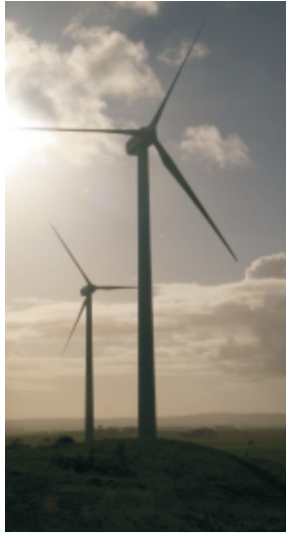


Woodlawn Wind Farm



Property Details

2

2. Property Details for the Amended Project

2.1 Overview

This section of the SEE reviews details of:

- properties listed on the existing consent and applicable to the proposed project
- properties listed on the existing consent but no longer required for the project as amended
- the additional properties not addressed by the existing consent but required for the amended project in relation to the revised grid connection arrangement

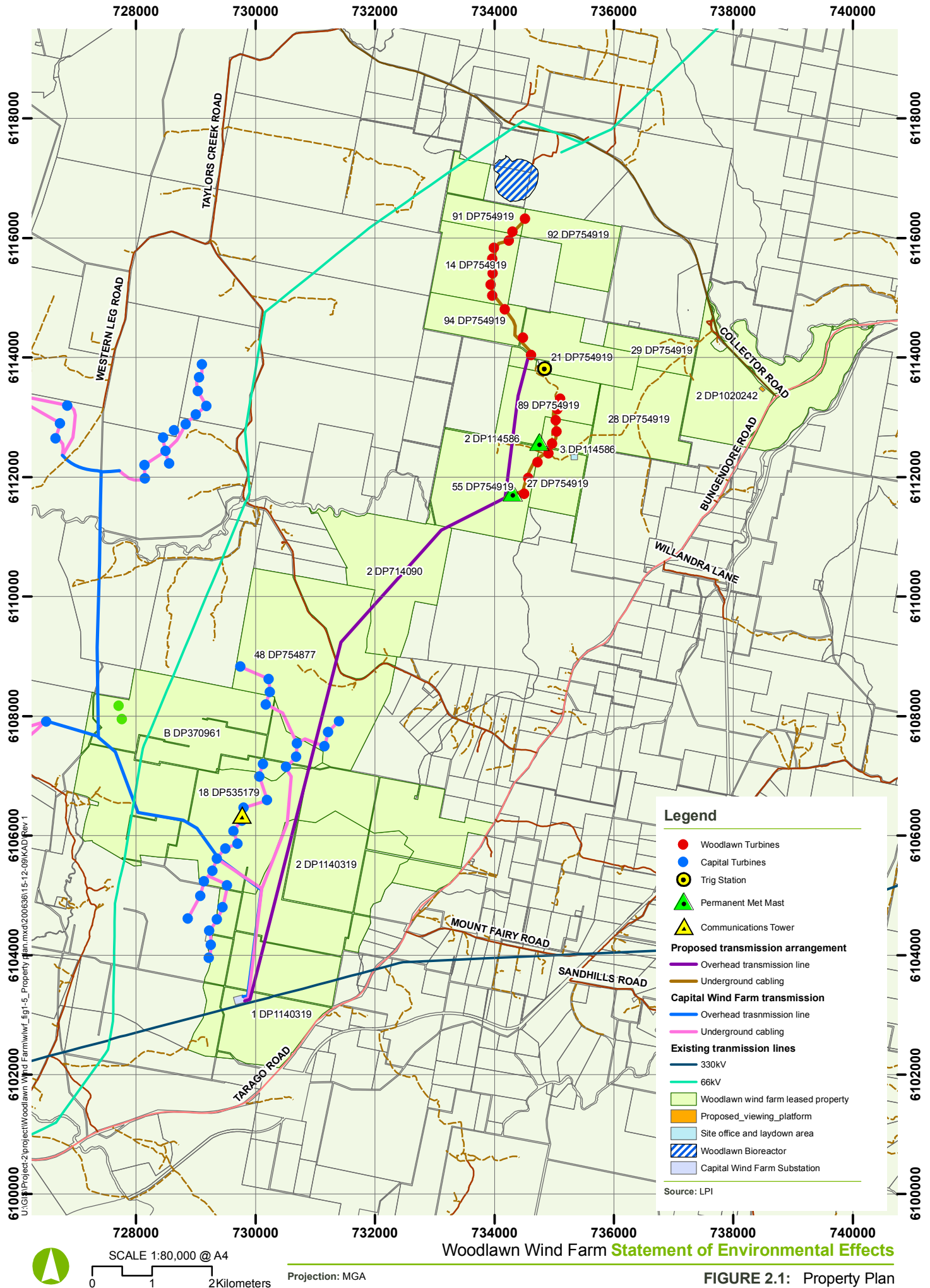
The information provided in this chapter includes details of ownership of the lands and relevance to the application for modification of consent in terms of the project element to be located on the lands.

Figure 2.1 shows the location of the project elements in relation to the lands that will be leased by Woodlawn Wind Pty Ltd for the construction and operation of the operation of the wind farm project. The property details for the lands on which the amended project will be located are shown in Table 2.1. Overall four landholders will lease their freehold lands for the amended project.

Table 2.1 – Details of properties associated with the amended proposal

Lot	DP	Land title details	Owner	Turbine Number
Lot 92	DP 754919	13/92/754919	Veolia (previously Woodlawn Farm)	1
Lot 91	DP 754919	13/91/754919		2
Lot 14	DP 754919	13/14/754919		3 to 8
Lot 94	DP 754919	13/94/754919		9 to 10
7002	DP 1029514	13/7002/1029514	Crown Land	Possible access & cable routes
Lot 21	DP 754919	13/21/754919	Veolia (previously Pylara Farm)	11 & 33 kV OH line
Lot 89	DP 754919	13/89/754919		12 to 13 & 33 kV OH line
Lot 27	DP 754919	13/27/754919		14 to 18 & site office/laydown area/borrow pit
Lot 2	DP 114586	5132-1 (AC)		Track, cable route & OH line
Lot 3	DP 114586	5132-1 (AC)		
Lot 55	DP 754919	6054-107 (AC)		19 to 20 & 33 kV OH line
Lot	DP	Land title details	Owner	Infrastructure item
Lot 28	DP 754919	4756-143 (AC)	Veolia (previously Pylara Farm)	Easement for site access
Lot 29	DP 754919	6054-107 (AC)		Easement for site access track and agreement for viewing area
Lot 2	DP 1020242	2/1020242		
Lot 2	DP 714090	2/714090	Robert and Ian Wilson	Transmission line
Lot 48	DP 754877	48/754877		
Lot B	DP 370961	V 6429 / F 101	Ellendon Pty Ltd	Transmission line
Lot 18	DP 535179	18/535179	Brian Osborne	Transmission line
Lot 2	DP 1140319	2/1140319	Michael Osborne	Transmission line
Lot 1	DP 1140319	1/1140319	Renewable Power Ventures	33 kV switchyard and 33 kV/330 kV transformer yard

NOTE (AC) – Auto Consol



2.2 Properties associated with the existing consent

The lands to which the existing development consent applies are listed in Schedule 1 of the Development Consent for Woodlawn Wind Farm. These differ from the lands that are applicable for the amended project as described in this Chapter.

The approved wind farm site and associated grid connection facilities were wholly located on two privately owned properties, Woodlawn and Pylara which were described in the 2004 EIS. It is noted that the previous consent included lands well beyond the project footprint where no works were proposed. Summary details of the two properties that are currently owned by Veolia Environmental Services and the history of previous land ownership are set out below.

- **Woodlawn Farm:** Woodlawn Farm has an area of approximately 3,000 hectares and has been previously operated as a working farm. At the time of the 2004 EIS, Woodlawn Farm was owned by Denehurst Pty Ltd and included the former Woodlawn mine site that has been partly restored and where the mine void is now used for the Woodlawn Bioreactor. Ownership and associated assets were initially transferred to Collex Pty Ltd under Deed of Company Arrangement on 6 September 2004.
- **Pylara Farm:** At the time of the 2004 EIS, Pylara Farm was owned by Collex Pty Ltd and was, and still is, operated as a working farm. Pylara covers a land area of 3,015 hectares. (URS, 2004).

In October 2006, the trading name of Collex Pty Ltd ceased to exist and operation under Veolia Environmental Services (Australia) Pty Ltd commenced. Veolia Environmental Services is now the sole owner of both the Woodlawn and Pylara properties and will lease parts of these lands to Woodlawn Wind Pty Ltd for the construction and operation of the wind farm project.

Only the parts of the Woodlawn and Pylara properties relevant to the currently proposed wind farm project will be leased by Woodlawn Wind Pty Ltd for its implementation of the project. The balance of the Woodlawn and Pylara properties are likely to continue to be used by Veolia for the purpose of its business interests. Veolia is also likely to continue to undertake grazing activities on the lands it leases to Woodlawn Wind Pty Ltd.

2.2.1 Wildlife refuges

The 2004 EIS described two wildlife refuges associated with the Woodlawn and Pylara properties. Wildlife refuges are established where private landholders sign wildlife refuge agreements with DECCW when they agree to protect part or all of their property where the land has native wildlife values. Landholders can continue to integrate agricultural and other land uses with the conservation of wildlife. The 2004 EIS indicated that Collex and Denehurst were both signatories to the Wildlife agreement for Pylara.

Pylara Wildlife Refuge covers most of the Pylara property. Pylara Extension 1 Wildlife Refuge includes one block of land within the Pylara property and 14 blocks of land within the Woodlawn property. Figure 2.2 shows the locations of the Pylara and Pylara Extension 1 Wildlife Refuges.

2.2.2 Sally Trig Reserve

Sally Trigonometrical (Trig) Station is located within a designated Trig Station Reserve (Lot 7002 DP 1029514) located approximately 200 metres from turbine 11 that is near the centre of the wind farm site (Figure 2.1). The Trig Reserve forms part of the lands associated with the existing consent. While no turbines are to be located on the Trig Reserve it is possible that an access track and electricity and control cables could be routed across a small part of the Reserve provided that agreement of Department of Lands is obtained and a licence is issued by the Department. To address the potential for some limited works within the Trig Reserve conditional on a Licence being obtained, the Reserve is retained on the Schedule of Lands relevant to the application for modification of consent.



FIGURE 2.2: Wildlife Refuges



In 2004, the then Department of Lands (Land and Property Information) was consulted in association with preparation of the original EIS. It was concluded that there would be minimal impact on the trig station as a result of turbine construction.

For the currently proposed array there are no plans for turbine sites or associated construction activities occurring within the Sally Trig Reserve other than access track or cable routes in a small part of the Reserve. The Trig Station and reference marks will not be affected during construction works and there will be no disturbance or inadvertent damage. The Land and Property Management Authority (LPMA) has been consulted in regard to the proposed variations to the project and its advice sought in respect of any potential impacts on survey activities or measures required to address potential impacts. LPMA has responded and has advised that it has no objections to the current proposal.

2.3 Properties associated with the proposed 33 kV transmission line

In addition to the lands required for the wind farm site, Woodlawn Wind Pty Ltd is now proposing to connect the Woodlawn Wind Farm to the Capital Wind Farm substation. This variation to the project negates the need to construct the Woodlawn Wind Farm substation, which was to be located between turbines 14 and 15. This aspect of the project variations also requires construction of 12 kilometres of 33 kV double circuit overhead transmission line that will cross three additional properties to the southwest of the Woodlawn Wind Farm site and the Taylors Creek Road. Table 2.1 provides details of the properties associated with the 33 kV overhead transmission line.

2.4 Variations to Schedule of Lands for the Consent

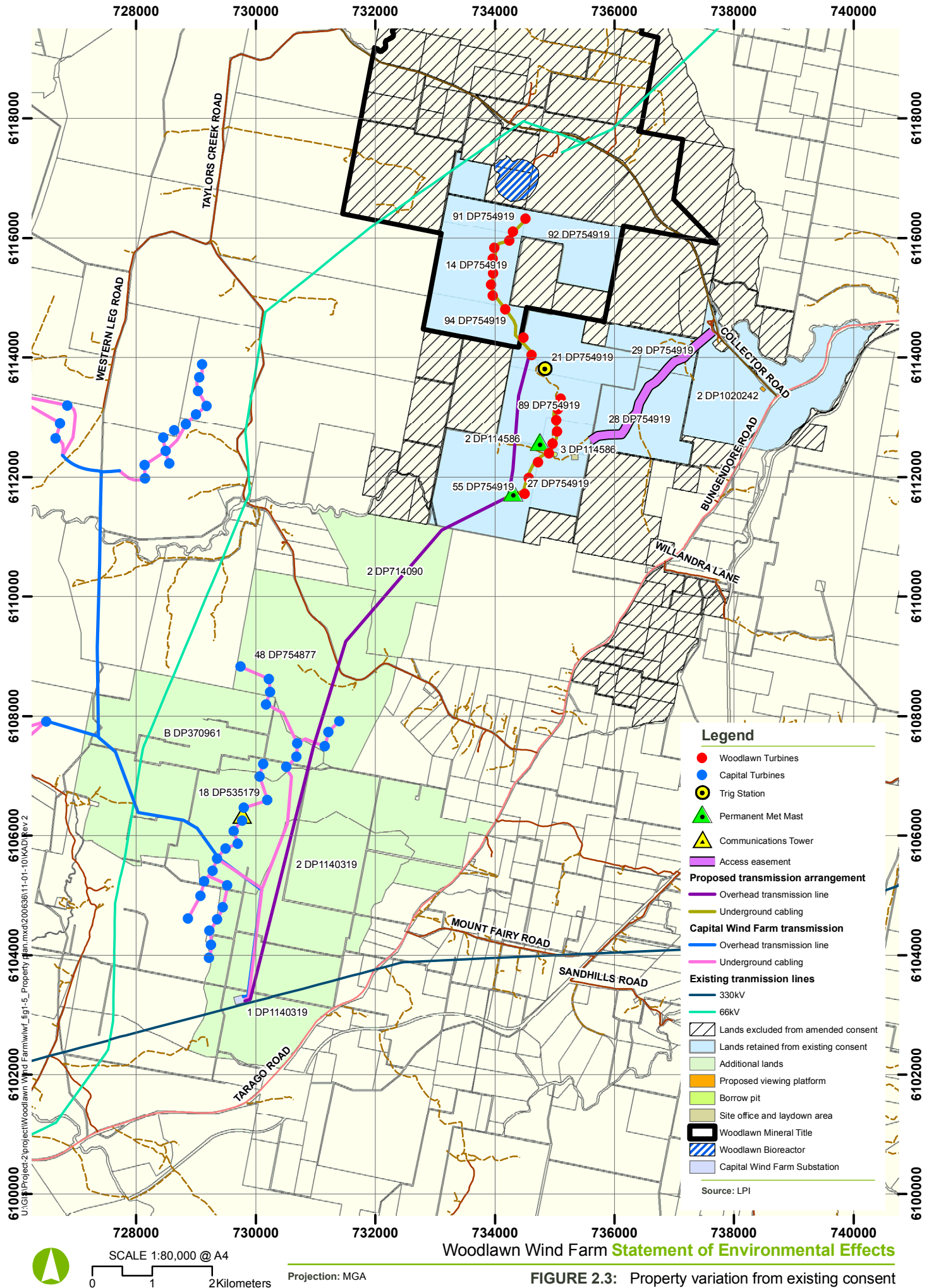
As result of the changed arrangement for leases of the wind farm land and the additional lands to be leased for the 33 kV overhead transmission line the schedule of lands relevant to the amended project will differ from those in Schedule 1 of the existing development consent.

Table 2.2 provides details of the differences in the lands relating to the existing consent and those for the amended project. The distinction between the lands is also indicated in Figure 2.3 which differentiates the following land categories:

- Lands identified on the existing consent but no longer required for the project
- Lands identified on the existing consent that still form part of the project lands
- Lands not identified on the existing consent which are additional and for the purpose of grid connection

Table 2.2 – Properties listed on existing Consent and changes for amended project

Lot	DP	Variations to Schedule 1
1. Land on Schedule 1 of Consent and no longer required for the project – Not leased by Woodlawn Wind		
31	80603	Lands no longer required for the project and not part of the lands leased by Woodlawn Wind Pty Ltd for the project
7001	1029633	
7001, 7002	1031302	
1	1045652	
2, 3, 4, 5, 6	114445	
1, 4, 5, 6,7, 8, 9, 11, 12, 13	114586	
1	126600	
1	180491	
1	241092	
6, 7, 8	256225	
1, 2	313945	
1	357155	
1	523960	
3, 8, 9, PT4	534616	
1	543727	
5	720171	
3, 54, 55, 129, 145, 150	750056	
2, 30, 47, 48, 49, 53, 63, 90, 207, 209, 228, 258, 259, 270, 271, 276, 277, 280, 286, 289, 295, 296, PT61	754894	
19, 20, 21	827588	
4, 5, 6	830765	
1	954149	
16, 17, 22, 23, 24, 25, 30, 33, 34, 35, 40, 41, 42, 56, 57, 66, 67, 68, 69, 70, 86, 87, 88, 90, 95, 96, 97	754919	
2. Land on Schedule 1 and still required for the project – Leased by Woodlawn Wind for the wind farm site		
7002	1029514	Sally Trig Reserve (not leased)
2, 3	114586	Access track & cable routes
14, 21, 27, 55, 89, 91, 92, 94	754919	Turbine sites, tracks & cable routes and site office and laydown area
2	1020242	Access track & viewing area
28, 29	754919	Access easement & site office
3. Land not on Schedule 1 of consent document - Additional land relating to 33 kV transmission line to be leased by the proponent and included on Schedule 1 of the amended consent document		
2	714090	Transmission line
48	754877	Transmission line
B	370961	Transmission line
18	535179	Transmission line
2	1140319	Transmission line
1	1140319	33 kV switchyard & transformer



Woodlawn Wind Farm **Statement of Environmental Effects**

FIGURE 2.3: Property variation from existing consent



2.5 Mining titles overlapping the project area

Woodlawn Special Mining lease, (SML) 20 is held by Tri Origin and overlaps the proposed project area as shown by the Woodlawn Mineral Title boundary in Figure 2.3. It is understood that future mining activities could include reworking material in the existing Woodlawn Mine tailings dams to recover residual mineral resource as well as undertaking some further underground mining. The underground mining has been indicated to be directed away from the area of the proposed Woodlawn Wind Farm.