

APPENDIX 3

Director-General's Requirements

Department of Planning NSW

Supplement to the Director-General's Requirements

Department of Planning NSW



NSW GOVERNMENT
Department of Planning

Contact: Dinuka McKenzie
Phone: (02) 9228 6351
Fax: (02) 9228 6366
Email: dinuka.mckenzie@planning.nsw.gov.au

Mr Edward Mounsey
Development Manager
Wind Prospect CWP Pty Ltd
PO Box 1708
NEWCASTLE NSW 2300

Our ref: S08/01118

Dear Mr Mounsey

**Revised Boco Rock Wind Farm, Cooma Monaro and Bombala Local Government Areas
(Application Reference: 09_0103)**

I refer to your revised application for the Boco Rock Wind Farm (Application Reference: 09_0103). Please be advised that on 16 May 2009, the Director-General of the Department of Planning, under delegation from the Minister for Planning, formed the opinion under clause 6 of the *State Environmental Planning Policy (Major Projects) 2005* (Major Project SEPP) that the revised Boco Rock Wind Farm proposal is development of a kind that is described in Schedule 1 of the Major Project SEPP.

The project is therefore declared to be a Major Project under Part 3A of the *Environmental Planning and Assessment Act 1979* and will be subject to determination by the Minister for Planning. I have enclosed a copy of the record of the Director-General's opinion for your information and reference.

I have also attached a copy of the Director-General's requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government agencies. I have also enclosed a list of relevant guidelines that you may wish to refer to during the preparation of the Environmental Assessment.

It should be noted that the DGRs have been prepared based on the information provided to date. Under section 75F(3) of the Act, the Director-General may alter or supplement these requirements if necessary and in light of any additional information that may be provided prior to the Proponent seeking approval for the project.

I would appreciate it if you could contact the Department at least two weeks before you propose to submit the Environmental Assessment for the project to determine:

- the fees applicable to the application;
- relevant land owner notification requirements;
- consultation and public exhibition arrangements that will apply;
- options available in publishing the Environmental Assessment via the Internet; and
- number and format (hard-copy or CD-ROM) of the Environmental Assessment that will be required.

Prior to exhibiting the Environmental Assessment, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government agencies in making this decision. If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require the Proponent to revise the Environmental Assessment to address the matters notified to

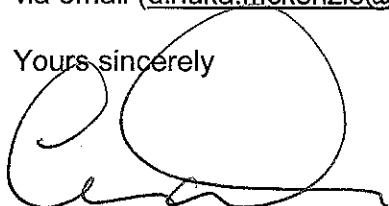
the Proponent. Following this review period, the Environmental Assessment will be made publicly available for a minimum period of 30 days.

If your project includes any actions that could have a significant impact on matters of National Environmental Significance, it will require an additional approval under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This approval would be in addition to any approvals required under NSW legislation and it is your responsibility to contact the Department of the Environment, Water, Heritage and the Arts to determine if an approval under the EPBC Act is required for your project (<http://www.environment.gov.au> or 6274 1111).

Please note that the Commonwealth Government has accredited the NSW environmental assessment process for assessing impacts on matters of National Environmental Significance. As a result, if it is determined that an approval is required under the EPBC Act, please contact the Department immediately as supplementary Director-General's requirements will need to be issued.

If you have any enquiries about these requirements, please contact Ms Dinuka McKenzie, Senior Environmental Planning Officer, Major Infrastructure Assessments on 02 9228 6348 or via email (dinuka.mckenzie@planning.nsw.gov.au).

Yours sincerely



1.6.09

Chris Wilson
Executive Director
Major Project Assessments
as delegate of the Director-General



Record of Minister's opinion for the purposes of Clause 6(1) of the State Environmental Planning Policy (Major Projects) 2005

I, the Director-General of the Department of Planning, as delegate of the Minister for Planning under delegation executed on 4 March 2009, have formed the opinion that the development described in the Schedule below, is development of a kind that is described in Schedule 1, Group 8, clause 24 of *State Environmental Planning Policy (Major Projects) 2005* namely development for the purpose of a wind electricity generation facility that has a capital investment value of more than \$30 million. It is therefore declared to be a project to which Part 3A of the *Environmental Planning and Assessment Act 1979* applies for the purpose of section 75B of that Act.

Schedule

A proposal by Wind Prospect CWP Pty Ltd for the revised Boco Rock Wind Farm, a wind electricity generating facility and associated infrastructure located within the Cooma-Monaro and the Bombala local government areas, with an installed generating capacity of up to 270 megawatts, as generally described in the document titled "Boco Rock Wind Farm Preliminary Environmental Assessment", prepared by Wind Prospect CWP Pty Ltd and dated 15 May 2009.


Sam Haddad
Director-General
Department of Planning

Date: 16th May 2009.

Director-General's Requirements

Section 75F of the *Environmental Planning and Assessment Act 1979*

Project	<p>Construction and operation of an approximately 270 megawatt wind farm including up to 127 wind turbines and associated infrastructure including access roads, internal cabling and transmission lines, substations and temporary construction facilities.</p> <p>Note: a new 132Kv transmission line between the project and the existing Country Energy transmission network (approximately 25 kilometres to the east) is required to connect the electricity generated by the project to the grid. Whilst this component of the development is proposed to be progressed separately from the project under Part 5 of the <i>Environmental Planning and Assessment Act 1979</i>, sufficient information must be provided on this component to provide context to the project and its likely impacts.</p>
Site	Approximately 10 kilometres south west of Nimmitabel in the Bombala and Cooma-Monaro local government areas.
Proponent	Wind Prospect CWP Pty Ltd
Date of Issue	1 June 2009
Date of Expiration	1 June 2011
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project including: <ul style="list-style-type: none"> → the location and dimensions of all project components including the wind turbines (including map coordinates and AHD heights), the above ground transmission connection to the existing 132kV transmission network, electrical sub stations, underground cabling between turbines, on site control room and equipment storage, temporary concrete batching plant(s), construction compounds and access roads; → a timeline identifying the proposed construction and operation of project components, their envisaged lifespan and arrangements for decommissioning and staging; → supporting maps/plans clearly identifying existing environmental features (e.g. watercourses, vegetation), infrastructure and landuse (including nearby residences and approved residential developments or subdivisions) and the location/ siting of the project (including associated infrastructure) in the context of this existing environment; → resourcing requirements (including, but not limited to, water supply and gravel); and → an overview of the approvals process for the above ground transmission connection to the existing 132kV transmission network, including timing and responsibilities and how this process would fit in with the planning and development of the project. • consideration of any relevant statutory provisions including the consistency of the project with the objects of the <i>Environmental Planning and Assessment Act 1979</i>; • an assessment of the key issues outlined below, during construction, operation and decommissioning (as relevant). The EA shall assess the worst case and representative impact for all key issues considering the alternate turbine layouts proposed (as relevant). Sufficient information on the siting and likely impacts of the transmission line must be presented to demonstrate that the cumulative impacts of the development as a whole is acceptable and justified; • a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project. A detailed description of how issues which would have cumulative impacts for the project and the connection to the existing 132kV transmission network (e.g. biodiversity offsets and visual) would be managed including timing and responsibilities; • a conclusion justifying the project taking into consideration the environmental, social and economic impacts of the project; the suitability of the site; and the public interest; and • certification by the author of the EA that the information contained in the assessment is neither false nor misleading.

Key Assessment Requirements

The EA must include assessment of the following key issues:

- **Strategic Justification** - the EA must:

- include a strategic assessment of the need, scale, scope and location for the project in relation to predicted electricity demand, predicted transmission constraints and the strategic direction of the region and the State in relation to electricity supply, demand and electricity generation technologies;
- include a clear demonstration of quantified and substantiated greenhouse gas benefits, taking into consideration sources of electricity that could realistically be replaced and the extent of their replacement; and
- include an analysis of the suitability of the project with respect to potential land use conflicts with existing and future land uses (including existing and approved rural-residential development, known development proposals in the surrounding area of a sensitive land use, land of significant scenic or visual value, land of high agricultural value, mineral reserves and conservation areas), taking into account local and strategic land use objectives; and
- describe the alternatives considered (location and/or design) for all project components, and provide justification for the preferred project demonstrating its benefits including community benefits on a local and strategic scale and how it achieves stated objectives.

- **Visual Impacts** - the EA must:

- provide a comprehensive assessment of the landscape character and values and any scenic or significant vistas of the area potentially affected by the project. This should describe community and stakeholder values of the local and regional visual amenity and quality, and perceptions of the project based on surveys and consultation;
- assess the impact of shadow "flicker", blade "glint" and night lighting from the wind farm on residents and road users;
- identify the zone of visual influence (no less than 10 kilometres) and assess the visual impact of all project components on this landscape;
- include photomontages of the project taken from potentially affected neighbouring residences (both existing and approved dwellings) where the occupant is assessed as likely to experience a high level of visual impact as well as from settlements and significant public view points; and
- provide a clear description of proposed visual amenity mitigation and management measures and provide an assessment of the feasibility, effectiveness and reliability of proposed mitigation measures and any residual impacts after these measures have been implemented.

- **Noise Impacts** - the EA must:

- include a comprehensive noise assessment of all phases and components of the project including, but not limited to, turbine operation, the operation of the electrical substation, construction, and traffic noise. The assessment must identify noise sensitive locations (including approved but not yet developed dwellings), baseline conditions based on monitoring results, the levels and character of noise (e.g. tonality, impulsiveness etc) generated by noise sources, noise criteria, modelling assumptions and worst case and representative noise impacts;
- in relation to wind turbine operation, determine the noise impacts under operating meteorological conditions (i.e. wind speeds from cut in to rated power), including impacts under meteorological conditions that exacerbate impacts (including varying atmospheric stability classes). The probability of such occurrences must be quantified;
- include monitoring to ensure that there is adequate wind speed/profile data and ambient background noise data that is representative for all sensitive receptors;
- provide justification for the nominated average background noise level used in the assessment process, considering any significant difference between daytime and night time background noise levels;
- include an assessment of vibration impacts associated with the project;

- if any noise agreements with residents are proposed for areas where noise criteria cannot be met, provide sufficient information to enable a clear understanding of what has been agreed and what criteria have been used to frame any such agreements;
- clearly outline the noise mitigation, monitoring and management measures that would be applied to the project. This must include an assessment of the feasibility, effectiveness and reliability of proposed measures and any residual impacts after these measures have been incorporated; and
- include a contingency strategy that provides for additional noise attenuation should higher noise levels than those predicted result following commissioning and/or noise agreements with landowners not eventuate.

The assessment must be undertaken consistent with the following guidelines (or as otherwise agreed with the DECC):

- Wind Turbines - the South Australian Environment Protection Authority's *Wind Farms - Environmental Noise Guidelines*, 2003 (consideration should also be given to *Wind Farms - Environmental Noise Guidelines (interim)*, 2007 on advice from DECC who are currently reviewing their appropriateness for NSW);
- Electrical Substation – *NSW Industrial Noise Policy* (EPA, 2000);
- Traffic Noise – *Environmental Criteria for Road Traffic Noise* (NSW EPA, 1999);
- Site Establishment and Construction - *Environmental Noise Control Manual* (EPA, 2004); and
- Vibration – *Assessing Vibration: A Technical Guideline* (DECC, 2006).

• **Flora and Fauna** - the EA must:

- include an assessment of all project components on flora and fauna and their habitat consistent with the *Draft Guidelines for Threatened Species Assessment* (DEC, 2005), including identifying the condition and extent of existing vegetation and habitat on site and the likely extent of disturbance associated with the project (including quantification of impacts on a local and regional context);
- specifically consider impacts to: threatened species and communities listed under both State and Commonwealth legislation that have been recorded on the site and surrounding land (including but not necessarily limited to the natural Temperate Grassland EEC and Grassland Earless Dragon), demonstrating that impacts to these species and communities have been minimised as far as reasonable and feasible;
- specifically consider impacts to native vegetation (including fragmentation and impacts to biodiversity corridors) and to significant habitat (including riparian and/or instream habitat in the case of disturbance of waterways);
- specifically assess the impact of the project on birds and bats from blade strikes, low air pressure zones at the blade tips, and alteration to movement patterns, roost sites and nesting areas resulting from the turbines and any above ground transmission lines, including demonstration of how the project has been sited to avoid and/or minimise such impacts. If any of the bat and bird species likely to be impacted by the wind turbines are also listed species under State and Commonwealth legislation, then the significance assessment for each of these species must consider impacts from the wind turbines as well as impacts from habitat loss;
- provide details of how flora and fauna impacts would be managed during construction and operation of all project components, including adaptive management and maintenance protocols and monitoring programs; and
- describe the measures to avoid, mitigate or offset impacts associated with the construction and operation of all project components consistent with "improve or maintain" principles. Sufficient details must be provided to demonstrate the availability of viable and achievable options to offset the impacts of the project.

- **Indigenous Heritage** - the EA must include an assessment of the potential impact of the project components on indigenous heritage values (archaeological and cultural). The EA must demonstrate effective consultation with indigenous stakeholders during the assessment and in developing mitigation options (including the final recommended measures) consistent with the draft *Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation* (DEC, July 2005). The EA must describe the actions that will be taken to avoid, mitigate or offset impacts.
- **Traffic and Transport** – the EA must assess the construction and operational traffic impacts of the project including:
 - details of the nature of traffic generated, transport routes, traffic volumes and potential impacts on local and regional roads, bridges and intersections, including any proposed road upgrades and repairs; and
 - details of site access roads including how these would connect to the existing road network and any operational maintenance or handover requirements.
- **Hazard/Risks**– the EA must include an assessment of the potential impacts on aviation safety considering nearby aerodromes and aircraft landing areas, defined air traffic routes, aircraft operating heights, radar interference, communication systems, and navigation aids. In addition, the EA must assess the impact of the turbines on the safe and efficient aerial application of agricultural fertilisers and pesticides in the vicinity of the turbines. Potential hazards and risks associated with electric and magnetic fields and bushfires must also be assessed.
- **Water Supply and Waterways** – The EA must identify the construction water sources for the project and their statutory (licensing) context, and assess potential environmental impacts associated with the identified sources. Where the project would cross significant waterways, the EA must identify likely impacts to the waterways and measures to minimise hydrological, aquatic and riparian impacts.
- **General Environmental Risk Analysis** – notwithstanding the above key assessment requirements, the EA must include an environmental risk analysis to identify potential environmental impacts associated with the project, proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impact(s) must be included in the EA.
- **Consultation** – the Proponent must undertake a consultation program as part of the environmental assessment process, including consultation with, but not necessarily limited to, the following parties:
 - Bombala Council;
 - Cooma-Monaro Shire Council;
 - NSW Department of Environment and Climate Change;
 - NSW Department of Water and Energy;
 - NSW Department of Primary Industries;
 - NSW Roads and Traffic Authority;
 - Country Energy;
 - NSW Rural Fire Service;
 - Southern Rivers Catchment Management Authority;
 - Commonwealth Department of Defence;
 - Civil Aviation Safety Authority;
 - Airservices Australia;
 - Aerial Agricultural Society of Australia;
 - titleholders of mineral exploration leases and mining licences within the project area; and

→ the local community and landowners.

The consultation process shall include measures for disseminating information to increase awareness of the project as well as methods for actively engaging stakeholders on issues that would be of interest/concern to them. The EA must:

- demonstrate effective consultation with stakeholders, and that the level of consultation with each stakeholder is commensurate with their degree of interest/concern or likely impact;
- clearly describe the consultation process undertaken for each stakeholder/group including details of the dates of consultation and copies of any information disseminated as part of the consultation process (subject to confidentiality); and
- describe the issues raised during consultation and how and where these have been addressed in the EA.

Relevant Guidelines - For Reference

General

Wind Energy Facilities draft Environmental Impact Assessment Guidelines (Planning NSW, June 2002).

Best Practice Guidelines for Implementation of Wind Energy Projects in Australia (Auswind, 2006).

Visual

Wind Farms and Landscape Values: National Assessment Framework (Australian Wind Energy Association and Australian Council of National Trust, June 2007).

Ecology

Cumulative Risk for Threatened and Migratory Species (Commonwealth Department of Environment and Heritage, March 2006).

Wind Farms and Birds: Interim Standards for Risk Assessment, (Auswind, July 2005).

Assessing the Impacts on Birds – Protocols and Data Set Standards (Australian Wind Energy Association).

Threatened Biodiversity Survey and Assessment – Guidelines for Developments and Activities (Working Document) (DEC, 2004).

Aviation Hazard

Advisory Circular 139-18(0) Obstacle Marking and Lighting of Wind Farms (Civil Aviation Safety Authority, July 2007). Note: this advisory is currently withdrawn however a replacement has to date not been issued.

Water Quality

The NSW State Groundwater Quality Protection Policy (DLWC, 1998).

The NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002).

Department of Water and Energy's Guidelines for Controlled Activities (February 2008):

- Watercourse Crossings;
- Instream Works;
- Laying Pipes and Cables in Watercourses;
- Outlet Structures; and
- Riparian Corridors.

Contact: Dinuka McKenzie
Phone: (02) 9228 6348
Fax: (02) 9228 6366
Email: Dinuka.McKenzie@planning.nsw.gov.au

Mr Edward Mounsey
Development Director
Wind Prospect CWP Pty Ltd
PO Box 1708
NEWCASTLE NSW 2300

Our ref: S08/01118 -2
Your ref:

Dear Mr Mounsey

Boco Rock Wind Farm (Application Reference: 09_0103) - Supplement to the Director-General's Requirements

I refer to the Director-General's requirements issued for the above project on 1 June 2009.

As you are aware, the project has been declared a Controlled Action under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). In January 2007 the Commonwealth and NSW governments signed a Bilateral Agreement which allows the assessment regimes under Part 3A of the *Environment Planning and Assessment Act 1979* (EP&A Act) to be automatically accredited under the EPBC Act.

I wish to advise that in light of recent planning reforms to Part 3A of the EP&A Act, the Commonwealth is reviewing the application of the NSW Assessment Bilateral to projects subject to this Part of the Act (such as the Boco Rock Wind Farm), which have also been determined to be a controlled action under the EPBC Act. The review is anticipated to be completed by 31 December 2009 and until a final decision is made therein, the NSW Assessment Bilateral would no longer automatically apply to otherwise eligible Part 3A projects which have been declared to be a controlled action.

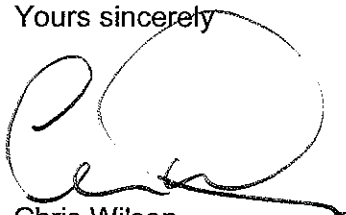
As a result, the Department of Planning, on behalf of the Minister for Planning, has requested that the assessment of the Boco Rock Wind Farm under Part 3A of the EP&A Act be subject to a one-off accredited assessment process under the EPBC Act, so that the Department can undertake an environmental impact assessment of the project to satisfy the requirements of both NSW and Commonwealth legislation. On 15 September 2009, the Commonwealth agreed to the application of an accredited assessment process for the Boco Rock Wind Farm project and agreed that the assessment would be subject to the general administrative steps outlined in the NSW Assessment Bilateral administrative procedures.

To ensure that sufficient information is provided to enable an appropriate level of assessment of relevant controlling actions, the Director-General has issued supplementary requirements for the Environmental Assessment under section 75F(3) of the EP&A Act. These requirements have been prepared in consultation with the Commonwealth Department of the Environment, Water, Heritage and the Arts. A copy of the supplementary Director-General's requirements is attached.

You must ensure that the Environmental Assessment adequately addresses the Director-General's requirements issued on 1 June 2009, and the supplementary requirements attached to this letter.

If you have any enquiries about these requirements, please do not hesitate to contact Ms Dinuka McKenzie, Senior Environmental Planning Officer, Major Infrastructure Assessments on 02 9228 6348 or via email (dinuka.mckenzie@planning.nsw.gov.au).

Yours sincerely

A handwritten signature in black ink, appearing to be 'Chris Wilson', written over a large circular stamp.

18.9.07

Chris Wilson
Executive Director
as delegate for the Director-General

Supplementary Director-General's Requirements

Section 75F(3) of the *Environmental Planning and Assessment Act 1979*

The Boco Rock Wind Farm Project (reference: MP09_0103, EPBC 2009/4905) has been declared to be a Controlled Action under the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The relevant controlling provisions are sections 18 and 18A (listed threatened species and ecological communities) of the EPBC Act.

The project will be subject to an accredited assessment process and the environmental impacts of the controlled action will be assessed under Part 3A of the *Environmental Planning & Assessment Act 1979*.

To enable the assessment of impacts on the protected matters/ controlling provisions under the EPBC Act, the Director-General's requirements issued for the project on 1 June 2009 are supplemented with the following additional requirements.

The Environmental Assessment (EA) must include:

1. General information

The background of the action including:

- a. the title of the action;
- b. the full name and postal address of the designated proponent;
- c. a clear outline of the objective of the action;
- d. the location of the action;
- e. the background to the development of the action;
- f. how the action relates to any other actions (of which the proponent should reasonably be aware) that have been, or are being, taken or that have been approved in the region affected by the action;
- g. the current status of the action; and
- h. the consequences of not proceeding with the action.

2. Description of the controlled action

A description of the action, including:

- a. all the components of the action;
- b. the precise location of any works to be undertaken, structures to be built or elements of the action that may have relevant impacts;
- c. how the works are to be undertaken and design parameters for those aspects of the structures or elements of the action that may have relevant impacts;
- d. to the extent reasonably practicable, a description of any feasible alternatives to the controlled action that have been identified through the assessment, and their likely impact, including:
 - i. if relevant, the alternative of taking no action;
 - ii. a comparative description of the impacts of each alternative on the matters protected by the controlling provisions for the action;
 - iii. sufficient detail to clarify why any alternative is preferred to another.

3. A description of the relevant impacts of the controlled action

- a. An assessment of all relevant impacts¹ with reference to the *EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (May 2006)* that the controlled action has, will have or is likely to have on:
 - i. threatened species and threatened ecological communities potentially present and listed under sections 18 and 18A of the EPBC Act, including, but not limited to, the Grassland Earless Dragon and the NTG;
 - ii. RAMSAR Wetlands; and
 - iii. world heritage areas.
- b. Information must include:
 - i. a description of the relevant impacts of the action on matters of national environmental significance;
 - ii. a detailed assessment of the nature and extent of the likely short term and long term relevant impacts;
 - iii. a statement whether any relevant impacts are likely to be unknown, unpredictable or irreversible;
 - iv. analysis of the significance of the relevant impacts;
 - v. any technical data and other information used or needed to make a detailed assessment of the relevant impacts.
- c. A description of the relevant impacts on the NTG should include direct, indirect, cumulative and facilitative impacts on the:
 - i. quality or integrity of the NTG (including, but not limited to, assisting invasive species that are harmful to the NTG, to become established; or causing regular mobilisation of fertilisers, herbicides or other chemicals or pollutants into the NTG which kill or inhibit the growth of species in the ecological community);
 - ii. extent of the NTG, including connectivity with other areas of NTG;
 - iii. the Grassland Earless Dragon at, in or in any way dependent upon, the NTG;
 - iv. composition of the NTG;
 - v. habitat present on site critical to the survival of the NTG²; and
 - vi. abiotic (non-living) factors (such as water, nutrients or soil) necessary for the NTG's survival, for example increasing groundwater levels or making the site wetter, soil disturbance or substantial alteration of surface water drainage patterns.

These impacts should be described for the construction and operation phases of the controlled action.

¹ The term "relevant impact" is defined in section 82 of the EPBC Act.

² "habitat critical to the survival of a species or ecological community" refers to areas that are necessary:

- for activities such as foraging, breeding, roosting, or dispersal;
- for the long-term maintenance of the species or ecological community (including the maintenance of species essential to the survival of the species or ecological community, such as pollinators);
- to maintain genetic diversity and long term evolutionary development; or
- for the reintroduction of population or recovery of the species or ecological community.

Such habitat may be, but is not limited to: habitat identified in a recovery plan for the species or ecological community as habitat critical for that species or ecological community; and/or habitat listed on the register of Critical Habitat maintained by the Minister under the EPBC Act.

- d. A description of the relevant impacts on the Grassland Earless Dragon should include, inter alia, direct, indirect, cumulative and facilitative impacts on the:
 - i. population of the Grassland Earless Dragon species at the site;
 - ii. area of occupancy of the species;
 - iii. habitat critical to the survival of the species;
 - iv. breeding cycle of the population; and
 - v. availability or quality of habitat for the species;

4. Proposed safeguards and mitigation measures

A description of feasible mitigation measures, changes to the controlled action or procedures, which have been proposed by the proponent or suggested in public submissions, and which are intended to prevent or minimise relevant impacts. Information must include:

- a. a description, and an assessment of the expected or predicted effectiveness of, the mitigation measures;
- b. any statutory or policy basis for the mitigation measures;
- c. the cost of the mitigation measures;
- d. an outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing;
- e. the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program;
- f. a consolidated list of mitigation measures proposed to be undertaken to prevent, minimise or compensate for the relevant impacts of the action.

5. Other approvals and conditions

Any other requirements for approval or conditions that apply, or that the proponent reasonably believes are likely to apply, to the proposed action. Information must include:

- a. details of any local or State government planning scheme, or plan or policy under any local or State government planning system that deals with the proposed action, including:
 - i. what environmental assessment of the proposed action has been, or is being, carried out under the scheme, plan or policy; and
 - ii. how the scheme provides for the prevention, minimisation and management of any relevant impacts;
- b. a description of any approval that has been obtained from a State, Territory or Commonwealth agency or authority (other than an approval under the Act), including any conditions that apply to the action;
- c. a statement identifying any additional approval that is required;
- d. a description of the monitoring, enforcement and review procedures that apply, or are proposed to apply, to the action.

6. Economic and social matters

A description of long-term and short-term economic and social considerations regarding the project.

7. Environmental record of person proposing to take the action

- a. Details of any proceedings under a Commonwealth, State or Territory law for the protection of the environment or the conservation and sustainable use of natural resources against:
 - i. the proponent; and
 - ii. for an action for which a person has applied for a permit, the person making the application.
- b. Details of the proponent's environmental policy and planning framework.

8. Information sources

For information given in an environment assessment, the draft must state:

- a. the source of the information;
- b. how recent the information is;
- c. how the reliability of the information was tested; and
- d. what uncertainties (if any) are in the information.

9. Consultation

- a. Any consultation about the action, including:
 - i. any consultation that has already taken place;
 - ii. proposed consultation about relevant impacts of the action;
 - iii. if there has been consultation about the proposed action — any documented response to, or result of, the consultation.
- b. identification of affected parties, including a statement mentioning any communities that may be affected and describing their views.

The description and assessment of these issues in the Environmental Assessment must be integrated as far as is practicable with the description and assessment of the other flora and fauna impacts of the project. However, a separate stand alone chapter or summary specifically addressing impacts on the relevant protected matters/ controlling provisions under the EPBC Act, together with any commitments or proposed measures to mitigate such impacts, should also be included in the Environmental Assessment.