Major augmentation proposal

Capacity expansion project:
Proposed Baldivis Zone Substation

Public consultation summary and responses

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1. Overview

1.1 Introduction

Western Power is a Western Australian State Government owned corporation responsible for building, maintaining, and operating an electricity network that seamlessly connects our 2.5 million residential, business, and community customers to traditional and renewable energy sources – powering the lives of the WA community.

Our vision is to work together to power a cleaner energy future for the customers and communities covered by our network area. We're committed to delivering safe, reliable, affordable and increasingly renewable electricity supply to the community and industry.

The community remains at the centre of everything we do. As a Government Trading Enterprise (GTE) we're owned by the people of Western Australia which means we have a rigorous approach to financial sustainability while delivering the energy needs of the community.

Western Power remains firmly focused on maintaining and transitioning our existing network to continue delivering reliable power in the face of increasing climate change impacts, housing and population growth, the rise of distributed energy resources (DER) like residential solar and batteries, changing energy use patterns and an increasingly renewable energy mix.

Significant demand increases due to population growth have been recorded in the Baldivis area over the past two decades. As a result, the Baldivis network loads fed by Waikiki Zone Substation (WAI) are growing. Therefore, WAI transformers and the distribution feeders supporting loads in the Baldivis area are facing increasing overloads at times of peak demand.

This report summarises the community and stakeholder feedback received and Western Power's responses as part of the public consultation undertaken in December 2025 to support the Economic Regulation Authority (ERA) regulatory test submission for a proposed major augmentation of the Western Power network (WPN), involving the construction and commissioning of a new zone substation in Baldivis.

Western Power sincerely thanks respondents for their contributions and submissions – and we have undertaken a thorough analysis of your suggestions and comments. Where possible these views have been taken on board and have helped us to complete our regulatory test submission as we progress to the next steps in this important work.

Separate to the regulatory test public consultation process, Western Power maintains ongoing community engagement throughout the life of major works, including during substation construction. Should the project proceed, please note that comments raised during this process that fall outside the scope of matters considered under the regulatory test will remain on record to be considered in later project stages. For example, during detailed design we would engage with the local government and interested community members on design elements such as street-front profiles, site aesthetics, fencing and structures, enclosures, landscaping, and related design considerations before decisions are finalised.

The broader network issues addressed by the proposed network augmentation in constructing and commissioning the Baldivis zone substation (BVS) are outlined in the Options Paper, prepared to explain the current position and help in this discussion. For context, a brief overview of the proposal relevant to the submissions received is also provided below.

1.2 Purpose of this report

This report outlines the public promotion and consultation activities undertaken to understand community and stakeholder sentiment and levels of support for the proposed Baldivis Substation. It outlines Western Power's responses to the submissions received, with copies of all submissions – with identifying details redacted – included in Appendix D[1]. The report will be included with, and published as part of, Western Power's regulatory test submission to the ERA.

Further information on the processes and structure of an Access Code regulatory test is set out in the *ERA Guideline: Application of the Regulatory Test*[2]. For an outline of the objectives and key elements of the regulatory test framework, readers are referred to page 2 ("What is the regulatory test?") and page 3 ("Objectives of the regulatory test").

1.3 Proposal

1.3.1 Background to network issues and our proposed augmentation

The fast pace of increased loading rates at WAI (and for feeders supplying Baldivis connections) are currently forecast to reach unsustainable levels within the coming five years.

The Baldivis area is experiencing ongoing high growth driven by new residential developments, expanding commercial and recreational precincts, and the presence of established industry and agricultural enterprises. To meet forecast demand associated with this growth, the proposed investment is required to ensure customers continue to receive a safe, secure and reliable electricity supply. Western Power is committed to powering growing communities and has completed planning investigations to assess network requirements in the Waikiki and Baldivis surrounds to identify the most prudent and efficient course of action to meet the ongoing needs of customers.

In accordance with the requirements of Chapter 9 and Appendix 7 of the Access Code, Western Power prepared an options paper[3] to support public consultation as part of the regulatory test process for a proposed major augmentation to the Western Power network.

The purpose of the options paper was to inform stakeholders about the proposed major augmentation and to invite feedback on the proposal, including any alternative options or considerations. Consistent with this objective, the options paper was released to underpin the required public consultation.

The four-week consultation period commenced on 24 November 2025, with submissions closing on 19 December 2025.

1.4 Siting of new and existing zone substations

Zone substations are essential infrastructure that enable the safe and reliable supply of electricity to customers. Their design and siting are governed by established technical standards (for example, AS 2067:2016[4], Technical Rules and Codes) and regulatory obligations, which are applied to meet community needs while minimising potential impacts.

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1 Clause A7.20 of the Access Code requires the publication of submissions.

2 Regulatory Test Guidelines - Economic Regulation Authority Western Australia

3 Options Paper | Capacity Expansion Project - Proposed Baldivis zone substation | Let's Talk Power

4 "AS 2067:2016 Substations and high voltage installations exceeding 1 kV a.c." is available from Home | Standards Australia

Western Power's Options Paper provides detailed information on the Baldivis proposal, including substation requirements, capacity ratings and operational limits. Supporting technical information is also available online in Western Power's Substations Functional Requirements Standard.

Characteristics and alternative sites suggested in stakeholder submissions are examined in the context of the proposed new BVS zone substation in section 3.9.

1.4.1 Background to the Pike Road site

Planning approvals, public consultation and community engagement activities relating to the proposed substation first commenced in the early 2010s. The site has been formally identified and reserved for substation use throughout the planning processes. Since confirmation of the intended land use, Western Power has maintained onsite signage advising of the future construction of a substation, consistent with its long-term network planning for the area.

1.5 Public consultation findings

A high level of community interest in the project was demonstrated throughout the consultation period. Western Power received 55 submissions, all of which were considered in refining the development of the plans and the proposal for the BVS substation at 60 Pike Road. Apart from the City of Rockingham, all submissions were provided by local residents. These submissions therefore reflect the views of those living in, or directly connected to, the surrounding community.

As detailed later in section 3, many submissions acknowledged the need to increase network capacity to support a more reliable electricity supply in the Baldivis area. Submissions also frequently raised potential impacts such as visual amenity, noise and site location which are routinely considered and managed through established approaches for residentially located zone substations across the network. A smaller number of submissions commented on the consultation process itself. Each theme (shown in bold) is discussed in detail in the following sections.

Feasible options for the proposed works are outlined the Options Paper[5], and a number of alternative locations raised in submissions had already been assessed and considered throughout the development of the Regulatory Test Options Paper. More remote sites, for example are not an efficient solution, and were not presented because of the materially higher costs and poorer technical outcomes they would deliver (compared to the Pike Road option). Accordingly, Western Power proposes to proceed with the regulatory test for the draft proposal to construct and commission a new zone substation at 60 Pike Road, Baldivis site (BVS), as described in Option

[5] Proposal for Baldivis zone substation Options Paper

2. Community and stakeholder engagement

2.1 Engagement purpose

The engagement process was designed to support informed and meaningful participation by interested communities and stakeholders. The engagement process was undertaken to:

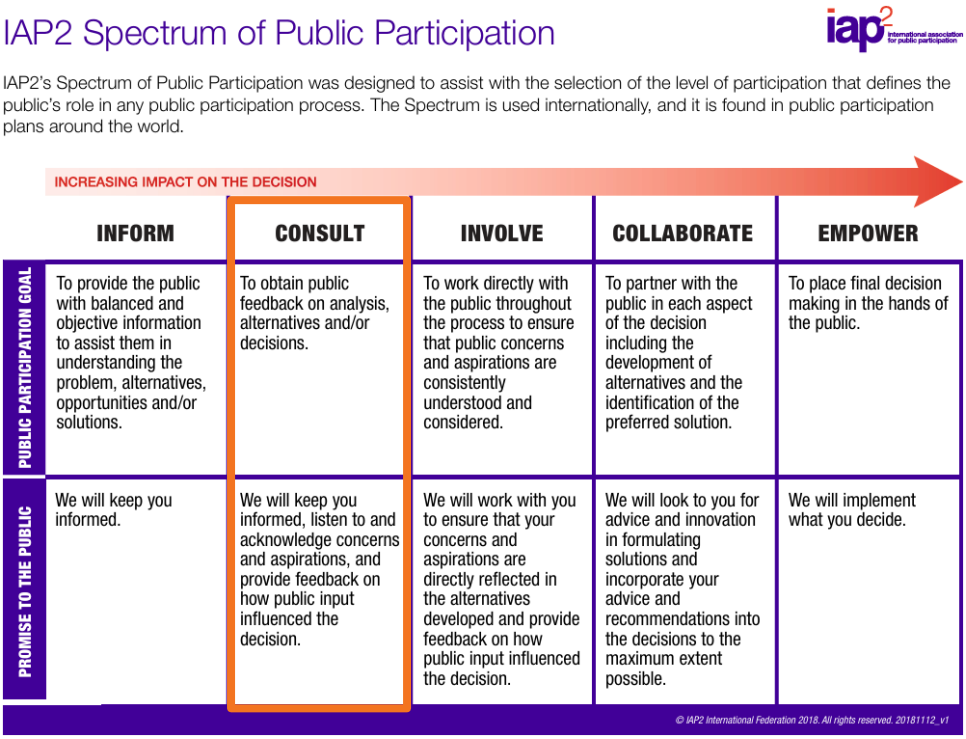
- increase awareness of the major augmentation proposal and its purpose, including Western Power's preferred option to establish a new zone substation in Baldivis
- provide clear and comprehensive information on the options assessed to expand network capacity constraints, including options involving reconfiguration of Baldivis loads currently supplied by the Waikiki Substation
- seek and consider input from interested parties, including community members and stakeholders, and to identify any alternative options or solutions
- promote transparency by outlining Western Power's obligations, explaining how submissions were assessed and demonstrating how feedback informed the assessment process
- demonstrate compliance with public consultation requirements of the Access Code and relevant ERA guidelines in support of the regulatory test submission for the proposed Baldivis Zone Substation.

2.2 Engagement approach

Western Power aims to uphold the following principles of engagement:

- **Transparency**: clarity, openness and honesty about the process and what outcomes can and cannot be influenced.
- **Respect**: all parties listen, acknowledge, and act in a respectful manner in all engagements.
- **Proactivity**: early and regular engagement with timely feedback loops.
- **Fairness**: encompasses both procedural fairness – following a fair and proper procedure before deciding, and distributive fairness – aiming for fair distribution of costs, risk and benefits.
- **Informed decision-making**: relevant and timely information provided to stakeholders (and internally) to inform decision-making.
- **Working together**: collaborating with impacted stakeholders to identify, avoid where possible, mitigate and manage impacts to enhance benefits.

In addition to the requirements of the Access Code, the engagement approach was guided by Western Power's engagement principles and aligned with the IAP2 Public Participation Spectrum (Figure 1).



IAP2 Spectrum of Public Participation

IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

INCREASING IMPACT ON THE DECISION

	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

Figure 1 IAP2 Spectrum of Public Participation[6]

As shown in Figure 1, the IAP2 Spectrum of Public Participation, the early work for the proposed BVS major augmentation is in the 'consult' category – and this aligns with the Access Code requirement to seek views and alternative solutions from interested parties.

The engagement approach is tailored to community and stakeholder interest, influence, and proximity to the proposed Baldivis substation site. This ensured that those most affected or most interested in the proposal had appropriate opportunities to participate.

Community audiences included local residents, landowners and general consumers of Western Power's network, while stakeholder audiences comprised local government representatives, government agencies, peak bodies and housing developers. Stakeholders are grouped according to their level of interest and potential impact, and engagement approaches tailored to ensure those most affected or most interested in the proposal had appropriate opportunities to participate, and in this case, provide submissions.

A summary of the community and stakeholder approach is provided in Table 1.

6 IAP2 Spectrum of Public Participation — Engagement Institute

Table 1 Summary of community and stakeholder engagement approaches

Community engagement	
Target audience	**Approach**
Directly impacted residents immediately adjacent to 60 Pike Road site: • Thorton Street • Pike Road • Larkin Close • Greet Road • Blyton Grove.	• EDM (electronic direct mail) • Doorknocking • Face-to-face discussion • Project brochure and 'sorry we missed you' card left in letterbox with phone contact option • Community drop-in session • Invitation to provide feedback online, via email or post • Option to register for project updates
Directly impacted landowners with undeveloped lots or homes currently under construction immediately adjacent to 60 Pike Road site: • Pike Road • Gibberd Street • Rondane Street.	• Phone call • Email follow-up with landowners who answered or returned call • Invitation to provide feedback online, via email or post • Option to register for project updates
Indirectly impacted residents, landowners and businesses in Baldivis and Waikiki.	• Library pop-up • EDM • Community drop-in session • Invitation to provide feedback online, via email or post • Option to register for project updates
General community and community groups.	• Invite submissions online via webpage, email or post • Option to register for project updates
Stakeholder engagement	
Target audience	**Approach**
High-priority government stakeholders: • Minister for Energy and Decarbonisation • City of Rockingham • Energy Policy WA • Economic Regulation Authority.	• Detailed information provided • 1:1 briefing • Provided link to dedicated webpage • Online stakeholder briefings
Energy industry, business, state government agencies and land developers: • Rockingham Kwinana Chamber of Commerce • Peel Development Commission • Peel Chamber of Commerce and Industry	• Direct emails • Online and in-person stakeholder briefings

• Urban Development Institute of Australia • Development WA • Department of Planning, Lands and Heritage • Water Corporation • Infrastructure WA • Synergy • Australian Energy Market Operator • Department of Energy and Economic Diversification • Department of Treasury and Finance • ATCO • WALGA • Parcel Property • Frasers Property • Rockingham Park.	

2.3 Engagement methodology

Community engagement focused on building awareness and providing accessible opportunities for participation in the consultation process. This included doorknocking, distributing project information, a digital engagement webpage, and hosting informal information sessions including a library pop-up and a community drop-in event, where residents could speak directly with the project team.

Stakeholder engagement was more targeted and relationship-based, involving one-on-one briefings and an online stakeholder session to provide detailed information and address specific interests or concerns.

Both categories of engagement are designed to provide both in-person and online opportunities to participate, allowing community members and stakeholders to engage in ways that suited them.

2.3.1 Community engagement activities

Table 2 summarises the community engagement activities undertaken for the regulatory test submission for the Baldivis Zone Substation.

Table 2 Summary of community engagement activities

Activity	Timing and venue	Total engaged
Library pop-up A pop-up session was held to provide community members with accessible information about the proposal, increase project visibility, and engage those unlikely to attend the scheduled drop-in session.	6 December 2025, from 9am – 12pm Outside Mary Davies Library and Community Centre, 17 Settlers Avenue, Baldivis.	41

Activity	Timing and venue	Total engaged
Doorknocking The project team doorknocked directly impacted residents adjacent to the proposed substation site to provide information about the proposal, answer questions, and encourage submissions.	8 December 2025 Thornton Street, Pike Road, Larkin Close, Greet Road, and Blyton Grove. 'Sorry we missed you' cards were left at residences where we had no response.	• 33 properties doorknocked • 13 residents contacted at home • 20 project brochures and 'sorry we missed you' cards left with contact details in letterbox.
Community drop-in event Residents were invited to attend at any time during the advertised period to learn more about the proposal, ask questions, and provide feedback. Project team members were available to share information on why a major augmentation is being proposed, the network reinforcement options considered, Western Power's preferred option, the regulatory test process and how to provide feedback on the proposal.	10 December 2025 4 – 6pm Mary Davies Library and Community Centre, 17 Settlers Avenue, Baldivis.	15
Telephone calls to landowners Landowners with undeveloped lots or homes currently under construction were contacted by phone to inform them of the proposed substation and invite feedback on the regulatory test proposal.	11 – 18 December 2025 Where landowners did not answer, several follow-up contact attempts were made.	• 33 landowners contacted • 25 informed • 3 landowners provided submissions.

Photographs taken during community engagement events are included below.

Figure 2 Photos from the community drop-in event on 10 December 2025

Figure 3 Photo of the library pop-up on 6 December 2025

2.3.2 Stakeholder engagement activities

The program of stakeholder engagement activities is listed in Table 3.

Table 3 Summary of stakeholder engagement activities

Activity	Date	Attendance
Online stakeholder briefing Stakeholder representatives (see Table 1) were invited to an online briefing to find more about the proposal, the options considered, and to ask questions.	11 December 2025	8
Meetings Stakeholder representatives from the City of Rockingham, Economic Regulation Authority and Energy Policy WA participated in detailed briefings with the project team.	Economic Regulation Authority: 30 July 2025 Energy Policy WA: 17 November 2025 City of Rockingham: 26 November 2025	7

2.4 Communication channels

A range of communication channels were employed to ensure community and stakeholders were informed of the proposed Baldivis Substation and the opportunity to provide feedback, including:

- **Project webpage** – A dedicated page[7] on Western Power's 'Let's Talk Power' platform provided detailed information about the proposal including the options paper, maps, FAQs, and an online feedback form.
- **Email invitations (EDMs)** – Two emails were sent during the engagement period to residents and businesses in Baldivis and Waikiki to inform them of the proposal, community drop-in session and encourage submissions.
- **Brochures** – Distributed and displayed at local community hubs, including the Mary Davies Library and Community Centre, cafes and local businesses at the Stockland Baldivis Shopping Centre to raise awareness among residents.
- **Direct stakeholder notifications** – 45 stakeholder representatives, including local government officers, elected members, state government agencies, energy industry, and businesses and land developers were informed via email and invited to attend an online briefing.
- **Advertising** – An advertisement appeared in local newspapers, including The West Australian on 9 December 2025 and The Sound Telegraph on 10 December 2025.
- **Direct contact** – 33 landowners of undeveloped lots directly adjacent to the proposed Baldivis Substation site were contacted by phone to ensure they were informed of the proposal and invited to discuss further and make a submission.
- **Code requirements –** A formal notice[8] was published by the Economic Regulation Authority on 24 November 2025, in accordance with the Access Code.

[7] https://letstalkpower.westernpower.com.au/baldivis
[8] https://www.erawa.com.au/sites/default/files/notice-western-power-invites-submissions-on-proposed-baldivis-zone-substation.pdf

Table 4 summarises the coverage of our engagement programs across the communication channels used. Please note that copies of the communication materials are included in Appendix C.

Table 4 How we shared information about the proposal and the engagement opportunity

Channel	Metric
	**1,823** project engagement webpage views.
	**21,000 households and businesses** in Baldivis and Waikiki received **two EDMs** about the proposal and inviting them to attend a community event and provide feedback. Email sent to **63 stakeholders** inviting them to provide feedback and attend an online briefing.
	**500** project brochures distributed to local community hubs and businesses.
	**51** phone calls to landowners of lots on Pike Road, Gibberd Street and Rondane Street, adjacent to the proposed Baldivis Substation site.
	Paid advertising in *The West Australian* and *The Sound Telegraph* newspapers with a combined print circulation of **393,000.**

3. Summary of submissions and responses

3.1 Submissions received

Western Power invited submissions via email, online forms and post, and facilitated opportunities for stakeholders to provide comments and seek clarification during public forums regarding the proposed network capacity expansion and Baldivis Substation.

In total, **55 submissions** were received: 6 via email and 49 through the online form. No postal submissions were received.

3.2 Methodology

The Access Code requires Western Power to detail the methodology adopted in dealing with the information (e.g. submissions from interested parties) obtained and how regard was given to any alternative options proposed and issues raised during the consultation process.

The regulator requires clear evidence of how stakeholder input was received and incorporated into the development of options, including the final option proposed for approval. Demonstrating this process is essential for regulatory compliance and ensures transparency and accountability in decision-making.

For the proposed Waikiki and Baldivis network reinforcement, Western Power adopted a methodology designed to:

- ensure community and key stakeholders were well informed of the scope, potential impacts and benefits of the proposal
- review the validity and relevance of all feedback received
- identify opportunities to incorporate new information and issues into the proposal
- assess alternative options alongside the original proposal against the key criteria and requirements for the augmentation.

Following this analysis, Western Power determined how the information, issues and options would be incorporated into the region's long-term network strategy. Where particular information or options were not adopted, a clear rationale is provided.

3.3 Respondent profile

Many respondents fall within the broad category of residents or future residents, with the City of Rockingham representing the local government stakeholder group. Table 5 summarises the submissions received by stakeholder type.

Table 5 Submissions received by stakeholder type

Stakeholder type	Submissions
Impacted resident	51
Local government	1
Ratepayer	1
Not stated	2

3.4 Overall sentiment

Respondents to the online survey were asked to state their overall level of support for the proposed augmentation. The results show that 14% were unsure, 25% did not support the proposal, and 61% supported both the network upgrade and the proposed Baldivis Zone Substation (see Figure 4 below).

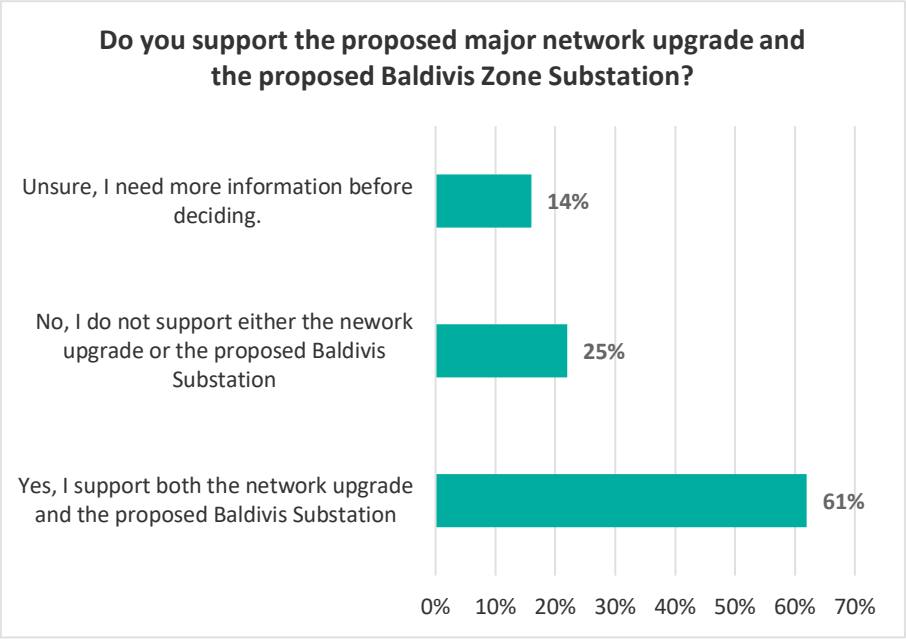


Figure 4 Online survey respondents: distribution of overall support for the proposal

Analysis of respondent comments provided deeper insight into the issues of importance to the community. Numerous respondents, including some who were broadly supportive, raised concerns regarding site selection, visual amenity, noise, electromagnetic fields, property values, construction impacts, site security, environmental impacts, maintenance, and potential community benefit offsets. These matters are outlined in detail in Sections 3.5 to 3.10.

3.5 Analysis of submissions and feedback

Analysis of submissions (included in Appendix D) shows that the three themes in Table 6 below were consistently raised.

Table 6 Themes emerging from the submissions received

Theme	Description
Need	Has the need for the proposed augmentation been established in response to population and demand growth in the area? Is the recommended option justified in terms of efficient capacity increase and improved reliability?
Impact	Will the potential impacts be sufficiently mitigated?
Process	Were appropriate processes followed, including adequate consultation?

Submission topics have been carefully addressed in the responses we have compiled across the themes as listed in Table 7.

Table 7 Themes mapped to topics raised in submissions

Submission topics raised	Theme
Capacity / Need	**Need**
Visual amenity	**Impact**
Noise	
Electromagnetic Fields (EMF), radiation and emissions	
Construction impacts	
Traffic	
Property / Easements	
Environment	
Safety	
Cost / Tariffs	
Alternatives	
Engagement process	**Process**

To support the analysis, all topics raised during the engagement process have been grouped into themes. Each theme is examined in detail in the following three sections to provide a structured and transparent response to the issues identified. The next section outlines the approach used to develop and frame the responses.

3.6 Theme 1: Need

Issue: Is the proposed augmentation justified?

Background to response: The need for this augmentation is established through the detailed analysis presented in the options paper – and it is noted that the proposal further requires an assessment under the Access Code regulatory test before work can proceed.

The options paper demonstrates:

- Forecast demand and reliability obligations per Western Power technical obligations, regulations, codes and rules (i.e. WAI overloads are approaching, so current arrangements are no longer suitable).
- Assessment of credible alternatives (including non-network options) and economic evaluation showing net benefit.
- Compliance with good industry practice and statutory performance standards. This confirms that the proposed work is needed for maintaining network security and reliability for the community.

Submissions: A high proportion of submissions (positively) acknowledge the need and support the provision and construction of a new zone substation in Baldivis.

3.7 Theme 2: Impact

Issue: Are impacts identified and mitigated within the applicable regulations?

Response: The project acknowledges potential impacts and applies mitigation measures consistent with the Access Code, AS 2067, WA environmental and planning regulations (e.g. flora, fauna, noise, emissions, waste, etc.), and if the project proceeds, that we routinely meet relevant good utility practice:

- Visual amenity: screening, fencing and enclosures can be designed to improve streetscape, e.g. with low-reflectivity finishes, landscape buffers.
- Noise: compliance with obligations such as *Environmental Protection (Noise) Regulations 1997*; adding acoustic treatments where needed.
- Electromagnetic fields (EMF), emissions, radiation and health aspects: meeting safety-in-design obligations, applicable Codes and Standards and industry guidelines (e.g. as per WAER and AS 2067).
- Construction impacts: managed via our project management plan, (safety in design, hazard reduction, dust, vibration, working hours).
- Traffic: via traffic management plans, (e.g. as per Main Roads WA Code of Practice).
- Property/easements: secured under statutory processes; clearances per applicable industry and safe working standards, such as per WA regulations and AS/NZS 7000.
- Environment: EPA-guided assessments; avoidance/minimisation hierarchy.
- Safety: applicable technical standards, (such as AS 2067) compliance for earthing, fencing, fire risk zones; WA Electrical Requirements; other applicable regulations.
- Cost/tariffs: regulated under Access Code provisions and Access Arrangements; (project cost does not directly set tariffs but can impact later cost recovery through tariff adjustments).
- Alternative locations and/or approaches: evaluated and discounted based on regulatory test requirements (e.g. net benefit), and these also include technical, environmental, and cost criteria.

Each of the potential impacts raised in submissions (and others) is managed through established standards, guidelines and regulatory frameworks. If the project proceeds, Western Power will apply its standard mitigation approaches as part of detailed design and delivery. Community engagement will continue through this phase once regulatory approval is provided. The following section outlines the steps we take to address these matters.

Submissions: This theme is included as numerous submissions have raised concerns about the potential impacts of the zone substation proposed in Baldivis.

3.8 Theme 3: Process

Issue: Was consultation adequate?

Response: The engagement processes followed align with Access Code Chapter 9 and Appendix 7 requirements, including:

- Publication of an options paper outlining the identified need, alternatives considered, and potential impacts.
- Invitation for public submissions and transparent consideration of the feedback received.
- Preparation of a Final Report responding to submissions and confirming the preferred major augmentation option.

Submissions: A small number of submissions noted concerns about the timing and scope of the engagement process. The process was carried out in accordance with the Economic Regulation Authority's guidelines and the requirements of the *Electricity Networks Access Code 2004*, including clause 9.16(c). This approach is consistent with established industry practice and aims to provide interested parties with a reasonable opportunity to participate.

3.9 Alternative options not listed in the option paper

Sites which are (or have been) considered to be unlikely to pass the regulatory test assessment have been excluded from the options paper (e.g. when compared with the net benefit test outcomes compared to the 60 Pike Road site). Sites which are unlikely to pass the subsequent (but later) new facilities investment test (NFIT) assessment under Access Code s. 6.5.2 are also considered unsuitable (e.g. not cost efficient when compared to the 60 Pike Road site). In addition to those considerations, and to the explanations given in the options paper, it is noted that zone substation sites are often difficult to integrate into built environments. Substation locations must balance technical planning and cost efficiency with practical sizing and physical constraints[9]. A key objective is to minimise establishment costs and power losses by locating close to the ultimate load centres, while also ensuring long-term operational security, reliability and regulatory compliance.

For a new zone substation in Baldivis, alternative sites to the south and east of Baldivis can be identified, but the additional technical challenges, and associated unacceptably high cost, Western Power ruled these out when compared with Pike Road site. In our regulatory environment, those options are considered as not being able to meet the NFIT. As a result, it is noted that we have had (previous and renewed) regard to some comments raised in submissions arguing for alternative sites. However, as they are not feasible alternative options per the regulatory test wording[10], they are not explicitly covered in the options paper.

9 Western Power Transmission Substation Functional Requirements (e.g. see s. 4, p. 14).
10 Access Code, s. 9.16(b).

Thus, to the extent our obligations permit, the reasons for preferring option 3 have been developed on this basis and are unchanged (after we have completed the public consultation canvassing other alternatives) in respect of a better solution to the network augmentation.

3.10 Site selection criteria

To ensure optimal zone substation sites are chosen, there are key selection considerations. For example, this can be to minimise costs, or to balance functionality against improved town planning street frontage profiles (where that is appropriate). The points provided below are not definitive in every respect, nor do they overrule applicable Codes, Rules or Standards. Rather, this information is provided as a high-level view of aspects which are in consideration whenever a site is under consideration for use as a zone substation.

The site shall be as close as efficiently possible to the section of network to which the substation will connect and serve; and will be (over the full substation life cycle):

- **Central to load area:** position the substation as close as possible to the centre of demand to optimise reliability, minimise line losses, reduce voltage drop to avoid the need for additional voltage control equipment, and improve power quality.
- **Minimal distance(s) away from existing network transmission line(s) and feeder infrastructure:** optimising and minimising network extensions and reconfiguration is crucial – as gaining the additional easements and approvals for zone substation overhead and underground interconnections can be expensive and lengthy processes, and transmission lines are typically very costly to develop.
- **Optimising transformer capacity:** the substation must accommodate a minimum of two power transformers to ensure security/redundancy and maintain supply during maintenance or failure events in accordance with Technical Rules planning criteria. To maintain regulatory efficiency obligations, new zone substations must also accommodate future growth over lengthy planning horizons – to achieve this outcome an ultimate substation layout will have provision for additional transformers and interconnection assets included in the initial project works.
- **Avoiding geographical and infrastructure barriers:** locations constrained by major geographical features and infrastructure including waterways, environmentally sensitive areas, Bush Forever sites, major roads, railways, water and gas pipelines are typically not suitable.
- **Site dual street frontage:** the optimal zone substation site selection is heavily dependent upon present and future street alignments. The downstream road topology is crucial to ensure the ultimate number of feeder-exit cables from the zone substation can be installed into the substation's road frontage and into the allocated road reserves.
- **Avoiding proximity to existing substations:** zone substations are not located near other substations to optimise supply catchment based on present and foreseeable load densities.

From an overall efficiency and cost effectiveness viewpoint, there is a need to optimise the balance between the following aspects (over the full substation life cycle):

- **Electrical performance:** shorter feeders avoids the installation of voltage control equipment from a voltage drop and rise perspective during system minimum, further reducing the requirement to install reactive compensation equipment at the substation (reactors/load banks).
- **Upfront capital costs:** optimised transmission lines and shorter feeders reduces the amount of capital investment required to supply customers, reducing cost recovery via increases to tariffs.
- **Site procurement / lease cost.**
- **Site development cost:**
  - costs to accommodate the initial and ultimate configuration(s) of the substation

- site preparation costs – the cost of leveling sites with a range of contours or significant slope will be considered when assessing a potential site
- initial configuration, e.g., design and construction also enables the ultimate potential for four transformers, circuit connections, 16 feeder exit cables, physical spacing, meeting long-term voltage control and reactive requirements. Future configuration and interconnection details for the ultimate layout must be resolved in site selection to avoid costly and complicated rearrangements later
- distribution feeder cabling costs to serve both the substation's initial and ultimate load area. Dual street frontages are required to ensure sufficient installation routes for adequately rated feeders installed in the allocated road reserves. This also brings the need to maintain clear access paths and street frontages, within zone substation site to avoid future need to shift feeders to meet minimum burial depth and new road alignments.

- **Ongoing operation and maintenance costs:** reducing distribution feeder length improves customer reliability, with less volume of assets that can fail and require maintenance. In addition, these feeders need to have appropriate interconnections installed with spare capacity to enable resupply of customers for credible contingencies and assist with resupply for ongoing asset maintenance.
- **Hazards minimisation – including public safety, bushfire risk assessments, land access, zoning, and planning approvals:** feeders meeting safe minimum burial depths and installation in expected protected road alignments.
- **Community and environmental impact over the short and long term:** an optimal location is vital to meet expectations that sufficient, reliable supply capacity will be made available to meet customer requirements, additional connections, and to meet expected demand.
- **Sustainability of all these features over the service life of a substation.**

3.10.1 Site size and dimension

Zone substations require land of specific dimensions and must be accessible from more than one side. A site area of at least 1.82 ha (with dimensions in the order of 145 m x 125 m) is required to fulfill the functional requirements set out above – over the expected long operational life of the substation, typically in the range of 50 to 100 years.

3.10.2 Alternative site summary

The alternative sites which have been suggested in submissions (or sites close to those) have been assessed between 2012 and the present time as Western Power has progressed the planning work proposals to resolve emerging WAI network constraints, and they remain very reasonable suggestions from a purely physical location point of view. However, the Pike Road site remains ideal to serve our customers in the Northern, Central and Southern Baldivis localities, as well as catering for growth in a more general sense in Baldivis and the surrounding areas. This assessment holds for both the net benefit, and efficiency of investment points of view. That is, the net present cost (NPC) for nominated alternative sites is worse – attracting increased network costs or being unlikely to represent improved land usage options) when compared to the proposed site, which has already received the requisite planning approvals.

With respect to the more remote sites suggested in responses – the net benefits, the investment levels and/or the network outcomes are all impacted increasingly negatively as distances increase away from the Baldivis load centre. In addition, there are also a range of increased reliability, customer connection, future growth accommodation, and compliance risks, if site selection for BVS were to be restarted amongst non-optimal or remote alternative locations at this time.

4. Framing our responses

Our responses are informed by Western Power's obligations to address all relevant Western Australian regulatory instruments, including the Access Code (Chapter 9 Regulatory Test and Appendix 7 public consultation requirements), the Western Power Technical Rules, and applicable environmental, noise and planning guidance, and other relevant standards.

4.1 Purpose and regulatory context

The requirements and processes for an Electricity Networks Access Code (Access Code)[11] regulatory test are primarily set out in Chapter 9, with the public consultation requirements specified in Appendix 7.

Under these obligations, any proposal for a major augmentation of the WPN must undergo a regulatory test and receive approval from the ERA. In accordance with section 9.16[12] of the Access Code, Western Power is therefore required to submit a regulatory test application to the ERA before committing to a major augmentation project which exceeds current (CPI adjusted) regulatory test investment threshold.

The regulatory test requires Western Power to demonstrate, to the satisfaction of the ERA, that the major network augmentation represents the option that maximises net benefit, having due regard to all reasonable alternative options. Undertaking a regulatory test introduces an additional assessment period into the project timeline and requires Western Power not to commit to procurement activities until a successful regulatory test outcome is achieved. As part of this process, Western Power undertakes a public consultation process to ensure interested parties have a meaningful opportunity to express their views and contribute consideration of alternative options.

4.2 Considerations raised in consultation feedback

The current proposal is a major augmentation under Chapter 9 of the Access Code. The options paper and consultation follow the ERA's regulatory test framework and Appendix 7 processes for public submissions and final response publication. The project design complies with Western Power Technical Rules and relevant Australian Standards (e.g. AS 2067 and AS/NZS 7000) and is delivered in accordance with WA environmental, planning and noise regulations. Table 8 provides general information, accessible, industry-based links to relevant substation topics, as have been raised in engagements, recent discussions and in formal submissions.

11 Electricity Networks Access Code - Unofficial Consolidated Version

12 "*Regulatory test not as part of access arrangement approval process*" (see s. 9.16, p. 139).

Table 8 Explaining key aspects raised about substation development

Submission topics	Planning standards – general regulatory environment response
Visual amenity	The substation layout, building enclosures and screening are designed to reduce visual prominence. Treatments can also include low-reflectivity finishes, perimeter landscape buffers and fence design consistent with safety and sightline requirements under AS 2067, AS/NZS 7000, and the Technical Rules. Visual and landscape integration follows WA planning guidance for Visual Landscape Planning and typical utility practice (e.g., setback, planting palettes, view-shed checks). Where practicable**,** switchgear selection and enclosures are used to minimise bulk.
Noise (operational)	Transformer and cooling equipment noise will comply with standard Western Power procedures, based around applicable regulations like the Environmental Protection (Noise) Regulations 1997. In WA, certain substations operate under specific approvals; design for the proposed site adopts assigned levels and tonal/modulation adjustments per the Regulations and undertakes post-commissioning verification. If required, we may apply acoustic treatments (such as radiator orientation, barriers, low-noise fans). [legislation.wa.gov.au]
Noise (construction)	Construction activities are managed under the Noise Regulations' construction provisions, with restricted hours, equipment selection, and site noise management plans. We will notify nearby receivers, implement quiet works sequencing, and monitor compliance.
Traffic & access during works	Traffic impacts will be mitigated through a site-specific Traffic Management Plan prepared and implemented per Main Roads WA Code of Practice: Traffic Management for Works on Roads (current editions). Measures include safe access routes, temporary speed zones, signage, and protection for vulnerable road users, coordinated with local government/Main Roads approvals. [mainroads.wa.gov.au]
Property / easements / tenure	Land selection considered planning compatibility, safety clearances, and future easements for feeders in accordance with the Technical Rules and overhead line design standards (AS/NZS 7000). Easements will be secured with statutory instruments; compensation (where applicable) follows WA processes. Design respects boundary clearances, fencing and safe access requirements. [westernpower.com.au], [erawa.com.au]
Environment (flora, fauna, water, heritage)	Environmental impacts are assessed under WA's EPA framework. The project follows EIA procedures, applies avoidance/minimisation/mitigation hierarchy, and—where relevant—offsets per EPA policy. Site-specific studies (flora/fauna, drainage, heritage) inform micro-siting and construction controls (erosion, sediment, spill containment). [epa.wa.gov.au], [epa.wa.gov.au]
Safety (public and workers)	The substation is designed to AS 2067:2016, addressing earthing (touch/step voltages, EPR), clearances, fire risk zones, and fencing. Conductive fences are bonded/grounded and arranged to prevent hazardous potential differences; access and working space meet national utility safety expectations. Operational electrical safety aligns with WA Electrical Requirements and WP Technical Rules. [westernpower.com.au], [wa.gov.au]
EMF / health concerns	The substation and feeders are designed to Australian standards and utilities' prudent avoidance practices. EMF levels decrease rapidly with distance; equipment placement and easements maintain clearances and typical separation from residences consistent with network practice and planning guidelines. (Include measured/simulated site EMF if available in your appendices.)

Submission topics	Planning standards – general regulatory environment response
Cost / tariffs / customer impact	The augmentation meets the regulatory test (Chapter 9) that requires net economic benefit after considering alternatives. Major augmentation capex is assessed under the ERA's access arrangement processes; tariffs reflect regulated revenue decisions, not this single project alone. Public submissions are considered in the options paper and the ERA's processes. [erawa.com.au], [wa.gov.au]
Alternative locations	A long list/short list site selection was undertaken considering technical feasibility, environmental constraints, planning compatibility, access, easement geometry, and cost (efficiency). Alternatives were discounted where they had higher cost, greater network losses, longer feeders/easements, higher environmental impact, or inferior traffic/constructability outcomes. The preferred site provides the best whole-of-system outcome (net benefit) under the regulatory test. [erawa.com.au]
Construction impacts (dust, vibration, work hours)	A Project Management Plan (PMP) will control dust (watering, covers), manage vibration (equipment selection, monitoring), enforce approved working hours, and provide community notifications. Compliance with EPA processes and local permit conditions will be monitored; non-conformances trigger corrective action. [epa.wa.gov.au]
Engagement process and how feedback is used	The regulatory test for the proposed project works follows Chapter 9 – regulatory test consultation, publishing an options paper and inviting submissions, then issuing a Final Report responding to submissions and documenting selection. Western Power and ERA guidance outline required content and timing; submissions inform the chosen option, staging, and mitigation commitments. [erawa.com.au]
Security and access control	The proposal for the site development includes perimeter fencing, controlled access gates, CCTV/lighting and CPTED-aligned design while maintaining earthing integrity and safe clearances per AS 2067. Temporary works maintain fence continuity and bonding, as required.
Bushfire risk and resilience	If/as the project proceeds, it will address fire risk zones, vegetation management, non-combustible surfaces, and asset protection clearances. Operational procedures include hot work permits, fire detection/suppression systems (where required), and seasonal restrictions consistent with WA utility practice.
Drainage and stormwater	Civil design provides on-site detention, controlled discharge, oil-water separation for transformer bunds, and erosion/sediment controls, consistent with WA industry, WP, and EPA environmental management expectations. [epa.wa.gov.au]
Traffic (operational)	Routine operations generate minimal traffic. Occasional heavy-vehicle deliveries/maintenance will be scheduled to avoid peak periods, with traffic management plans (TMPs) when needed, per Main Roads WA Codes. [mainroads.wa.gov.au]
Fencing and aesthetics	Fences are selected for security and electrical safety (bonded/grounded), and where feasible, treated or screened with landscape buffers consistent with visual guidelines and maintenance clearances. [wa.gov.au]
Standards and compliance statement	The design complies with AS 2067 (HV substations), relevant AS/NZS references for structural/electrical design (e.g., AS/NZS 1170, AS/NZS 3000, AS/NZS 7000), Western Power Technical Rules, and WA Electrical Requirements. Commissioning and compliance reporting follow ERA/WP requirements. [westernpower.com.au], [wa.gov.au]

Additional submission themes are included here in Table 9 for the completeness of these considerations.

Table 9 Additional aspects considered in factoring submissions into themes

Topics	Standard response (brief)
Cultural heritage / First Nations engagement	Early identification and consultation undertaken in line with EPA advice; surveys and management plans are implemented where sites of significance are present. The project applies avoidance/minimisation and documents outcomes in the environmental approvals. [epa.wa.gov.au]
Decommissioning and lifecycle	The project includes lifecycle planning; at end-of-life, equipment is removed or repurposed, with oil management and materials recycling per WA environmental requirements and utility standards. [epa.wa.gov.au]
System need / essential service ubiquity	Substations and lines are essential service assets delivering reliability, safety and capacity for local growth; long-standing standards (such as AS 2067, AS/NZS 7000, Technical Rules) and regulated planning criteria guide siting/interconnection to meet statutory performance obligations. [westernpower.com.au]
Options analysis transparency	Consistent with regulatory test and ERA guidance, the options paper presents demand forecasts, credible alternatives (including non-network), costs/benefits and risk; stakeholder submissions are addressed in the final reports. [erawa.com.au]
Line routing to the zone substation	Overhead line design follows AS/NZS 7000 and local planning/environmental constraints; undergrounding is assessed case-by-case for feasibility, cost, and technical performance (thermal capacity, maintenance). Easement widths/clearances comply with standards.
Workforce, public and site safety during construction	Safety management follows applicable safety rules e.g. WA Electrical Requirements and utility safety programs; working space, guarding and controls align with national utility safety norms referenced in Technical Rules and AS 2067. [wa.gov.au]
Community engagement / benefits / local procurement	Where possible, the project will source local services and provide timely information about works schedules, traffic changes, noise and contacts for queries/complaints in accordance with best practice community engagement. [erawa.com.au]

4.3 Design considerations which target streetscape improvements

It is noted that, should the project proceed, the design and construction phases of work would typically include consideration of substation aesthetics improvements and/or for other potential impacts of on-going work. These may involve cost-effective screening treatments and fencing or landscaping measures that enhance the streetscape while meeting all applicable Codes and Standards – including safety, access, encroachment standards, noise, AS 2067 earthing and bonding requirements. For BVS, Western Power will work closely with the City of Rockingham[13] to ensure architectural, noise and landscaping options chosen are suitable for the proposed facility.

[13] Please also refer to City of Rockingham submission, Appendix D.1, p. 65 to this report.

5. Summary and next steps

Once the documents for the BVS regulatory test are submitted, the assessment by the Economic Regulation Authority commences. It should follow the next steps in the process as described in the Access Code (refer. Ch. 9, e.g. cl. 9.15).

5.1 Context of comments and progressing the proposed option

The project is currently awaiting the outcome of the regulatory test assessment. After our review of the feedback received during the consultation phase and taking due regard to stakeholder submissions, Western Power does not propose to modify the option proposed in its original proposal (Option 3[14]).

If the ERA determines that the proposed option satisfies the regulatory test, then Western Power will proceed with Option 3—as outlined in the Option Paper. The proposed package of critical investments provides a timely pathway to mitigate assets approaching overloading and to address emerging voltage capacity limitations. Collectively, the works include:

- install 2 x 132kV line circuits (for cut-in and cut-out of existing line MH-WAI/MSS 81)
- install 3 x 132/22 kV, Western Power standard 33 MVA transformers
- install new relay room and install 132 kV busbars to accommodate BVS transformers and line circuits and make provisions for future expansion as per Standard layout
- install 22 kV single bus switchboards, capacitor banks, reactor banks and earthing compensators
- provide new steel structures and wooden poles for the cut-in and cut-out of existing line
- replace overhead conductor as required to meet substation fault ratings
- site preparation and development works for the substation site
- providing new BVS interconnections and re-configuring existing Baldivis distribution feeders.

5.2 General compliance and references

In the next phases of project work (if the project gains ERA regulatory test approval to proceed), the design and construction of the proposed BVS zone substation is required to comply with all the applicable standards, regulations and codes. From the network point of view these include AS 2067:2016 (including earthing safety, clearances, fire risk zones, fencing and testing), Western Power Technical Rules, WA Electrical Requirements, and relevant AS/NZS standards for lines and structures (such as AS/NZS 7000, AS/NZS 1170, AS/NZS 3000 and the like). Upon regulatory test approval, environmental and planning approvals would follow EPA WA procedures, and relevant codes (such as the Environmental Protection (Noise) Regulations 1997) for operational and construction noise.

5.3 Follow up community engagement

Community and stakeholder engagement for a regulatory test is undertaken in accordance with Chapter 9 of the *Electricity Networks Access Code 2004.* This includes publishing the Options Paper, inviting and considering submissions, and preparing a Final Report that outlines responses to issues raised in relation to the preferred major augmentation option.

Western Power also undertakes broader community engagement for large capital works projects. We will continue to engage and involve the community and stakeholders in a meaningful way and provide updates to interested community members and stakeholders to ensure they remain informed of the status of the proposed project.

[14] Capacity Expansion Project - Proposed Baldivis zone substation | Let's Talk Power (see Options Paper, p. 30).

Appendix A — Communications

A.1 Sample emails sent to residents and businesses in Baldivis and Waikiki

Sent 3 December 2025[15]:

Have Your Say: Capacity expansion project – Proposed Baldivis zone substation

Dear resident

Baldivis is one of WA's fastest-growing residential areas, and demand for electricity is increasing rapidly. To ensure a reliable power supply for Baldivis and surrounding suburbs, Western Power is exploring options to expand the network.

What is the challenge?

The network is reaching its limits as the community grows. Without measures to increase capacity soon, the network will struggle to deliver safe, efficient, and reliable power.

What options have been considered?

We have assessed several solutions, including:

- Increasing capacity at Waikiki Substation
- Implementing non-network solutions, such as batteries
- Building a new substation in Baldivis (our proposed option)

After careful analysis, we propose that building a new substation in Baldivis is the most cost-effective and reliable long-term solution.

Why are we proposing a new substation in Baldivis as the preferred option?

The proposed substation will:

- Relieve the existing Waikiki Substation capacity constraints.

Continues overleaf…

[15] elink.clickdimensions.com/m/1/48721635/02-t25337-66bb744924bf4ae7970e17b86595cb1b/1/1/1#

- Ensure there is adequate capacity to meet future demand as more people move into the area.
- Improve the reliability of electricity supply for everyone in Baldivis and nearby suburbs.

Where is the proposed site?

The proposed substation site is at (Lot 3001), 60 Pike Road, Baldivis. This land is owned by the State and managed by Western Power. It has been set aside since 2011 to support future electricity needs in Baldivis.

This proposal requires a regulatory test by the Economic Regulation Authority

Consultation on the proposed major network upgrade is an essential stage of this process. We encourage you to provide feedback on alternative approaches or tell us about your views on the proposed substation in Baldivis.

Have your say

Click below to learn more and make a submission:

Make a submission

Continues overleaf….

Community events

Join us to discuss the options and ask questions:

Library pop-up

When: Saturday, 6 December 2025, 9am – 12pm
Where: Outside Mary Davies Library and Community Centre, 17 Settlers Avenue, Baldivis

Community drop-in

When: Wednesday, 10 December 2025, 4 – 6pm
Where: Mary Davies Library and Community Centre, Boobook Room, 17 Settlers Avenue, Baldivis

No registration needed for these events - just drop by and be part of the conversation.

Questions?

Contact us at communityenquiries@westernpower.com.au

Thank you for being part of this important energy planning process.

Kind regards,

Community Engagement team

End.

Sent 8 December 2025[16]

See you at the community drop-in on Wednesday!

Baldivis and surrounding areas are growing fast, we're proposing a new electricity substation in Baldivis to meet future demand as the community grows. **You can learn more and share your views at our community drop-in this Wednesday at the Mary Davies Library and Community Centre.**

We need to plan now so we can increase capacity and maintain reliability of the network to support the growing electricity needs of the community.

We've looked at several options to strengthen the network in your area and want to hear from you. Your feedback will guide decisions as part of the regulatory approval process for this project.

Have questions or want to learn more?

Drop in and chat with the project team — no slides, no formalities, just a chance to talk to us about what's proposed and provide feedback.

Event details

When: Wednesday, 10 December 2025, 4 – 6pm
Where: Mary Davies Library and Community Centre,17 Settlers Avenue, Baldivis

No RSVP needed — just drop in anytime during event hours.

Have your say

Click the button to find out more and submit feedback or visit letstalkpower.westernpower.com.au/baldivis

Share your feedback by **19 December 2025.**

Have your say

Continues overleaf…

[16] elink.clickdimensions.com/m/1/48721635/02-t25342-4d61aec46c5e439e8af285a7ed2e9733/1/1/1#

Questions?

Contact us at communityenquiries@westernpower.com.au

Thank you for being part of this important energy planning process.

Kind regards,

Community Engagement team

westernpower

A.2 Sample email sent to stakeholders

Capacity Expansion Project: Proposed Baldivis Zone Substation

Western Power is seeking feedback on a proposal to expand network capacity to meet the growing energy needs of Baldivis and surrounding communities.

These areas are experiencing rapid growth, and after assessing a range of options, our preferred option is to build a new electricity zone substation in Baldivis.

Join our online stakeholder briefing to learn more, ask questions, and find out how to provide feedback.

Thursday, 11 December 2025
2 - 3pm

Register here:
Stakeholder briefing: Network Capacity Expansion – Proposed Baldivis Substation | Meeting-Join | Microsoft Teams

For more information and to make a submission, visit letstalkpower.westernpower.com.au

Submissions close **19 December 2025**

westernpower.com.au

A.3 Print advertising

The West Australian, 9 December 2025

Excercise tracker benchmarks out of step with reality

Snooze control drives busy day

JESSICA EVENSEN

Your parents are right: Getting enough good quality sleep sets you up for an active and productive next day, according to new Australian-led research that analysed people's daily sleep and step-counts.

Researchers from Adelaide's Flinders University analysed more than 28 million days of real-world health data collated from more than 70,000 people using fitness trackers to analyse their sleep and step count over a 3½-year-period.

They found that most people fall short of the widely promoted recommendations for both sleep and steps — short-changing themselves of around two hours of precious slumber so they can pack more into their days.

But sleep quality and duration has a bigger influence on next-day physical activity than the reverse, according to the researchers, who questioned whether current sleep and exercise benchmarks were realistic or achievable for most people.

Put simply, people who sleep well — and do less tossing and turning — are set up for a more active day. And those who hit the sweet spot of six to seven hours of good quality sleep have the highest next-day step counts.

But having a busy, active day, doesn't make you sleep any better when your head finally hits a pillow at night.

Flinders University professor Danny Eckert said people were forfeiting up to two hours of sleep a night to squeeze in enough time to exercise.

Of the 70,000 people tracked, just 13 per cent achieved the recommended benchmark of seven to nine hours of sleep and 8000 steps a day to maintain good health.

Worryingly, 17 per cent of respondents averaged less than seven hours of sleep each night and did fewer than 5000 steps.

Professor Eckert said sleep was vital for nearly every organ in the human body, adding that certain hormones were only released during deep sleep.

"This research gives us insight into what people are doing on a practical level to try to squeeze everything in their busy lives, like working, family activities and social activities," he said.

He questioned whether sleep and exercise guidelines were achievable.

"What we've seen here is a real balancing act, and people are finding it difficult to do these two pillars of health on a regular basis," he said.

Lead author Josh Fitton said it was becoming increasingly difficult for Aussies to maintain an active lifestyle whilst getting enough sleep.

With less than four weeks until the new year, Professor Eckert urged insomniacs to make sleeping their top New Year's resolution. "If you've got a sleep problem or suspect you may have a sleep disorder, now is a great time to chat with your doctor and set yourself up for the new year," he said.

No digital tap 'n' go rollout yet

There's still no time frame for a digital version of the SmartRider card, as Transperth rolls out a new tap 'n' go system via credit cards, phones and smart watches.

Transport Minister Rita Saffioti marked the occasion in Ellenbrook on Monday, but said a digital SmartRider for concession fares was not an immediate priority because regular commuters were used to using the physical card. "Regular users love their SmartRiders," she said.

"This was making sure those occasional users who don't have access to it, who don't have a regular SmartRider, and also others, like tourists, can quickly have access to be able to use our our network." She said discussions were under way about a digital version of the SmartRider, but the technology was difficult to find. "No one's cracked that code yet across the world," she said, before conceding Japan has.

"Around Australia, no one's cracked that code," she said.

Surprise suburb leads price rise

KIM MACDONALD

Mandogalup has shot from obscurity to the top of Perth's property price growth list, up 33 per cent — or nearly $235,000 — this year.

It's an increase for the relatively new City of Kwinana suburb from a median of $710,000 to $944,609.

In contrast, the broader Perth market increased 13.1 per cent, which is the the second-highest increase after Darwin, and regional WA home values jumped 15.3 per cent in the same period.

Property agent Andy Brown said Mandogalup rose from obscurity only a few years ago, and prices jumped as increasing numbers discovered the relatively new suburb even existed.

"I just sold a four by two (house) in the area for $1.1 million, but about two years ago I sold a very similar home for about $550,000," he said.

To put Mandogolup's $235,000 capital gain into context, it would take more than 15 years for someone earning $100,000 a year to accumulate that amount of money if they saved 15 per cent of their pay each week.

On the flipside, buyers who borrow $235,000 would have to repay about $182,000 in interest over 20 years, as well as the principal amount, at 6.4 per cent interest.

This never lived in ex-display home in Mandogalup sold for seven figures.

Several agents from the area claim the broader Kwinana region faces extra demand for housing from the growing defence sector.

Defence Housing Australia recently revealed it was looking to double its housing portfolio within 30km of Point Peron, either through its own developments or by paying for rentals.

But Mr Brown said most of the Mandogalup market comprised young families buying big and newly built homes, often after being priced out of neighbouring Hammond Park.

Nearby suburbs made up most of the top 10 with Haynes the next best, up 22.8 per cent to $740,643; followed by Wandi, (up 22.6 per cent) and Cockburn Central, (up 22.4 per cent.)

Indian spiritual leader and artist Sri Chinmoy.

Late spiritual guru's art on display

AVA BERRYMAN

Peace-inspired works by the somewhat controversial Indian spiritual leader and artist Sri Chinmoy are on display at the Lakelands Library and Brunch and Beyond in Warnbro.

More than 100 pieces from a private collection based in New York have been brought to Rockingham and Mandurah, where they will reside until the end of Harmony Week in March 2026.

From 1974 until his death in 2007, Chinmoy created more than 140,000 pieces of abstract mystical art, along with almost 16 million drawings of birds symbolising the freedom of the human soul.

But his spiritual-based teachings and leadership have also led to unproven accusations he was running a cult, including from some ex-members.

Exhibition co-ordinator Grahak Cunningham said Sri Chinmoy felt creative pursuits represented a positive way of spreading peace and if the artist or musician was peaceful then it would flow through their work.

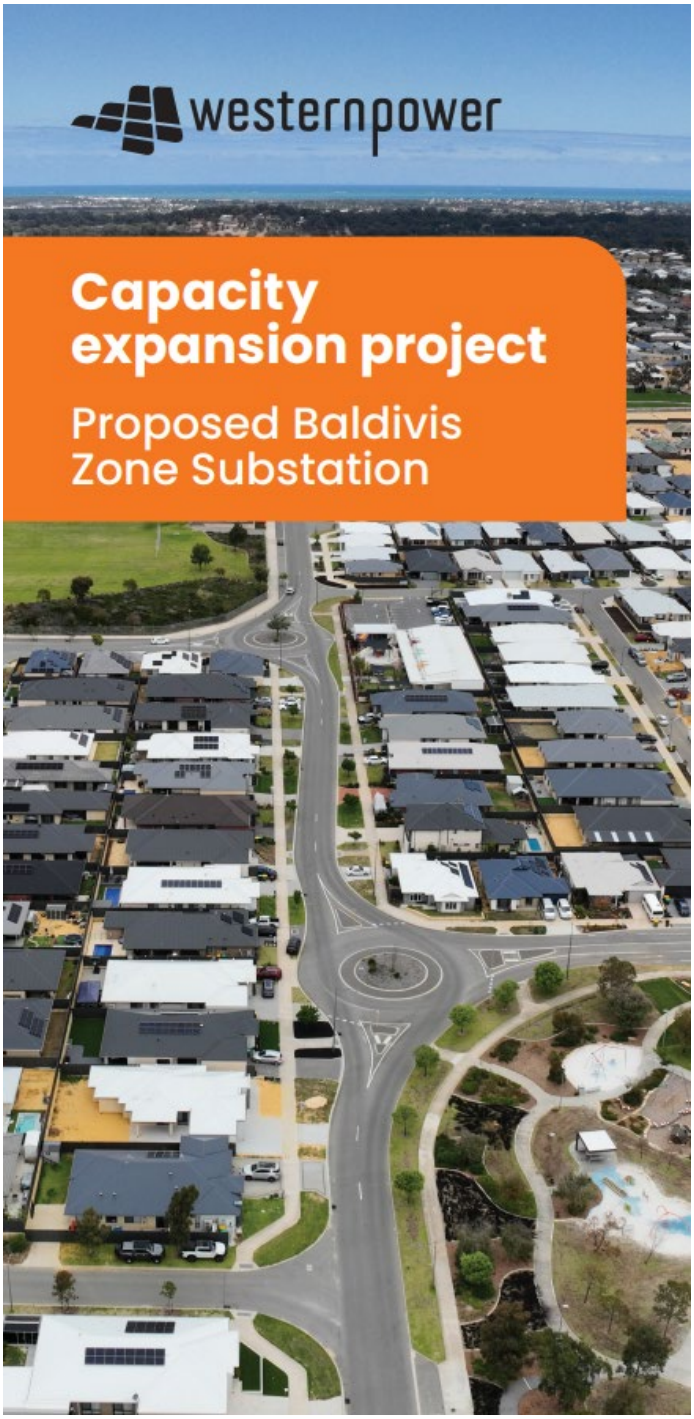
"He learnt to meditate for up to eight hours when he was still a child in India and he applied this skill when painting or drawing," Mr Cunningham said. "The bird knows no boundaries. It is a messenger of peace and freedom, born in the garden of the soul and taking flight in the heart."

Chinmoy's other distinct style of abstract work called Jharna-Kala is also on display.

The work, meaning fountain art in native Bengali, is said to describe the creative capacity Chinmoy felt everyone has within and its ability to "burst forth" like a fountain.

"Hopefully people go away from the exhibit feeling more peaceful," Mr Cunningham said.

A.4 Project brochure



Have your say in Baldivis' energy future

Baldivis is growing and so is the need for reliable power.

As more people move into the area, we need to plan for the electricity network to grow with it. We're exploring options to increase capacity so we can continue delivering safe, efficient and reliable power to Baldivis and nearby suburbs.

Our proposed solution is to build a new substation at **60 Pike Road, Baldivis,** the most efficient and reliable long-term option for meeting future demand.

Before this proposal moves forward through a regulatory test, we would like to hear from you on the options we've considered and your thoughts on the proposed Baldivis Substation to meet the future energy needs of your community.

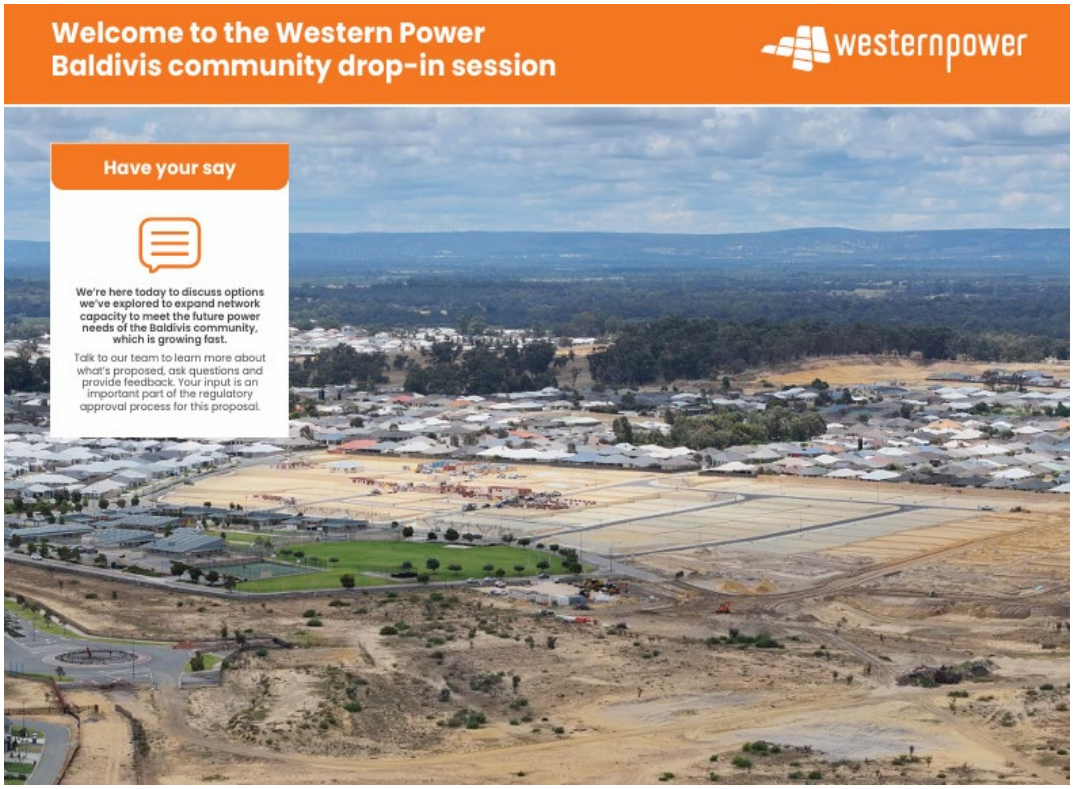
Provide your feedback today. Submissions close 19 December 2025.

Scan the code to find out more or visit **letstalkpower.westernpower.com.au**

General enquiries 13 10 87 | **Emergencies** 13 13 51
TTY 1800 13 13 51 | **TIS** 13 14 50 | 363 Wellington Street Perth 6000 **westernpower.com.au**

Appendix B — Community event materials

B.1 Poster boards

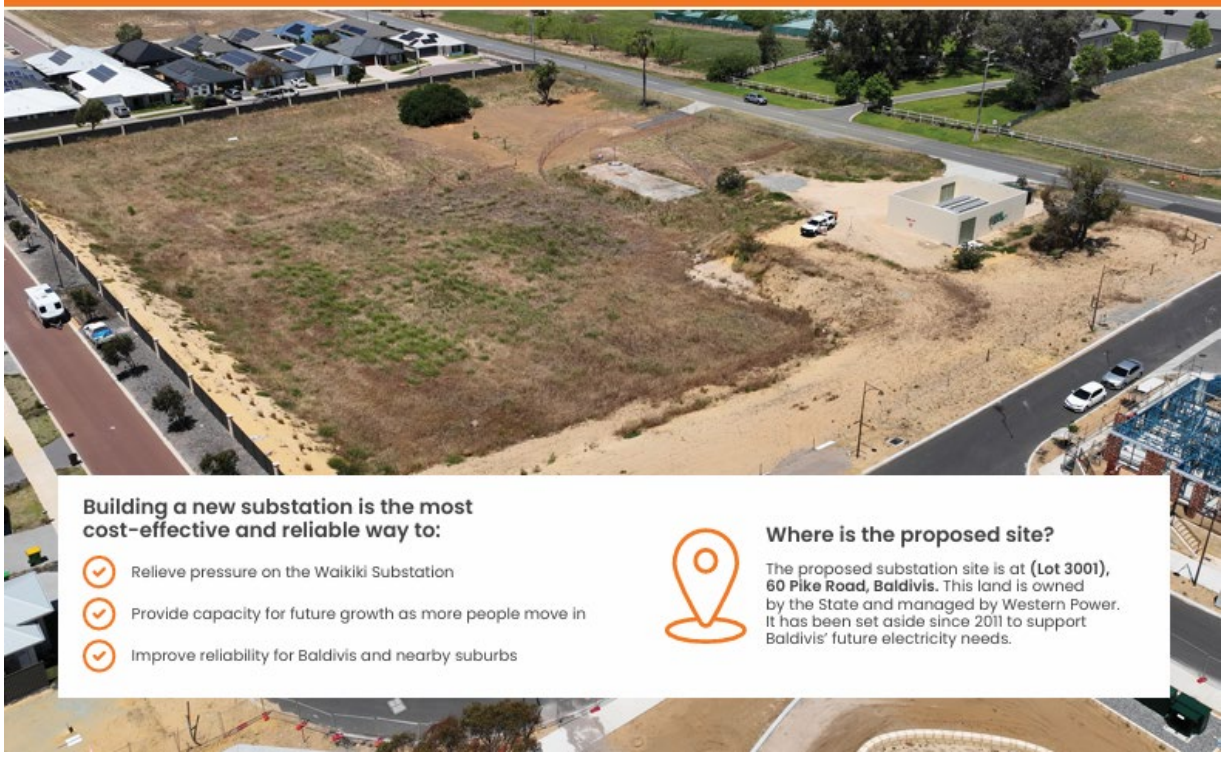


What options have we considered to expand network capacity?

Option	Technical feasibility	Deliverable	Alignment with future network plans	Effective risk mitigation	Estimated cost
Do nothing	✗	✓	✗	✗	–
Increase capacity at Waikiki Substation	✓	✓	✗	✗	$110.60M*
Build a new substation at Pike Road, Baldivis (Proposed)	✓	✓	✓	✓	$81.69M*
Contract network support services to achieve a 3 years deferral of the proposed Baldivis Substation	✓	✓	✗	✗	$102.68M**
Contract network support services to achieve a 5 year deferral of the proposed Baldivis Substation	✓	✓	✗	✗	$127.08M**

* Subject to a Regulatory Test: Western Power must demonstrate that the proposed major network augmentation delivers a net benefit to the community under the requirements of the Regulatory Test.
** Includes the cost to construct the proposed Baldivis Substation.

Why is a proposed substation in Baldivis our preferred option?



Building a new substation is the most cost-effective and reliable way to:

- Relieve pressure on the Waikiki Substation
- Provide capacity for future growth as more people move in
- Improve reliability for Baldivis and nearby suburbs

Where is the proposed site?

The proposed substation site is at **(Lot 3001), 60 Pike Road, Baldivis.** This land is owned by the State and managed by Western Power. It has been set aside since 2011 to support Baldivis' future electricity needs.

Regulatory test

Before the proposal can progress, it must pass a regulatory test to confirm it is the best and most efficient option. Your feedback is an essential part of this process and helps ensure the proposed solution best meets community needs.

Timeline:

Options development – Complete
Western Power identified solutions for future Baldivis load requirements and prepared an Options Paper.

Community engagement – November to December 2025
Options Paper released for community feedback. Submissions close 19 Dec 2025.

Review feedback – December 2025 to January 2026
Feedback assessed and incorporated where appropriate.

Regulatory submission – Late January 2026
Proposal and feedback submitted to the Economic Regulation Authority (ERA).

ERA review – February to March 2026
ERA evaluates proposal for compliance and net benefit.

Determination and next steps – April 2026
ERA publish their final decision. If approved, the project will progress to the next stage of planning, design, approval, construction and commissioning. Further community engagement will occur during detailed design and construction stages.

Have your say

Before this proposal progresses to a regulatory test, we would like to hear from you on the options we've considered to meet the future energy needs of your community.

- What do you think about the options we've explored?
- Do you have other ideas you think we should consider?
- Do you support Western Power's preferred option – the proposed Baldivis Zone Substation?

Your feedback on the options is an essential part of the process and will help shape the future of this project.

Make a submission

Make your feedback count and scan the QR code to make a submission:

Submissions close 19 December 2025

Appendix C – Stakeholder engagement materials and engagement details

C.1 Stakeholder briefing meeting notes

Meeting: Stakeholder Briefing — Capacity Expansion Project — Proposed Baldivis Substation

Date: 11 December 2025, 2—3pm, Teams meeting

Format: Presentation, followed by Q&A

Recording: Session recorded

Attendance

This briefing was attended by representatives from the following organisations:

Organisation	Attendees
City of Rockingham	3
Development WA	3
Department Treasury and Finance	1
Economic Regulation Authority WA	3
City of Rockingham	3
Department of Energy and Economic Diversification	2
Western Power	6

Summary

Western Power hosted a stakeholder briefing to outline the drivers behind the proposed Baldivis Zone Substation and the capacity expansion project. The session covered current network constraints, options considered, and the preferred solution. The proposed substation at 60 Pike Road, Baldivis was identified as the most technically and economically viable option, offering improved reliability and capacity for future growth. The regulatory process and timelines were explained, with ERA determination expected in April 2026. Stakeholders raised questions about visual screening, ERA decision transparency, graffiti prevention, and integration of DER and electrification trends into planning.

Agenda

- Welcome and housekeeping
- Presentation: Project drivers, options, regulatory process
- Q&A session

Presentation summary

Drivers: Significant population growth in Baldivis; operational demand exceeded 4,400 MW (+6% YoY).

Constraints: Waikiki substation over planning capacity; compliance risks; limited ability to connect new customers.

Options:

- Do nothing – not viable.
- Augment Waikiki – short-term relief, costly.
- Preferred: New Baldivis Zone Substation at 60 Pike Road – lowest NPV, supports growth, uses existing transmission line.
- Deferral with Network Support Services – higher cost, complex.

Regulatory: ERA Major Augmentation Test and NFIT required; determination expected April 2026.

Timeline:

- Feedback closes: 19 Dec
- ERA submission: End Jan
- ERA review: Feb–Mar
- Determination: April
- Target commissioning: Dec 2030

Q&A – Full questions and responses

1. **Q:** *"Can you please indicate what will be done regarding screening from public view?"*
   A: Landscaping, walls, and noise compliance measures will be considered during design.
2. **Q:** *"Will the ERA determination be publicly announced?"*
   A: Yes, ERA publishes decisions on its website; Western Power will notify interested stakeholders.
3. **Q:** *"Apart from a wall which will attract graffiti, what other screening options are there? Can you please discuss?"*
   A: Anti-graffiti treatments, landscaping, and murals will be considered; Waikiki substation cited as example.
4. **Q:** *"How does the impact and projections of DER aggregation and electrification is integrated into this options analysis?"*
   A: Forecasting updated to include DER, EV uptake, and electrification trends; future DER orchestration considered.

C.2 Presentation slides

westernpower

Capacity Expansion Project

Proposed Baldivis Zone Substation

Stakeholder briefing

11 December 2025

Housekeeping

- Mute your microphone to avoid background noise.
- Use the Q&A for questions or comments during the presentation.
- Be respectful of all participants and allow everyone a chance to contribute.
- Technical issues? Use the chat for assistance.
- This session will be recorded for reference.

Western Power acknowledges the Traditional Owners of the land on which we meet, and we recognise their continuing connection to lands, waters, and communities. We also pay our respects to Elders past, present and emerging.

Western Power today

3,700 strong workforce

2.6 million customers connected

2.4GW grid connected solar

16 community batteries

321 stand-alone power systems

104,000km of power lines

292,000 streetlights

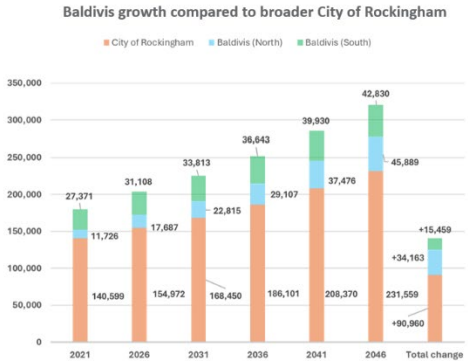
31,000km of underground Dx network

Figures current as of September 2025

Baldivis growth

Population growth and network impact

- Largest population increase in Western Australia (ABS data)
- 15,000+ people moved to the area (2011 –2021)
- Population forecast to grow by 49,622 by 2046 (City of Rockingham)
- Existing substations — Waikiki, Meadow Springs and Mandurah — cannot support rising demand



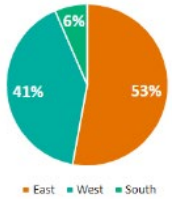
Baldivis supply background

- Significant population growth in recent years.
- Rising energy demand across the Mandurah load area.
- Waikiki zone substation nearing capacity limits.
- No alternative electrical support available nearby.
- Major network augmentation deferred as long as possible.
- Long-term solution essential for safe and reliable supply.

Waikiki load and constraints

Three main feeder clusters:

- **East** – North Baldivis (largest share: 53% of demand and forecast growth)
- **West** – Waikiki
- **South** – Waikiki South



Key issues in east cluster:

- Overloading of Waikiki feeders.
- Limited ability to add cables along Safety Bay Road.
- Significant cost and environmental implications.
- Long 22 kV feeders → high reliability risk.

Strategic advantage:

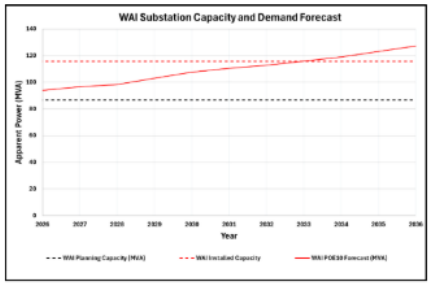
- **60 Pike Road, Baldivis** is close to eastern cluster loads → lower distribution cost from future substation.

Share of demand by feeder cluster

Waikiki demand and planning capacity

- Reached planning capacity in **2024.**
- Forecast to **overload** at current growth rate.
- **Distribution transfer capacity extremely limited**, especially during peak demand.
- Meadow Springs and Mandurah substations also heavily loaded.
- **Local demand will continue to rise** → long-term solution critical for safe and reliable supply.
- Significant demand growth increases risk of:
  - reduced reliability
  - limited capacity for new customer connections.

Waikiki load relative to current planning capacity



Solution selection criteria

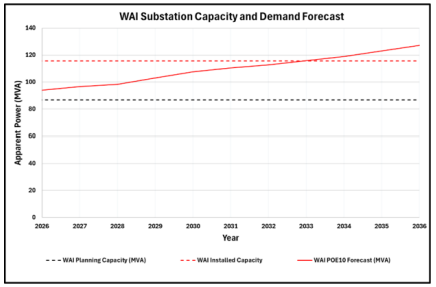
A potential solution to Waikiki supply constraints must:

- Reduce demand on Waikiki substation.
- Comply with proposed technical rules.
- Deliver best long-term value for customers and community.
- Meet growing power needs in Baldivis and surrounding areas.
- Improve network resilience and reliability.
- Minimise duration and frequency of unplanned outages.
- Align with long-term transmission network strategic plans.
- Be deliverable by 2030.

Option 1: Do nothing

- Demand **already exceeds** planning capacity
- **Non-compliance** with technical rules
- High risk to reliability of supply
- Reduced Distribution Transfer Capacity (DTC) for adjacent substations
- Accelerated ageing of existing network assets
- Risk of **asset failure** due to increased transformer loading (switching or heatwaves)
- Potential cascaded failure from heavy loading → network outages
- Forecast demand to reach installed capacity (N-0)
- Diminished ability to support new customer connections and subdivisions

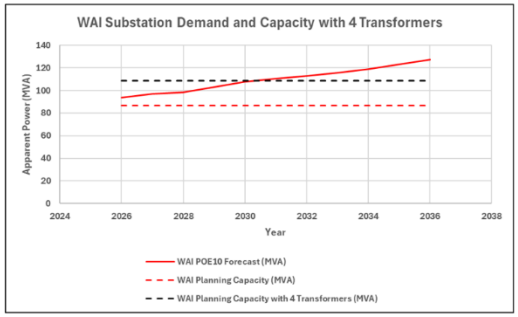
Waikiki load relative to current planning and installed capacity



Option 2:
Increase capacity of Waikiki Substation

- **Not a long-term solution** – new substation required regardless.
- **Constrained feeder** exits along Safety Bay Road.
- **High cost and design complexity** of adding a fourth transformer.
- Very high cost to extend and run **lengthy feeders to load centres.**

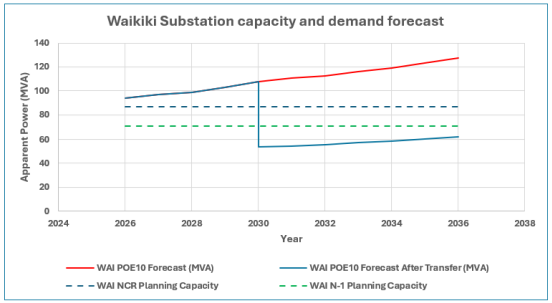
Waikiki load relative to four transformer planning capacity



Option 3: Proposed Baldivis Substation

- **Lowest total net present cost** compared to alternatives.
- **Lower distribution cost** due to proximity to load centres.
- Provides **adequate network capacity** for future load growth.
- **Improves reliability** for local network and adjacent substations (Waikiki, Meadow Springs).
- **Supports future developments** in the area, such as Karnup.

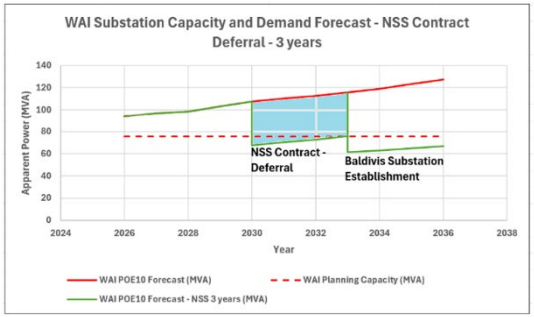
Waikiki load relative to current planning capacity with load transfer to proposed Baldivis Substation



Option 4:
Network Support Services (3-year deferral)

- Defers proposed Baldivis Substation by three years
- Significantly higher operating cost of network support service compared to savings from deferral
- Challenging land availability for multiple network support service sites due to large MVA requirements
- Higher overall net present cost compared to Option 3

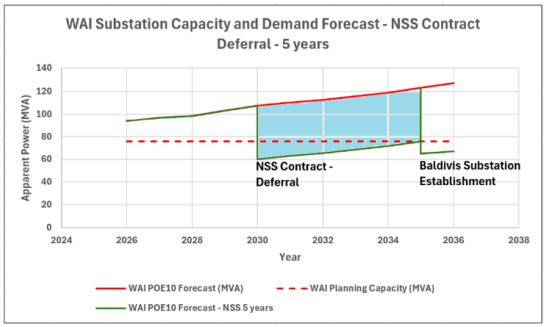
Waikiki load relative to current planning capacity with network support services and deferred load transfer to proposed Baldivis Substation



Option 5:
Network Support Services (5-year deferral)

- Defers proposed Baldivis Substation by five years.
- Significantly higher operating cost of network support service compared to savings from deferral.
- Challenging land availability for multiple network support service sites due to large MVA requirements.
- Higher overall net present cost compared to Option 3.

Waikiki load relative to current planning capacity with network support service and deferred load transfer to proposed Baldivis Substation



Preferred option:
Baldivis Zone Substation

Western Power proposes to establish a new zone substation at **60 Pike Road, Baldivis** to address load constraints and meet forecast demand.

Why?

- **Maximizes net benefit at the lowest cost** → most efficient investment
- Provides a **long-term solution** for future population growth and housing developments
- **Improves reliability** through load sharing across substations
- Delivers **greater capacity** during peak demand periods
- **Leverages existing nearby transmission line** → reduces community impact
- **Uses land already designated for a substation** (Management Order L759037, 14 October 2011)

Feasible options and estimated costs

Option	Description of options considered	Technical feasibility	Deliverable	Alignment with strategy	Effective risk mitigation	Net Present Cost (NPC)
1	Do nothing	✗	✓	✗	✗	–
2	Install new 33 MVA transformer at Waikiki Substation	✓	✓	✗	✗	$110.60M*
3	Establish a new zone substation at Pike Road, Baldivis	✓	✓	✓	✓	$81.69M*
4	Contract network support services cost for deferral of the new substation by 3 years	✓	✓	✗	✗	$102.68M**
5	Contract network support services cost for deferral of the new substation by 5 years	✓	✓	✗	✗	$127.08M**

* Regulatory test required (assessed by the ERA). Western Power must demonstrate that the major network augmentation meets net-benefit test.
** Includes the cost to construct the proposed zone substation.

How are investment decisions made?

Two key checks for major capital investments

1. Regulatory Test – 'Best-Choice'

- Applies to major augmentations above cost thresholds.
- Ensures the most beneficial option for the network, market, community, and users.
- Confirms all reasonable alternatives considered.
- Validates greatest value for money.
- Determined by the Economic Regulation Authority.

2. New Facilities Investment Test (NFIT) – 'Value-for-Money'

- Conducted by Western Power when a project is initiated.
- Confirms investment is justified and efficient.
- Determines if costs can be recovered through regulated tariffs.
- Ensures prudent and well-managed spending.
- Reviewed by the Economic Regulation Authority.

Roadmap

Options development - complete

Western Power identifies potential solutions to meet future load requirements of the Baldivis area and prepares an Options Paper.

Community engagement - active

November - December 2025

We share the Options Paper and invite feedback from the community, stakeholders, and anyone interested in the proposal. Public consultation closes **19 December.**

Consider feedback

December 2025 - January 2026

Western Power carefully reviews all feedback and, where appropriate, incorporates suggestions to improve the proposal or explore alternative solutions.

Regulatory submission

Late January 2026

All feedback is summarised and included in Western Power's formal submission to the Economic Regulation Authority for the regulatory test.

ERA review

February - March 2026

The ERA reviews the proposal to ensure it delivers the greatest net benefit and meets all requirements.

ERA determination and next steps

April 2026

If the proposal goes ahead, further engagement will occur during detailed design, construction, and commissioning, ensuring ongoing community input and transparency.

Feedback

letstalkpower.westernpower.com.au

Submissions close **19 December**

Questions

Use the Q&A tool to post a question

Appendix D – Submissions received

Western Power has published the submissions received in accordance with Access Code, Appendix 7 (cl. 7.20)

Table 10 Submissions received

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-01	8/12/2025	Email	Resident		We're writing to express our strong opposition to the proposed Baldivis zone substation near our property. We're concerned about the potential health risks, noise pollution, and decreased property values.
S-02	25/11/2025	Email	Resident	Baldivis	I am writing to formally express my opposition to Western Power's proposed Baldivis zone substation. While I understand the need to plan for future electricity demand, the current proposal raises several significant concerns that I believe have not been adequately addressed. 1. Lack of transparent justification The information provided does not clearly demonstrate that all non-network alternatives have been fully considered. Demand-management options, energy-efficiency programs, distributed generation, and battery storage solutions appear to have been given minimal attention, despite being viable and increasingly cost-effective alternatives to new network infrastructure. 2. Environmental and community impact The construction and ongoing operation of a substation at the proposed site may carry noise, visual, electromagnetic, and environmental impacts for surrounding residents. Western Power has not presented convincing evidence that these impacts will be negligible, nor that alternative locations with lower community impact have been properly assessed. 3. Insufficient community engagement The consultation process to date feels limited and rushed. Many residents are only now becoming aware of the proposal, and there has been little effort to proactively communicate the long-term implications. Meaningful consultation should involve early engagement, multiple information avenues, and transparent evaluation of community concerns—not simply notification after a solution is already preferred. 4. Need for a broader long-term strategy Baldivis is a rapidly growing area. Any large infrastructure decision should be part of a clear, publicly accessible long-term energy strategy. Without this context, it is difficult for residents to have confidence that this substation is the most responsible or sustainable option. For these reasons, I request that Western Power pause the current proposal and undertake a more comprehensive review of alternatives, along with a more robust and transparent community consultation process. I appreciate the opportunity to provide input and look forward to further detailed information and genuine engagement on this matter.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-03	3/12/2025	Email	Not stated		I feel it is good to do this sooner rather than later. As it has been known that this is the purpose of the land since 2011 people who have built close by would be aware. Baldivis is growing so quickly provision needs to be made asap.
S-04	3/12/2025	Email	Resident	Baldivis	My name is [redacted] and I live in Baldivis. As a concerned resident of Baldivis I have seen the population increase in the last 15 years in Baldivis and surroundings, But mostly Baldivis. I have read the proposed plan for Baldivis and I am all for a new substation in Baldivis, sooner rather than later (2030). We need an immediate resolve to Baldivis' growing power consumption and the only way to make that happen in my humble opinion is to build that substation. The substation is the cheapest and most reliable option with the least number of disadvantages. Hybrid in the long run will not work since batteries rely on constant power to recharge the system and are unreliable in high temperatures. The current battery technology is still in its infancy and cannot outlast or overpower a substation/power station. Again, we need solution/resolve and that is a brand-new substation in Baldivis. The longer we wait, the more power outages and the longer the power outages will be. I look forward to your reply.
S-05	3/12/2025	Email	Resident	Waikiki	Thank you for your email advising of the Capacity expansion project with suitable options proposed as below: - Increasing capacity at the Waikiki zone substation - Building a new zone substation in Baldivis - Implementing non-network solutions, such as batteries. I would like to state my preference is for the third option "Implementing non-network solutions, such as batteries" as this would be a more environmentally conscientious option which is still cost effective.
S-06	12/12/2025	Online form	Ratepayer		My concerns is that there will be ugly wires hanging around and therefore would like to see as much of the wiring go underground.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-07	12/12/2025	Online form	Resident		Western Power stated they have owned the land for years. This is incorrect as when we brought our land the land owned by Western Power was half the size. The other half was a residential property with people living in it. This land has since been brought, bulldozed and brought into the pre-existing Western Power land. So the advertised development of the land for sustainable Solar battery storage was perceived to be much smaller that the enormous Substation currently proposed a far cry from the original plans designed and displayed on the fence line. The substation is going to be approximately 2-300 m from our property and from our elevated position we have an unobstructed line of site straight into the substation. No amount of fancy walls will obscure the substation from view, especially as we were told the transformers would be hidden behind the wall. Looking at the Waikiki station you can clearly see the transformers above the wall line just by driving past in the car let alone from a slightly elevated position. We brought our home on Pike Road as part of an exclusive estate and part of Baldivis for its surroundings, atmosphere and appearance. This substation will totally destroy this feel for the area/estate and will devalue our property. This has now been confirmed by Three property agents and Property Lawyer. That is before we even start in the high level and obnoxious metal pylons and power lines going in and out of the site and along Pike Road. This further detracts from the visual aesthetics for why we and so many others decided to move here. We were told that that wall surrounding the site could be made aesthetically pleasing, what about the metal spiked fencing raised up behind the wall clearly visible to people walking by. No amount of posh murals on the wall or bushes will hide this - The long established Waikiki site these concerns are still very evident just from a quick drive past. No add salt into the wounds our land agent has not told us about this site mor any of our neighbours it appears so there maybe legal implications around this. Addition noise/humming and the tall posts/lighting rigs that will be situated around the site will just add further concerns. Its been stated that the ground level is going to be raised in the site up to road level to help with drainage, this will further maximise the visual impact it has on residents and eye line for all residents, more so for those elevated. We agree Baldivis needs a more sustainable power source and a substation is the likely best outcome for this. This location of the middle of what is being developed as a “High end” estate not so much. Other areas of development around Mother Theresa College that would not be impacted by established and new residents. The high level power lines and poles in and out of the site and along the Pike Road corridor would need to be underground to remove from what is going to be the main view and skyline in the area. Drainage could be worked on at the current ground level to help keep the site level down and hidden behind the wall making it less of a visual eye sore for the two dozen homes and residents overlooking the site. The mural on the outer wall would be pleasant and suitable trees to help hide the tall poles and lighting rigs around the site. As much reduction in noise as possible as anything from the site is deemed as unacceptable.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-08	13/12/2025	Online form	Resident	Baldivis	The main benefit I see is having a reliable electrical supply for all of Baldivis which is critical for the significant growth Baldivis is experiencing with all the new houses being built. I'm all for the new Baldivis substation, let's get it built and commissioned as soon as possible.
S-09	14/12/2025	Online form	Resident	Baldivis	The proposed location is ridiculous. There is a large portion of land on 80 road that is zoned rural would be a much better location instead of smack bang in the middle of a residential area. As this feedback will probably not go anywhere as its pretty clear there is no chance is changing this location. I would like feedback on how the substation with be covered with vegetation and what will it look like. I would be interested to know how this information is collected and used and if there even is a chance to change this. As there has already been a portion built and the old house that was there demolished I am curious as to why is the feedback being left so late? Had this been asked several month ago there could have been an option to actually have our voice heard.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-10	16/12/2025	Online form	Landowner		I am the owner of a [redacted] within the [redacted] Estate. Our property is located directly opposite [redacted] and has [redacted] to the proposed Baldivis Zone Substation site identified in the options paper. I acknowledge the need for electricity infrastructure to support growth in the Baldivis area. However, I have significant concerns regarding the scale, siting and residential interface impacts of the proposed substation as currently outlined in the options paper and at the community drop in. The options paper confirms that the proposal is for a new zone substation forming part of a capacity expansion project. This represents a large-scale industrial use adjacent to established and emerging residential development. The proximity of the proposed site to nearby dwellings, including our property, raises serious concerns regarding compatibility with residential amenity. Given the direct line of sight from our primary living areas to the proposed site, the visual impact of substation infrastructure, fencing, transformers, pylons with above ground feeders and associated lighting is a key concern. At community drop in we were advised the land would actually be raised to support the substation and this further affects the visual impact from our property. The options paper nor the community drop in session did not show detailed visual modelling from nearby residential viewpoints, nor does it clearly identify final structure heights or screening measures. I request that option-specific visual impact assessments be prepared from residential properties directly opposite the site. The options paper references operational noise but does not provide site-specific or worst-case acoustic modelling. Given the continuous nature of substation operations, including at night, independent acoustic modelling should be undertaken to demonstrate compliance with residential night-time noise limits at nearby dwellings. While the paper notes that EMF will comply with relevant standards, no modelling or site-specific data is provided. I request transparent disclosure of EMF modelling for the proposed options, demonstrating compliance with ARPANSA guidelines at residential boundaries and within dwellings. Further information is requested regarding construction duration, heavy vehicle movements, hours of work, vibration and dust management, particularly given the proximity to residential properties. The options paper indicates that multiple options are under consideration. I request clarification regarding: what alternative sites or configurations were assessed to minimise residential impacts, whether increased setbacks, reorientation within the site, or partial relocation were considered, and how residential amenity has been weighted in option selection If the substation proceeds at or near the currently identified site, strong mitigation measures should be required, including substantial landscaped buffers, architectural screening, noise attenuation measures, underground feeder cables to avoid large metal pylons, shielded lighting to minimise impacts on nearby homes and improved drainage at it current lower height rather than increasing this. I request that these matters be fully considered as part of the option selection and planning approval process and that directly affected landowners continue to be consulted as the project progresses.

S-11	18/12/2025	Online form	Landowner	Baldivis	Capacity expansion project: Proposed Baldivis zone substation We are building a family home on [redacted], which will directly face the proposed Baldivis zone substation site on Pike Road. This submission is provided to ensure the impacts on nearby homes are properly considered and mitigated. **Our position** We wish to be clear that we are not opposed to essential electricity infrastructure being delivered to support growth in Baldivis. We understand the need for long-term planning and reliable power supply. However, our concerns relate to: 1. The significant and permanent amenity impacts on our home due to the substation's immediate proximity; and 2. The fact that the potential for a major zone substation opposite our property was not disclosed by the developer at the time of purchase, which is the subject of a separate complaint currently before Consumer Protection WA. This submission seeks appropriate mitigation of the effects of the substation, if it proceeds. **Proximity and amenity impacts** For homes directly opposite the site, impacts are materially different from those experienced by the broader community and include: • Visual dominance of large industrial infrastructure • Ongoing operational noise • Overhead transmission lines and poles near homes • Multi-year construction impacts • Long-term effects on residential amenity and enjoyment These impacts warrant additional, site-specific mitigation. **Undergrounding near homes** While the options paper notes undergrounding was dismissed largely on cost grounds, partial undergrounding near residential interfaces provides clear amenity benefits, including reduced visual impact, preservation of streetscape, and improved liveability. We respectfully request that Western Power: • Reconsider partial undergrounding or reduced-height alternatives closest to residential properties • Apply targeted undergrounding where infrastructure directly interfaces with homes • Clearly explain how residential amenity was weighed alongside cost in the assessment **Visual screening and landscaping** We ask for commitments to: • Substantial landscaped buffers along Pike Road • Mature vegetation and earth mounding where possible • Building finishes that reduce industrial appearance • Minimisation of visible steel structures facing homes **Noise impacts** We request: • An independent acoustic assessment specific to nearby residences

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
					• Conservative night-time noise limits • Equipment placement that minimises residential exposure • Ongoing noise monitoring once operational **Construction impacts** Given the long construction timeframe, we ask for: • Reasonable limits on construction hours near homes • Dust, vibration and traffic management • Advance notice of major works • A clear community contact point during construction Ongoing engagement We respectfully request direct engagement with immediately adjacent residents and opportunities for input before final design decisions are locked in. **Summary** We acknowledge the strategic need for the Baldivis zone substation and do not oppose essential infrastructure. Our request is for reasonable, targeted mitigation — particularly partial undergrounding near homes — to protect residential amenity where impacts are most acute. We appreciate the opportunity to provide feedback and ask that these matters are carefully considered as part of the final design and regulatory assessment. With kind regards, Future residents of [redacted], Baldivis.
S-12	17/12/2025	Online form	Resident	Baldivis	I do not support this as I am building my home directly adjacent to the proposed substation. This was not revealed to me when I bought the land a year ago and I would hate to live right next to substation. The visual appeal will be bad and the noise will also be annoying as hell. Sure the residents further away will not mind but my home is directly across the street and I'm sure my neighbours would also hate that, especially when none of us expected a substation to be built right next door. The only viable option seems to be increased capacity at the Waikiki station since residents are already aware of it and know what they are around. I would really like this option to not be considered and rather increase capacity at Waikiki. I understand this will introduce timeline delays if the project has already progressed into the next stage, however, this would be a terrible decision for the appeal of the neighbourhood and will ruin the living experience and comfort on the street.
S-13	18/12/2025	Online form	Resident	Baldivis	We are based on the spur that also services Lakelands, Serpentine, and Karnup. We constantly lose power. We reported it to our local member as well. We lose power 5-6 times each year. The quicker he better if reliability will be rectified and if ALL of Baldivis will be linked to the new station. ie no spur line to outside areas as is the case now.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-14	18/12/2025	Online form	Resident	Baldivis	My concerns on the proposed Baldivis zone substation: 1. the proximity to residential housing. 2. Noise impact on residents and surrounding wildlife. 3. Aesthetical impact on the surrounding neighbourhood, as this is on the main entrance to the neighbourhood. This will reduce property prices and prospects. 4. Concern on the surrounding wildlife e.g. birdlife. This is due to the close proximity to the Lake Walyungup and breeding sites. 5. Fire safety, due to dry open land near by. I do agree that there needs to be upgrades to the system. However, the Baldivis location on Pike road is not the correct location for these upgrades. I would encourage western power to look into other mean and I suggest installing more battery systems instead of the substation, would be more environmentally and community friendly. Consider a increasing the size of the already installed battery system at pike road instead of the proposed substation.
S-15	19/12/2025	Email	Local government		See City of Rockingham submission letter (attached as Appendix D.1, below).

S-16	19/11/2025	Online form	Resident	Baldivis	New Substation at Baldivis appears essential to maintain continuity and reliability of supply to a rapidly growing population. However, I am opposed to currently proposed location. Refer uploaded submission Submission to Western Power on Proposed Substation to North Side of Pike Rd, Baldivis [redacted] [redacted] 19th December 2025 I have read the options paper for the above project, dated 20 November 2025, and attended a Community Consultation session. I fully understand and support the provision of a new Substation in the Baldivis area to support a rapidly growing population. However, I have a real concern with the proposed location. I have been advised that for the current proposed location, the land allocation to Western Power was made in 2011. At this time the location was surrounded by land zoned Rural. This would have been appropriate due to the fact there were no neighbouring or even close residences. In 2013 the land to the North, East and West was re-zoned for Development, with that development now well underway and nearing completion. This means the current proposed location for the Substation will be closely surrounded by medium density housing to the North, East and West. To the South side of Pike Rd, to the Southwest of the proposed location, this land that was also zoned Rural in 2011. It was subsequently re-zoned and developed as Special Residential properties, one of which is my own. Given the changed situation for the proposed location with regards neighbouring properties, it would appear that adequate buffering with the use of plantings and landscaping is now critical. I have been advised that the footprint for the new Baldivis Substation with be the same as the existing Waikiki Substation. On investigation I have discovered that the land area including buffer zone at the Baldivis proposed location is some 85% of the land area at the current Waikiki substation. On inspection of the Waikiki substation, I believe the buffering of that substation to be barely adequate, especially to the North and West. This leads me to believe that there is inadequate space at the proposed Baldivis location to provide any adequate planting and landscaping buffering. When I mentioned this at the recent Community Consultation session, I was advised that the provision of tilt up concrete walls with painted murals could be provided. I believe that would be totally inadequate and would severely impact amenity of residents. A more appropriate location in the same area would be to the South side of Pike Road, at the corner of Pike and Eighty Rds. This whole area is zoned Rural, and from discussion with Rockingham Council, will remain so. The block on the corner is Lot 2 on Town Planning Map 14. This block is almost double the size of the currently proposed block. It would be fully surrounded

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					by Rural zoned land to the west and South, a proposed Men's Shed to the North, and parklands to the East. Adequate land would then be available for buffering with the use of plantings and landscaping. Could I request that before Detail design commences that the possibility of relocation the substation to the location proposed above be seriously considered. I have produced overlays of the Waikiki substation on both the current proposed location and the alternative location suggested above. Happy to share these but the file size limit of the submission web page precludes me from doing so. On another matter, I note in the options paper it was stated that the undergrounding of the 132KV feeder along Pike Rd was investigated and discounted because of an additional capital cost of approximately $2.6m. This is a small increase in cost on total project of just 3%. Could I request that this decision be re-visited as undergrounding the 132KV line would greatly assist in preserving amenity of residents. Thanking you for your consideration Regards [redacted]
S-17	25/11/2025	Online form	Resident	Baldivis	This is adjacent to a property we are currently building. I feel It will effect our properties value and the substation will be an eyesore to local residents.
S-18	29/11/2025	Online form	Resident	Baldivis	Regular issues with electicity outages now. With more demand coming in the area i think new substation in baldivis is essential. I am ok with that location... but That location is in new development area with smaller blocks and new homes..... what about less dev area. Veggies farm north side of sixty eight road , between mandurah road Uploaded screen shot of suggested location on Sixty Eight Road
S-19	3/12/2025	Online form	Resident	Baldivis	I see more destruction and clearing to the already over populated area. More loss of native habitats and replacement with ugly, large stations. There needs to be a limit and I do not stand for more people and more reduction of the bush we moved to Baldivis to see. If we stopped this expansion, we wouldn't need to clear more area to place a plant.
S-20	3/12/2025	Online form	Resident	Baldivis	Being a fast growing community, its definetely important. I would like to know the project is considering the health and safety of the residents living close to the new power station. Does it have any negative impact on the health (i.e cancer due to radiation, etc.)

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S-21	3/12/2025	Online form	Resident	Baldivis	While I acknowledge that an extension to power infrastructure is necessary to support the growing area, the proposed placement of a large electrical substation at 60 Pike Road in the middle of a residential neighbourhood is an inappropriate and detrimental choice. Beyond being a significant visual eyesore, substations generate constant low-level noise, raise safety concerns, and can negatively impact nearby property values. They also detract from the character and liveability of the community, particularly for families, and are poorly suited to an area intended for homes, not industrial infrastructure. A more suitably zoned or buffered location should be considered to minimise impacts on residents. Once a substation is established, future upgrades and expansions are likely, compounding visual and noise impacts over time and locking the community into a permanent industrial presence. Furthermore, Although rare, electrical faults and transformer fires can and do occur. The potential consequences of such an event in close proximity to homes, schools, and playgrounds are far more serious than if located in a non-residential or industrial area. A high-voltage substation is inconsistent with the intended residential zoning and undermines the planning goals of creating a safe, quiet, family-friendly neighbourhood.
S-22	3/12/2025	Online form	Resident	Baldivis	As a nearby local resident I strongly disagree with the proposed location on Pike Road, as per summarised points below: - The proposed site places a large industrial-looking facility very close to residential homes and community areas. - Concerns about visual impact, noise, and possible EMF exposure, even if within regulated limits. - Western Power has not provided enough alternative site options or transparent engagement. - Potential negative impact on local property values. - Lack of clear evidence that this is the only viable location. As per points noted above, we are strongly against the prosper location on Pike Road.
S-23	3/12/2025	Online form	Resident	Baldivis	Thank you for the opportunity to provide feedback. As a [redacted] the proposed substation site, I would like to ensure that the design is safe, visually unobtrusive, environmentally sensitive, and respectful of the residential character of our area. Key Questions & Considerations 1. Visual Impact & Screening • Will the facility be fully screened with vegetation, trees, or acoustic fencing? • Can you create a landscaped buffer zone to ensure it blends into the neighbourhood character? • Will you commit to ongoing maintenance of vegetation and appearance? Can we request a visual impact assessment and propose that the structure be designed to be “aesthetically unobtrusive.” 2. Noise Levels Substations make a mild humming noise. • What is the expected decibel level at the boundary and at my property line? • Will noise be audible at night? • Will noise-mitigation measures (acoustic walls, enclosure designs) be used?

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					Can a formal noise study be conducted? 3. Safety & EMF • What EMF levels will be at my boundary across the road (45 pike road) • Will you provide an independent EMF report? • How far will the high-voltage equipment be from residential properties? 4. Property Value Impact • Has an impact study been done regarding property values? • What steps will be taken to minimise negative aesthetic or environmental effects? We would like the design to reflect minimal visual intrusion to protect neighbourhood amenity and property value. 5. Construction Impacts • Expected timeline and duration of construction. • Likely levels of noise, dust, and road closures. • Traffic management plans for trucks and machinery. • What hours construction will run. Will you share a construction management plan. 6. Environmental Considerations • Will the substation include stormwater management, spill protection, and wildlife-safe lighting? • What materials will be used for fencing (solid, natural-look, height) 7. Safety & Security of the Site • What kind of fencing and secure access will be used? • Will lighting be motion-activated vs constant? • How will they prevent vandalism or noise from alarms? 8. Community Benefit Since they are placing infrastructure in our local community • Will there be investment in local amenities, street trees, or neighbourhood improvements? 9. Alternatives • What other locations were considered and why this site was chosen? • Could the substation be shifted to a less visually prominent or less residential position? 10. Long-term Maintenance • How often will maintenance occur? • Will maintenance vehicles block the street? • What is the frequency and typical noise from maintenance activities?

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S-24	3/12/2025	Online form	Resident	Baldivis	This is a no brainer given the size of Baldivis and growth still occurring. I am confident it will mean energy being fed back into the grid will benefit the residents giving us a higher buyback figure as opposed to now where there is risk of over feeding the Waikiki station. This should only result in lower power bills for Baldivis, and for future generations - this probably should have happened a long time ago. Good location on pike road which shouldn't have an impact on development across the road and house prices.
S-25	3/12/2025	Online form	Resident	Baldivis	Given the huge underinvestment in our energy grid, it boggles my mind that people would oppose this. Ok, there will be the NIMBY's who are close, but they also need reliable power distribution. The future is electric and the demand is only increasing. We can argue all day about how that electricity is generated (bring on Fusion) but we can't deny that each of us will be consuming more of it, or supplying more of it from our rooftop solar. Batteries. Add batteries. The more battery storage on the grid the better.
S-26	3/12/2025	Online form	Resident	Baldivis	Increase support for solar in the area Provide battery backup
S-27	3/12/2025	Online form	Resident	Baldivis	Stable power reinforces livability in an area. Baldivis offers very good livability and has informed the significant number of persons who have chosen the suburb as home. As such the rapid growth and development of the area needs to be matched by the right sized amenities including power supply. This project will sustain the good livability offered by Baldivis and therefore I am in support of the proposed Baldivis substation.
S-28	3/12/2025	Online form	Resident	Baldivis	Preventing power shortages should be a priority, so I support the upgrade/new substation
S-29	3/12/2025	Online form	Resident	Waikiki	I live in Waikiki and do not want the Waikiki power station to be over used and risk power cuts due to demand. Any residents living near the proposed Baldivis power plant site should be directed to the look at the Waikiki site now the tress and shrubs have matured. If you didn't know the power plant was there you wouldn't know. I feel that at the time of building the new power plant in Baldivis, batteries should also be installed now, rather than later. Baldivis and surrounds is expanding rapidly which also increases the need for this new power plant. Build it and they will come as they say.
S-30	3/12/2025	Online form	Resident	Baldivis	With there already being frequent power outages due to high power usage during the summer months and Baldivis only getting bigger, a new substation in Baldivis would be the best option. People who wish to use solar panels and batteries, already do this at a residential level.

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S-31	3/12/2025	Online form	Resident	Baldivis	In addition to the network upgrade and the build of the new Baldivis substation, I would strongly suggest that build include a large community battery. Currently, many residential home owners with solar systems in Baldivis, experience their inverter "clipping" it's power output in accordance with AS/NZS 4777.2, particularly on sunny weekdays. A battery would permit residential inverters to maximise their export to the network and into the battery, making the power available for all at night, but in particular those who can't afford a battery and/or solar system, and those renting.
S-32	3/12/2025	Online form	Resident	Baldivis	Load efficient electricity supply to meet the future demands
S-33	3/12/2025	Online form	Resident	Baldivis	Please cover it with plenty of plants as it would be an eyesore to have the usual fencing around them
S-34	3/12/2025	Online form	Resident	Baldivis	Obviously currently there is a need for it But the idea of having overhead powerlines through this location is very unnecessary and will not be welcomed I believe as long as transmission cables are all underground. I don’t see many more issues.
S-35	3/12/2025	Online form	Resident	Baldivis	I support the Baldivis sub station because, having lived in the area for over 10 years, I have regularly lost power. Approx 12 times in 2025. Phone calls and emails to Western Power have not been satisfactory and, in one case, my email not responded to. Another hot summer is coming and the last thing I, and other residents, need is more loss of power.
S-36	3/12/2025	Online form	Resident	Baldivis	A full and final permamant fix to allow for present and future growth. I am supportive of getting this important upgrade in place as soon as possible.
S-37	3/12/2025	Online form	Resident	Baldivis	We have been waiting a long time for an upgrade to the system, so it's great that planning is finally in progress. Hopefully you do just as good as job with the planting of the gardens around it similar to Waikiki, as that looks great now that it has all matured. I have known that this site has been set aside since I first built in Baldivis in 2012. So there is no excuse for residents that have built in "the gardens" estate, if they claim to not be happy with the location!
S-38	3/12/2025	Online form	Resident	Baldivis	Well this is very timely after yet another outage today. Benefits I see are not having power outages regularly for no good reason. In heritage park we are very regularly affected and it’s a bit of a joke for a metro suburb. I’m also very tired of resetting the clock on my oven every time the power goes out. Please make it fast. Thank you.

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S-39	3/12/2025	Online form	Resident	Baldivis	Supported, because of the rapid expansion of population in both north and south Baldivis, plus the planned development of Karnup - another 10,000 people. I'm certain that the residents surrounding the proposed site will strongly object to this important infrastructure being located in front of their homes. Is there not another site within Baldivis - perhaps one that is not yet surrounded by houses - where this infrastructure can be located? This would be "common sense".
S-40	3/12/2025	Online form	Resident	Baldivis	MORE Power! Reliable power more and in the future
S-41	3/12/2025	Online form	Resident	Baldivis	I have concerns about the proposed site. Residents located approximately 100–200 metres from the proposed substation are likely to experience a negative impact on property values, primarily due to buyer perception, visual intrusion and long-term stigma associated with living near electrical infrastructure. I live within this zone. Research on similar energy facilities shows that homes within 100–200 m of major power installations can sell for around 5–7% less than comparable homes elsewhere. A widely cited Australian hedonic study in Brisbane found that properties 100–200 m from high-voltage electrical infrastructure sold for about 7% below the suburb average. Study link: https://wbc2013.apps.qut.edu.au/papers/cibwbc2013_submission_332.pdf If the substation proceeds, affected residents would reasonably expect financial compensation proportional to this potential loss—typically equating to tens of thousands of dollars depending on current market values. This compensation would be sought to address the reduced resale appeal and measurable decrease in value caused by the facility's proximity. How will this be approached?
S-42	3/12/2025	Online form	Resident	Baldivis	As more properties being built in Baldivis. Having a substation would be more beneficial for us.
S-43	4/12/2025	Online form	Resident	Baldivis	Baldivis is a ever growing community and we need the infrastructure to support it. a new Substation in Baldivis is the smartest option for future proofing its continuous growth. As long as there is sufficient security and deterrents in place to keep out unwanted visitors and there is sufficient spacing between the station and homes, then i see no issues with it. No alternative suggestions, the location just needs to be considered with enough space between homes and the substation.
S-44	4/12/2025	Online form	Resident	Baldivis	Transition to renewable energy is the most significant change to sustainable energy supply Australia has seen since the industrial revolution. We must progres to secure the future for our children. If this project helps stabilise power supply with more rooftop solar being added then I'm 100% in favour.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-45	4/12/2025	Online form	Landowner	6163	I do not support the proposed Baldivis Zone Substation at the current location because I have recently purchased land to build a home very close to the site. The introduction of a major substation so near existing and future residential development raises significant concerns about safety, noise, visual impact, and long-term effects on both livability and property value. I believe that essential infrastructure should be placed in locations that minimise impact on residents, and this proposal does not meet that standard. I acknowledge that additional electrical capacity and network resilience can support a growing community. Ensuring reliable power supply is important, and I understand the intention behind upgrading network infrastructure for future demand. The proposed substation would be extremely close to my future home, creating avoidable impacts for nearby residents. A large substation in a residential area will significantly alter the landscape and reduce the overall amenity of the neighbourhood. Substations can generate constant background noise and maintenance activity that is not suitable near housing. Placing a substation so close to residential lots can negatively affect property values and compromise the appeal of the area for future development. The site selection appears inconsistent with good planning principles that aim to separate major utility infrastructure from residential zones wherever possible. I strongly encourage Western Power to: 1. Upgrade the existing Waikiki substation so residential areas are not burdened with new impacts. 2. Identify an alternative location for the substation that is not directly adjacent to current or future residential development. 3. Review broader planning options that distribute infrastructure more evenly without concentrating impacts near new and established housing areas. 4. Engage with affected residents to ensure site selection aligns with community expectations and long-term land-use plans. Western Power should engage with the City, even though it is not required to, to liaise on developmental plans for residential housing within Baldivis to limit impact on residential lots. To be frank, noone wants to live next to a substation
S-46	4/12/2025	Online form	Resident	Baldivis	This is a very rapidly expanding suburb, with a digital savvy population and everything runs on electricity. The proposed upgrade coupled with a local substation will go a very long way to future proof the existing grid as well as strengthening the supply. Yes there will be grumbles from the NIMBY nay sayers but honestly let them move out and/or grizzle about power cuts! I'd like to see neighbourhood battery arrays as back up too, given the rooftop capacity already existing in Baldivis!!

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-47	4/12/2025	Online form	Resident	Baldivis	I do not support the proposal because the substation is being placed too close to existing homes, creating unnecessary impacts on local residents' wellbeing, safety, and property values. While I understand the need for reliable power infrastructure, I believe this location is inappropriate and does not adequately consider the long-term effects on the community. What benefits do you see? I acknowledge that improved power reliability and future capacity may benefit the broader region. However, these benefits can still be achieved without placing a major substation so close to residential areas. The benefits do not outweigh the local impacts in the current proposed location. What concerns do you have? I have several significant concerns: - Noise pollution from transformers, switching equipment, and ongoing maintenance, which will affect daily life and sleep quality. - Visual impact and loss of neighbourhood amenity, as substations are large, industrial structures that do not blend into residential environments. - Reduced property values, as many buyers avoid homes located near substations due to noise, aesthetics, and perceived health or safety concerns. - Electromagnetic fields (EMFs) and the community unease associated with long-term exposure, even if research is inconclusive. - Safety risks such as electrical faults, fires, or equipment failure, although rare, which residents should not have to live next to. -Increased construction traffic and ongoing maintenance impacts, affecting local streets and potentially causing disruption over many years. Overall, this proposal places an unfair burden on nearby residents. What alternatives would you suggest Western Power consider? I strongly encourage Western Power to explore alternative locations that: Are farther from residential homes, Utilise existing industrial or commercial-zoned land, Or co-locate inside areas already designated for major infrastructure. Western Power should also consider undergrounding more of the network or distributing load across smaller, less intrusive substations to minimise the need for a large facility in a residential setting. The community deserves solutions that protect quality of life while still supporting power reliability.

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S-48	4/12/2025	Online form	Resident	Baldivis	Pollution and environmental impact on local area. Unpleasant to look at and for children to grow up close to. Baldivis is predominantly a family suburb. These sorts of industrial type buildings are kept to industrial areas for a reason and this expansion should do the same. Depreciation in property price. Residents have a right to more consultation and feedback regarding this. Relying on email contact is exclusionary of many residents and does not provide an opportunity for adequate community involvement on something that will have a significant impact on the local community.
S-49	8/12/2025	Online form	Resident	Baldivis	I fully support this project Baldivis is a huge suburb that is growing bigger every year. Having a dedicated power station is essential to keep power up and running in this suburb. There is a lot of distance between the other 2 stations mentioned and the area in between is also increasing with housing etc. It just makes sense for this project to go ahead. The sooner it starts the better for all residents.
S-50	8/12/2025	Online form	Resident	Baldivis	Adequate power supply
S-51	8/12/2025	Online form	Resident	Baldivis	It would be better to build new capacity, rather than place the existing Waikiki sub-station under further pressure from population expansion in the Baldivis area. I wonder about the route of electrical wires from the power station (source) to the new substation at Baldivis.Has consideration been given to alternative power generation? Such as wind, especially during night time. This south coast area receives a hell of a lot of wind.
S-52	8/12/2025	Online form	Resident	Baldivis	We experience both black outs and brown outs more frequently than I would expect in a modern suburb. I hope this change will improve network capacity and stability.
S-53	8/12/2025	Online form	Resident	Baldivis	Your options are limited. I do support expanding Waikiki, however, this wasn't an option. I do not support a substation in Pike Rd, Baldivis. Concerns - impacts on health, safety and security, as well as a complete eyesore. Depreciation of land value, more difficult to sell property. I suggest Western Power either upgrade Waikiki. Alternatively, locate away from houses i.e., Near Millars Road Tip. This way, people who have already bought aren't forced to live near a substation that they were completely unaware was going to be built. If built near Millars Road Tip anyone buying there in the future will be aware that the substation exists before land is developed in this area.

ID	Date	Channel	Stakeholder	Suburb	Submission shown as received with identifying details redacted
S-54	8/12/2025	Online form	Resident		Clearly upgraded power facilities are required but, even though the location of the proposed substation in pike Rd has no affect on me personally, I was horrified when I first received the email about it. Mainly for the perspective of the current residents and the ones that are currently being built. The main reason, for me, is the amenity of a residential area would be really compromised by having this so close to homes. I would think that there would be many more land options in Baldivis that is not residential. And your initial email states this land has been earmarked since 2011, I think, so why on earth would approval be given to build homes around it knowing this was coming. I truly hope the new home owners were aware of this BEFORE they built. And all the reasons in the world as to safety,being so close to homes etc really do not hold water because , I would suggest, EVERYONE that has an involvement in the approvals in every step of this would NEVER want to live next to a substation. And if anyone said they wouldn't mind, I would suggest they are not being truthful. Surely there must be other government land available for a new substation that is not residential. Clearly upgraded power facilities are required but , even though the location of the proposed substation in pike Rd has no affect on me personally, I was horrified when I first received the email about it. Mainly for the perspective of the current residents and the ones that are currently being built. The main reason, for me, is the amenity of a residential area would be really compromised by having this so close to homes. I would think that there would be many more land options in Baldivis that is not residential.
S-55	9/12/2025	Online form	Resident		Benefits: catering to the growth of the suburbs Concerns: very close to residential areas and childcare centres, major eyesore, works would impact an already congested traffic area especially before and after school during drop offs Somewhere away from such a highly used area and away from the eyesight of residents like off Stakehill road

D.1 City of Rockingham submission

Our Ref: [redacted]

Your Ref:

Enquiries to: [redacted]

19 December 2025

[redacted]
Transmission System Planning Manager
Western Power
GPO Box L921
PERTH WA 6842 [redacted]

Dear [redacted]

Re: Capacity Expansion Project: Proposed Baldivis Zone Substation

The City of Rockingham appreciates the opportunity to comment on Western Power's *Capacity Expansion Project: Proposed Baldivis Zone Substation* and provides the following submission.

The Options Paper clearly identifies that rapid population growth in Baldivis is placing significant pressure on the Waikiki and Meadow Springs substations, and that additional network capacity is required to ensure reliability and regulatory compliance. The City acknowledges Western Power's assessment that Option 3 represents the preferred long-term solution from a network planning perspective to meet electricity demand in Baldivis and the broader Mandurah - Rockingham corridor.

Notwithstanding this, the City considers it appropriate to first question whether Western Power has given further consideration to alternative sites for a new substation. This includes land currently owned or managed by Western Power, or other suitable sites that could potentially be acquired, particularly where such sites may result in avoiding land use conflicts and reduced amenity impacts on established residential areas.

If Option 3 is ultimately confirmed by the Economic Regulation Authority, the City strongly recommends that Western Power undertake a comprehensive and transparent engagement process with affected residents and the City at an early stage. This engagement should clearly outline the design response and specific measures proposed to address amenity impacts.

Site Selection

The City understands that the selection of the current site has been informed by an extensive planning and assessment process, including:

- Detailed Location Assessments and the multi-stage site investigations commenced over a decade ago.
- A Multi-Criteria Decision Analysis (MCDA) process involving subject-matter experts, environmental specialists, engineering teams and external consultants, including landscape sensitivity assessments.

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- Previous consultation and liaison with the City of Rockingham dating back to the original site identification in the late 1990s, and subsequent discussions in 2008-2009 regarding alternative sites (including Pike Road).

- Earlier advice from the City regarding the locational suitability, including recommendations to shift the facility further west of Eighty Road to minimise residential interface impacts.

While this history is acknowledged, the City remains of the view that it should be demonstrated that alternative locations have been duly considered, including those that do not have a residential context.

Population Growth

Baldivis is one of Western Australia's fastest-growing residential corridors. Population projections from the City's demographer indicates:

- Baldivis North is forecast to grow at an average annual rate of approximately 5.6%;

- Baldivis South continues to experience steady and sustained growth at around 1.8% annually; and

- Across the City of Rockingham as a whole, population growth of approximately 80,000 new residents is forecast between 2025–2046.

These projections confirm the need for timely planning and delivery of essential infrastructure, including electricity supply to support urban areas north of Sixty Eight Road and west of the Kwinana Freeway.

The City also notes that North-East Baldivis and Karnup have now been identified as future urban areas. Their relative separation from existing urban areas should be considered as part of longer-term substation planning and network configuration.

Long-Planned Substation Location and MRS Reservation

The City acknowledges that the proposed site at 60 Pike Road, Baldivis:

- Is Reserved 'Public Purposes - SEC' under the Metropolitan Region Scheme; and

- Has been identified as a long-term utility site for many years.

If Option 3 proceeds, however, careful consideration must be given to the suitability of the site in its current residential context, including layout, setbacks, noise management, electromagnetic emissions (EME) and landscaping.

Amenity, Design and Landscaping

Although Western Power is exempt from formal development approval under the *Electricity Corporation Act 2005*, Section 6 of the *Planning and Development Act (2005)* requires consultation with the relevant local government authority to ensure the works are, as far as reasonably practicable:

- Consistent with the intent of relevant planning schemes; and

- Designed to minimise adverse impacts on local amenity.

Accordingly, the City requests that Western Power work closely with the City throughout the detailed design phase, including consideration of:

- High quality architectural treatment of perimeter walls with the inclusion of public art as an opportunity and fencing (example new Baldivis Police Station);
- Effective noise attenuation measures; and
- A comprehensive landscape strategy incorporating substantial screening and mature planting to mitigate visual impacts and better integrate the facility into the surrounding residential environment.

The City of Rockingham thanks Western Power for the opportunity to provide comment on the Options Paper and looks further to continued engagement as the project progresses.

Yours faithfully

DIRECTOR PLANNING
AND DEVELOPMENT SERVICES