cost benefit analysis, which considers environmental, heritage, social and financial cost and benefits etc.*
17. *The EIS should also outline any commitments to the long-term rehabilitation of the decommissioned powerlines.*

A5. Department of Climate Change, Energy, the Environment and Water

The department has considered the information and the following comments:

- *The department understands the proposal area traverses the NSW and ACT border and the Application is for the ACT portion only, as the land in NSW is not subject to the ACT planning framework. The department notes that the NSW portion will be assessed under the NSW Environmental Planning and Assessment Act 1979 (EP&A Act) and the applicant intends to refer the proposal to the Commonwealth under the Environment Protection and Biodiversity Act 1999 (EPBC Act) following consideration under the ACT and NSW processes. The department recommends the applicant ensures they are aware of their obligations under the EPBC Act prior to making a referral under the EPBC Act.*
- *The department notes the Application does not consider potential impacts that may arise from the removal of the existing transmission lines and towers. The department requests that these potential impacts, including temporary impacts, are identified and discussed in the Environment*

Impact Statement.

A6. Icon Water

1. *These works shall require Building Approval from Icon Water, this approval is separate to and additional to, approval of the Environmental Impact Statement.*
2. *Reference to the risk of induced currents or earth rise potential risks has not been detailed in the submitted documents, please update the documents to include this. The new route appears to cross buried water and/or sewer mains, as a result the safety impact of an electrical fault on the lines to personnel working at Icon Water's nearby Lower Molonglo Water Control Centre (LMWCC) need to be quantified and mitigated if necessary. The safety impact of an electrical fault in relation to buried water and/or sewer pipes needs to be assessed along the entire length of the new transmission line, not just around LMWCC.*

Please note, Icon Water is aware of work done previously by TransGrid when they constructed the new 330kV substation near the LMWCC which resulted in some changes to the infrastructure at LMWCC at the time to address the electric shock risk. This work may provide some assistance in fulfilling the above requirements.

A7. Transport Canberra and City Services

The EIS scoping document has been reviewed by TCCS and following are comments for consideration:

- *The proposal spans across TCCS assets including road networks. Appropriate measures and clearance requirements will need to be demonstrated during any Development Application (DA) or post DA process.*
- *Any impacts to existing Trees within road reserves must be discussed with TCCS prior to or during the DA proposal.*
- *Given access would be required from the existing road network including Stockdill Drive, Uriarra Road and Fairlight Road, a traffic management plan will be required during the DA.*
- *A construction management plan will be requested during the DA process to ensure there are no adverse impacts to TCCS assets, public assets or their operation.*
- *Any asset handover to TCCS will need to be discussed with TCCS prior to any DA lodgement for the proposal.*

A8. Utilities Technical Regulation

1. *The Utilities Technical Regulation (UTR) charter under the UTR Act includes:*
 - *ensure the safe, reliable, and efficient delivery of regulated utility services*
 - *promote the long-term serviceability of regulated utility networks and services*
 - *promote design integrity and functionality of regulated utility networks*
 - *ensure the safe and reliable operation and maintenance of regulated utility networks.*

Although the proposed project has only been described as "330 kV Transmission Line Realignment", the project in fact also includes a change of electrical network configuration due to the reconnection of one of the transmission lines to a different TransGrid Substation, and may also include other connection changes within substations. This change can potentially affect the long-term electrical supply capacity available to the ACT under certain contingency event situations, and must therefore be included in the EIS Scoping Document for impact assessment.

Accordingly, the following information is required for a loss of substation contingency event:

- (a) *For Loss of Canberra substation event, what is the electrical supply capacity immediately available to the ACT*
 - I. *Before the proposed Line reconfiguration*

-
- II. After the proposed Line reconfiguration*
 - (b) For Loss of Stockdill substation event, what is the electrical supply capacity immediately available to the ACT*
 - I. Before the proposed Line reconfiguration*
 - II. After the proposed Line reconfiguration*
 - (c) For Loss of Williamsdale substation event, what is the electrical supply capacity immediately available to the ACT*
 - I. Before the proposed Line reconfiguration*
 - II. After the proposed Line reconfiguration*
 - 2. Provide the electrical rating for each of the two relocated lines.*
 - 3. The Umwelt project outline report does not include the removal of existing buried earth conductors associated with Towers that will be removed.*
 - 4. EMF assessment to be undertaken for Normal & Maximum load conditions, and for Maximum Line rating, for compliance with ARPANSA limits.*
 - 5. Sound level and electrical interference assessment to be undertaken for Corona discharge, and the line designed so that ACT noise level requirements and electrical interference limits are met at edge of easement.*
 - 6. Detailed assessment to be undertaken for possible excessive voltages due to Electromagnetic Induction/Low Frequency Induction (EMI/LFI) and Earth Potential Rise (EPR) and associated Step & Touch voltages, on nearby metallic infrastructure such as fences, telecommunication infrastructure, pipelines, streetlight poles due to transferred voltages from the MEN earthing system, etc. Some relevant standards would include AS/NZS 4853, AS EGO and AS EG1. Mitigation measures to be identified if allowable limits are exceeded.*

Upon completion of the construction phase, the line commissioning phase should include overall verification of design hazard mitigation for EMI and EPR of nearby metallic infrastructure through low voltage current injection testing as undertaken on other similar projects as this has revealed hazard locations not identified during the design phase.

Attachment B

GLOSSARY

Development application (DA): Application for development as defined under the PD Act.

Environment: As defined under the *Planning and Development Act 2007* (the PD Act), each of the following is part of the environment:

- (a) the soil, atmosphere, water and other parts of the earth;
- (b) organic and inorganic matter;
- (c) living organisms;
- (d) structures, and areas, that are manufactured or modified;
- (e) ecosystems and parts of ecosystems, including people and communities;
- (f) qualities and characteristics of areas that contribute to their biological diversity, ecological integrity, scientific value, heritage value and amenity;
- (g) interactions and interdependencies within and between the things mentioned in paragraphs (a) to (f);
- (h) social, aesthetic, cultural and economic characteristics that affect, or are affected by, the things mentioned in paragraphs (a) to (f).

Environmental Impact Statement (EIS): As defined under the PD Act.

EPBC Act: *Environment Protection and Biodiversity Conservation Act 1999* (Commonwealth)

Impact Track: An assessment track that applies to a development proposal defined under the PD Act, section 123.

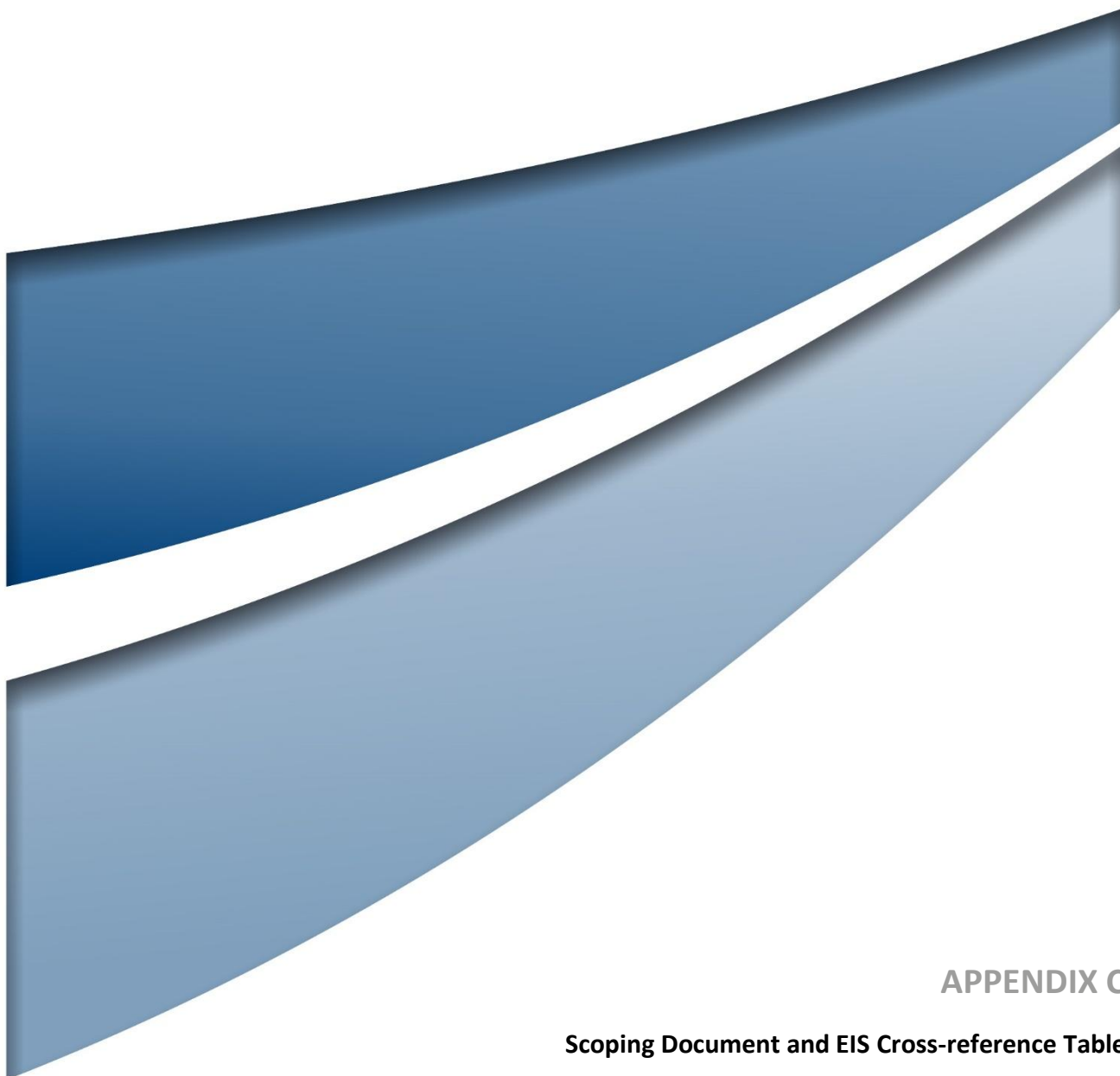
Long term: Greater than 15 years duration.

PD Act: *Planning and Development Act 2007* (ACT)

Scoping: The process of identifying the matters that are to be addressed by an EIS in relation to the development proposal - see the PD Act, Section 212 (2).

short term: Zero to three (3) years duration.

Appendix B – Cross reference table between EIS and the final scoping document



APPENDIX C

Scoping Document and EIS Cross-reference Table

Table C.1 Scoping Document and EIS Cross-reference

Requirement	Location in EIS
General requirements	
1. Cover page	
The cover page must clearly display the following: • The name of the proposal (project title). • The block identifier(s) and street address for the proposal. • The date of the preparation of the document. • Full name and postal address of the designated proponent. • Full name and postal address of the designated applicant. • Name and contact details of the person/organisation who prepared the documents (if different to the above).	Title page (second page)
2. Glossary	
Provide a glossary of technical terms, acronyms and abbreviations used in the EIS.	Abbreviations (page v) Glossary (page ix)
3. Executive Summary	
Provide a non-technical summary of the EIS including a description of the proposal, key findings, and recommendations.	Executive summary (page i)
4. Introduction	
Summarise the proposal background and justification for the proposal.	Chapter 1.0
5. Proposal details	
5.1. Project Description Provide a description of the proposal, including: - The objectives and justification, with supportive evidence, for the proposal. - The location of the land to which the proposal relates, including detailed maps. - The division and/or district names and block and/or section numbers of the land under the <i>Districts Act 2002</i>. - If the land is leased – the lessee’s name. - If the land is unleased or public land – the custodian of the land. - The purposes for which the land may be used.	Section 1.2 and Section 1.3 Section 2.2.1 Section 2.2.1 Section 2.2.1 Section 2.2.1 Section 2.2.1

Requirement	Location in EIS
g. A clear identification of all lands subject to direct disturbance from the proposal and associated infrastructure and geomorphic features such as waterways and wetlands. This is to be supported by a map showing all affected lands. h. An outline of any developments that have been, or are being, undertaken by the proponent, or other person(s) or entities, within the proposal area and broadly in the region. Describe how the proposal relates to these developments. i. A description of all the components of the proposal, including the proposal specifications, the predicted timescale for implementation (design, approvals, construction and decommissioning) and project life. j. A plan/description of the precise location of any works to be undertaken, structures to be built or elements of the proposal that may have relevant impacts. k. A description of the construction methodologies for the proposal.	Section 2.2 Section 2.2.3 Section 2.3 Section 2.3 Section 2.3.2
5.2. Alternatives to the proposal Provide details of any alternatives to the proposal considered in developing the proposal including a description of: a. Any design and location alternatives to the proposal and provide reasons for selecting the preferred option with an analysis of site selection as an attachment to the EIS. b. The criteria used for assessing the performance of any alternative to the proposal considered. c. Any matters considered to avoid or reduce potential impacts prior to the selection of the preferred option. d. Details of the consequences of not proceeding with the proposal.	Section 2.4
6. Legislative and Strategic Context	
A description of the EIS process including any statutory approvals obtained or required for the proposal, and how the proposal is aligned with strategic priorities for the ACT.	Chapter 3.0
6.1. Statutory requirements The description must include information on statutory requirements for the preparation of an EIS: • <i>Planning and Development Act 2007</i> (including confirmation of relevant Schedule 4 triggers based on impacts identified in the scoping document and any studies undertaken in preparing the draft EIS) • Planning and Development Regulation 2008 • <i>Heritage Act 2004</i> • <i>Nature Conservation Act 2014</i> • <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Commonwealth) • Environment Protection and Biodiversity Conservation Regulations 2000 (Commonwealth)	• ACT statutory requirements: Section 3.1.1 • Commonwealth statutory requirements: Section 3.1.2.

Requirement	Location in EIS
related statutory approvals.	
6.2. Other requirements The description must also include information on how the proposal is consistent with each of the following: - Territory Plan 2008, including the Statement of Strategic Directions (Section 2.1) - ACT Planning Strategy - National Capital Plan <i>Climate Change and Greenhouse Gas Reduction Act 2010</i> - The ACT Climate Change Strategy 2019–2025 - relevant Environment Protection Policies and Separation Distance Guidelines for Air Emissions (https://www.environment.act.gov.au/environment/legislation_and_policies) <i>Environment Protection Act 1997</i> - Environment Protection Regulation 2005 - Plans of Management for any public land - any relevant Master Plan - other relevant planning and environmental guidelines and management plans.	- Territory Plan, ACT Planning Strategy, National Capital Plan, ACT Climate Change Strategy: Section 3.2 <i>Climate Change and Greenhouse Gas Reduction Act 2010</i>: Section 3.1.1.10 - EPPs: Section 3.1.1.4 - Separation Distance Guidelines for Air Emissions: Not applicable - EP Act and EPR: Section 3.1.1.4 - Plans of Management: Section 3.2.6.
6.2.1. Ecologically sustainable development (ESD) Provide a description of how the proposed development demonstrates ESD. This is to include long-term and short-term considerations related to economic development, social development, and environmental protection at local, regional, and national scales. The proponent should ensure that the EIS adequately addresses the ESD principles as defined by section 9 of the PD Act.	Section 3.3
6.2.2. Territory Plan strategic directions A statement must be provided regarding the proposal's consistency with the principles in the Statement of Strategic Directions in the Territory Plan 2008 (Section 2.1 – Strategic Direction).	Appendix H
Requirements for Addressing Impacts in the EIS	
7. Risk Assessment	
7.1. Risk Assessment Methodology Provide a risk assessment in accordance with the Australian and New Zealand Standard for risk management AS/NZS ISO 31000:2009	Risk assessment methodology: Chapter 4.0.

Requirement				Location in EIS	
Risk Management – <i>Principles and guidelines</i> . The proposed criteria for determining which risks are potentially significant impacts must be described.					
Assessment guide					
Provide a table with the headings below to describe the risks identified and the original risk rating without any mitigation strategies in place. This table format is one option, however alternative formats can be used provided the methodology is clearly described and in accordance with AS/NZS ISO 31000:2009 Risk Management – Principles and guidelines.					
Risk	Likelihood	Consequence	Risk rating	- A PRA and residual risk assessment are provided in each of the technical chapters (Chapter 5.0 to Chapter 16.0). - Final residual risk assessment: Chapter 18.0.	
The Preliminary Risk Assessment (PRA) submitted as part of the request for a scoping document must be revised to include, but not be limited to, the risks identified by the Authority in Table 1. The risks identified in Table 1 are based on the scoping document application and comments received from entities on the application. All of these risks are considered potentially significant (i.e. medium risk level or above) and must be addressed in the EIS. Should any risk levels change during the preparation of the EIS or any new risks become apparent, these must be assessed and included with a justification in the EIS, and where relevant, the residual risk assessment.					
Table 1 – Identified impacts and requirements to be addressed in the EIS					
Environmental theme	Risk identified		See Section/s below for further detail		
Ecology and natural environment	- Impacts on fauna (including aquatic and arboreal species and threatened species such as Pink-tailed Worm-Lizard, Superb Parrot and Golden Sun Moth). - Impacts on flora and ecological communities, including critically endangered Box Gum Woodland (BGW) and Natural Temperate Grassland (NTG). - Removal of tree species suitable for Superb Parrot nesting. - Clearance of native vegetation. - Spread of invasive species/weeds off-site during construction.		Section 8.2.1		
Heritage items and places	- Impact on heritage sites and objects. - Impact on the heritage significance of the Huntly Heritage Homestead.		Section 8.2.2		
Hazard and risk	- Impact of bushfire on the transmission line and associated infrastructure. - Risk of the substation causing a fire or being damaged by fire.		Section 8.2.3		

Requirement			Location in EIS
	• Safety hazards during demolition, construction and operation. • Safety impact of an electrical fault in relation to buried water and/or sewer pipes. • Unauthorised access to site and associated risk of contact with electrical equipment. • Potential flooding from rain or dam failure impacting the transmission lines.		
Planning and land status	• Incompatibility with current and known future land uses on adjacent sites.	Section 8.2.4	
Traffic and transport	• Traffic impacts during demolition/construction/operation. • Traffic damage to sensitive environmental and heritage items/areas.	Section 8.2.5	
Materials and waste	• Increased waste to landfill during demolition and construction. • Impacts from storage and disposal of materials.	Section 8.2.6	
Soils and geology	• Sediment and erosion during demolition and construction phases. • Impact from previously unknown soil contamination being exposed.	Section 8.2.7	
Utilities and services	• Impact on existing power infrastructure during demolition, construction and operation. • Impacts of removal of existing transmission lines and towers.	Section 8.2.8	
Landscape and visual	• Visual impact on landscape character.	Section 8.2.9	
Water and hydrology	• Impact on water quality in local waterways from runoff during demolition/construction. • Impact from potential flooding.	Section 8.2.10	
Health	• Impact of exposure to electro-magnetic fields (EMF) and frequencies associated with high voltage powerlines.	Section 8.2.11	
8. Assessment of Impacts			

Requirement	Location in EIS
8.1. Standard requirements Sufficient information is required to provide the Authority with an adequate understanding of the environmental impacts associated with the proposal. Each risk identified in Table 1, and in the proponent's PRA, must be addressed and structured as set out in Section 8.1.1–Section 8.1.5 below.	Chapter 5.0 to Chapter 16.0
8.1.1. Environmental conditions and values Describe the environmental conditions and identify the environmental values for the environmental themes identified in Table 1. This section should discuss the baseline conditions for the area.	Chapter 5.0 to Chapter 16.0 (e.g. Section 5.3, Section 6.3)
8.1.2. Investigations Identify the findings and results of any environmental investigation in relation to the land to which the proposal relates.	Chapter 5.0 to Chapter 16.0 (e.g. Section 5.2, Section 6.2)
8.1.3. Impacts Describe the effects of the environmental impact as a result of construction and operation for the environmental themes identified in Table 1 and in the proponent's risk assessment (including cumulative, consequential and indirect effects) on physical and ecological systems and human communities. Particular emphasis should be placed on the potentially significant impacts identified in the risk assessment and this scoping document. Include a discussion of the timeframes of impacts i.e. short or long term, their nature and extent and whether they are reversible or irreversible, unknown or unpredictable. Include an analysis of the significance of the relevant impacts. Information must include any technical data and other information used or needed to make a detailed assessment of the relevant impacts.	Chapter 5.0 to Chapter 16.0 (e.g. Section 5.4, Section 6.4)
8.1.4. Mitigation and offsets Discuss the proposed safeguards and mitigation measures proposed to be taken for the environmental management of the land to which the proposal relates for the environmental themes identified in Table 1 and the proponent's risk assessment. This is to include: - A description and an assessment of the proposed impact prevention, mitigation or offsetting measures to deal with the environmental impact of the proposal, along with which stage the mitigation measures will be adopted. - Any statutory or policy basis for the mitigation measures. - An outline of an environmental management plan (EMP) that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing. - The frequency, duration and objectives of monitoring proposed. - The name of the agency responsible for endorsing or approving each mitigation measure or monitoring program.	- Avoidance, mitigation and management measures: Chapter 5.0 to Chapter 16.0 (e.g. Section 5.5, Section 6.5) - Offsets and Other Compensatory Measures: Section 5.8.

Requirement	Location in EIS															
f. A description of the cost effectiveness of environmental mitigation or rehabilitation measures proposed and the expected or predicted effectiveness of those measures. 2. <u>Proposed Offsets</u> If any offsets are required, the offset package must provide compensation for any unavoidable impacts arising from the proposal on listed threatened species and communities. The offset package must include, but not be limited to, measures to address the long-term protection and management of relevant listed threatened species and communities at offset sites in the ACT (or surrounding area) and may also include management measures to improve the ecological values. Further information on the provision of Commonwealth offsets is detailed in the EPBC Offsets Policy (2012) available from: http://www.environment.gov.au/epbc/publications/epbc-act-environmental-offsets-policy. Offsets should directly contribute to the ongoing viability of protected matters impacted by the project and deliver an overall conservation outcome that improves or maintains the viability of protected matters as compared to what is likely to have occurred under the status quo, that is if neither the action nor the offset had taken place.																
8.1.5. Residual risk Provide a table that details the residual risk for the potentially significant impacts identified for the environmental themes in Table 1 and the proponent’s risk assessment. A residual risk assessment is only required where the significance of impact is determined as medium or above. The calculation of the residual risk should take into account the influence of implementation of mitigation or offsetting measures on the impacts identified by the risk assessment. A discussion of how the calculations were determined should also be included, including the expected or predicted effectiveness of the mitigation measures. <table><tr><th colspan="5">Assessment Guide</th></tr><tr><td colspan="5">Provide the residual risk assessment as set out in the table below.</td></tr><tr><td>Risk identified in Section 7.1</td><td>Original risk rating from items identified in 7.1</td><td>Residual likelihood</td><td>Residual consequence</td><td>Residual risk rating</td></tr></table>	Assessment Guide					Provide the residual risk assessment as set out in the table below.					Risk identified in Section 7.1	Original risk rating from items identified in 7.1	Residual likelihood	Residual consequence	Residual risk rating	- Residual risk assessments: Chapter 5.0 to Chapter 16.0 (e.g. Section 5.2, Section 6.2) - Final residual risk assessment: Chapter 18.0.
Assessment Guide																
Provide the residual risk assessment as set out in the table below.																
Risk identified in Section 7.1	Original risk rating from items identified in 7.1	Residual likelihood	Residual consequence	Residual risk rating												
8.2. Detailed requirements																
The following items (Section 8.2.1–Section 8.2.11), relate to the potentially significant environmental impacts identified in Table 1. They must be addressed in detail in the EIS. Note: The information provided under the following headings is not an exhaustive list of matters that may be required to accurately detail the assessment scenarios.																
8.2.1. Ecology and natural environment - Provide a description of the ecological values (including native vegetation, endangered ecological communities and threatened species) and their habitat on, and adjacent to the site, including but not limited to: - Yellow Box – Blakely’s Red Gum Grassy Woodland (BGW)	Chapter 5.0															

Requirement	Location in EIS
○ Natural Temperate Grassland (NTG) ○ Pink-tailed Worm-lizard (<i>Aprasia parapulchella</i>, PTWL) ○ Superb Parrot (<i>Polytelis swainsonii</i>, SP) ○ Little Eagle (<i>Hieraaetus morphnoides</i>) ○ Perunga Grasshopper (<i>Perunga ochracea</i>) ○ Hoary Sunray (<i>Leucochrysum albicans</i>) ○ Gang-gang Cockatoo (<i>Callocephalon fimbriatum</i>) ○ Diamond Firetail (<i>Stagonopleura guttata</i>) ○ Scarlet Robin (<i>Petroica boodang</i>) ○ Southern White-face (<i>Aphelocephala leucopsis</i>) ○ Golden Sun Moth (<i>Synemon plana</i>) ○ Groundcovers including <i>Themeda australis</i> or <i>Microlaena stipoides</i>. • Ecological surveys must be undertaken by a qualified ecologist for each impacted species and their habitats. • Provide maps showing the location of all habitat and overlay all aspects of the proposed development to show the extent of any impact. • Describe the direct and indirect impacts on ecological values. The description must include all areas that may be impacted by the decommissioning, construction and installation of the transmission lines, including pole placement, laydown, access arrangements and any areas that will be impacted by maintenance works following completion of construction. • Consider the indirect impacts of the development on fauna species in relation to: ○ increased predation efficiency and predator abundance due to the erection of poles and lines adjacent to grasslands ○ increased mortality of birds due to collisions with power lines, with particular consideration for Superb Parrot and other avian species known to occur in the area. • Consider impacts of removal of tree species (<i>Eucalyptus rossii</i> or <i>Eucalyptus blakelyi</i>) suitable for Superb Parrot nesting and provide detailed assessment of the possible impacts on their breeding habitat. • Consider the impact of removing mature, hollow-bearing trees on connectivity for arboreal species.	

Requirement	Location in EIS
- Consider impacts on migratory species. - Consider the impact of weed spread due to soil disturbance and any key habitat that is at risk of being affected. - Detail any potential cross border impacts. - Describe measures for avoidance and mitigation of the impacts identified and, if proposed, any offset measures. - Outline alternative design options that have been explored to avoid or reduce the impact.	
8.2.2. Heritage items and places - Provide an in-depth heritage assessment of the site: - Consider direct and indirect impacts on known heritage values and any historical archaeological features and deposits identified through further research. - Consider the impact of the realignment on the heritage character / significance of the Huntly Heritage Homestead. - If testing or archaeological excavation is required to assess the heritage significance of the proposed development area, this investigation must be undertaken to inform the EIS. Where the application relates to Aboriginal places and objects, consultation with Representative Aboriginal Organisations (RAOs) regarding the proposed investigation should occur. - A Cultural Heritage Assessment (CHA) must be prepared by a suitably qualified heritage practitioner, and in consultation with RAOs covering the whole project footprint including any access roads and cabling infrastructure, in line with ACT Heritage Council requirements. - If Aboriginal places or objects are identified on site, design changes and/or management controls to avoid heritage impacts should be considered. - Develop a Conservation Management Plan that considers the impact of the proposed development on heritage items: - Survey and locate each item of heritage significance. - Describe the measures to be taken to prevent damage during construction. - Include a monitoring and evaluation framework to ensure that all items of heritage significance are protected during construction and operation and where impacts cannot be avoided present ways to minimise and mitigate heritage impacts. - Include an Unexpected Finds protocol for any additional items of heritage significance that may be identified during construction.	Chapter 8.0 CHA: Appendix G4 - Conservation Management Plan not required.

Requirement	Location in EIS
8.2.3. Hazard and risk - Consider the risk of a bushfire starting from malfunction of the project infrastructure (substation, faults in cable connections, weather impacts etc). - Consider the risk of bushfire during construction, including the cessation of construction works during periods of escalated fire danger. - Provide a detailed bushfire assessment report that considers the bushfire attack level of the project span and protection measures to be implemented in proximity to the infrastructure, including asset protection zones, vegetation management/fuel load reduction strategies. - Consider the safety impacts of an electrical fault in relation to buried water and/or sewer pipes. - Consider how separation to overhead conductors will be achieved for any firefighters undertaking asset protection in the event of a fire. - Consider potential safety hazards during the demolition, construction and operation of the proposal including: - Impacts of any hazards on residents, workers and the community. - Impacts of unauthorised access to site and associated risk of contact with electrical equipment. - Excessive step & touch potential due to Earth potential rise (EPR) or Electromagnetic Induction (EMI) on both in-service and abandoned metallic/conductive infrastructure such as pipelines, rural and urban fences, streetlight poles, telecommunication cables/cable pits. - The potential severity of hazards, with consideration given to current magnitude, time duration of current flow, soil electrical resistivity, earthing systems installed on both the impacted assets and the transmission line/substation infrastructure, proximity of metallic conductors (pipelines, unearthed fences, telecommunications lines as examples). - Electromagnetic Field (EMF) limits and any impacts on human health. - Provide details of mitigation and safety measures and evidence of compliance with Australian Standards AS 7000 and AS/NZS 4853, and other relevant Standards. - Consider possible Aircraft collision hazard due to the proposed heights of the poles.	Chapter 15.0 - Bushfire risk assessment: Appendix G9
8.2.4. Planning and land status - Include a description of planning context of the area where the project will be located. - Describe planning and development status of any land or project relevant to the proposal.	Section 2.2 and Chapter 16.0

Requirement	Location in EIS
Describe land use of the proposed land and any land to be affected (including, but not limited to, zoning, lessee(s) or custodian of the land, the permissibility of the proposed use defined in the Territory Plan).	
8.2.5. Traffic and transport - Consider damage to sensitive environmental and heritage items caused by construction vehicles accessing the site. - Describe arrangements for the transport of construction materials, equipment, products, wastes and personnel during demolition, construction and operation. - Include a description of the volume of traffic generated during demolition/construction and operation. - Include details of vehicle transit routes and transport of heavy and oversize loads (including types and composition). - Investigate the impact the development will have on traffic congestion and road safety and describe any mitigation measures that will be implemented. - A comprehensive Traffic Impact Assessment (TIA) must be prepared in accordance with the TCCS TIA Guidelines.	- Traffic and transport impact assessment: Chapter 11.0 - Biodiversity impact assessment: Chapter 5.0 - Heritage impact assessment: Chapter 8.0 - TIA: Appendix G7
8.2.6. Materials and waste - Describe all materials to be stockpiled on site. - Investigate potential impacts of stockpiling materials, including any contaminated materials, and provide mitigation measures to reduce any impacts. - Provide detailed waste disposal procedure for the decommissioning of the existing poles and construction of the new infrastructure.	Chapter 13.0
8.2.7. Soil and geology - Describe the soil and geology features of the impacted area. - Describe the controls required to prevent spillage or runoff of soil into surrounding water bodies. - Describe how the site will be remediated if contaminated materials are found on site. - Describe impacts from clearing of vegetation in relation to erosion and sedimentation and measures to reduce the impacts. - Describe the composition and source of all fill intended for use at the site. - Provide a Sediment and Erosion Control Plan (SECP) that details measures to reduce the impacts of sediment and erosion, including dust suppression.	Chapter 6.0 - Preliminary ESCP: Appendix G3 - An Unexpected Finds Protocol will be provided in the CEMP.

Requirement	Location in EIS
Provide an Unexpected Finds Protocol (UFP) for all earthworks and construction activities on site.	
8.2.8. Utilities and services - Describe all existing utilities located on all land parcels subject to this proposal. - Describe any new utilities, removal or realignments required as a result of this development. - Investigate potential impacts to existing utilities and infrastructure and provide mitigation measures to reduce the impacts. - Consider impacts of decommissioning existing power infrastructure during demolition and construction phases. - Describe how the proposal will be designed, constructed, and maintained in accordance with the relevant Australian and International Standards.	Section 15.5
8.2.9. Landscape and visual impact - Provide a visual impact assessment that analyses the visual impacts of the development on surrounding residents, including residents in NSW. The visual impact assessment must: - Provide perspectives of the development from residential viewpoints and approach routes and provide a comparative assessment of existing and proposed views upon immediate surrounds and residential areas. - Identify impacts on important viewsheds, significant views and vistas to and from the site, and on residents surrounding the development. - Identify any measures to be adopted to reduce visual impacts.	Chapter 9.0
8.2.10. Water quality and hydrology - Provide an assessment of potential impacts to waterways (Murrumbidgee River/Molonglo River/Uriarra Creek / Swamp Creek) that may arise during demolition, construction and operation. - Describe any mitigation measures required to prevent sediment and erosion from impacting on water quality. - Describe current water flow across the proposal site and impacts from the proposal on water flow both on site and in the surrounding area/catchment. - Describe the current surface water and groundwater quality and measures proposed to maintain and monitor water quality. - Consider any potential flood risks and describe any mitigation measures to reduce the impact on the infrastructure. - Provide information on stormwater/wastewater management both during construction and operation including any on site detention, treatment systems and water quality protection measures. This should include consideration of any chemicals into	Chapter 7.0

Requirement	Location in EIS
the receiving environment. Include the controls required to prevent spillage or leakage of hazardous materials into the surrounding groundwater and the mitigation measures to prevent the contamination of stormwater systems.	
Health Consider any impact upon human health and safety as a result of exposure to electromagnetic fields (EMF) and frequencies associated with high-voltage powerlines, and compare this risk with national and international standards.	Section 15.4
8.3. Entity requirements The EIS must address the entities comments provided in Attachment B. If the issues raised by entities have been addressed in other sections of the EIS, this must be cross referenced.	See below.
9. Community and stakeholder consultation	
9.1. Consultation must be undertaken with: - Lease holders and land managers of land potentially impacted by the proposal. - Any recreational groups which may be affected by the proposal. - Any volunteer conservation, landscape management or land care groups active in the area to be affected by the proposal. - The local community; and businesses owners and employees.	Chapter 16.0
9.2. Provide a consultation report that includes: - A description of the methodology and criteria for identifying stakeholders and how they were identified. Details and plans must be provided showing potential impacts on the local and wider community to justify how stakeholders were identified. - An outline of the communication methods used. A variety of communication methods must be adopted to ensure all stakeholders are engaged appropriately, such as face to face, email/letters, community meetings and information sessions and website notifications. - Details on the information provided during the community consultation process. Note: A plain English statement explaining the proposal and conceptual drawings must be made available to the community and stakeholders. - A summary of the responses and the main comments raised by the stakeholders and the community. - Evidence must be provided demonstrating that consultation has been undertaken with each relevant group/person including specific detail on how these concerns were addressed.	Chapter 16.0

Requirement	Location in EIS
A description on how any concerns have been considered and identify any changes that have been made to the proposal. Consultation must occur as early as possible and avoid, or make allowances for public holidays, school holidays and the summer holiday (Christmas) shutdown period. The level of engagement must be comparable with the size, location and nature of the development and potential impact on the wider community.	
9.3. Consideration of public representations from Draft EIS notification The revised EIS must include a consultation report outlining the representations received, issues raised in the representations and a response to the issues and values identified. The summary response must clearly identify the representation(s) to which the responses relate.	Section 17.5.3
10. Recommendations	
Provide a summary of any commitments to impact prevention, mitigation measures, offsetting measures and other actions within the EIS. Describe the monitoring parameters, monitoring points, frequency, data interpretation and reporting proposals.	Chapter 19.0
11. Other relevant information	
The proponent may wish to include issues outside the scope of the EIS as a separate section of the EIS. This allows the proponent to identify matters not required to be addressed in the EIS, but that would be subject to development assessment consideration and notification. This can provide additional context for members of the public regarding management of environmental issues, by ensuring that the public is aware that these issues will be addressed in the detailed design of the proposal.	-
12. References	
A reference list using standard referencing systems must be included.	References (page 467)
13. Required Appendices	
13.1. Scoping document for the EIS A copy of the scoping document should be included in the EIS. Where it is intended to bind appendices in a separate volume from the main body of the EIS, the scoping document should be bound with the main body of the EIS for ease of cross-referencing.	Appendix A
13.2. Scoping Document Reference Include a table that cross-references the EIS to the scoping document. If the EIS addresses the scoping document in multiple places then this must be also referenced.	Appendix B
13.3. Proponent's Environmental History Provide details of any proceedings under a Commonwealth or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:	Appendix D

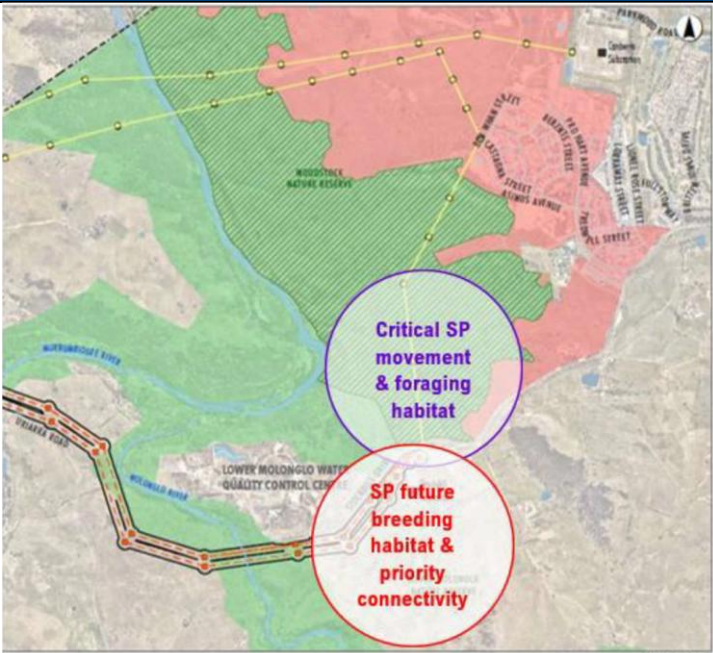
Requirement	Location in EIS
- The person proposing to take the action. - For an action for which a person has applied for a permit, the person making the application. If the person proposing to take the action is a corporation, then provide details of the corporation's environmental policy and planning framework. Enough information is required to satisfy s136(4) of the EPBC Act.	
13.4. Information Sources For information given the following must be stated: - The author or any reports or studies. - The publication date. - The source of the information. - How recent the information is (i.e. when a study was conducted or when primary sources were produced). - How the reliability of the information was tested. - What uncertainties (if any) are in the information.	Appendix E
13.5. Study team The qualifications and experience of the study team and specialist sub-consultants and expert reviewers must be provided.	Appendix F
13.6. Specialist studies All reports generated based on specialist studies undertaken as part of the EIS are to be included as appendices.	Appendix G
13.7. Research Any proposals for researching alternative environmental management strategies or for obtaining any further necessary information should be outlined in an appendix.	-
Entity Requirements	
ACT Emergency Services	
<u>ACT Fire & Rescue (ACTF&R)</u> Bushfire Threat Assessment and Compliance Report: This development is located inside the area declared by the ESA to be subject to the threat of bushfire. Although not essential for this type of development, it is classified as critical infrastructure and the application of appropriate bushfire protection measures (BPM's) are advised. BPM's can be sourced within the CFA document 'Design Guidelines and Model Requirements – Renewable Energy Facilities Version 3	Chapter 15.0

Requirement	Location in EIS
– Section 6.2.3 Landscape Screening and On-Site Vegetation, which refers to document ‘The Electricity Safety (Electric Line Clearance) Regulations 2020. This Regulation prescribes the vegetation clearance requirements for electric lines based on the assigned fire hazard rating for land established under Section 80 of the <i>Electricity Safety Act 1998</i> . Essential Energy Bushfire Risk Management Plan CEOP8022 should also be referenced.	
<u>ACT Rural Fire Services (ACTRFS)</u> Bushfire Protection Requirements: While specific bushfire protection requirements will not be required for this development, ACTRFS requests that when submitting the development application, the proponent considers that any high-risk works, such as hot works, undertaken during the declared bushfire season, be undertaken with an approved fire permit and associated conditions to address bushfire risk. A fire permit to undertake a high-risk activity within the Rural Area can be obtained by contacting ACTRFS via email: rfes@act.gov.au	Chapter 15.0
<u>ACT State Emergency Service (SES)</u> Identified Flood Zone {1% AEP}: The proposed site is an area of land that may be inundated by a 1%AEP flood, through the Murrumbidgee River and the Molonglo River running through multiple blocks. ACTSES note that potential flooding may present a public safety risk due to the proximity of public access areas to land that may be subject to flooding. It is recommended that the project risk assessment consider flood risk, and that specific flood risk control measures are detailed in the Emergency Plan for this development. Identified Dam Infrastructure Failure Flood Zone: A portion of the proposed site is in an area that may become inundated should a dam infrastructure failure occur at Googong and Cotter dams. While an incident of this type is rated by the ACT Government as RARE and of MEDIUM risk, it is recommended that the project risk assessment consider this risk and that specific risk control measures are detailed in the Emergency Plan for this development.	Section 7.4.2
ACT Health	
The Health Protection Service (HPS) notes that the scoping document should address the potential for creation of inhalable dust particulates and advises that dust suppression strategies be implemented throughout the construction phase.	Chapter 12.0
ACT Heritage	
The application for the EIS Scoping document states that a revised CHA will be completed as part of the EIS. The Council supports this, as an updated CHA will ensure that all cultural heritage places or objects within the Proposal Area are identified, and the Proposal is able to avoid impacts in the first instance, and mitigate and manage any impacts that cannot be avoided, including any impacts on areas of Potential Archaeological Deposit (PAD). The following requirements are identified for the EIS: 1. The CHA must be updated as per the EIS Scoping application, and the updated CHA must also:	• Chapter 8.0 • CHA: Appendix G4

Requirement	Location in EIS
a. Be undertaken by a suitably qualified heritage practitioner. b. Include the information as required by the Council's Cultural Heritage Reporting policy available at https://www.environment.act.gov.au/heritage/publications-and-resources. This must include detailed assessment of previous heritage studies undertaken, as a number of assessments undertaken in and near the footprint have not been considered initial CHA. c. Include field survey of the revised project footprint, and provide more details on survey. 2. If testing or archaeological excavation is required to assess the heritage significance of the proposed development area, this investigation must be undertaken to inform the EIS. The investigation must include: a. Preparation of an Excavation Permit application by suitably qualified specialists, and including a Research Design and Methodology. b. Where the application relates to Aboriginal places and objects, consultation with RAOs regarding the proposed investigation, its methods and the management of any objects recovered. 3. Following approval of the application under Section 61F of the Heritage Act, completion of the investigation in accordance with the conditions of that approval. If the CHA and any archaeological investigation identifies that proposed works will cause damage to or diminish the significance of heritage places, recommendations must be presented to comply with <i>Heritage Act 2004</i> provisions. This must include consideration of alternatives to avoid heritage impacts, and if these alternatives are not reasonably practicable, measures that could be adopted to minimise heritage impacts. A redacted version of the CHA must be prepared, and only the redacted CHA is to be included in any future public notifications for the project. The EIS must redact information on some heritage places and objects, including in attached heritage reports. The Council also notes that, in accordance with <i>Heritage Act 2004</i> provisions, approval from the Council will be required where the proposal may diminish the heritage significance of Huntly or damage Aboriginal places and objects; in addition to any planning approvals required. Such approval is sought by making a Statement of Heritage Effect (SHE) application under Section 61G of the <i>Heritage Act 2004</i>, which are approved by the Council where it is satisfied on reasonable grounds that: the proposed activity is justifiable; and that there are no other reasonably practicable alternatives to heritage impacts; and that measures to minimise the heritage impacts of the proposal have been adopted.	
The Conservator for Flora and Fauna	
<u>Impacts to flora and fauna</u> 1. The Consequence rating for most of the identified risks to Ecology and Natural Environment appear too low, particularly given the significance of the threatened species and communities impacted. At a minimum most of the scores should be increased to major and the unmitigated risk scores updated to reflect this correction.	Chapter 5.0 See Appendix B for changes made to the Conservator's comments and requirements for the EIS relating to Austral toadflax, superb parrot and

Requirement	Location in EIS
2. According to section 2.5.2 of the report, impacts to the habitats of the Pink-tailed Worm-Lizard (<i>Aprasia parapulchella</i>, PTWL) and Superb Parrot (<i>Polytelis swainsonii</i>, SP), and to the critically endangered Box Gum Woodland (BGW) and Natural Temperate Grasslands (NTG) are deemed to be considered 'not significant'. It is unclear how the removal of a minimum of 0.8 ha of PTWL habitat, 1.5 ha of BGW, 0.2ha of NTG and the removal of at least eight potential SP nesting trees is not considered a significant adverse impact. The works will lead to a long-term decrease in the size of an important population of the PTWL and reduce the area of occupancy of an important population of PTWL. The works will also reduce the extent and fragment, or increase fragmentation of, two threatened ecological communities. 3. The EIS should consider the impacts of the development on the following species that have been recorded on the alignment of the proposed and existing powerlines: a. Little Eagle (<i>Hieraaetus morphnoides</i>) b. Perunga Grasshopper (<i>Perunga ochracea</i>) c. Hoary Sunray (<i>Leucochrysum albicans</i>) d. Gang-gang Cockatoo (<i>Callocephalon fimbriatum</i>) e. Diamond Firetail (<i>Stagonopleura guttata</i>) f. Scarlet Robin (<i>Petroica boodang</i>) g. Southern White-face (<i>Aphelocephala leucopsis</i>). 4. Areas of groundcover dominated (most abundant species) by either <i>Themeda australis</i> or <i>Microlaena stipoides</i> must be mapped and additional survey for <i>Thesium australis</i> undertaken. 2023 was a poor season for this species in the local region and even large populations could not be found. Therefore, the results of the one-off survey cannot be taken as proof of absence. 5. Each impact area must be clearly mapped, especially around towers sites and access tracks (new and old). Existing towers in McNamara and Strathnairn are located within NTG and PTWL habitat and detailed maps must be available to accurately assess these impacts. 6. Impacts of removal of the existing lines must also be identified and assessed, including impacts to vegetation, especially trees. 7. Impacts on migratory species, including Rainbow Bee-eater (<i>Merops ornatus</i>) must also be considered. 8. Important connectivity pathways must be mapped and the impacts of the proposal on these pathways assessed. 9. Consideration and mitigation of impacts to native burrowing animals must also be included. 10. Superb Parrot (SP)	golden sun moth.

Requirement	Location in EIS
• ACT Government research has shown that there is > 50 % likelihood that a tree is suitable for SP nesting if the tree has the following attributes: ○ tree species is <i>Eucalyptus rossii</i> or <i>Eucalyptus blakelyi</i> ○ trunk diameter at breast height > 70 cm ○ >9 tree hollows (with entrance size > 4 cm) are visible from the ground. • If any trees within the impact zone fit these criteria their removal would be classified as significant, given that the transmission line is only 2.5 km from a highly productive SP breeding colony. • Further, it is because SPs have high breeding site fidelity (as Umwelt notes) that opportunities to restore and extend SP breeding habitat are limited to landscapes that contain extant breeding colonies (as this one does). Therefore, piecemeal reduction of this potential habitat area is an important threat to avoid. The EIS must include an assessment of the area circled in red overleaf for trees that meet criteria underlined above and any impacts to any identified suitable trees if avoidance is not possible. • Finally, due to the Parkwood development area, landscape connectivity between the breeding colony and critical SP foraging habitat (circled purple below) through the southern boundary of Woodstock Nature Reserve is important. Research shows that trees 10–15 m in height support SP movement, so their removal should be avoided within the area circled red overleaf. The EIS must include a tree assessment of this area and identification and assessment of any impacts to trees that contribute to SP movement. • It needs to be clearly noted that finding offsets for SP breeding trees is incredibly difficult, so any impacts to these breeding trees should be avoided. Impacts to the species must also be assessed against the ACT Action Plan for this species to determine if any buffers area required around identified habitat. • Cumulative impacts on biodiversity values is also important for SP. The EIS will need to provide an explicit description around cumulative impacts for this species. The risk mitigation measures identified in B1 in the risk are insufficient to address B3, as per the Risk Assessment provided.	

Requirement	Location in EIS
 11. Golden Sun Moth A more robust assessment of significant impact is required for the Golden Sun Moth (<i>Synemon plana</i>). Preliminary distribution models for the species that focus on dispersal limited females, indicate that the area may hold moderate to high quality habitat for Golden Sun Moth (based on a combination of abiotic and landscape features identified at good condition sites across the ACT). The comments of the consultants appear to be at odds with the modelling ACT Government have been developing. More rigorous assessment of Golden Sun Moth habitat and population, during suitable survey periods should be included in an assessment of impact.	
<u>Bushfire risk</u> 12. There is precedent for powerline operations to cause fire ignitions, especially on days of elevated fire danger due to hot and windy conditions. The design, specification, construction, and operational procedures all need to consider the risks posed by fire caused by powerlines. 1. The following risks must be considered in the EIS:	• Bushfire risk: Section 15.3 • Transmission line maintenance: Section 2.3.4.

Requirement	Location in EIS
• Risk of bushfire from the operation of the project, including from infrastructure failure or clash of conductors. • Bushfire safety in design. How has the project been designed and specified, and how will the project be maintained, to reduce the risk of failure or other incident causing fire? • Risk to health of firefighters. Please consider the risk of injury/death to firefighters performing fire suppression under or near overhead conductors (including in conditions of thick smoke). • How will the lines be inspected and maintained to reduce the risk of line failure of conductor clash causing a fire?	
<u>General comments</u> 13. Site investigations prior to construction (and ideally during approval process) should include surveys for Matters of National Environmental Significance during appropriate survey periods, relative to the values being surveyed. 14. The EIS will need to make a commitment to regular checking and reporting on compliance measures as well as compliance with PCS and EPSDD best practice standards and immediate rectification of breaches. 15. The proponent must consider impacts from the removal of the existing powerlines. The report currently considers the removal of the existing powerlines as a positive environmental outcome and partly uses it to justify the realignment of the powerlines outside one conservation area and into another that arguably contains more values. This justification is not support by evidence. 16. The original impacts to the environment caused by the construction of the current alignment have already largely occurred. The works involved in the removal of the infrastructure will only contribute further to the whole of life impacts of the current alignment. The proponent must present all realignment options, including keeping the existing alignment or undergrounding the alignment though the future development area. This could be presented in a cost benefit analysis, which considers environmental, heritage, social and financial cost and benefits etc. 17. The EIS should also outline any commitments to the long-term rehabilitation of the decommissioned powerlines.	• Biodiversity impacts and mitigation/management measures, including rehabilitation: Chapter 5.0 • Proposal alternatives considered: Section 2.4 • Cost-benefit analysis: Appendix G8.
Department of Climate Change, Energy, the Environment and Water	
The department has considered the information and the following comments: • The department understands the proposal area traverses the NSW and ACT border and the Application is for the ACT portion only, as the land in NSW is not subject to the ACT planning framework. The department notes that the NSW portion will be assessed under the NSW <i>Environmental Planning and Assessment Act 1979</i> (EP&A Act) and the applicant intends to refer the proposal to the Commonwealth under the <i>Environment Protection and Biodiversity Act 1999</i> (EPBC Act) following consideration under the ACT and NSW processes. The department recommends the applicant ensures they are aware of their obligations under the EPBC Act prior to making a referral under the EPBC Act.	Biodiversity impacts: Chapter 5.0

Requirement	Location in EIS
The department notes the Application does not consider potential impacts that may arise from the removal of the existing transmission lines and towers. The department requests that these potential impacts, including temporary impacts, are identified and discussed in the Environmental Impact Statement.	
Icon Water	
- These works shall require Building Approval from Icon Water, this approval is separate to and additional to, approval of the Environmental Impact Statement. - Reference to the risk of induced currents or earth rise potential risks has not been detailed in the submitted documents, please update the documents to include this. The new route appears to cross buried water and/or sewer mains, as a result the safety impact of an electrical fault on the lines to personnel working at Icon Water's nearby Lower Molonglo Water Control Centre (LMWCC) need to be quantified and mitigated if necessary. The safety impact of an electrical fault in relation to buried water and/or sewer pipes needs to be assessed along the entire length of the new transmission line, not just around LMWCC. - Please note, Icon Water is aware of work done previously by TransGrid when they constructed the new 330 kV substation near the LMWCC which resulted in some changes to the infrastructure at LMWCC at the time to address the electric shock risk. This work may provide some assistance in fulfilling the above requirements.	EMF and electrical hazards: Chapter 15.0
Transport Canberra and City Services	
The EIS scoping document has been reviewed by TCCS and following are comments for consideration: - The proposal spans across TCCS assets including road networks. Appropriate measures and clearance requirements will need to be demonstrated during any Development Application (DA) or post DA process. - Any impacts to existing Trees within road reserves must be discussed with TCCS prior to or during the DA proposal. - Given access would be required from the existing road network including Stockdill Drive, Uriarra Road and Fairlight Road, a traffic management plan will be required during the DA. - A construction management plan will be requested during the DA process to ensure there are no adverse impacts to TCCS assets, public assets or their operation. - Any asset handover to TCCS will need to be discussed with TCCS prior to any DA lodgement for the proposal.	N/A
Utilities Technical Regulation	
- The Utilities Technical Regulation (UTR) charter under the UTR Act includes: - ensure the safe, reliable, and efficient delivery of regulated utility services	Chapter 15.0 See Appendix B for changes made to the UTR's comments and requirements

Requirement	Location in EIS
• promote the long-term serviceability of regulated utility networks and services • promote design integrity and functionality of regulated utility networks • ensure the safe and reliable operation and maintenance of regulated utility networks. Although the proposed project has only been described as “330 kV Transmission Line Realignment”, the project in fact also includes a change of electrical network configuration due to the reconnection of one of the transmission lines to a different TransGrid Substation, and may also include other connection changes within substations. This change can potentially affect the long-term electrical supply capacity available to the ACT under certain contingency event situations, and must therefore be included in the EIS Scoping Document for impact assessment. - Accordingly, the following information is required for a loss of substation contingency event: - For Loss of Canberra substation event, what is the electrical supply capacity immediately available to the ACT - Before the proposed Line reconfiguration. - After the proposed Line reconfiguration. - For Loss of Stockdill substation event, what is the electrical supply capacity immediately available to the ACT - Before the proposed Line reconfiguration. - After the proposed Line reconfiguration. - For Loss of Williamsdale substation event, what is the electrical supply capacity immediately available to the ACT - Before the proposed Line reconfiguration. - After the proposed Line reconfiguration. - Provide the electrical rating for each of the two relocated lines. - The Umwelt project outline report does not include the removal of existing buried earth conductors associated with Towers that will be removed. - EMF assessment to be undertaken for Normal & Maximum load conditions, and for Maximum Line rating, for compliance with ARPANSA limits.	for the EIS.

Requirement	Location in EIS
6. Sound level and electrical interference assessment to be undertaken for Corona discharge, and the line designed so that ACT noise level requirements and electrical interference limits are met at edge of easement. Detailed assessment to be undertaken for possible excessive voltages due to Electromagnetic Induction/Low Frequency Induction (EMI/LFI) and Earth Potential Rise (EPR) and associated Step & Touch voltages, on nearby metallic infrastructure such as fences, telecommunication infrastructure, pipelines, streetlight poles due to transferred voltages from the MEN earthing system, etc. Some relevant standards would include AS/NZS 4853, AS EGO and AS EG1. Mitigation measures to be identified if allowable limits are exceeded. Upon completion of the construction phase, the line commissioning phase should include overall verification of design hazard mitigation for EMI and EPR of nearby metallic infrastructure through low voltage current injection testing as undertaken on other similar projects as this has revealed hazard locations not identified during the design phase.	

Appendix C – Section 224 notice

Karina Carwardine
Umwelt (Australia) Pty Limited
2-6 Shea Street, PHILLIP, ACT 2612

Dear Ms Carwardine

Application 202300023 – Request for revised Environmental Impact Statement (EIS)

I refer to the revised EIS submitted to the Territory Planning Authority (the Authority) on 16 October 2025.

Enclosed are the following:

- the Authority's assessment summary of the revised EIS against the scoping document requirements (**Attachment A**); and
- comments from entities who were referred the application (**Attachment B**).

The Authority has undertaken an assessment of the revised EIS in accordance with section 222 of the *Planning and Development Act 2007* (PD Act). The Revised EIS has addressed most of the requirements as requested however requires further information to meet the requirements as described in the scoping document and satisfy entity comments.

Please review the Authorities comments at Section A and Entity comments at Section B and provide a revised version of the EIS addressing the outstanding matters as per section 224 of the PD Act.

Please ensure all changes are clearly cross-referenced in the revised EIS. The revised EIS addressing the outstanding requirements is due to the Authority on or before the 17 December 2026 to meet legislative timeframes.

If you have any questions, please contact CEDImpact@act.gov.au.

Yours sincerely,



Richard Davies
Senior Director, Impact Assessment,
Statutory Planning Division
City and Environment
Directorate
17/12/2025

Application 202300023
Request for Revised Environmental Impact Statement (EIS)
Attachment A

Ecology and Natural Environment

Gang Gang Cockatoo

The EIS states the loss of a Gang Gang habitat tree is a permanent impact. The Conservator agrees the loss of a habitat tree would adversely affect habitat critical to the survival of the species. Please include the survey results of recent survey work undertaken in the response to this request to determine the status of tree 86 for Gang Gang Cockatoo.

Rehabilitation

The Conservator has provided advice that the proposal area supports an important population of Pink Tailed Worm Lizard (PTWL). The EIS states habitat suitable for PTWL will be impacted across 20 sites. To compensate the loss of habitat accordingly we request the EIS is updated to include rehabilitation of PTWL habitat at a ratio of 3:1.

Additionally, the Conservator has requested compensatory measures be undertaken to compensate impacts to Natural Temperate Grassland and ensure its ongoing integrity. Compensatory measures that include a 3:1 replacement ratio for impacted NTG should be included in the response to this request.

It should also be noted that any rehabilitation required within or adjacent to a Nature Reserve will require a commitment to monitor and maintain weed management in those areas for a period of 24 months. The revised EIS should note this commitment.

Traffic and Transport

It is noted the revised EIS Traffic Impact Assessment includes demolition traffic, estimated traffic volumes and traffic routes however, further information is required to understand the impacts expected to existing traffic movements and how these will be mitigated.

The Traffic Impact assessment should identify any road closures that will be required as a result of the proposed works and the traffic management protocols intended to mitigate these closures and minimise disruption to road users during the demolition and construction phases of the project.

Environment Protection

The scoping document includes the requirement *Sound level and electrical interference assessment to be undertaken for Corona discharge, and the line designed so that ACT noise level requirements and electrical interference limits are met at edge of easement*. Please include an assessment of the associated noise risks during the operation of potential corona discharge and the proposed mitigation of those risks should exceedance occur.

Table 10.7 of the revised EIS indicates exceedance of NZS at the NCA2 boundary to the developed area of Strathnairn. The risk assessment table requires amendment of to a Medium level of risk to correctly to reflect the risk indicated in table 10.7.

Hazard and Risk

In addition, the proposed management of water during fire suppressing activities should they be required have not been assessed in the Revised EIS. Please provide further information outlining the proposed mitigation of water in the event of a fire in the proposal area.

Soil and Contamination

The Revised EIS requires some minor adjustments to update references to tables and chapters. References to chapter 5.8 throughout the document should be changed to reference chapter 6.0 Soil and Contamination.

Application 202300023
Request for Revised Environmental Impact Statement (EIS)
Attachment B – Combined Entity Comments

The EIS was referred to a number of entities who provided comments and requested further detail in relation to impacts. Comments from entities are provided below. These comments will need to be addressed in the revised EIS.

Conservator of Flora and Fauna

REVISED EIS-202300023 – Upper and Lower Tumut 330kv Transmission Line Realignment

Thank you for the opportunity to provide comment on the revised Environmental Impact Statement (EIS) for the proposed Upper and Lower Tumut 330kv Transmission Line Realignment. I view that the revised EIS sufficiently demonstrates that the ecological impact of the transmission lines realignment has been accurately assessed and that the impacted areas will be sufficiently rehabilitated. However, my support is conditional on the outcomes of the current Gang-gang nesting surveys. Should these surveys discover tree 86 is an active Gang-gang nesting tree, tree 86 must be retained.

I acknowledge the proponent for their genuine efforts in reducing the ecological impact. I support the need for compensatory measures, which have been touched on in the EIS, as the Proposal has the potential to result in a significant impact without these appropriate mitigation and compensation.

Detailed responses to the revised EIS are provided below. Should further information be required about these responses, please contact Karen Taylor, A/g Conservator Liaison via email conservatorfloraf fauna@act.gov.au or telephone (02) 620 54668.

Natural Temperate Grassland

I note the request pertaining to the native grassland replacement ratio requirements. My recommendation of a 3:1 replacement ratio ensures the integrity of the retained NTG patch is protected and unavoidable impacts to NTG are meaningfully compensated for. The challenges of rehabilitating NTG are well recognised in the literature, and a higher ratio aligns with best-practice compensation methods for biodiversity loss to achieve a positive environmental outcome and conservation gain.

Pink-tailed Worm-lizard (PTWL)

I reiterate my position that the population of PTWL in the proposal area is an important population, and impacts have the potential to be significant without appropriate compensatory measures.

Of note, the reason for the Commonwealth's determination states that "there is no known important population utilising the habitat", and yet the assessment itself does note "the river corridor population is acknowledged to be important for the species". This appears to be a problematic contradiction particularly when accounting for the cumulative impact of the Proposal across ACT and NSW.

I recommend that meaningful compensation for this important population to be impacted across 20 patches should address the replacement of impacted PTWL functional habitat at a ratio of 3:1. This include both the strategic placement of habitat rocks and the establishment of native grassland species, within a Nature Reserve (including approved Offset areas). This should be decided in consultation with the ACT Parks and Conservation Service and to the satisfaction of the Conservator of Flora and Fauna.

Superb Parrot

I agree that the impact from removing 4.91 ha of potential foraging habitat has the potential to result in a significant impact on superb parrot, and as such support the compensatory measures to improve foraging opportunities.

I note the compensatory measures for replanting foraging species for Superb Parrot in appropriate locations would be determined in consultation with stakeholders. Meaningful compensation should include mimicking the existing stand and structure present prior to removal, and include an appropriate mix of Blakely's Red Gum and Yellow Box (with a suggested ratio of 1 Yellow Box to every 10 Blakely's) to provide future habitat.

Gang-Gang Cockatoo

I agree that the removal of one potential nesting tree and six potential foraging trees, and the modification of one additional potential nesting tree and 10 potential foraging trees, would adversely affect habitat critical to the survival of the species and support the compensatory plantings and investment in research.

I note that there is current survey work underway, as the proponent has engaged Stuart Rae and Heartwood Habitats to undertake gang-gang surveys and inspection of tree cavities of tree 86,87 and 89, as well as other hollow bearing trees located in the immediate vicinity. My advice is therefore conditional, pending the outcome of the current survey work (which we understand is continuing throughout the season).

Should this research demonstrate Gang-gang nesting activity for tree 86, I do not support removal of this critical habitat tree. Should this research demonstrate no Gang-gang nesting activity, I support the compensatory plantings (and note the compensatory measures for replanting in appropriate locations would be determined in consultation with stakeholders). I also suggest meaningful investment in research should include investment in current research projects occurring over the next two years. This should include ongoing nest monitoring and population genetics analysis for the species.

These projects are underway in partnership with ACT Government and ANU researchers, collecting data to support knowledge gaps as identified in the Gang-gang Cockatoo Conservation Advice, including identifying critical habitat for the species across the ACT.

Overhead lines

I note that "species considered at potential risk from collision with transmission lines in the Proposal Area include little eagle, superb parrot, gang-gang cockatoo and white-throated needletail.". I appreciate the additional research that was undertaken, and note that a meeting was held on 24/9/2025, and it was discussed that there is no strong evidence to demonstrate the risk of lines to these species in the Proposal area or that flagging would reduce any potential risk. Should there be any opportunity to do meaningful survey work to contribute to filling these knowledge gaps and better determine the potential for impact, this is welcomed and encouraged. This is on the basis that Gang -gangs and White-throated Needletails have a high

risk of collision with wind turbines based on flight and life attributes (DCCEEW unpublished), with collision listed as a known threat that requires further research for the latter species.

I note that mitigation measures would be applied in response to observed incidents, and recommend that meaningful post-construction monitoring at a similar effort to those outlined in the Good Practice Handbook could be undertaken to accurately determine if further mitigation is required.

Access Tracks

I note that “some upgrades may be required for heavy vehicle access, including the placement of gravel in low lying areas, and some widening or formalisation”. I also note that a meeting was held on 24/9/2025, and access tracks were discussed, noting that there will be no impact to protected matters and no ground disturbance or rehabilitation would be required within nature reserves.

Weeds

I note that weeds are to be managed through the CEMP. I also note that post construction, rehabilitated areas will be regularly monitored for 12 months with weeds removed as identified. I further note the ‘Conclusion’ states “The removal of the existing transmission lines would allow for vegetation restoration within the current easements located within the GCC and Woodstock Nature Reserve”. Should rehabilitation be required within or adjacent to a Nature Reserve, please note a longer period (24 months) may be required to monitor and maintain weeds post-construction to ensure no significant impact of weed spread in a reserve.

City Services – City and Environment Directorate

Comments regarding the construction Traffic Impact Assessment report dated 02 February 2024 prepared by Egis Consulting:

- The TIA identifies the likely traffic generation rates for the different types of vehicles and activities involved in the project. The report concludes that the traffic generation associated with the construction activity will have a negligible impact on the existing traffic volumes in the area. Whilst this could be a reasonable assumption based solely on traffic generation; it does not adequately address the impact that the works will have on existing traffic movements.
- The proposed relocation of the power lines will require road closures at multiple locations to remove the existing overhead lines. These closures are likely to affect access to the Molonglo sewage treatment plant; residential properties; residential construction sites and estate development construction areas.
- The TIA should identify the likely road closures and possible detour routes or traffic management protocols to minimise the impact to residents and commercial activities.

ENVIRONMENT PROTECTION AUTHORITY

Thank you for referring the following Environmental Impact Statement (EIS) application 202300023 - Upper and Lower Tumut 330kvTransmission Line Realignment to the Office of the Environment Protection Authority (EPA) for review.

EPA provides the following comments:

- Page 261: noise risks during operation (N4+N5) have not been assessed.
- Table 10.7 indicates exceedance of NZS at the NCA2 boundary (developed area Strathnairn), yet the risk assessment of operational noise is “very low”, this should be amended to medium given exceedance is documented and considering the cumulative impacts of noise from substations and big battery project has not been assessed.
- Water management from fire suppressing activities has not been assessed in the EIS despite EPA requesting this in the comments provided for the draft EIS.

For further information, please contact the EPA Planning Liaison Officer at EPAPanningLiaison@act.gov.au.

UTILITIES TECHNICAL REGULATION (UTR)

Please find the following cleared comments from UTR’s electricity and water sectors:

UTR have reviewed the Revised EIS for the Upper and Lower Tumut 330kvTransmission Line Realignment. We note that the TPA is seeking comments on whether UTRs requirement in the scoping document and draft EIS have been adequately addressed. UTR provide the following information to the TPA:

Electrical Team Comments

- During the last EIS consultation, UTRs Electricity team had reviewed and confirmed Appendix G10 (Electric and Magnetic Field Assessment) has satisfactorily addressed all comments previously raised by UTRs electrical team and no further action is required.

Water Team Comments

- UTRs Water team have reviewed the information, and note our comment is raised in the Comment Table at Comment 41. UTR confirm that our comments have been suitably addressed.

ICON WATER

Icon Water has reviewed the updated documents and can advise that our comments have been sufficiently addressed for the current stage of planning for the project. Specific controls have been identified in the documents around some of our comments which will be implemented in future design for the project.

Further review and consultation with Icon Water is to occur through normal processes as planning, detailed design and delivery of the project occurs.

Appendix D – Proponent response to Section 224 notice

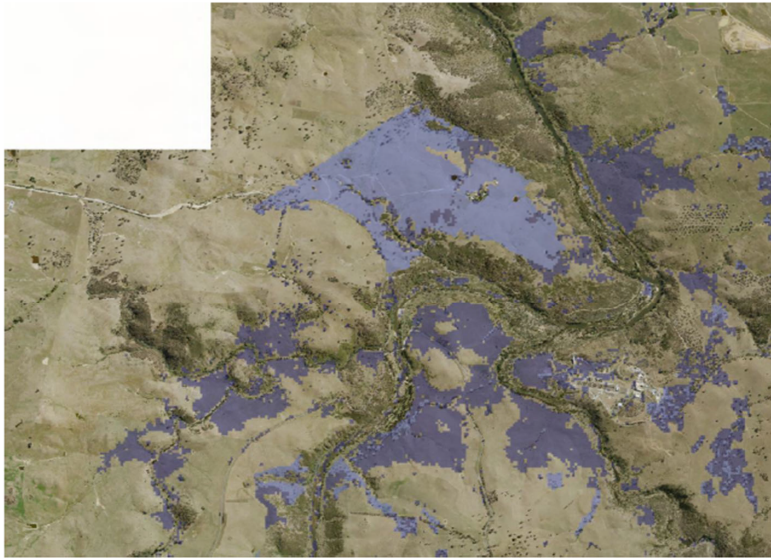
Upper and Lower Tumut 330kv Transmission Line Realignment - Request for Information Register



PROJECT NUMBER	21968 / EIS 202300023	GINNINDERRY CONTACT	Jack Racklyeft
PROJECT DESCRIPTION	Upper and Lower Tumut 330kv Transmission Line Realignment - Draft and revised EIS comments	UMWELT PROJECT MANAGER	Alex Garrett
DATE REVISED	11-Mar-26	UMWELT PROJECT DIRECTOR	Karina Carwardine

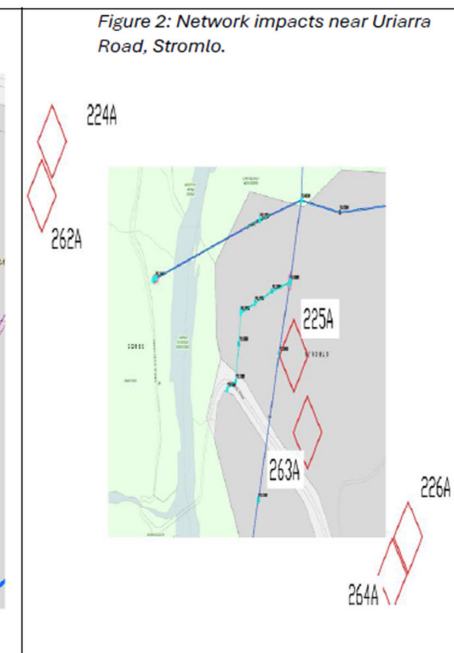
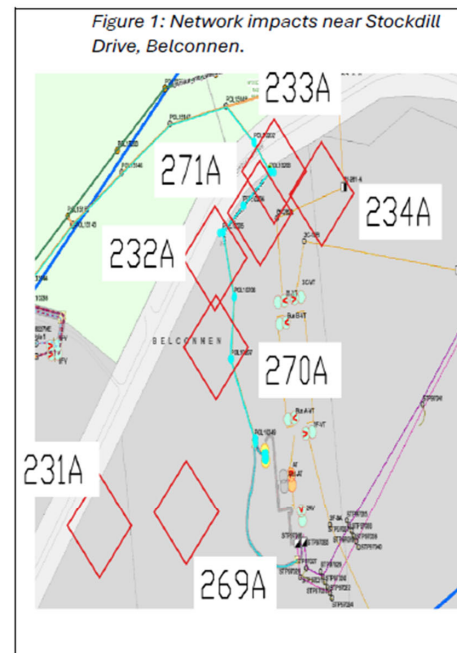
RFI #	CURRENT STATUS	PRIORITY	PHASE	REQUEST DESCRIPTION	REQUESTED BY	DATE REQUESTED	Clarification Requested from CED Impact Team	Clarification Received	RESPONSE
Entity Comments Attachment A									
044	CLOSED	STANDARD	EIS	Please include the survey results of recent survey work undertaken in the response to this request to determine the status of tree 86 for Gang Gang Cockatoo.	Conservator of Flora and Fauna	18/12/2025	-	-	Section 5.8.2 Updated with most recent survey findings. Inclusion of new Appendix J.
045	CLOSED	STANDARD	EIS	To compensate the loss of habitat accordingly we request the EIS is updated to include rehabilitation of PTWL habitat at a ratio of 3:1.	Conservator of Flora and Fauna	18/12/2025	We wish to confirm whether compensatory measures for all three MNES are required, or only the two summarised in Attachment A? (13/01/2026)	Compensatory measures are required for all MNES. Attachment A requests the EIS is updated to include a commitment to rehabilitate both the NTG and PTWL habitat at a ratio of 3:1 as well as a commitment to maintain weed management in any locations adjacent to a Nature Reserve for a period of 24 months. (27/01/2026)	New subsection in Section 5.8.2 added for PTWL, and residual risk for B1 amended. As per clarification from Impact Team, commitment to conduct this activity is sufficient at the EIS Stage.
046	CLOSED	STANDARD	EIS	Compensatory measures that include a 3:1 replacement ratio for impacted NTG should be included in the response to this request.	Conservator of Flora and Fauna	18/12/2025	Does the revised EIS need to specify the location and detail of rehabilitation actions, or will the commitment to undertake them at the ratio specified be sufficient? This is not clear from the comments, and has major implications for timing. (13/01/2026)	In principal commitment that the rehabilitation will be done and at the specified ratios and timeframes is sufficient. It would be helpful to add at what point further details will be provided on where the rehabilitation is to take place i.e. the CEMP will include details of areas to be rehabilitated including ongoing monitoring and weed management for 12 months or 24 months for areas adjacent to Nature Reserves. (27/01/2026)	New subsection in Section 5.8.2 added for NTG, and residual risk for B1 amended. As per clarification from Impact Team, commitment to conduct this activity is sufficient at the EIS Stage.
047	CLOSED	STANDARD	EIS	It should also be noted that any rehabilitation required within or adjacent to a Nature Reserve will require a commitment to monitor and maintain weed management in those areas for a period of 24 months. The revised EIS should note this commitment.	Conservator of Flora and Fauna	18/12/2025	-	-	All commitments for compensatory planting and revegetation include a commitment for 24 months of weed management and monitoring if in, or adjacent to a nature reserve.
048	CLOSED	CRITICAL	EIS	The Traffic Impact assessment should identify any road closures that will be required as a result of the proposed works and the traffic management protocols intended to mitigate these closures and minimise disruption to road users during the demolition and construction phases of the project.	City Services - City and Environment Directorate	18/12/2025	-	-	Section 11.4.1 updated with the following: It is not expected that construction will require any substantial road closures. The demolition of towers and construction of access tracks and new towers should not require road closures. The only scenario in which roads may require short term closure, would be during the stringing of new conductors over Fairlight Road, and the removal of old conductors over Stockdill Drive. These closures would be very short term in nature, and able to be managed through a Temporary Traffic Management Plan (TTMP) prepared at DA stage. Demolition works within the development area of Ginninderry would be managed as part of existing construction activities under construction traffic management, and would not involve public road closures. Risk T1 and associated mitigation measures updated. Further detailed Traffic Management will be provided at DA Stage.
049	CLOSED	CRITICAL	EIS	Please include an assessment of the associated noise risks during the operation of potential corona discharge and the proposed mitigation of those risks should exceedance occur.	Environment Protection Authority	18/12/2025	Section 10.2.1.3, 10.4.1.3 and 10.4.3 contain the assessment of operational impacts including corona discharge and cumulative impacts (N4 and N5). Seeking advice from the Impact Team on whether the current information provided in the EIS is adequate, as we do not understand what else would be required based on this comment. (13/01/2026)	Per advice received on 4 March 2026 the EPA have decided that matters they have raised can be addressed at the DA stage.	Chapter 10.4.1.3 provides a detailed assessment of operation impacts, including corona discharge, and 10.5.2 provide mitigation measures for construction. Risks N4 and N5 have been edited to increase the risk rating to Low, noting that corona discharge, while having modelled exceedances, only has the potential to occur during certain meteorological conditions. The only modelled exceedance for operational noise specific to the Proposal is the southern boundary of the LMWQCC. This would not result in impacts to a residential property. All other modelled exceedances occur from the additional conductor on Line 3C, which has already been approved under an ESO. An additional statement in Section 10.5.2, and risk N4 have been added regarding complaints handling. Per advice received on 4 March 2026 the EPA have decided that matters they have raised can be addressed at the DA stage.
050	CLOSED	STANDARD	EIS	Table 10.7 of the revised EIS indicates exceedance of NZS at the NCA2 boundary to the developed area of Strathnairn. The risk assessment table requires amendment of to a Medium level of risk to correctly to reflect the risk indicated in table 10.7.	Environment Protection Authority	18/12/2025	-	-	Risk rating for N1 and N3 updated to Medium in response to this comment, throughout document.

051	CLOSED	STANDARD	EIS	In addition, the proposed management of water during fire suppressing activities should they be required have not been assessed in the Revised EIS. Please provide further information outlining the proposed mitigation of water in the event of a fire in the proposal area.	Environment Protection Authority	18/12/2025	We provided commentary with regards to this in our response to the previous entity comments. No changes were made within the EIS as fire extinguishing activities were not assessed, as it is not a standard requirement for transmission towers. During construction, any run-off will be captured by erosion and sediment control, however permanent water retention would not be proposed for the ongoing low risk of fire at the transmission towers. We understand this is typically a requirement of a substation, and do not believe it is a risk relevant to the Proposal. We would like to confirm whether this response was passed on to the EPA prior to responding again. (13/01/2026)	Per advice received from the CED Impact Team 13 February 2026 this was reconsidered by the EPA to be an unnecessary requirement for the EIS.	The Surface Water Chapter has been updated, including a new Risk W5 and discussion in Section 7.4.1 . Section 15.3.2 has been updated to include: Additional information on the management of water during fire suppressing activities was requested on the Draft EIS. Water generated from fire suppression as a result of construction activities would be captured through erosion and sediment control structures in place at each tower. While the risk of bushfire is very high due to its potential consequence, the likelihood of bushfires starting as a result of construction with mitigation measures in place is only possible. The existing water run off management is anticipated to be adequate for this scenario. Permanent water management around the towers during operation is not a standard requirement for transmission lines, as they generally pose a low risk of ignition when vegetation and infrastructure is well maintained. As they are also not combustible, the requirement for a dedicated fire water supply is not standard. Per advice received from the CED Impact Team 13 February 2026 this was reconsidered by the EPA to be an unnecessary requirement for the EIS, however changes were already incorporated.
052	CLOSED	STANDARD	EIS	The Revised EIS requires some minor adjustments to update references to tables and chapters. References to chapter 5.8 throughout the document should be changed to reference chapter 6.0 Soil and Contamination.	Impact team	18/12/2025	Seeking advice from the Impact Team whether fine scale traffic management details such as those requested are required to be addressed at the EIS stage, as long as the EIS adequately identifies the risk of potential short-term closures and mitigation measures (primarily the preparation of a temporary traffic management plan). We would expect that the detail would be provided in the TTMP itself at DA stage. (13/01/2026)	Impact team are in principle supportive of this approach. Please be aware the Impact team will send refer the s224 response to TCCS for their review, preliminary advice from them on this approach is advised (27/1/2026)	Addressed.
Entity Comments Attachment B									
053	CLOSED	STANDARD	EIS	Requesting natural temperate grassland replacement ratio of 3:1.	Conservator of Flora and Fauna	18/12/2025	-	-	Addressed in Section 5.8, as per above detail.
054	CLOSED	STANDARD	EIS	Comment regarding the contradictory discussion of whether impacted pink-tailed worm-lizard is an important population or not.	Conservator of Flora and Fauna	18/12/2025	-	-	Additional discussion included surrounding the Significant Impact Assessment for PTWL (Section 5.4.4.5), based on the Conservator's comments. SIA unedited, but commentary provided around the EPBC context and subsequent discussions. Commitment for compensatory measures added to the EIS.
055	CLOSED	STANDARD	EIS	Requesting pink-tailed worm-lizard habitat compensation of 3:1, including placement of habitat rocks and establishment of grassland species within a Nature Reserve (including approved offset areas)	Conservator of Flora and Fauna	18/12/2025	-	-	Addressed in Section 5.8, as per above detail.
056	CLOSED	STANDARD	EIS	Requesting that compensatory measures for Superb Parrot should be determined in consultation with stakeholders. The existing stand and structure should be mimicked, and include an appropriate mix of Blakely's red gum and yellow box (1:10).	Conservator of Flora and Fauna	18/12/2025	-	-	Addressed in Section 5.8, as per above detail.
057	CLOSED	STANDARD	EIS	Gang-gang cockatoo impacts are conditional based on findings of research. If no gang-gang nesting, Conservator supports compensatory plantings in consultation with stakeholders. Also suggests meaningful investment in research over the next two years.	Conservator of Flora and Fauna	18/12/2025	-	-	Addressed in Section 5.8, as per above detail.
058	CLOSED	STANDARD	EIS	With regards to overhead lines, recommends meaningful post-construction monitoring at a similar effort to those outlined in the Good Practice Handbook could be undertake to accurately determine if further mitigation is required.	Conservator of Flora and Fauna	18/12/2025	-	-	New section in 5.8.3 regarding proposed monitoring program, and added to risk tables.
059	CLOSED	STANDARD	EIS	Comments note outcomes of meeting with regards to Access Tracks	Conservator of Flora and Fauna	18/12/2025	-	-	Noted, thankyou.
060	CLOSED	STANDARD	EIS	Should rehabilitation be required within or adjacent to a Nature Reserve, a longer period of 24 months of weed control may be required post construction.	Conservator of Flora and Fauna	18/12/2025	-	-	Addressed in Section 5.8, as per above detail in addition to relevant risk tables.
061	CLOSED	STANDARD	EIS	As per Comment 48 - Road closures and traffic impact assessment	City Services - City and Environment Directorate	18/12/2025	-	-	See above response to Comment 48.
062	CLOSED	STANDARD	EIS	As per Comments 49-51 - Noise and Water	Environment Protection Authority	18/12/2025	-	-	See above responses for detail. .
063	CLOSED	STANDARD	EIS	Comments on draft EIS have been adequately addressed	Utilities Technical Regulation	18/12/2025	-	-	Noted, thankyou.
064	CLOSED	STANDARD	EIS	Comments on draft EIS have been adequately addressed	Icon Water	18/12/2025	-	-	Noted, thankyou.



NB. Grey shades indicate areas that have 90-100% probability of providing Superb Parrot foraging habitat.

DBH class (cm)	REPLACEMENT RATIOS
<5	1:1
5 - 20	1:3 + relocate as native mulch or at Conservator discretion
21 - 30	1:8 + relocate as coarse woody habitat
31 - 40	1:13 + relocate as coarse woody habitat
41 - 50	1:40 + relocate as coarse woody habitat
50+	1:90 + reinstate as vertical habitat structure or at Conservator discretion
100+	1:180 + reinstate as vertical habitat structure or at Conservator discretion



Please reach out to environment@evoenergy.com.au if further details are required regarding this feedback.

Appendix E – DCCEEW Decision referral number 2024/10058



Notification of referral decision – not controlled action

Upper and Lower Tumut 330 kV Transmission Line Realignment, Holt, ACT (EPBC 2024/10058)

This decision is made under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

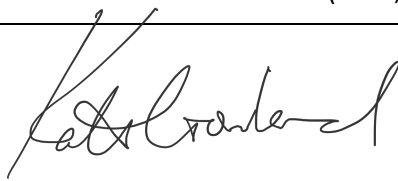
Proposed action

person proposing to take the action	Riverview Projects (ACT) Pty Limited ACN: 165 870 539
proposed action	To construct and operate/maintain a new transmission line, and decommission an existing transmission line, with associated infrastructure, near Holt in western ACT (See EPBC Act referral 2024/10058).

Referral decision: not a controlled action

status of proposed action	The proposed action is not a controlled action.
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Person authorised to make decision

name and position	Kate Gowland Branch Head Environment Assessments (NSW, ACT)
signature	
date of decision	7 February 2025