Boco Rock Wind Farm Stage Two

Application for Modification

Amendment Report

February 2020

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Contents

Acronyms

AHMP	Aboriginal heritage management plan
AWA	Australian Wind Alliance
BAM	Biodiversity assessment method
BC Act	*Biodiversity Conservation Act, 2016*
BCD	Biodiversity Conservation Division of Department of Planning, Industry and Environment (formerly Office of Environment and Heritage)
BDAR	Biodiversity development assessment report
BMP	Biodiversity management plan
CCC	Community consultative committee
CWP	CWP Renewables
DEE	Department of Environment and Energy
DPE	Department of Planning and Environment
DPIE	Department of Planning, Industry and Environment
EA	Environmental Assessment
EMS	Environmental management strategy
EPA	Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
ERP	Emergency response plan
EPBC Act	*Environment Protection and Biodiversity Conservation Act, 1999*
Ha	Hectare
IPC	Independent Planning Commission
LGA	Local government area
LEMC	Local emergency management committee
Km	Kilometre
MW	Megawatt
NSW	New South Wales
OEH	Office of Environment and Heritage
OSOM	over-size over-mass

PPR	Preferred project report
RMS	Roads and Maritime Services
RTS	Response to submissions
SMRC	Snowy Monaro Regional Council
SSD	State Significant Development
TMP	Traffic management plan
WTG	Wind turbine generator

1 Introduction

1.1 Background

Boco Rock Wind Farm (the Project) is an operating wind farm located approximately 6 km south west of Nimmitabel and 30 km north of Bombala in NSW within Snowy Monaro Regional Council (SMRC) area. The Project Approval was issued on 9 August 2010 permitting up to 122 wind turbine generators (WTGs) (Major Project Application 09_0103). Stage One of the Project commenced construction in 2013 and operation of 67 WTGs in 2015. The remaining WTG locations within the Boco and Yandra clusters, are yet to be constructed.

Boco Rock Stage Two Pty Ltd (the Proponent) has applied to modify the Project Approval for the Yandra cluster, Stage Two of the Project. The application for modification (the Modification) was prepared under Section 4.55 of the EP&A Act and placed on public exhibition over 14 days between November 29 and December 13th 2018.

During public exhibition a total of 66 submissions were received from the public, organisations and government agencies. A number of amendments to the Modification are sought to address the submissions which are described in this amended modification application. A detailed review of submissions are provided in *Boco Rock Wind Farm Stage Two Response to Submissions* (February 2020) (RTS).

1.2 Purpose of the Report

This Amendment Modification Report has been prepared to describe changes made to the Project since public exhibition of the Modification. It provides an updated project description and environmental assessment, where required to address these changes. Accordingly, additional mitigation measures are described and incorporated in a revised list of Statement of Commitments (refer to Appendix A).

1.3 Overview of Proposed Amendment

Amendments to the Modification are proposed following assessment of the submissions, feedback from the local community and further environmental assessment. The changes include:

- A further reduction in the number of approved WTG locations for the Yandra Cluster from 32 to 25 (removing locations 108, 109, 110, 118, and 122 in addition to 102 and 119);

- Locating the temporary construction compound slightly to the south of the location proposed in the Modification;
- Increasing the height of monitoring masts to WTG hub height;
- A commitment to contribute to the Community Enhancement Fund based on a 32 WTG layout; and
- Subdivision of the land over the Project site to allow for the registration of long-term leases over the WTG locations.

The proposed amendments are further described in Amendments to the Modification Section 2 and updated project description is provided in Section 4.

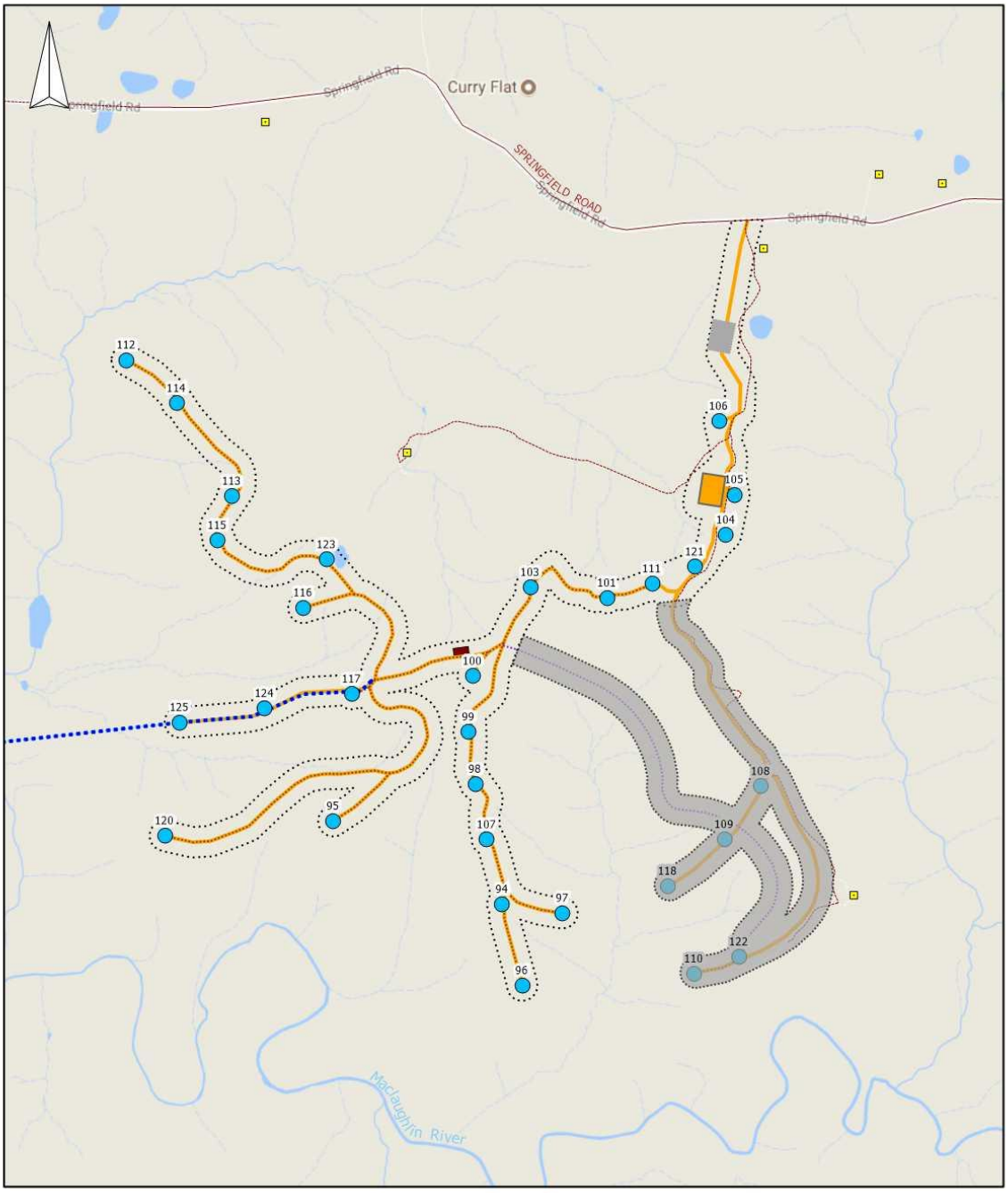
2 Amendments to the Modification

2.1 Reduction to approved WTG locations

It is proposed that an additional five WTG locations (to the two already proposed) of the possible 32 WTGs locations are removed from the Yandra Cluster. As such, and as shown in Figure 1, the proposed Modification seeks to remove WTG locations 108, 109, 110, 118, and 122 (in addition to the removal of WTG locations 102 and 119 which formed part of the Modification Report). As a result, this will permit construction of up to 20 WTG from a selection of 25 approved locations.

The five WTG locations that will be removed are located toward the south east of the Yandra cluster. They have been proposed for removal given their relatively remote distance from other WTGs and ability to proportionately reduce the amount of vegetation clearing and associated impacts including visual, noise and construction related impacts. As a result, there will be approximately 8 km less of access tracks and electrical cabling and further consolidation of the Yandra cluster to considerably reduce its extent.

Figure 1: Amended Modification Layout



LEGEND							
25 WTG Locations	External overhead cables	COMPANY	BOCO ROCK STAGE TWO PTY LTD				
Dwelling	Underground cables						
Development Corridor	Internal Road Layout	TITLE	Revised Modification Layout				
Infrastructure removed	Existing Roads:						
Temp Construction Compound	Sealed	DATE	SCALE	DWG NO	REV	VER	
Concrete Batch Plant	Unsealed	10/12/2019	1:44000	BRST041	A	3	
SCALE BAR 0 1 km		DRAWN BY	CHECKED BY	SHEET	JOB NO	SIZE	
		J PETERSEN	E MOUNSEY	1 OF 1	130607	A4	

2.2 Locating temporary construction compound

It is proposed that the location of the temporary construction compound shown in Figure 3 of the Modification, be moved further to the south, remaining within the Project Site. The amended location of the temporary construction compound is shown in Figure 1 (and the original location shown in grey).

The location of the temporary construction compound has been altered to meet the request of the landowner following further consultation. If further relocation is required, it will be undertaken in accordance with condition 2.50 of the Project Approval.

2.3 Monitoring masts height

Consistent with the Project Approval it is anticipated that two permanent wind monitoring masts with a guyed, narrow lattice or tubular steel design, will be installed. They will be located onsite within the Project Site however their locations are yet to be determined and will be influenced by the final wind turbine selection. For each permanent wind monitoring mast, two temporary wind monitoring masts will be erected in their vicinity during construction of the Project.

The wind monitoring mast will need to be erected to hub height of the WTG which is a modification to the maximum height of 100 m as stated in the Project Approval. In all other respects, the monitoring masts will remain consistent with the Project Approval.

2.4 Benefits to Community Enhancement Fund

Per Condition 2.51 of the Project Approval, it is a requirement for the Project to contribute $2,500 for every WTG installed, annually and uplifted by CPI from the commencement of operations in 2015. As the proposed Modification sought to reduce the number of WTGs a consequential reduction of contributions into the Community Enhancement Fund would result.

This was referred to in submissions as a 'short change', as with the proposed Modification funding would only be provided for 20 WTGs instead of 32 WTGs, if all were constructed. The Proponent has carefully considered the submissions and sentiment of the community, having also further discussed the issue with the Community Consultative Committee (CCC) and with Council, and has agreed to contribute to the Community Enhancement Fund for each of the 32 WTG locations originally approved in the Yandra cluster. This is regardless of the total number of WTGs to be constructed for Stage Two.

2.5 Subdivision for lease purposes

Subdivision of the Project site to allow for the registration of long-term leases over the WTG locations is outlined in Section 3.1

3 Environmental Impact Assessment

An assessment of the environmental impacts associated with the proposed amendments are provided in Table 1.

Table 1: Assessment of environmental impacts

Environmental Aspect	Assessment of impact	Consideration of change
Reduction of approved WTG locations		
• Biodiversity • Visual • Noise • Construction impacts	Removing five of the approved WTG locations from the Yandra cluster will provide a relatively high reduction in ground clearing per WTG, removing approximately 8 km less of combined road and electrical cabling. The Yandra cluster will be further consolidated and reduced by more than 25%. Consequently, contributing to a reduction in visual impact, noise impact and construction related impacts.	Positive change. Reduced environmental impact.
Locating temporary construction compound		
• Biodiversity • Cultural heritage • Community	The clearing, of approximately 3 hectares (ha), required for the temporary construction compound has been assessed in the Modification application. No additional clearing will be required to facilitate the proposed change in location (approximately 1km to the south) from that assessed in the Modification.	Positive change. Improved community outcome.

Environmental Aspect	Assessment of impact	Consideration of change
	It is not expected that there will be any additional impact to cultural heritage or biodiversity. Relocating the temporary construction compound will reduce impact to the landowner.	
Monitoring mast height		
• Aviation • Visual	An increase in height of monitoring masts is not expected to be discernible from surrounding view points and consistent with impacts associated with the increase to WTG height (proposed and assessed in the Modification). As such, the Modification report states: 'the increase will not give rise to a significant increase in the magnitude of visual effect'. As required notification will be provided to the Aviation Authorities to notify of the installation of monitoring masts.	Negligible change to impact.
Benefit to community enhancement fund		
• Socioeconomics	The Proponents commitment to contribute to the Community Enhancement Fund for each of the 32 WTG locations, originally approved in the Yandra cluster, will result in an improved	Positive change. Improved socioeconomic benefit.

Environmental Aspect	Assessment of impact	Consideration of change
	socioeconomic outcome and community satisfaction.	
Subdivision of land		
• Land use	The subdivision of land is permissible, will not result in fragmentation of agricultural land or create land use conflicts. Refer Table 2 for further assessment.	Nil change. The intent of a Lease Subdivision is administrative in nature, the legal mechanism to enable the Project to be carried out under the Project Approval. No change to the nature or scope of the Project.

3.1 Subdivision of Land

Development consent is required for the subdivision of land for lease purposes for Stage Two (Lease Subdivision).

"Development" for the purposes of the EP&A Act includes the "subdivision of land" (section 1.5(1)(b) EP&A Act). The definition of "subdivision of land" in section 6.2 of the EP&A Act means the "division of land into two or more parts that after the division would be obviously adapted for separate occupation, use or disposition". The division may be affected by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition. This includes the grant of a lease of a part of a lot.

The definition of "subdivision of land" also includes the procuring of registration in the office of the Registrar-General of a plan of subdivision within the meaning of section 195 of the Conveyancing Act 1919. Section 195 of the Conveyancing Act specifies that "plan of subdivision" includes any plan that shows the division of land.

Interaction with the Conveyancing Act

Further, under section 23F(2) of the Conveyancing Act, the Registrar-General may refuse to register a "transaction", including the lease of part of an existing lot for a period exceeding five years, unless it is shown on a "current plan" and the boundaries of each part into which the land is divided follows the boundaries of an existing lot. The exception to the application of section 23F, in section 23G(e) of the Conveyancing Act for a "transaction" that comprises the lease of a building, will not apply to the

WTGs the subject of this Modification as they will not have been constructed at the time the options to the leases are required to be exercised.

As the long term leases arising as a result of the Landowner Agreements will be over parts of existing lots and will exceed five years, the Registrar-General will not register the leases unless the relevant lots are deemed to be subdivided so that the leases are for the whole of each 'lot'. That a lease of part of an existing lot of land for greater than five years creates a subdivision under the Conveyancing Act is explained in the *Registrar-General's Guidelines for Lease of Land* at Appendix B

Subdivision plans for Stage Two are attached at Appendix C.

We have set out below a high-level justification for the Lease Subdivision, and an assessment of permissibility of the Lease Subdivision within the planning framework. The consent authority can take comfort that the Lease Subdivision is permissible and will not create any fragmentation of agricultural land.

Requirement for Lease Subdivision

The approved Project extends over a number of adjoining properties. This means that, in order to finance and carry out the Project, the Proponent requires separate long-term leases (with durations in excess of five years) to be granted by each of the registered proprietors over parts of existing lots where the WTGs will be constructed.

The intent of a Lease Subdivision is administrative in nature. It is merely the legal mechanism to enable the approved Project to be carried out under the Project Approval. It does not change the nature or scope of the Project as approved under the Project Approval. There will be no actual subdivision of the relevant titles to create new freehold lots or which could give rise to any new dwelling entitlements. Therefore, a Lease Subdivision does not result in any fragmentation of agricultural land and/or create potential land use conflicts.

Registration

Once the leases are granted, they will be registered on title with NSW Land Registry Services (LRS). As the leases will exceed five years, the Registrar-General will not register them unless the relevant lots are deemed to be subdivided so that the leases are for the whole of each 'lot' (Conveyancing Act, section 23F(2)). To satisfy this requirement, deposited plans for lease purposes must be created to show the boundaries of the leased areas. The leased areas will be circular shaped sites to accommodate dimensions of the WTGs (in particular the extent of the rotor) and centred on the location of each WTG. The deposited plans for lease purposes will also identify easements for access and services connecting to each WTG.

The leases will be registered on the existing titles only and will not subdivide the underlying titles to create new titles. The reason that the long-term leases are not registered over the whole of the existing lots is to allow the current registered proprietors to continue to maintain control over the majority of their land, and use that land, for ongoing agricultural purposes.

Once a lease is registered, the title search will state that a lease over a windmill site, together with an easement of access and services as shown on the deposited plan, has been granted to the Proponent. Following the expiry or earlier termination of the leases, a landowner may request that LRS remove the lease from their title.

Permissibility of Lease Subdivision

Snowy Monaro Regional Council was established on 12 May 2016. The former Council LEPs are still current for the former Shire areas. The *Cooma-Monaro Local Environmental Plan 2013* (**LEP**) commenced on 25 October 2013. The Project site is zoned RU1 Primary Production under the LEP. Lease Subdivision is permissible with development consent under the LEP (clause 2.6) see Table 2.

Clause 4.1(3) requires that any resulting lot be of a specified minimum size shown on the Lot Size Map. The applicable minimum lot size under the LEP is 80 hectares.

However, the LEP contains exceptions to the minimum lot size requirement. Relevantly, clause 4.2D permits land to be subdivided to create a smaller lot than the minimum size if the consent authority is satisfied of certain matters. We have set out below an assessment of the proposed lease subdivision against clauses 4.1 and 4.2D.

The Proponent notes, however, that:

1. any development standards do not apply to the modification a development consent (section 4.55(4) of the EP&A Act); and
2. section 4.38(3) of the EP&A Act allows development consent to be granted despite the development being partly prohibited by an environmental planning instrument (which includes an LEP).

Accordingly, under the applicable statutory framework, regardless of the controls set out in the LEP, consent for the Lease Subdivision can be granted.

Table 2: Cooma-Monaro Local Environmental Plan 2013 (LEP) clause 2.6

LEP provision	Lease subdivision analysis
Clause 4.1 (Minimum subdivision lot size) (1) The objectives of this clause are as follows: (a) to allow for the limited subdivision of agricultural land for residential purposes, (b) to protect and maintain environmentally sensitive land, (c) to ensure the efficient use of business, industrial and residential land,	(1)(a) This objective is not relevant as the subdivision is not for residential purposes. (1)(b) This consideration is not relevant because the subdivision will not change the nature or scope of the Project as approved and there will be no actual subdivision of the relevant titles for the purposes of future development which could give rise to new dwelling entitlements. (1)(c) The consideration is not relevant as the Project is on rural land.
Clause 4.2D (Exceptions to minimum lot sizes for subdivisions in Zone RU1 and Zone E4) (1) The objective of this clause is to enable the subdivision of land in Zone RU1 Primary Production … to create lots of an appropriate size to meet the needs of current permissible uses other than for the purpose of dwelling houses or dual occupancies. … (3) Land to which this clause applies may, with development consent, be subdivided to create a lot of a size that is less than the minimum size shown on the Lot Size Map in relation to that land, if the consent authority is satisfied that: (a) there is no dwelling house or dual occupancy located on the land, and (b) the use of the land after the subdivision will be the same use permitted under the existing development consent for the land. (4) Development consent must not be granted for the subdivision of land to which this clause applies unless the consent authority is satisfied that: 1. the subdivision will not adversely affect the use of the surrounding land for agriculture, and	The subdivision of land would create leasehold lots of appropriate size to meet the needs of the approved Project. 3(a) There is no dwelling house or dual occupancy located on the land. 3(b) The use of the land after subdivision will be the same use permitted under the existing Project Approval for the Project. Ownership of the lot will remain with the current landowner. 4(a) There will be no additional adverse impact on the use of the surrounding land for agriculture other than what was assessed prior to the grant of the Project Approval. The existing landowners retain ownership of the whole of the existing lot and can continue their existing use of the land, outside the leased areas, for agriculture.

LEP provision	Lease subdivision analysis
2. the subdivision is necessary for the ongoing operation of the permissible use, and	4(b) The subdivision is necessary for the construction and operation of a permissible use, being the Project as approved under the Project Approval.
3. the subdivision will not increase rural land use conflict in the locality, and	4(c) There will be no additional increase in rural land use conflict in the locality other than what was assessed prior to the grant of the Project Approval. The landowners can continue their existing use of the land, outside the leased areas, for agriculture.
4. the subdivision is appropriate having regard to the natural and physical constraints affecting the land.	4(d) This consideration is not relevant because the subdivision will not change the nature or scope of the approved Project and there will be no actual subdivision of the relevant titles for the purposes of future development which could give rise to new dwelling entitlements.

4 Updated project description

It is proposed that the Boco Rock Stage Two Yandra cluster would comprise construction, operation and decommissioning of up to 20 WTGs with a maximum tip height of 200m from a selection of 25 approved locations as shown on Figure 2.

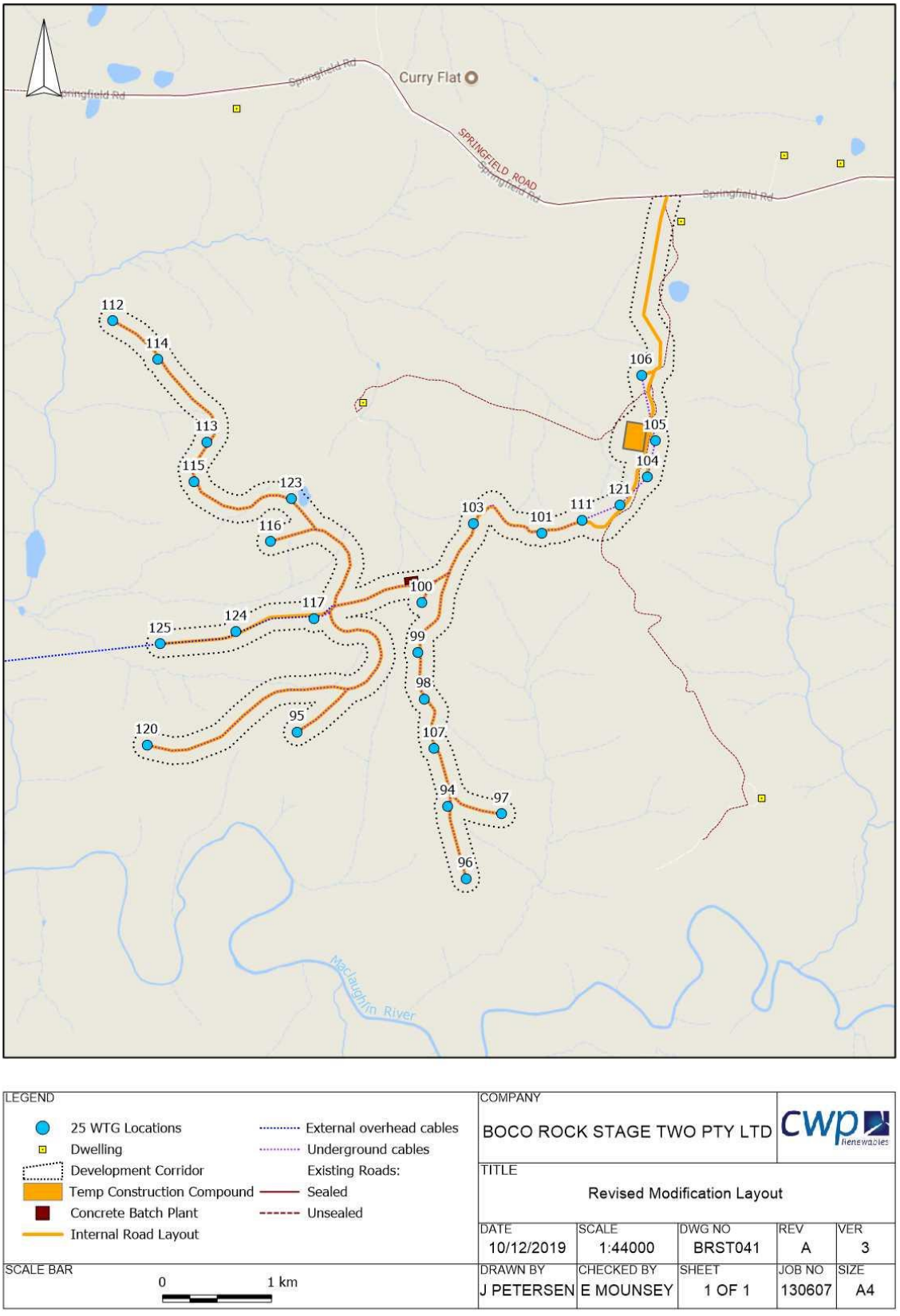
The Yandra cluster is proposed to be modified as follows:

- Reduction in the number of approved WTG locations for the Yandra Cluster from 32 to 25 (removing locations 102, 108, 109, 110, 118, 119 and 122);
- Reduction in the number of approved WTGs to be constructed for Yandra Cluster from 32 to 20 (maximum);
- Increase in the size and capacity of WTGs to a 200 m tip height, to accommodate modern technology;
- Increase in height of monitoring mast to WTG hub height (consistent with WTG height increase);
- Removal of the 3.3 megawatt (MW) generating limit on individual WTGs;
- Inclusion of a temporary construction compound within the Yandra cluster to minimise traffic and construction impacts;
- commitment to contribute to the Community Enhancement Fund based on a 32 WTG layout; and
- Subdivision of the land over the Project site to allow for the registration of long-term leases over the WTG locations.

Details of the project description as updated from the Modification and incorporating the proposed amendments are provided below.

No change to the operational Project or the approved Boco Cluster are proposed in this Modification.

Figure 2: Yandra Cluster Layout



4.1 Land Tenure

The modified Project will be spread over five of the original properties of the Project site with details of land tenure provided in Table 3. It is noted that there are additional lots within the Project Area than were originally proposed due to the closing of Crown Roads after the Project Approval and the subsequent creation of new freehold lots.

Table 3: Land Tenture

Landowner	Lot	DP
Freehold 1	190*	756818
	2	801347
	157*	756818
	191*	756818
	158*	756818
	205*	756818
	159*	756818
	1*	1176409
Freehold 2	10	456658
	8	456658
	7	456658
	1*	1175331
	1	1106166
Freehold 3	2	14852
Freehold 4	252	756818
Freehold 5	1	210967
	5	456651
	253	756818

* Identifies land which is proposed to be removed by this Modification.

Note: The project site will also be taken to include any crown land, and any road reserves, contained within the project site.

4.2 Wind Turbine Generator Locations

Table 4 provides the WTG centre-point coordinates for the approved 32 locations in Yandra cluster and identifies using asterisks the 7 WTG locations which would be removed by the proposed

Modification. The remaining 25 WTG optional locations are not proposed to be relocated beyond the permitted 100 m micrositing allowance under the Project Approval.

Table 4: WTG centre-point coordinates

WTG ID	Easting	Northing
Yandra cluster		
94	696989	5951367
95	695888	5951937
96	697108	5950831
97	697385	5951300
98	696829	5952159
99	696793	5952502
100	696828	5952868
101	697727	5953359
102*	697254	5953921
103	697222	5953441
104	698520	5953754
105	698582	5954018
106	698490	5954502
107	696897	5951793
108*	698712	5952101
109*	698463	5951758

WTG ID	Easting	Northing
Yandra cluster		
110*	698243	5950882
111	698025	5953446
112	694594	5954992
113	695268	5954084
114	694917	5954701
115	695166	5953796
116	695722	5953341
117	696029	5952768
118*	698084	5951461
119*	698787	5954759
120	694775	5951867
121	698310	5953551
122*	698542	5950987
123	695883	5953654
124	695453	5952686
125	694890	5952608

* Identifies an approved WTG location which is proposed to be removed by this Modification.

4.3 Wind Turbine Generator Dimensions

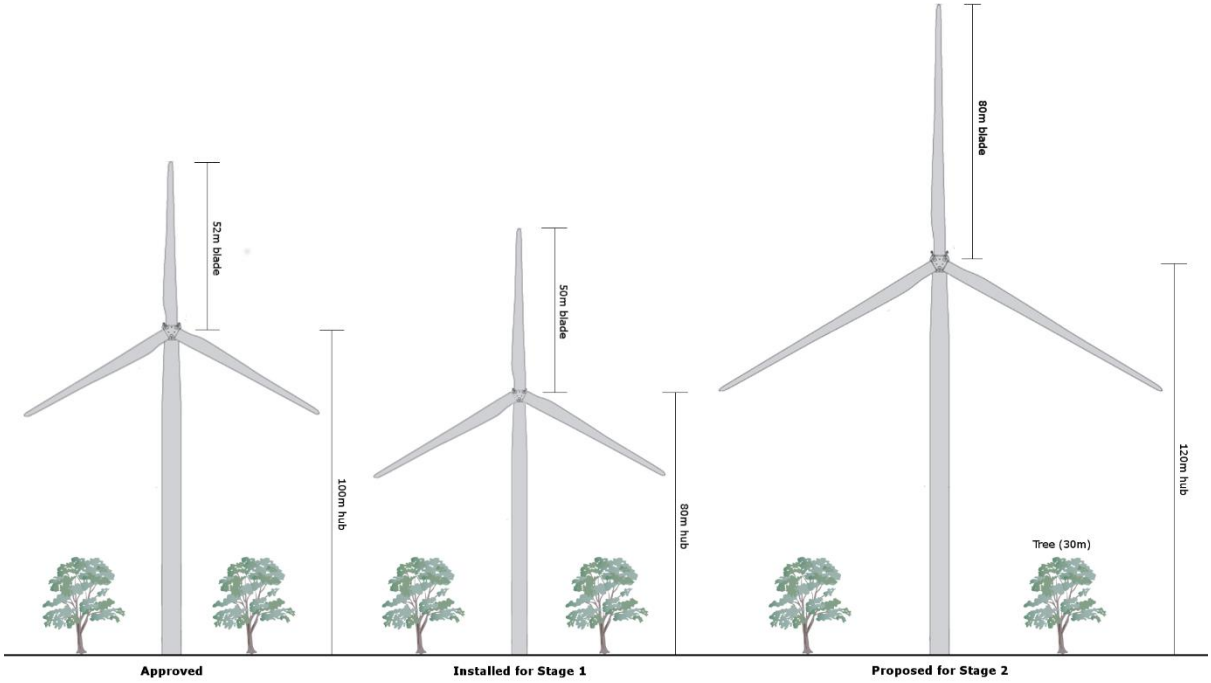
The Project Approval permits a wind farm with a total capacity of 270 MW and associated infrastructure, including up to 122 WTGs with a maximum capacity of 3.3 MW and a maximum tip height of 152 m.

The Modification seeks to increase the size and capacity of WTGs consistent with current industry standards and technology. The Proponent seeks approval for a WTG tip height of up to 200 m (48 m greater than the approval) including an increased rotor diameter, as shown in Figure 3. It is anticipated that WTGs will have a nameplate capacity of 4 MW or greater, as WTG technology continues to advance rapidly. The Modification seeks to clarify the error in the Schedule 1 of the Project Approval

which references a 33 MW limit on individual WTGs, and requests that the limit on generating capacity of individual WTGs be removed.

The Stage Two WTG specifications will be determined following a competitive tender process, which will involve detailed modelling to determine the most cost effective and energy efficient design for the selected WTG. For this reason, the Modification seeks flexibility to select up to 20 WTG locations to be constructed from the 25 locations identified in Table 4 and Figure 2 following approval of the Modification. The selected WTGs will be constructed within the micro-siting allowance of 100m from the approved WTG locations.

Figure 3 Proposed Modification to WTG dimensions



4.4 Ancillary Infrastructure

If further relocation is required, it will be undertaken in accordance with condition 2.50 of the Project Approval. Additionally, Condition 6.2(c) of the Project Approval allows the Construction Environmental Management Plan (CEMP) to identify and address alternate locations for temporary construction sites, if any are proposed in accordance with Condition 2.50. Table 5 identifies the approximate parameters for Project components and provides a comparison between the Approved Project and the proposed Modification for Yandra cluster. The only additional project component is a temporary construction compound within Yandra cluster (as discussed in the Modification Report) which was not previously included in the Approved Project.

Table 5 Approximate parameters for Project Components in Yandra cluster only

Permanent Infrastructure	Project Approval	Modification
WTGs	Up to 32	Up to 20[1]
Tower height	c. 101.5 m	c. 130 m
Rotor diameter	c. 104 m	c.160 m
Tip height	Up to 152 m	Up to 200 m
Hardstands (individual WTG)	50 m x 25 m	60 m x 35 m
Footings (individual WTG)	14 m x 14m	24 m diameter
Road length	21.2 km	16.5 km
Road width (excludes cut and fill)	12 m	6 m
Cables (underground or overhead)	15.6 km	12.2 km
Permanent monitoring masts	100 m high	WTG hub height

Temporary Infrastructure	Project Approval	Modification
Concrete batch plant	0.5 ha	0.5 ha
Temporary monitoring masts	100 m high	WTG hub height
Construction compound (additional)	N/A	150 x 200 m

[1] *Up to 20 WTG locations will be selected from the 25 remaining approved WTG sites in Yandra cluster*

The final design of Yandra cluster will be determined within the micro-siting limits once the final 20 WTGs locations have been selected. The Project will be constructed to not exceed the total vegetation clearing limits for the Approved Project (ie 65.99 as discussed in the RTS) and consistent with the approximate parameters for project components as shown in Table 5. Avoidance of impacts will be undertaken wherever possible in accordance with condition 2.3 of the Project Approval. This approach will ensure that the Project is delivered in accordance with the commitments already made and the biodiversity offsets will continue to provide a net gain for biodiversity.

5 Project Evaluation and Acceptability

5.1 Additional Statement of Commitments

In response to the submission received and additional environmental assessment, the following additional Statement of Commitments are proposed. Appendix A provides the full list of statements of commitment for the project.

SoC110 - Community Enhancement Fund

Commitment to contribute $2,500 (CPI adjusted from 2015 when Stage 1 became operational) per WTG approved in Yandra cluster (32) into the established Community Enhancement Fund, regardless of the number of WTGs to be installed, in order to maximise the contribution to the fund.

SoC111 – Traffic and Transport

- A pre-construction dilapidation assessment of Springfield Road (between Monaro Highway and Yandra Road) shall be undertaken by the Proponent in consultation with SMRC to determine the pre-existing road condition.
- The Proponent will, where appropriate, undertake maintenance and repair of Springfield Road in response to issues identified in the visual inspections undertaken by SMRC during construction of Yandra cluster.
- Following construction, the Proponent will undertake a post construction dilapidation assessment and return Springfield Road to the pre-existing condition identified in the pre-construction dilapidation assessment.
- The Traffic Management Plan will identify Council roads to be used for heavy vehicle or over-dimensional vehicle traffic during construction of Stage Two, once the source of supply materials is known, and the above dilapidation requirements will similarly apply to those roads.

SoC112 – Construction Environmental Management Plan

The CEMP shall include:

- erosion and sedimentation control procedures and measures to locate temporary ancillary infrastructure away from watercourses;
- include measures to prevent water pollution at the premises;
- a Heritage management sub plan prepared in consultation with the RAPs; and
- address the Guidelines for Controlled Activities.

SoC 113 – Noise

A comprehensive Noise Compliance Test Plan (NCTP) will be prepared prior to commissioning of Stage 2 of the wind farm. The NCTP shall provide all details of the monitoring including considerations of the requirements of the 'Noise Monitoring' section of the NSW Department of Planning and Environment's *Wind Energy: Noise Assessment Bulletin* (December 2016), other the relevant guideline at the time. Post-commissioning noise performance validation will be completed within the time frame required by the Project Approval.

SoC 114 – Additional approvals

Prior to commencement of construction of Stage Two, the Proponent shall engage with the EPA to secure all necessary licences, or variations to existing licences, under the relevant legislation at the time.

SoC 115 – Emergency Response Plan

Prior to the commencement of construction of Stage Two, the existing Emergency Response Plan (ERP) for the Project will be amended to specifically address the requirements stated above. The ERP will be stored in a prominently located 'emergency information cabinet' during construction and will form part of the induction for all site personnel.

References

Boco Rock Wind Farm Project Approval, 2010, Major Projects Application 09_0103

CWP Renewables (CWP) 2018, Boco Rock Wind Farm Stage Two. Application for Modification; Environmental Assessment.

CWP Renewables (CWP) 2020, Boco Rock Stage Two: Response to Submissions.

Department of Planning and Environment (DPE) 2016c, Wind Energy: Noise Assessment Bulletin, For State significant wind energy development.

South Australia Environmental Protection Authority (SA EPA) 2009, Wind Farms Environmental Noise Guidelines.

Wind Prospect CWP Pty Ltd, 2009, Boco Rock Wind Farm Environmental Assessment (EA).

Wind Prospect CWP Pty Ltd, 2010, Boco Rock Wind Farm Preferred Project Report and Response to Submissions.

Appendices

Appendix A Statement of Commitments

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
Landscape and Visual								
001	Impact to receptors	Minimise view of infrastructure	Use of a matt and/or off-white finish on the structures to reduce visual contrast between wind turbine generator (WTG) structures and the viewing background (this is subject to final turbine selection).	Proponent	✓	✓		✓
002	Impact to receptors	Minimise view of infrastructure	Tracks have been designed to follow contour lines and existing roads will be used as much as possible, which will minimise cut-and-fill and the potential landscape scarring.	Proponent in consultation with road engineers	✓	✓		✓
003	Impact to receptors	Minimise view of infrastructure	Location of the collector substation and other ancillary infrastructure sited sympathetically with the nature of the locality and away from major roads and residences where possible to mitigate visual impact.	Proponent	✓	✓		✓
004	Impact to receptors	Minimise view of infrastructure	The majority of electrical connections within the Project site (i.e. cables between the WTG's) have been designed to be located underground (where possible), in order to further reduce potential visual impacts.	Proponent	✓	✓		✓
005	Impact to receptors	Minimise view of infrastructure	Undertake landscape planting where screening is deemed appropriate and in accordance with the outcomes of the assessment process.	Proponent in consultation with affected receptor		✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
006	Impact to receptors	Minimise view of construction	Re-instate disturbed soil areas immediately after completion of construction and decommissioning which would include re-contouring and re-seeding with appropriate plant species and local materials where feasible.	Proponent		✓		✓
007	Impact to receptors	Minimise view of construction	Enforce safeguards to control and minimise dust emissions during construction and decommissioning.	Proponent		✓		✓
008	Impact to receptors	Minimise view of construction	Minimise activities that may require night time lighting and, if necessary, use low lux (intensity) lighting designed to be mounted with the light projecting inwards to the Project site to minimise glare.	Proponent		✓		✓
Noise								
009	Operational noise exceedance	Compliance	If WTG noise impacts are non-compliant with stated criteria used for the assessment due to temperature inversion, atmospheric stability or other reasons, then an 'adaptive management' approach can be implemented to mitigate or remove the impact. This process could include: • Investigating the nature of the reported impact; • Identifying exactly what conditions or times lead to undue impacts; • Consideration of operating WTG's in a reduced 'noise optimised' mode during offending wind directions and at night-time (sector management); • Turning off WTG's that are identified as causing the undue impact; and	Proponent			✓	

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Providing acoustic upgrades (glazing, façade, masking noise etc) to affected dwellings.					
010	Construction noise exceedance	Minimisation	Ensure work activities occur within recommended working hours, according to the EPA, where practicable (i.e. 7.00 am to 6.00 pm, weekdays and 8.00 am to 1.00 pm on Saturdays). Any proposed work outside of these hours will entail close consultation with the affected community.	Proponent in consultation with EPA		✓		✓
011	Construction noise exceedance	Minimisation	Prior notification to the affected public and restricted use of exhaust/engine brakes in built up areas for night-time deliveries.	Proponent		✓		✓
012	Construction noise exceedance	Minimisation	Continued adequate maintenance of construction vehicles.	Proponent		✓		✓
013	Construction noise exceedance	Minimisation	Noise emissions from construction activity will be localised and temporary.	Proponent		✓		✓
113	Operational noise exceedance	Minimisation	A comprehensive Noise Compliance Test Plan (NCTP) will be prepared prior to commissioning of Stage 2 of the wind farm. The NCTP shall provide all details of the monitoring including considerations of the requirements of the 'Noise Monitoring' section of the NSW Department of Planning and Environment's Wind Energy: Noise Assessment Bulletin (December 2016), other the relevant guideline at the time.	Proponent		✓		
			Post-commissioning noise performance validation will be completed within the time frame required by the Project Approval.				✓	
Flora and Fauna								

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
014	Spread of weeds	Minimise spread	Development of a **Weed Management Plan**, which provides: • From soil disturbance and vegetation clearance, placing soil which may contain exotic species at least 50 m from any water source; • Where a specific weed risk has been identified, all machinery, equipment and vehicles are to be washed down before entering and leaving the Project site; • Topsoil that is limited in weeds, harvested to salvage the native soil seed bank and then used to reintroduce the seed bank back into disturbed areas; • All onsite staff and contractors educated on noxious weeds present at the Project site and ways to prevent spread; • Revegetation with locally native endemic species characteristic of the cleared vegetation type; • Control of perennial weed grasses within the disturbance zone for 3 to 5 years after construction; and • Management of stock access during periods of vegetation and soil disturbance in coordination with landowners.	Proponent in consultation with ecologist and associated landowners		✓	✓	✓
015	Loss of biodiversity value	Minimise impact	Development of a **Conservation Management Plan**, which provides: • All vehicles are to remain within the extent of the earth works designed specifically for the Project to minimise vegetation disturbance; • Care to be taken when working in close proximity to trees to prevent damage to roots;	Proponent in consultation with ecologist and DECCW	✓	✓	✓	✓

Impact	Objective	Mitigation Task	By	Stages			
				PC	C	OM	RD
		• All on-site staff and contractors to undergo a brief site induction regarding the known threatened species on-site and the management protocol should any be encountered; • All logs and large rocks removed from within the proposed development area are to be redistributed following the completion of works in temporary clearance areas or adjacent areas to supplement habitat; • Revegetation of disturbed areas will be timed to maximise success. Average rainfall is steady throughout the year with a slightly higher average number of rain days in spring. With spring being the typical growth period of many flora, revegetation is likely to be undertaken at this time. The **CEMP** will include Key Performance Indicators to measure the success of the revegetation process and adaptive responses will be applied relative to the observed success; • Daily checking of trenches by the Environmental Compliance Manager to ensure any captured fauna will be released according to the **Construction Environmental Management Plan** (**CEMP)** or **Threatened Species Management Plan** (**TSMP**) *(Note: this will not be carried out during the operation phase)*; • Pre-clearance surveys undertaken to determine if roosts, nests or dens present in any trees proposed for clearing; • Bird and bat strike monitoring will be undertaken in accordance with the monitoring guidelines provided by the Australian Wind Energy Association (Brett Lane & Associates 2005). If results show that longer term monitoring is required then a monitoring programme will be developed in consultation with DECCWW and other departments/agencies as required. Such a programme could include adaptive management whereby significant impacts are dealt with by using an adaptive approach;					

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Should WTG's require lighting, select lighting that minimises the likelihood of attracting insects and hence foraging bats, subject to CASA requirements; • During water extraction from the dam, a suitable water level for use by the Blue-billed Duck should be maintained and extraction from the dam undertaken in a manner that avoids key habitat areas such as reeds and rushes;					
016	Loss of biodiversity value	Minimise impact	An offset package comprising Natural Temperate Grassland EEC, and known habitat for Grassland Earless Dragon and Striped Legless Lizard of approximately 750 ha is proposed, which will be secured through the Biodiversity Banking and Offsets Scheme (BioBanking).	Proponent in consultation with ecologist, DECCW, DEWHA and associated land owners	✓			
Flora and Fauna - Grassland Earless Dragon								
017	Impacts on GED sensitive lifecycle stages - mating and laying periods	Minimise impact	The following activities will not be carried out in the Sherwin and Springfield Clusters during the GED breeding season (November to January): • Civil construction comprising earthworks associated with the building or removal of internal access tracks and crane hardstands; • Trenching for underground cables; • Excavation and construction of wind turbine foundations; • Clearing and benching the substation location; and • Clearing, excavation and construction for any power line pole foundations required to be installed.	Proponent in consultation with ecologist and DECCW		✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			This excludes all activity which does not have a direct impact on GED habitat, such as the installation of turbine, substation and powerline components following the construction of the above.					
018	Injury or death of GED present within construction area	Minimise impact	Pre-clearance surveys within the construction area boundaries where located within known or potential GED habitat within three weeks of the proposed construction activities commencing. Including: • Spider-tubed sized pitfalls - between late January and April (or until the onset of cold weather); and • Systematic searches of tussocks, rolling of all rocks with a diameter greater than 20 cm and the use of an endoscope to search spider burrows - May to end of October.	Proponent in consultation with ecologist and DECCW	✓			
019	Relocation to avoid Injury or death of GED present within construction area	Minimise impact	Survey of distribution and habitat to select relocation sites: • Use aerial photography etc to map areas of potential habitat and likely condition; • Identify areas for relocations and hence field verification; • Field verification will be undertaken well in advance of pre-clearance surveys to ensure relocation sites have been selected prior to pre-clearance surveys; • Gather data from known sites, including rock cover, tussock spacing and spider burrow densities; • Undertake field assessment to confirm desktop habitat mapping and use data collected from known sites to assess habitat condition. Map habitat condition for proposed relocation sites; and	Proponent in consultation with ecologist and DECCW	✓			

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Simultaneously undertake rock rolling and endoscope surveys for the GED with particular focus on relocation sites to determine the distribution and density of GED and ensure relocations do not occur in areas where there are already high densities (i.e. assess carry capacity of the land). *Note: Spider tubing will not be used if any surveys are undertaken between November and January or during winter months*.					
020	Injury or death of GED present within construction area	Minimise Impact	Relocation of GED from construction area (detailed relocation strategy is included in **Appendix 10**): • GED will be moved to adjacent areas (i.e. outside construction boundaries) within 150 m to 200 m of the construction area; • Relocation sites will support habitat similar to that of where the individual was caught or if this is not possible, within an area currently mapped as potential habitat. This is explained in the original Environmental Assessment in Section 10.5. • Individuals caught in pitfall traps will be left in the pitfall traps and moved immediately to the relocation site and placed within one of the three proposed artificial burrows to be installed for each relocated individual. The pitfall will then be re-installed at the pre-clearance survey site; • If individuals are caught during winter, they will be placed in a cloth bag and transported immediately to the release site. They will then be placed in one of the artificial burrows. Individuals in torpor will be warmed slightly to assist in getting them to enter the burrow and a flat stone placed over the burrow for protection;	Proponent in consultation with ecologist and DECCW	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Individuals found active during the warmer months of the year will be placed in cloth bags and immediately transported to the release site where they will be released into a grass sward; and • In areas where a group of individuals are found the same approach as that used for individuals would be implemented. However, a greater density of artificial burrows will be established (1,000 burrows within a 150 m zone).					
021			This Statement of Commitment has been removed.					
022	Injury or death of GED that re-enter the construction area	Minimise impact	During the summer months (January to April) in areas where GED habitat (both known and potential) occurs within turbine construction areas, the development zone should be partially fenced off using plastic gutter guard to deter individuals from nearby grassland moving back into the area. It obviously will only be possible to fence out some sides of the area where machinery and vehicle access is not required.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
023	Capture within trenches	Minimise impact	An Environmental Compliance Manager will be onsite during the civil works phase (including cable trenching and laying) to conduct regular inspections in trenches and excavated areas and manage any incidental GED encounters.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
024	Capture within trenches	Minimise impact	A trained field officer or post graduate research student will be onsite a minimum of two days per week and on call to assist in the management of any findings by construction personnel.	Proponent in consultation with ecologist and DECCW	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
025	Capture within trenches	Minimise impact	Trenches will be dug and filled in sections and therefore it is not anticipated that any section of trench would remain uncovered for more than a few days.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
026	Habitat loss	Minimise impact	Rocks removed from the construction area will be scattered throughout designated areas of NTG where past rock removal has been undertaken, during the rehabilitation phase of the track verges.	Proponent in consultation with ecologist and DECCW		✓		✓
027	Habitat loss	Minimise impact	Rocks between 20 cm diameter and 50 cm diameter will be salvaged from earth works and scattered across identified re-rocking areas.	Proponent in consultation with ecologist and DECCW		✓		✓
028			This Statement of Commitment has been removed.					
Flora and Fauna - Striped Legless Lizard								
029	Impacts on Striped Legless Lizard lifecycle stages	Minimise impact	The following activities will not be carried out in the Sherwin and Springfield Clusters during the SLL breeding season (November to January): • Civil construction comprising earthworks associated with the building or removal of internal access tracks and crane hardstands; • Trenching for underground cables; • Excavation and construction of wind turbine foundations; • Clearing and benching the substation location; and	Proponent in consultation with ecologist and DECCW		✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Clearing, excavation and construction for any power line pole foundations required to be installed. This excludes all activity which does not have a direct impact on SLL habitat, such as the installation of turbine, substation and powerline components following the construction of the above.					
030	Injury or death of Striped Legless Lizard present within construction area	Minimise impact	Pre-clearance surveys within the construction area boundaries where located within known or potential Striped Legless Lizard habitat within three weeks of the proposed construction activities commencing. Methodology to be developed in consultation with DECCW and DEWHA. Including: • Funnel traps; and • Systematic searches of tussocks, rolling of all rocks with a diameter greater than 20 cm.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
031	Injury or death of Striped Legless Lizard present within construction area	Minimise impact	Striped Legless Lizard will be moved to adjacent areas (i.e. outside construction boundaries) within 150 m to 200 m of the construction area. Methodology to be developed in consultation with DECCW and DEWHA.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
032	Injury or death of Striped Legless Lizard present within construction area	Minimise impact	During the summer months (January to April), the development zone should be partially fenced off with plastic gutter guard to deter individuals from nearby grassland moving back into the area. It obviously will only be possible to fence out some sides of the area where machinery and vehicle access is not required.	Proponent in consultation with ecologist and DECCW	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
033	Injury or death of Striped Legless Lizard present within construction area	Minimise impact	Reticulation trenches (each section will only be open for short periods) which will then be checked daily for any trapped Striped Legless Lizard will be released on-site into adjacent areas with suitable habitat and cover.	Proponent in consultation with ecologist and DECCW	✓	✓		✓
Flora and Fauna - Natural Temperate Grassland								
034	Loss of habitat	Minimise impact	Road layouts have been placed outside areas of NTG so as to minimise fragmentation of NTG wherever feasible.	Proponent in consultation with ecologist and DECCW	✓			
035	Loss of habitat	Minimise impact	Potential locations for concrete batching plants have been located in disturbed and sown areas to avoid further impacts on NTG.	Proponent in consultation with ecologist and DECCW	✓			
036	Loss of habitat	Minimise impact	Temporary construction facilities will be located in disturbed areas and within the current study area wherever possible to avoid further impacts on NTG.	Proponent in consultation with ecologist and DECCW	✓			
Cultural Heritage								

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
037	Loss of cultural heritage items	Minimise impact	Development of a Cultural Heritage Management Protocol, which provides procedures to be followed for impact avoidance and accidental discovery.	Proponent in consultation with an archaeologist, relevant Aboriginal communities and NSW DECCW	✓	✓		✓
038	Loss of cultural heritage items	Minimise impact	Personnel involved in the construction and management phases of the Project should be trained in procedures to implement recommendations relating to cultural heritage, where necessary, to decrease impact.	Proponent in consultation with archaeologist	✓	✓	✓	✓
039	Loss of Aboriginal heritage items	Minimise impact	A program to salvage archaeological excavations and analysis be undertaken in a sample of Survey Units prior to construction.	Proponent in consultation with archaeologist	✓	✓		✓
040	Loss of Aboriginal heritage items	Minimise impact	In the case of a few low/moderate and moderate archaeological significance locales, it is recommended that impacts are avoided or limited through the detailed design and construction phases of the Project.	Proponent in consultation with archaeologist	✓	✓		✓
041	Loss of Aboriginal heritage items	Minimise impact	Ground disturbance impacts associated with the Project be kept to a minimum and to defined areas, as to ensure minimum impact to Aboriginal objects (stone artefacts), which can be expected to extend in a relatively continuous, albeit very low to low density distribution, across the broader landscape encompassed by the Project.	Proponent in consultation with archaeologist		✓		✓
042	Loss of Non-Indigenous heritage items	Minimise impact	Impact on already-disturbed sections or avoid recorded items altogether where feasible.	Proponent in consultation with archaeologist		✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
Traffic and Transport								
043	Safety and asset protection	Minimise risk	Contract a licensed haulage contractor with experience in transporting heavy and over-size loads, to be responsible for obtaining all required approvals and permits from the RTA and Councils and for complying with conditions specified in the aforementioned approvals.	Proponent in consultation with RTA and councils	✓			
044	Safety and asset protection	Minimise risk	Development of a **Traffic Management Plan**, which provides: • Scheduling of deliveries, timing of transport, limiting the number of trips per day; • Undertaking community consultation before and during all haulage activities and providing a dedicated telephone contacts list to enable any issues or concerns to be rapidly identified and addressed;	Proponent in consultation with licensed haulage contractor and road authorities				
			• Managing the haulage process, including the erection of warning signs and/or advisory speed signs posting in advance of isolated curves, crests, narrow bridges and changes of road conditions; • Placing of speed limits on all roads that would be used primarily by construction traffic to reduce the likelihood of any accidents and reduce maintenance costs; • Designing and implementing temporary modifications to intersections and roadside furniture as appropriate;		✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD

			• Producing a Transport Code of Conduct which would be made available to all contractors and staff detailing traffic routes, behavioural requirements and speed limits;
			• Establishing procedures to monitor traffic impacts on public and internal access tracks during construction, including noise, dust nuisance and travel times, and to implement modified work methods to reduce such impacts where possible; and
			• Reinstating pre-existing conditions after temporary modifications to the roads and pavements along the route, where applicable, in consultation with relevant authorities.
			• Provide the RTA with traffic movements at the following junctions throughout the duration of the construction period:
			  • Monaro Highway and Springfield Road
			  • Monaro Highway and Snowy River Way
			  • The Snowy River Way and Avon Lake Road
			  • Any access along the Snowy River Way proposed to be used for the wind farm development					

045	Safety and asset protection	Minimise risk	Implement all aspects of the **Traffic Management Plan** in co-ordination with the Councils and Road Traffic Authority (RTA).	Proponent in consultation with licensed haulage contractor and road authorities		✓		✓
046	Safety and asset protection	Minimise risk	Prepare road dilapidation reports covering pavement and drainage structures for all of the routes before and after construction. Any damage resulting from construction traffic, except that resulting from normal wear and tear, would be repaired at the Proponent's cost. Alternatively, the Proponent may negotiate other forms of	Proponent in consultation with council and road authorities	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			compensation for road damage with the relevant roads authorities as appropriate.					
047	Loss of biodiversity value	Minimise impact	The reconstruction of the causeway, as discussed in **Chapter 3** Project Description, will be in accordance with the Department of Water and Energy under the *Water Management Act 2000* and the NSW Department of Primary Industries Fish Friendly Waterways Crossing guidelines.	Proponent	✓	✓		✓
048	Safety and asset protection	Minimise risk	Consideration for establishing a transport pool for employees from nearby towns to minimise traffic volumes.	Proponent	✓			
049	Safety and asset protection	Minimise risk	Establish a procedure to ensure the ongoing maintenance of the Project site internal access roads during the operation phase. This maintenance would include sedimentation and erosion control structures, where necessary.	Proponent			✓	
050	Safety and asset protection	Minimise risk	Prepare and implement a revised **Traffic Management Plan** reflecting change in traffic volumes, during time of decommissioning.	Proponent in consultation with council and road authorities				✓
111	Safety and asset management	Minimise risk	• A pre-construction dilapidation assessment of Springfield Road (between Monaro Highway and Yandra Road) shall be	Proponent in consultation with council and road authorities	✓			

Impact	Objective	Mitigation Task	By	Stages			
				PC	C	OM	RD
		undertaken by the Proponent in consultation with SMRC to determine the pre-existing road condition.					
		• The Proponent will, where appropriate, undertake maintenance and repair of Springfield Road in response to issues identified in the visual inspections undertaken by SMRC during construction of Yandra cluster.	Proponent in consultation with council and road authorities		✓		
		• Following construction, the Proponent will undertake a post construction dilapidation assessment and return Springfield Road to the pre-existing condition identified in the pre-construction dilapidation assessment.	Proponent in consultation with council and road authorities			✓	
		• The Traffic Management Plan will identify Council roads to be used for heavy vehicle or over-dimensional vehicle traffic during construction of Stage Two, once the source of supply materials is known, and the above dilapidation requirements will similarly apply to those roads.	Proponent in consultation with council and road authorities	✓			
Aviation Assessment							
051	Creation of hazard	Minimise risk	The Proponent will provide the RAAF AIS, CASA, AA and AAAA with the location and height details once final design positions are known and before construction commences. After construction is complete, the Proponent will provide RAAF AIS, CASA, AA and AAAA with "as constructed" details.	Proponent	✓	✓	✓	✓
052	Creation of hazard	Minimise risk	The Proponent will provide CASA with notification of any cranes (temporary obstacles) that exceed 110 m above ground level.	Proponent	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
053	Creation of hazard	Minimise risk	Appropriate information regarding the WTG layout and dimensions will be supplied to the Rural Fire Service, if required, to assist in their planning and execution of fire response.	Proponent	✓	✓		✓
054	Creation of hazard	Minimise risk	On receipt of Development Approval for the Project, and with particular regard to the Aeronautical Impact Assessment and Obstacle Lighting Review, the Proponent will consult with CASA on the issue of obstacle lighting.	Proponent in consultation with CASA	✓			
055	Impact to nearby properties	Minimise impact	If lighting is required, the Proponent will commit to shielding provisions allowed under existing CASA guidelines. At the time of writing the shielding restricts the downward component of light to 5 % of nominal intensity emitted below 5 ° below horizontal and zero light emission below 10 ° below horizontal.	Proponent in consultation with CASA	✓			
Communication								
056	Deterioration of signal strength	Minimise deterioration	Amend planned WTG positions if necessary and feasible within the Approval Conditions, to create corridors to ensure minimal interference on links.	Proponent	✓			
057	Deterioration of signal strength	Minimise deterioration	Use of primarily non-metallic WTG blades, to minimise disruption.	Proponent	✓	✓		✓
058	Deterioration of signal strength	Minimise deterioration	Where practical, use equipment complying with the Electromagnetic Emission Standard AS/NZS 4251.2:1999.	Proponent	✓	✓		✓
059	Deterioration of signal strength	Minimise deterioration	A system for recording any complaints on interference, to allow for further investigations with the affected party, to reach an amicable solution.	Proponent			✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
060	Deterioration of signal strength	Minimise deterioration	General mitigation methods for radio-communication include: • Modifications to or relocation of existing antennae; • Installation of a directional antennae; and • Installation of an amplifier to boost the signal.	Proponent			✓	✓
061	Deterioration of signal strength	Minimise deterioration	If television interference is experienced and reported by an existing receiver in the vicinity of the Project, the source and nature of the interference would be investigated by the Proponent. Should the cause of interference be attributed to the Project, then the Proponent will put suitable mitigation measures in place after consultation and agreement with the effected landowner. These could include: • Re-orientation of existing aerials to an alternative transmitter; • Provision of a land line between the effected receiver and an antenna located in a suitable reception area; • Provision of satellite or digital TV where available; and • Installation of a new repeater station in a location where interference can be avoided (this is more complex for digital but also less likely to be required for digital television).	Proponent			✓	✓
Electromagnetic Fields								
062	Exposure from EMF's	Minimise exposure	Bury electrical cables where possible to shield electrical fields.	Proponent		✓		✓
063	Exposure from EMF's	Minimise exposure	Place wires together to cause a cancellation between the fields of electrical phases for magnetic fields.	Proponent		✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
064	Exposure from EMF's	Minimise exposure	Place appropriate security around emitting structures (e.g. collector substation).	Proponent	✓			
065	Exposure from EMF's	Minimise exposure	Ensure the public, including tourists, that need to go near emitting structures are accompanied by a trained and qualified staff member.	Proponent			✓	✓
Fire and Bushfire								
066	Increase risk of fire ignition or spread	Minimise risk	Adherence to all regulations under the NSW Rural Fires Act 1997 and the Snowy Monaro and Bombala Bushfire Risk Management Plans.	Proponent in consultation with relevant authorities	✓	✓	✓	✓
067	Increase risk of fire ignition or spread	Minimise risk	The Rural Fire Service (RFS) and NSW Fire Brigade will be consulted in regard to the adequacy of bushfire prevention measures to be implemented on-site during construction, operation and decommissioning. These measures would potentially cover hot-work procedures, asset protection zones (APZ's), safety, communication, site access and response protocols in the event of a fire originating in the Project infrastructure, or in the event of an external wildfire threatening the Project or nearby properties.	Proponent in consultation with RFS and NSW Fire Brigade	✓	✓	✓	✓
068	Increase risk of fire ignition or spread	Minimise risk	Provide RFS with the locations of individual WTG locations, ancillary infrastructure, construction work schedule, location of additional water supplies for construction, potential landing pads for fire fighting aircrafts and helicopters and access gates for fire fighting services.	Proponent	✓	✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
069	Increase risk of fire ignition or spread	Minimise risk	Installation of access tracks at appropriate width and vertical clearances with access suitable for all weather conditions.	Proponent	✓	✓		✓
070	Increase risk of fire ignition or spread	Minimise risk	Education to construction crews and maintenance staff on the topic of bushfire risk management and risks that could be present at the Project.	Proponent		✓	✓	✓
071	Increase risk of fire ignition or spread	Minimise risk	Provision of basic fire fighting equipment at each active site, including fire extinguishers, knapsacks and other equipment suitable for initial response actions with a minimum of one trained person on-site.	Proponent		✓	✓	✓
072	Increase risk of fire ignition or spread	Minimise risk	Maintain provision for mobile telephone and UHF radio communications.	Proponent in consultation with RFS and NSW Fire Brigade		✓	✓	✓
073	Increase risk of fire ignition or spread	Minimise risk	The collector substation will be surrounded by a gravel and concrete area, free of vegetation, to provide an APZ.	Proponent	✓	✓		✓
074	Increase risk of fire ignition or spread	Minimise risk	The collector substation facility will be bunded with a capacity exceeding the volume of the transformer oil. The facility will be regularly inspected and maintained to ensure leaks do not present a fire hazard, and to ensure the bunded area is clear (including removing any rainwater).	Proponent	✓	✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
075	Increase risk of fire ignition or spread	Minimise risk	Placement and maintenance of APZ will occur around WTG's, transmission line easements and ancillary structures to minimise the spread of fire. Workplace health and safety protocols will be developed to minimise the risk of fire for workers in the control room and amenities.	Proponent	✓	✓	✓	✓
076	Increase risk of fire ignition or spread	Minimise risk	WTG's will be shut down if monitored components reach critical temperatures or if directed to by the RFS in the case of a nearby wildfire being declared (an all-hours contact number would be available to the RFS during the bushfire period).	Proponent in consultation with the RFS			✓	
077	Increase risk of fire ignition or spread	Minimise risk	Flammable materials and ignition sources brought onto the Project site will be handled and stored as per manufacturer's instructions.	Proponent		✓	✓	✓
078	Increase risk of fire ignition or spread	Minimise risk	Lightening protection will be installed correctly to minimise risk of malfunction.	Proponent		✓		✓
Water								
079	Loss of integrity to riparian corridor	Minimise loss	Any access tracks (with the exception of crossings) and all other works and disturbances should not be located in any riparian corridors.	Proponent in consultation with DWE	✓	✓		✓
080	Loss of integrity to riparian corridor	Minimise loss	DWE guidelines for river crossing designs, based on the Strahler Stream Order Categorisation to minimise environmental impact, will be followed in the design and upgrade of existing roads and river crossings.	Proponent in consultation with DWE	✓	✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
081	Loss of water quality and change to hydraulic regime	Minimise loss and impact on adjacent watercourses	Development of a **Soil and Water Management Plan** (**SWMP**), to minimise soil disturbance, prevent erosion from surface runoff and to prevent disturbance of water resources in the area. Including: • All drainage from the Project is in accordance with the POEO Act; • All outlet structures designed in accordance with DWE guidelines; • Avoid removal or disruption to naturally occurring drainage stabilisers; • Installation of water retardation and diversion devices around construction areas, including devices to manage surface runoff from hardstand areas and surfaced access tracks; • Design appropriate sedimentation basins to catch and treat all water from the Project site and consider utilising existing drainage paths for discharge points; • Monitor changes to quantity and quality of receiving waters at Nimmitabel Wastewater Treatment Facility (Station No 222017); • Regular inspection, maintenance and cleaning of water quality and sedimentation control devices; and • If erosion is detected as a result of inadequate maintenance of drainage control devices, the relevant Environmental Manager shall be alerted and remedial action is to occur immediately, to ensure no re-occurrence of the event.	Proponent in reference to Landcom 2004	✓	✓	✓	✓
082	Loss of water quality and change to	Minimise loss and impact on	In particular the **SWMP** provides specific measures for access tracks: • All roads have sufficient cross-fall gradient to allow all runoff to be collected and treated;	Proponent in reference to Landcom 2004	✓	✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
	hydraulic regime	adjacent watercourses	• All watercourse crossings to be designed in accordance with the DWE guidelines; • The design and construction footprint and the extent of disturbances proposed within the riparian zone should be minimised; • Maintain existing or natural hydraulic, hydrologic, geomorphic and ecological functions of the watercourse; and • Stabilise and rehabilitate all disturbed areas.					
083	Loss of water quality and change to hydraulic regime	Minimise loss and impact on adjacent watercourses	In particular the **SWMP** provides specific measures for hydrology: • The establishment and operation of the concrete batching plant(s) facilities must be in accordance with the Environment Protection Authority's guidelines for the Concrete Batching Industry and the Environment Protection Licence issued by Department of Environment and Climate Change (DECCW); • Concrete and cement carrying vehicles should be washed out in appropriate wash-down facilities off-site; • Management of hazardous material, waste and sewage; • Wastewater produced from temporary on-site toilets during construction will be stored and trucked off-site; • All hazardous materials are to be properly classified and stored away from flood prone areas and drainage lines. Appropriate spill kits and fire protection are to be provided on-site during construction; • Any on-site refuelling must occur in an area greater than 100 m from the nearest drainage line; and	Proponent in reference to Landcom 2004	✓	✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• All hazardous materials are to be stored and transported appropriately in accordance with relevant DECCW and Workcover guidelines and regulations, to avoid release into the environment.					
Air Quality								
084	Deterioration of air quality	Minimise impact	During excavation topsoil will be stockpiled. After excavation topsoil will be replaced for seeding and excess subsoil will be disposed of in an appropriate manner. If any excavation occurs on steep slopes the topsoil will need to be stabilised.	Proponent		✓		✓
085	Deterioration of air quality	Minimise impact	Any stockpiled material will be covered with plastic, seeded or otherwise bound to reduce dust. Dust levels at stockpile sites would be visually monitored. Dust suppression (e.g. water sprays) would be implemented if required.	Proponent		✓		✓
086	Deterioration of air quality	Minimise impact	During dry and windy conditions a water cart or alternative (non-chemical) dust suppression would be available and applied to work areas.	Proponent		✓		✓
087	Deterioration of air quality	Minimise impact	If blasting is required, Australian New Zealand Environment and Conservation Council guidelines for control of blasting impacts will be followed.	Proponent in consultation with ANZECC		✓		✓
Soil and Landforms								
088	Disturbance to existing land formations	Minimise disturbance	The **SWMP** provides specific measures for soil: • Procedure for personnel to manage suspected contaminated soils disturbed during earthworks;	Proponent		✓		✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• All disturbed soil surfaces should be stabilised as soon as practicable after works have ceased in the area; and • All stockpiles should be covered to prevent the loss of material during high wind and rain events. Where practicable stockpiles should be placed in areas sheltered from the wind.					
089	Soil compaction	Minimise impact	The **SWMP** will have specific measures for stock management: • Management of stock access during periods of vegetation and soil disturbances; and • Removal of stock access from construction areas for entire construction periods to allow for regeneration – subject to landowner participation.	Proponent in consultation with associated landowners		✓		✓
Waste								
090	Waste generation	Minimise waste and maximise recycling	Provision of skip bins and recycling bins on-site to handle packaging materials and domestic waste.	Proponent		✓	✓	✓
091	Waste generation	Minimise waste and maximise recycling	Mulch vegetation and use on-site where feasible, otherwise burn on-site with permission from council, provide firewood to landowners or take to Cooma landfill.	Proponent		✓		✓
092	Waste generation	Appropriate disposal of waste	On-site toilets will either be drained by a septic tank or be an enclosed unit.	Proponent		✓	✓	✓

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
093	Waste generation	Appropriate disposal of waste	All chemicals and oils will be treated as contaminated waste at the Cooma landfill.	Proponent		✓	✓	✓
094	Waste generation	Appropriate disposal of waste	Any disposal of unsuitable excavated material will require development consent from Bombala Council, unless it is virgin excavated natural material, then it can be disposed of at the Cooma landfill.	Proponent		✓		✓
Response to Consultation								
095	Damage to Trigonometrical Stations	Avoid damage	Commitment to avoid disturbing and damaging the Trigonometrical Station's and adjacent witness marks.	Proponent		✓		✓
096	Crown roads and Crown land	Avoid impact	Relocation of overhead line to ensure no part of the Project intersects the known area of land under an Aboriginal Land Claim.	Proponent	✓	✓		✓
097	Council roads	Liaison with council	It may be necessary to transfer a Crown Road to Council for discrete sections of land that are to be affected by the proposed development. The Proponent will cover the cost of Council adopting such roads and maintaining them for the duration of the Project.	Proponent in consultation with council	✓	✓		✓
098	Council roads	Liaison with council	In the instance of an existing council road located outside of the legal road reserve, road boundaries will be adjusted as necessary so that any part of the road on which upgrading work was carried out for the Project was brought into the legal reserve.	Proponent in consultation with council	✓	✓		✓
Construction								

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
099	Environmental	Minimise impact	Micro-site on-site infrastructure within a 100 m radius of the proposed Project infrastructure with respect to: • Maintaining a minimum 500 m buffer between constructed WTG's and the neighbouring landowner to the south of the Boco Cluster; • Minimising impacts to ecologically sensitive habitats and species, as listed in **Chapter 10** Flora and Fauna; and • Avoiding hollow-bearing trees wherever possible.	Proponent in consultation with relevant consultant	✓	✓		✓
100	Environmental	Minimise impact	Access roads have been designed along current tracks and roads present within the study area where possible to avoid additional vegetation clearance for access.	Proponent	✓			
101	Environmental	Minimise impact	The reticulation has been placed underground and within the road footprint where possible to allow for temporary rather than permanent disturbance.	Proponent	✓			
102	Environmental	Minimise impact	Electrical cables occurring across significant gullies and waterways will be strung overhead.	Proponent	✓			
103	Environmental	Minimise impact	Development of a **Construction Environmental Management Plan** (**CEMP**), which provides: • A **SWMP** in accordance with Landcom (2004). Managing Urban Stormwater: Soils and Construction, 4th Edition; • A **Construction Dust Management Plan** (**CDMP**) as listed in **Appendix 23**;	Proponent	✓	✓		✓

Impact	Objective	Mitigation Task	By	Stages			
				PC	C	OM	RD
		• Manage site security and uncontrolled access via a lockable chain link fence around the temporary site facilities to minimise acts of vandalism and arson; • Obtain necessary licenses and permits from NOW, DPI and NSW DECCW; • Manage disturbance to 'no go' areas by flagging, fencing and including details on hard copy and electronic construction plans; • Designate environmental management responsibility to key personnel; • Transport of oil (80,000 L for collector substation transformer and 1,000 L per WTG transformers) will be via purpose built vehicles/ tankers in accordance with the Australian Dangerous Goods Code and will be fitted with emergency spill equipment. Oil will be transferred to transformers by qualified personnel, who have training in emergency spill response. Spill control equipment will be available at the point of use; • Incorporate licensing requirements for the concrete batching plants into the **CEMP**, including speed limits, portable spill kits, and management of concrete slurry; • Use of fire mitigation and management strategies discussed in **Chapter 16** Fire and Bushfire; • Use local water supplies, where possible, in written agreement with local landowner; • Community consultation strategy for the duration of the construction period, to keep community informed of progress/delays and to maintain a method for receiving and addressing community feedback; and					

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
			• Other mitigation measures as outlined in **Appendix 23.**					
104	Environmental	Minimise impact	Development of an **Operational Environmental Management Plan** (**OEMP**), which can be combined with the **CEMP** and additions added for operation of the Project as listed in **Appendix 23**.	Proponent			✓	
112	Environmental	Minimise impact	The CEMP shall include: • erosion and sedimentation control procedures and measures to locate temporary ancillary infrastructure away from watercourses; • include measures to prevent water pollution at the premises; • a Heritage management sub plan prepared in consultation with the RAPs; and • address the Guidelines for Controlled Activities.		✓			
114	Environmental	Minimise impact	Prior to commencement of construction of Stage Two, the Proponent shall engage with the EPA to secure all necessary licences, or variations to existing licences, under the relevant legislation at the time.		✓			
Mineral Exploration								
105	Future land use for mineral exploration	Minimise impact	Liaise with Volcan Australia Pty Ltd and Geogen Victoria Pty Ltd and provide updates of any modifications to the Project design that arise during the construction of the Project.	Proponent		✓		

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
106	Future land use for mineral exploration	Minimise impact	At the time of decommissioning, communicate with associated landowners and mineral title holders that may wish to retain roads.	Proponent				✓
Tourism								
107	Future tourism	Manage increase	Consideration of a parking or stopping bay if required.	Proponent in consultation with councils and landowners			✓	
Community Wellbeing								
108	Effect on local area	Maximise positive effect of proposal	Contributions of $2,500 per wind turbine into a Community Fund as each stage of the Project commences commercial operation will be established in close cooperation with the Bombala and Cooma-Monaro Shire Councils to provide funding for local community interest groups and activities.	Proponent in consultations with councils and community	✓		✓	✓
110	Effect on local area	Maximise contribution to Community Enhancement Fund	Commitment to contribute $2,500 (CPI adjusted from 2015 when Stage 1 became operational) per WTG approved in Yandra cluster (32) into the established Community Enhancement Fund, regardless of the number of WTGs to be installed, in order to maximise the contribution to the fund.	Proponent			✓	✓
Economic								

	Impact	Objective	Mitigation Task	By	Stages			
					PC	C	OM	RD
109	Effect on local economy	Maximise positive effect of proposal	Local contractors will be used where it is feasible, which will allow the Proponent to utilise the full potential of local resources.	Proponent in consultation with local industry representatives	✓	✓		✓

Appendix B Registrar-General's Guidelines for Lease of Land

NSW Land Registry Services Registrar General's Guidelines: (accessed Dec 2019)
https://rg-guidelines.nswlrs.com.au/deposited_plans/lease_plans/lease_land

Lease of Land

A lease may be registered affecting whole or part of a current parcel.

If it is intended to lease a piece of land that comprises part of a current parcel, the site must be defined in either a deposited plan or a compiled sketch plan annexed to the lease. Any compiled plan must comply with the Registrar General's compiled plan policy.

The requirements for the plan and the associated lease document will depend on the length of the total term of the lease. The total term is the combination of the original term plus any option of renewal period. There are two periods to consider:

- total term of 5 years or less, or
- total term of more than 5 years.

Total term for more than five years

A lease of land creates a subdivision under s.7A Conveyancing Act 1919 (formerly s.327AA Local Government Act 1919 now repealed) when the total of the original term of the lease, together with any option of renewal, is more than five years.

When the lease affects the whole of a lot in a current plan - the body of the lease will simply identify the area to be leased by reference to the lot and deposited plan number. A new plan is not required.

When the lease affects part of a lot or lots in a current plan - it will be necessary to provide a plan to define the land in the lease and the residue of any lot in a current plan affected by the leased area.

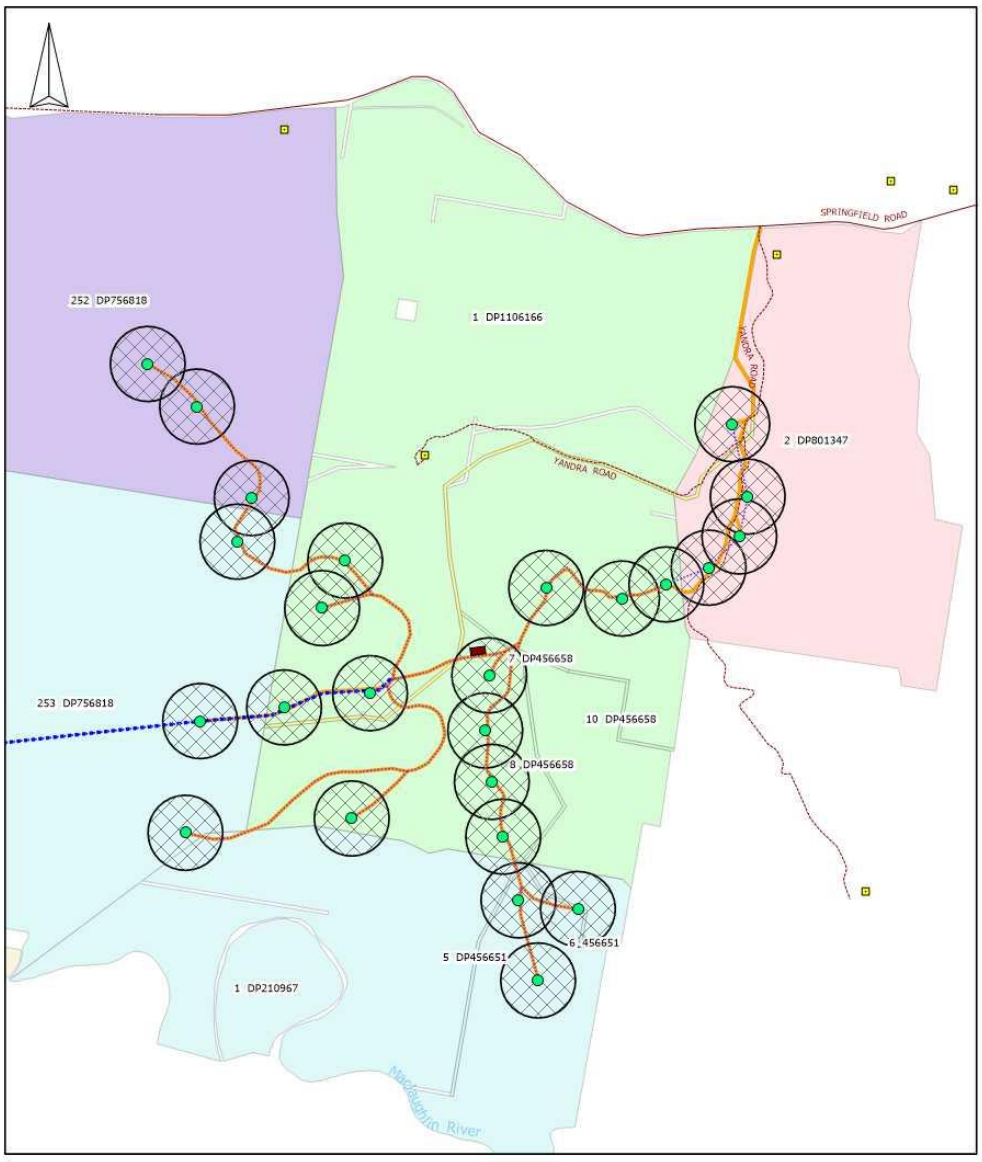
The plan must:

- be a deposited plan of subdivision
- bear a completed subdivision certificate and
- be a survey, complying with the normal requirements for plan preparation and lodgment.

Alternatively, the lease may refer to a plan which has already been lodged in NSW LRS and complies with the above standards.

Note A sub-lease with a term greater than five years will constitute a subdivision, even if the head lease affects the entirety of the parcel.

Appendix C Indicative Site Layout Showing Lease Areas



LEGEND				COMPANY				
Stage Two WTGs	Internal access tracks			BOCO ROCK STAGE TWO PTY LTD				
Area to be leased	Council Road			TITLE				
Landowners (various colours)	Dwellings			Indicative site layout showing lease areas				
External overhead cables	Existing Sealed Rd			DATE	SCALE	DWG NO	REV	VER
Underground or overhead Cables	Existing Unsealed Rd			09/12/2019	1:43000	BRST040	A	1
SCALE BAR 0 1 km				DRAWN BY	CHECKED BY	SHEET	JOB NO	SIZE
				J PETERSEN	E MOUNSEY	1 OF 1	130607	A4