Development Consent

Section 89E of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning, the Planning Assessment Commission approves the development application referred to in schedule 1, subject to the conditions in schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.

Member of the Commission	**Member of the Commission**	**Member of the Commission**

Sydney 2015

SCHEDULE 1

Application Number:	SSD-6697
Applicant:	Crudine Ridge Wind Farm Pty Ltd
Consent Authority:	Minister for Planning
Land:	See Appendix 1
Development:	Crudine Ridge Wind Farm

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DEFINITIONS

Aboriginal stakeholders	Aboriginal stakeholders registered for cultural heritage consultation for the development
Ancillary infrastructure	All wind farm infrastructure with the exception of wind turbines, including but not limited to collector substations, switching stations, permanent offices and site compounds, underground and overhead electricity transmission lines and internal roads
Applicant	Crudine Ridge Wind Farm Pty Ltd, or any person who seeks to carry out the development approved under this consent
BRC	Bathurst Regional Council
CASA	Civil Aviation Safety Authority
CCC	Community Consultative Committee
Conditions of this consent	Conditions contained in schedules 1 to 4 inclusive
Construction	The construction of the development, including but not limited to the construction of wind turbines, ancillary infrastructure and road upgrades (excludes geotechnical drilling and surveying)
Councils	BRC and MWRC
CPI	Consumer Price Index
Curtilage	The land immediately surrounding a residence, including any closely associated buildings or structures where domestic and/or recreational activities take place
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and public holidays
Decommissioning	The removal of wind turbines and any associated above ground infrastructure
Department	Department of Planning and Environment
Development	The development as described in the EA
Development corridor	The corridor shown in the figure in Appendix 2
DPI	Department of Primary Industries
EA	The environmental assessment for the *Crudine Ridge Wind Farm*, prepared by CWP and dated December 2012, as modified by: • *Crudine Ridge Response to Submissions and Preferred Project Report*, prepared by CWP and dated November 2013; and • the supplementary visual wireframe analysis and wind turbine layout plans prepared by CWP and dated 12 December 2014.
EEC	Endangered ecological community, as defined under the TSC Act and/or EPBC Act
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	*Environmental Planning and Assessment Regulation 2000*
EPA	Environment Protection Authority
EPBC Act	*Environment Protection & Biodiversity Conservation Act 1999*
EPL	Environment Protection Licence issued under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Feasible relates to engineering considerations and what is practical to build or implement
Heritage Act	*Heritage Act 1977*
Heritage item	An item as defined under the Heritage Act and/or an Aboriginal Object or Aboriginal Place as defined under the NPW Act
Incident	A set of circumstances that: • causes or threatens to cause material harm to the environment; and/or • breaches or exceeds the limits or performance measures/criteria in this consent
Material harm to the environment	Actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning, or delegate
Mitigation	Activities associated with reducing the impacts of the development
MWRC	Mid-Western Regional Council
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and NSW Public Holidays
Non-associated residence	Any residence on privately-owned land where the landowner has not reached a financial or in kind agreement with the Applicant in relation to the development. In some cases, this agreement will be restricted. First, it may only cover certain aspects of the development (such as the noise or visual impacts). In such cases, the residence is only associated for those aspects covered by the agreement, and remains a

	non-associated residence for all those aspects that are not covered by the agreement. Second, while the agreement may cover a certain aspect of the development (such as noise impacts), it may limit the extent of any such impact (by setting absolute noise levels at a residence, for instance). In these cases, the residence is only associated to the extent that the impact is covered by the agreement, and is considered to be non-associated for any impacts that exceed the limits specified in the agreement
NP&W Act	*National Parks & Wildlife Act 1974*
OEH	Office of Environment and Heritage
OLS	Obstacle Limitation Surface
Operation	The operation of the development, but does not include commissioning trials of equipment or use of temporary facilities
Over-dimensional	Over-mass and/or over-size/length vehicles
POEO Act	*Protection of the Environment Operations Act 1997*
Pre-construction minor works	Includes the following activities: • building/road dilapidation surveys; • investigative drilling, excavation or salvage; • minor clearing or translocation of native vegetation; • establishing temporary site office (in locations meeting the criteria identified in the conditions of this approval); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor access roads and minor adjustments to services/utilities, etc.
Privately-owned land	Land that is not owned by a public agency or a publicly-owned commercial entity (or its subsidiary)
Public infrastructure	Linear and related infrastructure that provides services to the general public, such as roads, railways, water supply, drainage, sewerage, gas supply, electricity, telephone, telecommunications
RAAF	Royal Australian Air Force – Aeronautical Information Services
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Residence	Any dwelling in existence at the date of this consent, or a dwelling that is the subject of a development application that was lodged but not yet determined at the date of this consent
RFS	Rural Fire Service
RMS	Roads and Maritime Services
Secretary	Secretary of the Department, or nominee
Site	The land defined in Appendix 1
Temporary facilities	Temporary facilities used for the construction and/or decommissioning of the development, including but not limited to temporary site offices and compounds, concrete batching plants, materials storage compounds, maintenance workshops, testing laboratories or material stockpiles
TSC Act	*Threatened Species Conservation Act 1995*
VPA	Voluntary Planning Agreement
Wind turbine	Turbines used for the generation of electricity by wind, including the tower, blades and associated components

SCHEDULE 2
ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. In addition to meeting the specific environmental performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, or decommissioning of the development.

TERMS OF CONSENT

2. The Applicant shall carry out the development:
   (a) generally in accordance with the EA; and
   (b) in accordance with the conditions of this consent.

   Note: The general layout of the development is shown in Appendix 2.

3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
   (a) any strategies, plans, programs, reviews, audits, reports or correspondence that are submitted in accordance with this consent;
   (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
   (c) the implementation of any actions or measures contained in these documents.

LIMITS ON CONSENT

Wind Turbines

5. The Applicant may construct, operate and replace or upgrade as necessary up to 77 wind turbines.

   Notes:
   - *To avoid any doubt, the Applicant does not require additional approval to replace or upgrade wind turbines over time, as long as the replacement or upgrade is carried out in accordance with the conditions of this consent.*
   - *To identify the approved wind turbines, see the figures in Appendix 2.*

Wind Turbine Height

6. No wind turbines may be greater than 160 metres in height (measured from above ground level to the blade tip).

Micro-siting Restrictions

7. The Applicant may micro-site the wind turbines and ancillary infrastructure without further approval provided:
   (a) they remain within the development corridor shown on the figure in Appendix 2;
   (b) no wind turbine is moved more than 100 metres from the location shown on the figures in Appendix 2; and
   (c) the revised location of the wind turbine and/or ancillary infrastructure would not result in any non-compliance with the conditions of this consent.

Final Layout Plans

8. Prior to the commencement of construction, the Applicant shall submit detailed plans of the final layout of the development to the Secretary, including:
   (a) details on the micro-siting of any wind turbines and/or ancillary infrastructure; and
   (b) the GIS coordinates of the wind turbines.

   Note: If the construction of the development is to be staged, then the provision of these plans may be staged.

NOTIFICATION TO DEPARTMENT

9. Prior to the commencement of the construction, operation and/or decommissioning of the development, the Applicant shall notify the Department in writing of the date of commencement.

   If the construction, operation and/or decommissioning of the development is to be staged, then the Applicant must notify the Department in writing prior to the commencement of the relevant stage, and clearly identify the development that would be carried out during the relevant stage.

STRUCTURAL ADEQUACY

10. The Applicant shall ensure that the wind turbines are constructed in accordance with the relevant standards, including the structural design requirements of *IEC 61400-1 Wind turbines – Part 1: Design Requirements* (or equivalent).

11. The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

    Notes:
    - *Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
    - *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

DEMOLITION

12. The Applicant shall ensure that all demolition work on site is carried out in accordance with *AS 2601-2001: The Demolition of Structures,* or its latest version.

PROTECTION OF PUBLIC INFRASTRUCTURE

13. Unless the Applicant and the applicable authority agree otherwise, the Applicant shall:
    (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
    (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

    This condition does not apply to the upgrade and maintenance of the road network, which is expressly provided for in the conditions of this consent.

OPERATION OF PLANT AND EQUIPMENT

14. The Applicant shall ensure that all plant and equipment used on site, or in connection with the development, is:
    (a) maintained in a proper and efficient condition; and
    (b) operated in a proper and efficient manner.

UPDATING & STAGING OF STRATEGIES, PLANS OR PROGRAMS

15. With the approval of the Secretary, the Applicant may submit any strategy, plan or program required by this consent on a progressive basis.

    To ensure the strategies, plans or programs under the conditions of this consent are updated on a regular basis, the Applicant may at any time submit revised strategies, plans or programs to the Secretary for approval.

    With the agreement of the Secretary, the Applicant may prepare any revised strategy, plan or program without undertaking consultation with all the parties referred to under the relevant condition of this consent.

    Notes:
    - *While any strategy, plan or program may be submitted on a progressive basis, the Applicant must ensure that all development being carried out on site is covered by suitable strategies, plans or programs at all times.*
    - *If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages, and the trigger for updating the strategy, plan or program.*

COMMUNITY ENHANCEMENT

16. Prior to the commencement of construction, unless the Secretary agrees otherwise, the Applicant shall enter into VPAs with the Councils in accordance with:
    (a) Division 6 of Part 4 of the EP&A Act; and
    (b) the terms of the applicable offer in Appendix 3.

SCHEDULE 3
ENVIRONMENTAL CONDITIONS - GENERAL

VISUAL

Visual Impact Agreements

1. The Applicant shall not construct the wind turbines referred to in Table 1 unless it has:
   (a) entered into an agreement with the landowner of the relevant residence to allow the visual impacts associated with the wind turbines; and
   (b) provided the Department with a summary of the terms of the agreement (excluding any commercial-in-confidence information).

Table 1: Visual impact agreements

Residence	***Applicable Wind Turbines***
CR15, CR41	A23, A24
CR18	A34, A35
CR24	A38, A43
CR33, CR34	A83, A84

Note: To identify the residences and wind turbines referred to in Table 1, see the figures in Appendix 2.

Visual Impact Mitigation

2. Prior to the commencement of construction, the Applicant shall notify in writing the owner of:
   (a) any non-associated residence listed in Table 1;
   (b) any non-associated residence listed in Table 2; and
   (c) any other non-associated residence within 4 kilometres of any wind turbine,

   that they have the right to request implementation of visual impact mitigation measures at their residence (including its curtilage).

Table 2: Visual impact mitigation upon request

Residence	***Characterisation of impact***
CR19, CR27, CR28, CR35, CR36, CR37, SFR04, SFR05, SFR08	Moderate
SFR10, SFR11, SFR12, SFR13, SFR14, SFR15, SFR16, SFR17, SFR18, SFR19, SFR20, PL01, CR26	Low

Note: If the construction of the development is being staged, the Applicant is only required to notify those owners referred to in condition 2(c) that would be within 4 kilometres of any turbine that forms part of the relevant stage.

3. If following the commencement of construction, the Applicant receives a written request from the owner of any residence referred to in condition 2 above for the implementation of visual impact mitigation measures, then the Applicant shall implement measures such as landscaping treatments or vegetation screens at the residence (including its curtilage) in consultation with the landowner.

   These mitigation measures must be reasonable and feasible, directed towards reducing the visual impacts of the wind turbines on the residence (including its curtilage), and commensurate with the level of visual impact.

   The mitigation measures must be implemented within 12 months of receiving the written request, unless the Secretary agrees otherwise.

   If the Applicant and the owner cannot agree on the measures to be implemented, or there is a dispute about the implementation of these measures, then either party may refer the matter to the Secretary for resolution.

Notes:

- *To identify the residences referred to in Table 1 or Table 2, see the figures in Appendix 2.*

- *To avoid any doubt, the visual impact mitigation measures must be aimed at reducing the visibility of the wind turbines from the residence and its curtilage. Mitigation measures are not required to be implemented to reduce the visibility of wind turbines from other locations on the property.*
- *In some cases, mitigation measures may not be warranted as the wind turbines would not be visible from the residence and its curtilage.*
- *The identification of appropriate visual impact mitigation measures will be easier following the construction of the wind turbines. While landowners may ask for the implementation of visual impact mitigation measures shortly after the commencement of construction, they should consider the merits of delaying this request until the wind turbines are visible from their residence.*

Visual Appearance

4. The Applicant shall:
   (a) implement all reasonable and feasible measures to minimise the off-site visual impacts of the development;
   (b) ensure the wind turbines are:
      - painted off white/grey; and
      - finished with a surface treatment that minimises the potential for glare and reflection;
   (c) ensure the visual appearance of all ancillary infrastructure (including paint colours, specifications and screening) blends in as far as possible with the surrounding landscape; and
   (d) not mount any advertising signs or logos on wind turbines or ancillary infrastructure, except where this is required for safety purposes.

Lighting

5. The Applicant shall:
   (a) implement all reasonable and feasible measures to minimise the off-site lighting impacts of the development;
   (b) ensure that any aviation hazard lighting complies with CASA's requirements;
   (c) ensure that all external lighting associated with the development (apart from any aviation hazard lighting):
      - is installed as low intensity lighting (except where required for safety or emergency purposes);
      - does not shine above the horizontal;
      - uses best management practice for bat deterrence; and
      - complies with *Australian Standard AS4282 (INT) 1997 – Control of Obtrusive Effects of Outdoor Lighting*, or its latest version.

Shadow Flicker

6. The Applicant shall ensure that shadow flicker from operational wind turbines does not exceed 30 hours per annum at any non-associated residence.

NOISE & VIBRATION

Construction & Decommissioning

7. The Applicant shall implement all reasonable and feasible measures to minimise the construction or decommissioning noise of the development, including any associated traffic noise.

8. The Applicant shall ensure that the noise generated by any construction or decommissioning activities is managed in accordance with the best practice requirements outlined in the *Interim Construction Noise Guideline* (DECC, 2009), or its latest version.

9. Unless the Secretary agrees otherwise, the Applicant shall only undertake construction or decommissioning activities between:
   (a) 7 am to 6 pm Monday to Friday;
   (b) 8 am to 1 pm Saturdays; and
   (c) at no time on Sundays and NSW public holidays.

   The following construction activities may be undertaken outside these hours without the approval of the Secretary:
   - activities that are inaudible at non-associated residences;
   - the delivery of materials as requested by the NSW Police Force or other authorities for safety reasons; or
   - emergency work to avoid the loss of life, property and/or material harm to the environment.

10. The Applicant shall only carry out blasting on site between 9 am and 5 pm Monday to Saturday inclusive. No blasting is allowed on Sundays or public holidays.

11. The Applicant shall ensure that any blasting carried out during the construction of the development does not exceed the criteria in Table 3.

Table 3: Blasting criteria

Location	**Airblast overpressure (dB(Lin Peak))**	**Ground vibration (mm/s)**	**Allowable exceedance**
Any non- associated residence	120	10	0%
	115	5	5% of the total number of blasts or events over a period of 12 months

Operational Noise Criteria – Wind Turbines

12. The Applicant shall ensure that the noise generated by the operation of wind turbines does not exceed the relevant criteria in Table 4 at any non-associated residence.

Table 4: Noise criteria dB(A)

Residence No	***Criteria (dB(A)) with Reference to Hub Height Wind Speed (m/s)***													
	3	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**	**16**
APR2, 3, 4, 5, 6, 7, 8, 9,10 CR15	35	35	35	35	35	36	38	39	41	42	44	46	48	48
CR16, 18, 19, 20, 21, 24	35	35	35	35	35	35	36	37	38	40	42	44	47	47
CR26, 27, 28	35	35	35	35	35	35	35	35	36	38	41	43	45	45
CR32, 33, 34, 35, 36	35	35	35	35	35	35	37	40	42	45	47	50	52	55
CR37, HER3, 4, TR1, 2, 3, 4, 5, 6	35	35	35	35	35	35	35	36	38	39	40	41	41	41
HER10, 11, 13	35	35	35	35	37	39	41	43	45	46	46	46	46	46
PL1, 2, PR1, 3, 4, 9, 10, 11, SFR1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 17, 18, 19	35	35	35	35	35	37	39	41	43	44	46	46	46	46
All other non-associated residences	The higher of 35 dB(A) or the existing background noise level ($L_{A90\ (10\text{-minute})}$) plus 5 dB(A)													

Note: To identify the residences referred to in Table 4, see the applicable figures in Appendix 2.

Noise generated by the operation of the wind turbines is to be measured in accordance with the relevant requirements of the South Australian Environment Protection Authority's *Wind Farms – Environmental Noise Guidelines 2009* (or its latest version), as modified by the provisions in Appendix 4. If this guideline is replaced by an equivalent NSW guideline, then the noise generated is to be measured in accordance with the requirements in the NSW guideline.

Operational Noise Criteria – Ancillary Infrastructure

13. The Applicant shall ensure that the noise generated by the operation of ancillary infrastructure does not exceed 35 dB(A) $L_{Aeq(15\ minute)}$ at any non-associated residence.

Noise generated by the development is to be measured in accordance with the relevant requirements of the *NSW Industrial Noise Policy* (or its equivalent) as modified by the provisions in Appendix 4.

Noise Monitoring

14. Within 3 months of the commencement of operations, the Applicant shall:
    (a) undertake noise monitoring to determine whether the development is complying with the relevant conditions of this consent; and
    (b) submit a copy of the monitoring results to the Department and the EPA.

15. The Applicant shall undertake further noise monitoring of the development if required by the Secretary.

AIR

16. The Applicant shall:
    (a) implement all reasonable and feasible measures to minimise the off-site dust and fume emissions of the development; and
    (b) minimise the surface disturbance of the site.

WATER

Water Supply

17. The Applicant shall ensure that it has sufficient water for the development, and if necessary, adjust the scale of the development to match its available water supply.

    Note: Under the Water Act 1912 and/or the Water Management Act 2000, the Applicant is required to obtain the necessary water licences for the development.

Water Pollution

18. Unless an EPL authorises otherwise, the Applicant shall ensure that the development does not cause any water pollution.

    Note: Section 120 of the POEO Act makes it an offence to pollute any waters.

Operating Conditions

19. The Applicant shall:
    (a) ensure that all activities are undertaken in accordance with:
        - OEH's *Managing Urban Stormwater: Soils and Construction* (Landcom, 2004) manual;
        - DPI's guidelines for waterway crossings and fish passage, including:
            - *Policy and Guidelines for Fish Friendly Waterway Crossings (2004)*;
            - *Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings (2004)*; and
            - *Water Guidelines for Controlled Activities on Waterfront Land (2012)*; and
    (b) ensure that the storage and handling of all dangerous goods and hazardous materials is undertaken in accordance with *AS1940-2004: The storage and handling of flammable and combustible liquids*, or its latest version.

BIODIVERSITY

Operating Conditions

20. The Applicant shall:
    (a) ensure that no more than 5.7 hectares of Box Gum Woodland EEC is cleared for the development, unless the Secretary agrees otherwise;
    (b) implement all reasonable and feasible measures to:
        - minimise any impacts on the Small-Purple Pea (*Swainsona recta*);
        - minimise impacts on threatened bird and bat populations;
        - minimise the approved clearing of native woodland vegetation and fauna habitat; and
    (c) if micro-siting wind turbines, ensure that the revised location of the turbine is at least 30 metres from any existing hollow-bearing trees, unless the Secretary agrees otherwise.

Biodiversity Offset Strategy

21. The Applicant shall implement the biodiversity offset strategy described in the EA, summarised in Table 5 and shown conceptually in the figure in Appendix 5, to the satisfaction of the Secretary.

Table 5: Summary of the biodiversity offset strategy

Area	***Offset Type***	***Size hectares (ha)***
Biodiversity Offset Area	Existing vegetation to be enhanced and protected	674

22. Within 12 months of the commencement of construction, unless the Secretary agrees otherwise, the Applicant shall make suitable arrangements to provide appropriate long-term security for the biodiversity offset area to the satisfaction of the Secretary. These arrangements must provide for the conservation of the offset area in perpetuity.

Biodiversity Management Plan

23. Prior to the commencement of construction, the Applicant shall prepare a Biodiversity Management Plan for the development to the satisfaction of the Secretary. This plan must:
(a) be prepared in consultation with OEH; and
(b) include a:
- description of the measures that would be implemented for:
  - minimising the amount of clearing within the approved development footprint as far as practicable, including clearing associated with the widening of Aarons Pass Road;
  - managing potential indirect impacts on threatened plant species, including the Small-Purple Pea (*Swainsona recta*);
  - rehabilitating and revegetating temporary disturbance areas;
  - protecting vegetation and fauna habitat outside the approved disturbance area;
  - maximising the salvage of resources within the approved disturbance area (including approved disturbance associated with road upgrade works on Aarons Pass Road) – including vegetative and soil resources – for beneficial reuse (including fauna habitat enhancement) on the site and/or in the biodiversity offset area;
  - collecting and propagating seed (where relevant);
  - minimising impacts on tree hollows as far as practicable;
  - minimising the impacts on fauna on site, including undertaking pre-clearance surveys;
  - controlling weeds and feral pests;
  - controlling erosion;
  - controlling access; and
  - bushfire management;
- Biodiversity Offset Management Plan for implementing the biodiversity offset strategy, including detailed performance and completion criteria, unless the offset area is secured via a biobanking agreement under the TSC Act;
- Bird and Bat Adaptive Management Plan, that includes:
  - baseline data on bird and bat populations in the locality that could potentially be affected by the development, particularly ‘at risk’ species and threatened species;
  - a detailed description of the measures that would be implemented on site for minimising bird and bat strike during operation of the development, including:
    - minimising the availability of raptor perches;
    - prompt carcass removal;
    - controlling pests;
    - using best practice methods for bat deterrence, including managing potential lighting impacts;
    - adaptive management of turbines to reduce mortality; and

(c) include a detailed program to monitor and report on the performance of these measures over time.

24. Following approval, the Applicant must implement the measures described in the Biodiversity Management Plan.

Conservation Bond

25. If the offset area is not secured by a biobanking agreement under the TSC Act, then within 3 months of the approval of the Biodiversity Management Plan, unless the Secretary agrees otherwise, the Applicant shall lodge a Conservation Bond with the Department to ensure that the biodiversity offset strategy is implemented in accordance with the performance and completion criteria of the Biodiversity Offset Management Plan.

The sum of the bond shall be determined by:
(a) calculating the full cost of implementing the biodiversity offset strategy (other than land acquisition costs); and
(b) employing a suitably qualified quantity surveyor to verify the calculated costs,
to the satisfaction of the Secretary.

If the offset strategy is completed generally in accordance with the completion criteria in the Biodiversity Offset Management Plan to the satisfaction of the Secretary, the Secretary will release the bond.

If the offset strategy is not completed generally in accordance with the completion criteria in the Biodiversity Offset Management Plan, the Secretary will call in all, or part of, the conservation bond, and arrange for the satisfactory completion of the relevant works.

Note: The sum of the bond may be reviewed in conjunction with any revision to the biodiversity offset strategy.

HERITAGE

Protection of Aboriginal Heritage Items

26. The Applicant shall ensure that the development does not cause any direct or indirect impact on any Aboriginal heritage items outside the approved disturbance area.

Aboriginal Heritage Management Plan

27. Prior to the commencement of construction, the Applicant shall prepare an Aboriginal Heritage Management Plan for the development to the satisfaction of the Secretary. This plan must:
(a) be prepared in consultation with OEH and Aboriginal stakeholders; and
(b) include a description of the measures that would be implemented for:
- minimising ground disturbance within the project area during construction and decommissioning works;
- managing impacts to Aboriginal heritage items within the project disturbance area;
- managing the discovery of human remains or previously unidentified Aboriginal heritage items on site; and
- ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that suitable records are kept of these inductions.

28. Following approval, the Applicant must implement the measures described in the Aboriginal Heritage Management Plan.

TRANSPORT

Road Upgrades – Aarons Pass Road

29. Prior to the commencement of construction (other than pre-construction minor works), the Applicant shall:
(a) undertake the road upgrades and other traffic management measures (including the construction of passing bays) identified in Appendix 6 to the satisfaction of MWRC;
(b) upgrade the existing intersection between Aarons Pass Road and the Castlereagh Highway to the satisfaction of the RMS; and
(c) construct the new intersection between Aarons Pass Road and the northern site access road to the satisfaction of MWRC. The intersection design must include:
- a widened shoulder prior to the intersection to assist turning vehicles; and/or
- a widened intersection to facilitate the flow of entering traffic off the road; and/or
- placing site entrance gates back from the road so that they do not create a hold point for entering vehicles prior to their egress from Aarons Pass Road.

Road Upgrades – Bombandi Road

30. Prior to the commencement of construction on the switching station site, the Applicant shall undertake the road upgrades and other traffic management measures identified in Appendix 6 to the satisfaction of MWRC.

Road Maintenance

31. The Applicant shall:
(a) prepare a pre-dilapidation survey of the transport route prior to the commencement of any construction or decommissioning works other than pre-construction minor works;

(b) prepare a post-dilapidation survey of the transport route within 1 month of the completion of construction or decommissioning works other than pre-construction minor works, or other timing as may be agreed by the applicable roads authority; and
(c) rehabilitate and/or make good any project-related damage identified in the post-dilapidation survey within 2 months of the completion of survey, or other timing as may be agreed by the relevant roads authority,

to the satisfaction of the relevant roads authority.

If there is a dispute about the scope of any remedial works or the implementation of the works, then either party may refer the matter to the Secretary for resolution.

Unformed Crown Roads

32. The Applicant shall ensure the future use of any unformed Crown road reserve is not compromised by the development.

Restriction on Transport Routes

33. The Applicant shall ensure that all:
(a) over-dimensional vehicle access to and from the site is via the northern route using Castlereagh Highway and Aarons Pass Road;
(b) over-dimensional vehicle access through Mudgee is via:
- Route 1 (using Castlereagh Highway, Market Street, Douro Street and Horatio Street), for vehicles up to 50 metres length; or
- Route 2 (using Castlereagh Highway, Market Street, Cox Street, Short Street, Lawson Street, Mortimer Street, Burrundulla Avenue and Horatio Street), for vehicles more than 50 metres length;

(c) other heavy vehicle access to and from the site is via:
- the northern route using Castlereagh Highway and Aarons Pass Road; or
- the southern route using Hill End Road and the Ilford-Sofala Road or Sofala Road; or
- the minor access routes using Bombandi Road and/or Crudine Road,

unless the applicable roads authority approves otherwise.

Notes:
- *The Applicant is required to obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.*
- *Identified over-dimensional vehicle access routes through Mudgee are shown in Appendix 7.*

Traffic Management

34. Prior to the commencement of construction, the Applicant shall prepare a Traffic Management Plan for the development to the satisfaction of the Secretary. This plan must be prepared in consultation with RMS and the Councils, and include:
(a) details of all transport routes and traffic types to be used for development-related traffic;
(b) a protocol for undertaking dilapidation surveys to assess the:
- existing condition of the transport route/s prior to construction or decommissioning works; and
- condition of the transport route/s following construction or decommissioning works;

(c) a protocol for the repair of any roads identified in the dilapidation surveys to have been damaged during construction or decommissioning works;
(d) details of the measures that would be implemented to minimise traffic safety issues and disruption to local users of the transport route/s during construction or decommissioning works, including:
- temporary traffic controls, including detours and signage;
- notifying the local community about project-related traffic impacts;
- minimising potential for conflict with school buses and rail services, including avoiding heavy vehicle transport through Mudgee between the hours of 7 am and 10 am and 2 pm and 4.30 pm Monday to Friday, as far as practicable;
- undertaking monitoring and maintenance on Aarons Pass Road;
- responding to any emergency repair or maintenance requirements; and
- a traffic management system for managing over-dimensional vehicles; and

(e) a drivers code of conduct that addresses:
- travelling speeds;
- procedures to ensure that drivers adhere to the designated transport routes; and
- procedures to ensure that drivers implement safe driving practices, particularly if using local roads through Mudgee.

35. Following approval, the Applicant must implement the measures described in the Traffic Management Plan.

AVIATION

Notification of Aviation Authorities

36. Prior to the commencement of construction of any wind turbine or wind monitoring mast, the Applicant shall provide the following information to CASA, Airservices Australia and the RAAF (together the authorities):
    (a) co-ordinates of latitude and longitude of each turbine and mast;
    (b) the final height of each turbine and mast in Australian Height Datum;
    (c) the ground level at the base of each turbine and mast in Australian Height Datum;
    (d) confirmation of compliance with any OLS; and
    (e) details of any aviation hazard lighting.

37. Within 30 days of the practical completion of any turbine or mast, the Applicant shall:
    (a) provide confirmation to the authorities and local aviation users that the information that was previously provided remains accurate; or
    (b) update the information previously provided.

TELECOMMUNICATIONS

38. If the development results in the disruption to radio or telecommunications services in the area, then the Applicant shall make good any disruption to these services as soon as practicable following the disruption.

    If there is a dispute about the mitigation measures to be implemented or the implementation of these mitigation measures, then either party may refer the matter to the Secretary for resolution.

BUSHFIRE

39. The Applicant shall:
    (a) ensure that the development:
        - provides for asset protection in accordance with the RFS's *Planning for Bushfire Protection 2006* (or equivalent);
        - is suitably equipped to respond to any fires on site; and
    (b) assist the RFS and emergency services as much as practicable if there is a fire in the vicinity of the site.

SAFETY

40. The Applicant shall:
    (a) prepare a Safety Management System for the development in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management*' prior to commissioning any wind turbines on site; and
    (b) implement, and if necessary update, the system over the remaining life of the development.

WASTE

41. The Applicant shall:
    (a) implement all reasonable and feasible measures to minimise the waste generated by the development;
    (b) classify all waste in accordance with the EPA's *Waste Classification Guidelines* and at appropriately licensed waste facilities; and
    (c) manage the waste in accordance with any requirements under the POEO Act and its associated regulations.

REHABILITATION & DECOMMISSIONING

Progressive Rehabilitation

42. The Applicant shall rehabilitate all areas of the site not proposed for future disturbance progressively, that is, as soon as reasonably practicable following construction or decommissioning. All reasonable and feasible measures must be taken to minimise the total area exposed at any time. Interim rehabilitation

strategies shall be employed when areas prone to dust generation, soil erosion and weed incursion cannot yet be permanently rehabilitated.

Rehabilitation Objectives – Decommissioning

43. The Applicant shall rehabilitate the site to the satisfaction of the Secretary. This rehabilitation must comply with the objectives in Table 6.

Table 6: Rehabilitation Objectives

Feature	***Objective***
Development site (as a whole)	• Safe, stable and non-polluting • Minimise the visual impact of any above ground ancillary infrastructure agreed to be retained for an alternative use as far as is reasonable and feasible
Revegetation	• Restore native vegetation generally as identified in the EA
Above ground wind turbine infrastructure (excluding wind turbine pads)	• To be decommissioned and removed, unless the Secretary agrees otherwise
Above ground ancillary infrastructure	• To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Internal access roads	• To be decommissioned and removed, unless an agreed alternative use is identified to the satisfaction of the Secretary
Land use	• Restore or maintain land capability as described in the EA
Community	• Ensure public safety

Decommissioning of Wind Turbines

44. All wind turbines must be decommissioned within 18 months of the cessation of operations, unless the Secretary agrees otherwise.

45. Any individual wind turbines which cease operating for more than 12 consecutive months must be dismantled within 18 months after that 12 month period, unless the Secretary agrees otherwise.

SCHEDULE 4
ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Environmental Management Strategy

1. Prior to the commencement of construction, the Applicant shall prepare an Environmental Management Strategy for the development to the satisfaction of the Secretary. This strategy must:
   (a) provide the strategic framework for environmental management of the development;
   (b) identify the statutory approvals that apply to the development;
   (c) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
   (d) describe the procedures that would be implemented to:
      - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
      - receive, handle, respond to, and record complaints;
      - resolve any disputes that may arise;
      - respond to any non-compliance;
      - respond to emergencies; and
   (e) include:
      - copies of any strategies, plans and programs approved under the conditions of this consent; and
      - a clear plan depicting all the monitoring to be carried out in relation to the development.

2. Following approval, the Applicant shall implement the Environmental Management Strategy.

Adaptive Management

3. The Applicant shall assess and manage development-related risks to ensure that there are no exceedances of the criteria and/or performance measures in schedule 3. Any exceedance of these criteria and/or performance measures constitutes a breach of this consent and may be subject to penalty or offence provisions under the EP&A Act or EP&A Regulation.

   Where any exceedance of these criteria and/or performance measures has occurred, the Applicant must, at the earliest opportunity:
   (a) take all reasonable and feasible steps to ensure that the exceedance ceases and does not recur;
   (b) consider all reasonable and feasible options for remediation (where relevant) and submit a report to the Department describing those options and any preferred remediation measures or other course of action; and
   (c) implement remediation measures as directed by the Secretary.

Revision of Strategies, Plans and Programs

4. Within 3 months of the submission of:
   (a) the submission of an incident report under condition 6 below;
   (b) the submission of an audit under condition 8 below; or
   (c) any modification to the conditions of this consent (unless the conditions require otherwise),
   the Applicant shall review and, if necessary, revise the strategies, plans, and programs required under this consent to the satisfaction of the Secretary. Where this review leads to revisions in any such document, then within 4 weeks of the review the revised document must be submitted to the Secretary for approval.

   Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.

Community Consultative Committee

5. The Applicant shall establish and operate a Community Consultative Committee (CCC) for the development to the satisfaction of the Secretary. This CCC must be established and operated in accordance with any applicable CCC guideline.

   Notes:
   - *The CCC is an advisory committee. The Department and other relevant agencies are responsible for ensuring the Applicant complies with this consent.*
   - *The CCC should be comprised of an independent chair and appropriate representation from the Applicant, Councils and the local community.*

REPORTING

Incident Reporting

6. The Applicant shall immediately notify the Secretary and any other relevant agencies of any incident that has caused, or threatens to cause, material harm to the environment. For any other incident associated with the development, the Applicant shall notify the Secretary and any other relevant agencies as soon as practicable after the Applicant becomes aware of the incident. Within 7 days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

7. The Applicant shall provide regular reporting on the environmental performance of the development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

AUDITING

8. Within 1 year of the commencement of construction, and every 3 years thereafter, unless the Secretary directs otherwise, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the development. This audit must:
   (a) be conducted by a suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
   (b) include consultation with the relevant agencies;
   (c) assess the environmental performance of the development and assess whether it is complying with the requirements in this consent and any relevant EPL/s;
   (d) review the adequacy of any approved strategy, plan or program required under the abovementioned approvals; and
   (e) recommend measures or actions to improve the environmental performance of the development, and/or any strategy, plan or program required under these approvals.

   Note: This audit team must be led by a suitably qualified auditor and/or experts in any other fields specified by the Secretary.

9. Within 3 months of commissioning this audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.

ACCESS TO INFORMATION

10. The Applicant shall:
    (a) make the following information publicly available on its website as relevant to the stage of the development:
    - the EA;
    - the final layout plans for the development;
    - current statutory approvals for the development;
    - approved strategies, plans or programs required under the conditions of this consent;
    - a comprehensive summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
    - a complaints register, which is to be updated on a monthly basis;
    - minutes of CCC meetings;
    - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
    - any other matter required by the Secretary; and

    (b) keep this information up to date,

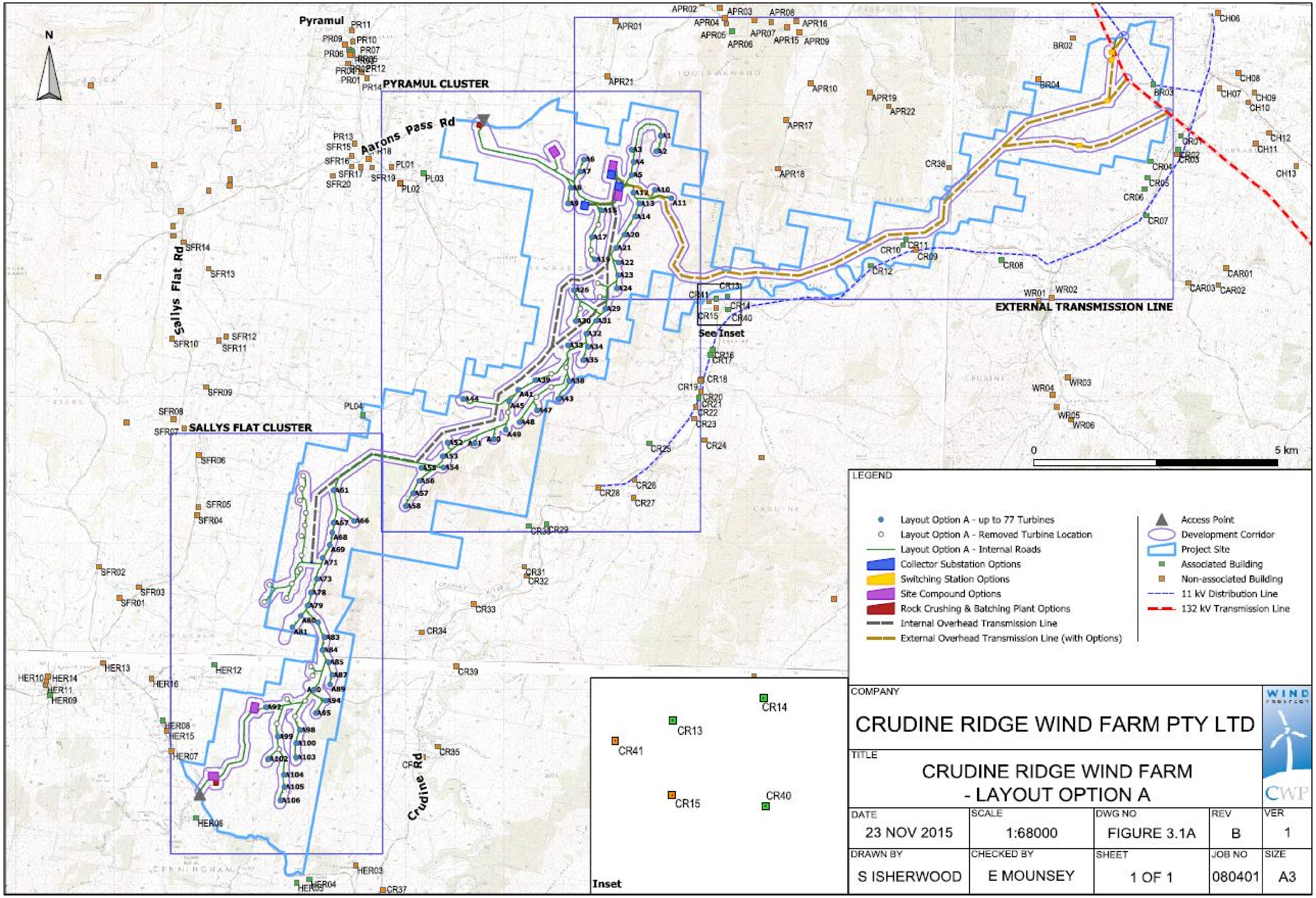
    to the satisfaction of the Secretary.

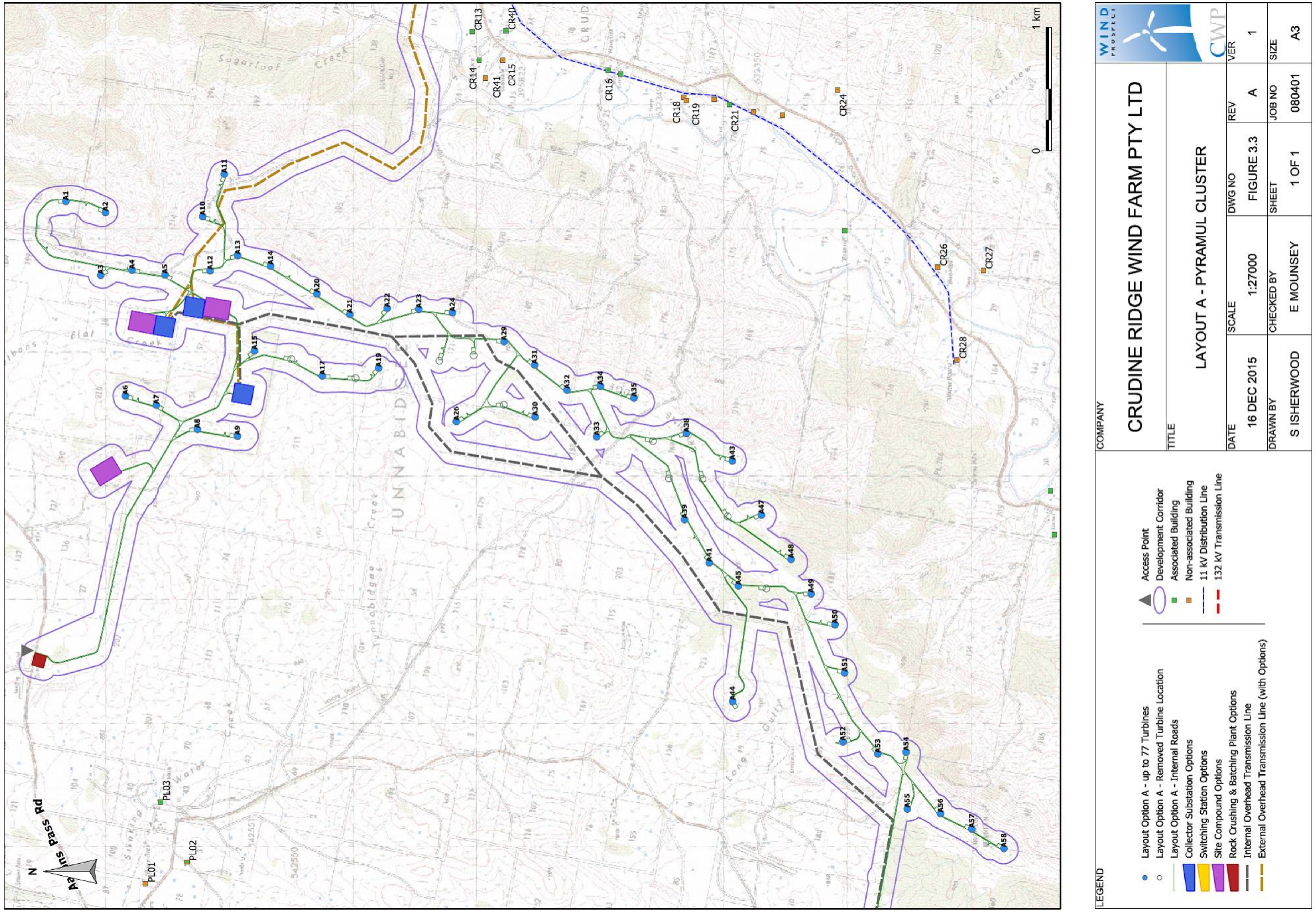
APPENDIX 1
SCHEDULE OF LAND

Landowner	Lot	DP
Landowner 2	100	756878
Landowner 3	2	740568
Landowner 4	35	756878
Landowner 10	123	756913
	129	756913
	169	756913
	188	756913
Landowner 1	177	756913
Landowner 9	8	756913
	18	756913
	199	756913
Landowner 11	1	734393
	97	756878
	17	756878
	76	756878
	161	756878
Landowner 12	1	1097478
	44	755792
	62	755792
	63	755792
	64	755792
	81	755792
	99	755792
Landowner 13	156	756909
	162	756913
	171	756913
	173	756913
	179	756913
	195	756913
	197	756913
	214	756913
Landowner 14	12	756913
	13	756913
	10	756913
	165	756913
	184	756913
	185	756913

Landowner	Lot	DP
Landowner 6	1	870385
	101	755792
Landowner 5	27	755792
	100	756913
Landowner 8	209	756913
	218	756913
Landowner 15	27	756913
	57	756913
	134	756913
	135	756913
	136	756913
	137	756913
	190	756913
	202	756913
	210	756913
	211	756913
Landowner 16	17	756913
	24	756913
	35	756913
	36	756913
	39	756913
	47	756913
	98	756913
	125	756913
	141	756913
	159	756913
	160	756913
Landowner 17	45	755792
	46	755792
	65	755792
	79	755792
	88	755792
	89	755792
	37	756913
	38	756913
	46	756913
	53	756913
	60	756913
	127	756913

APPENDIX 2
GENERAL LAYOUT OF DEVELOPMENT




N
Aarons Pass Rd
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1 km
LEGEND
Layout Option A - up to 77 Turbines
Layout Option A - Removed Turbine Location
Layout Option A - Internal Roads
Collector Substation Options
Switching Station Options
Site Compound Options
Rock Crushing & Batching Plant Options
Internal Overhead Transmission Line
External Overhead Transmission Line (with Options)
Access Point
Development Corridor
Associated Building
Non-associated Building
11 kV Distribution Line
132 kV Transmission Line
COMPANY
CRUDINE RIDGE WIND FARM PTY LTD
TITLE
LAYOUT A - PYRAMUL CLUSTER
DATE
16 DEC 2015
SCALE
1:27000
DWG NO
FIGURE 3.3
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WIND PROSPECT
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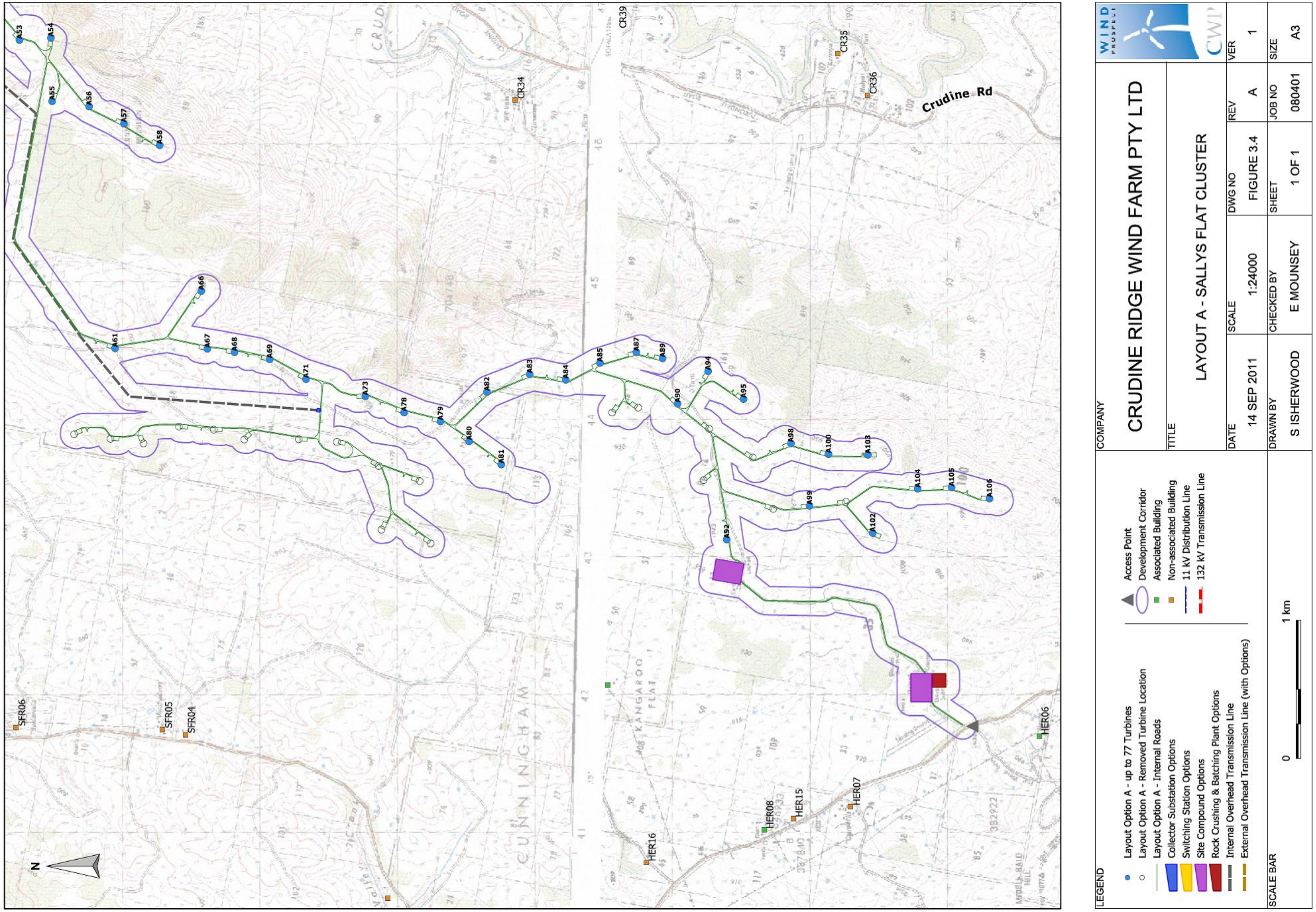
COMPANY
CRUDINE RIDGE WIND FARM PTY LTD
TITLE
LAYOUT A - SALLYS FLAT CLUSTER
DATE
14 SEP 2011
SCALE
1:24000
DWG NO
FIGURE 3.4
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SHEET
1 OF 1
JOB NO
080401
SIZE
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LEGEND
Layout Option A - up to 77 Turbines
Layout Option A - Removed Turbine Location
Layout Option A - Internal Roads
Collector Substation Options
Switching Station Options
Site Compound Options
Rock Crushing & Batching Plant Options
Internal Overhead Transmission Line
External Overhead Transmission Line (with Options)
Access Point
Development Corridor
Associated Building
Non-associated Building
11 kV Distribution Line
132 kV Transmission Line
SCALE BAR
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1 km
N
Crudine Rd
CUNNINGHAM
KANGAROO FLAT
CR34
CR35
CR36
CR39
SFR04
SFR05
SFR06
HER06
HER07
HER08
HER15
HER16
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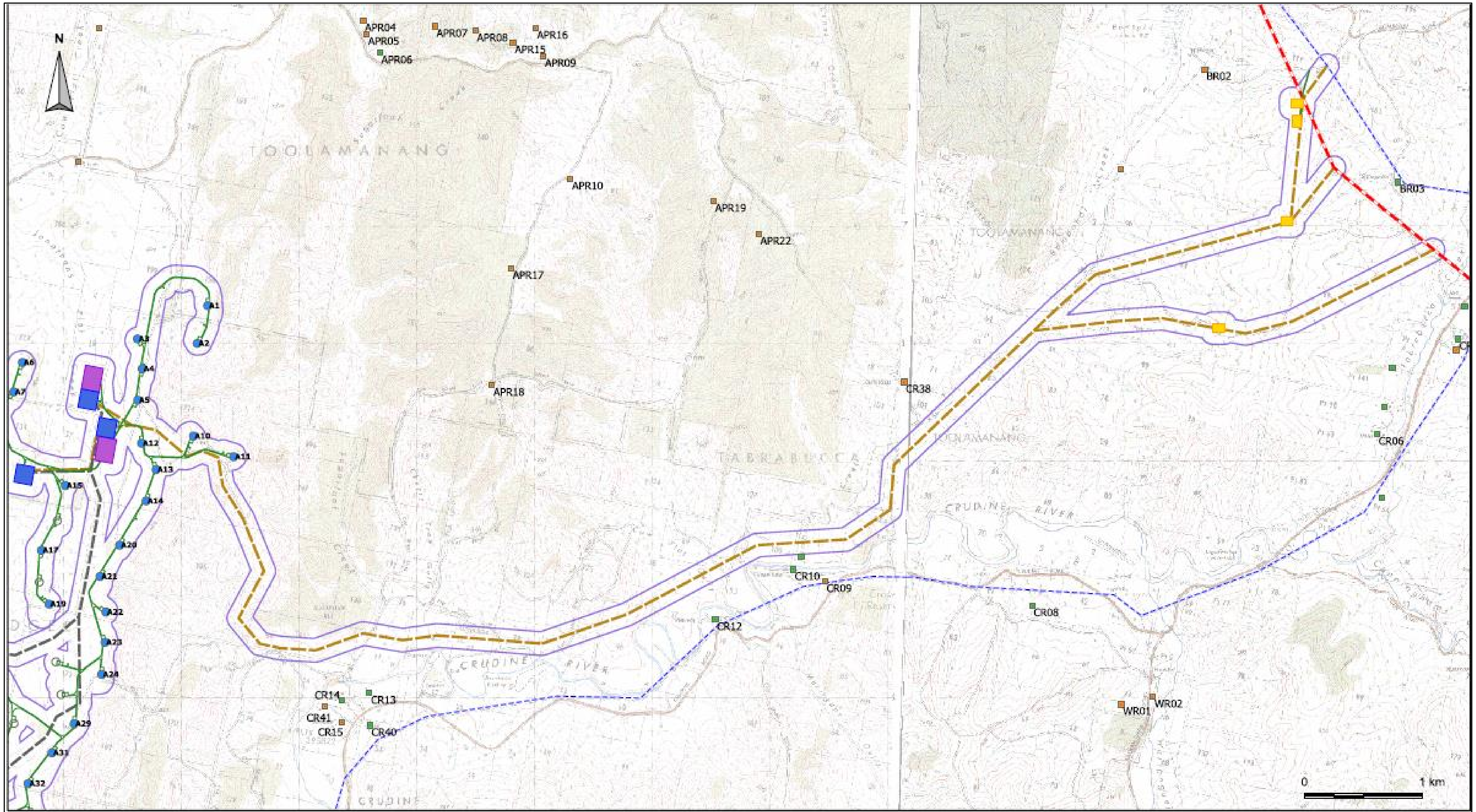


LEGEND

- Layout Option A - up to 77 Turbines
- Layout Option A - Removed Turbine Location
- Layout Option A - Internal Roads
- Collector Substation Options
- Switching Station Options
- Site Compound Options
- Rock Crushing & Batching Plant Options
- Internal Overhead Transmission Line
- External Overhead Transmission Line (with Options)
- Access Point
- Development Corridor
- Associated Building
- Non-associated Building
- 11 kV Distribution Line
- 132 kV Transmission Line

COMPANY				
CRUDINE RIDGE WIND FARM PTY LTD				
TITLE: EXTERNAL TRANSMISSION LINE				
DATE: 16 DEC 2015	SCALE: 1:32000	DWG NO: FIGURE 3.7	REV: A	VER: 1
DRAWN BY: S ISHERWOOD	CHECKED BY: E MOUNSEY	SHEET: 1 OF 1	JOB NO: 080401	SIZE: A3

APPENDIX 3
GENERAL TERMS OF APPLICANT'S VPA OFFER

The VPAs shall include provisions for the payment, collection, management and distribution of the contributions under the agreement, with a focus on funding community projects in the area surrounding the project site.

Council	Payment Details
MWRC	$1,250 per megawatt (MW) per annum as installed at the development within the Mid-Western Regional Council local government area over the operational life of the development, commencing the date on which the development begins operation and ceasing when the development is decommissioned in accordance with the definitions within this consent, and CPI adjusted from 1 July commencing on the first anniversary of the operational date.
BSC	$1,250 per megawatt (MW) per annum as installed at the development within the Bathurst Regional Council local government area over the operational life of the development, commencing the date on which the development begins operation and ceasing when the development is decommissioned in accordance with the definitions within this consent, and CPI adjusted from 1 July commencing on the first anniversary of the operational date.

APPENDIX 4
NOISE COMPLIANCE ASSESSMENT

PART A: SOUTH AUSTRALIAN WIND FARMS: ENVIRONMENTAL NOISE GUIDELINES 2009 (MODIFIED)

South Australian *Wind Farms: Environmental Noise Guidelines 2009* (Modified) refers to the South Australian EPA document modified for use in NSW.

The modifications are as follows:

Tonality
The presence of excessive tonality (a special noise characteristic) is consistent with that described in *ISO 1996.2: 2007 Acoustics — Description, measurement and assessment of environmental noise – Determination of environmental noise levels* and is defined as when the level of one-third octave band measured in the equivalent noise level $L_{eq(10minute)}$ exceeds the level of the adjacent bands on both sides by:

- 5dB or more if the centre frequency of the band containing the tone is in the range 500Hz to 10,000Hz;
- 8dB or more if the centre frequency of the band containing the tone is in the range 160 to 400Hz; and/or
- 15dB or more if the centre frequency of the band containing the tone is in the range 25Hz to 125Hz.

If tonality is found to be a repeated characteristic of the wind turbine noise, 5 dB(A) should be added to measured noise levels from the wind farm. If tonality is only identified for certain wind directions and speeds, the penalty is only applicable under these conditions. The tonal characteristic penalty applies only if the tone from the wind turbine is audible at the relevant receiver. Absence of tone in noise emissions measured at an intermediate location is sufficient proof that the tone at the receiver is not associated with the wind farm's operation. The assessment for tonality should only be made for frequencies of concern from 25 Hz to 10 KHz and for sound pressure levels above the threshold of hearing (as defined in *ISO 389.7: 2005 Acoustics - Reference zero for the calibration of audiometric equipment - Part 7: Reference threshold of hearing under free-field and diffuse-field listening conditions*).

Low Frequency Noise
The presence of excessive low frequency noise (a special noise characteristic) [i.e. noise from the wind farm that is repeatedly greater than 65 dB(C) during the day time or 60 dB(C)) during the night time at any relevant receiver] will incur a 5 dB(A) penalty, to be added to the measured noise level for the wind farm, unless a detailed internal low frequency noise assessment demonstrates compliance with the proposed criteria for the assessment of low frequency noise disturbance (UK Department for Environment, Food and Rural Affairs (DEFRA, 2005)) for a steady state noise source.

Notes:

- *For the purposes of these conditions, a special noise characteristic is defined as a repeated characteristic if it occurs for more than 10% of an assessment period. This equates to being identified for more than 144 minutes during any 24 hour period. This definition refers to verified wind farm noise only.*
- *The maximum penalty to be added to the measured noise level from the wind farm for any special noise characteristic individually or cumulatively is 5 dB(A).*

PART B: NOISE COMPLIANCE ASSESSMENT

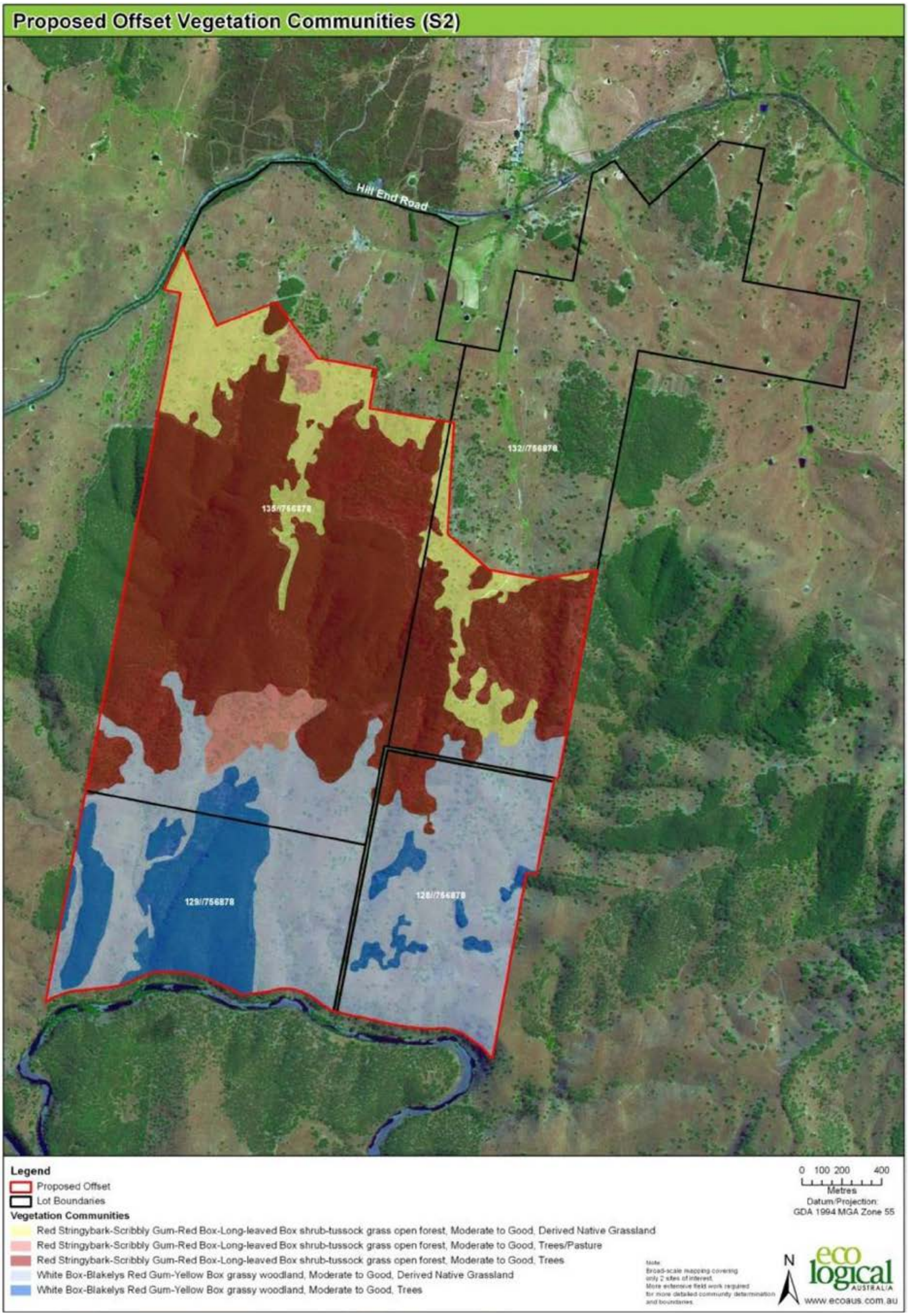
Applicable Meteorological Conditions – Wind Turbines

1. The noise criteria in Table 4 of the conditions are to apply under all meteorological conditions.

Applicable Meteorological Conditions – Other Facilities

2. The noise criteria in Condition 15 are to apply under all meteorological conditions except the following:
    a) wind speeds greater than 3 m/s at 10 m above ground level; or
    b) temperature inversion conditions between 1.5 ºC and 3ºC/100m and wind speeds greater than 2 m/s at 10 m above ground level; or
    c) temperature inversion conditions greater than 3ºC/100m.

APPENDIX 5
BIODIVERSITY OFFSET STRATEGY



APPENDIX 6
ROAD UPGRADE REQUIREMENTS

Aarons Pass Road

Ref (Downer Route Survey and Road Upgrade Assessment)	Chainage (km) (Direction of travel east to west from the Castlereagh Hwy)	Issue	Proposed Road Upgrade Requirement
3.1	0	Line of sight is an issue when turning across traffic	Traffic management - escorts stopping oncoming traffic
3.2	0		
	0.4		
3.3	1		Remove two trees on RHS and level corner on both sides
	2.2	Culvert require. Drainage issues on LHS of road. Single cell culvert 375 diameter	
3.4	2.5		Fill and cut to widen on LHS required
3.5	2.8		Fill and level on outside of corner
3.6	3		Remove approx. two trees on right and level corner
3.7	3.1		Remove the two trees indicated and level.
3.8	3.8	Survey required	Crest of hill needs to suit vertical curve R 200.
3.9	3.9		Remove approx five trees and level inside of corner
3.10	5.3	Survey required	Crest to suit vertical curve R200.
	6.5	Culvert require. Drainage issues on LHS of road. Single cell culvert 375 diameter	
3.11	6.6		Remove approx. five trees and fill in and level inside of corner. Fence post may need to be moved approx one to two metres.
3.12	6.9	Survey required	Incline and decline of hill to suit maximum grade 15% crest to suit vertical curve R200.
3.13	7.3		Fill in RHS of corner to edge of vegetation
3.14	7.7		Fill in RHS of corner and level camber.
3.15	8.1		Remove the two trees indicated
	8.2	Existing culvert requires widening with fill LHS and trees removed. Needs headwalls added	
	8.4	Culvert needs widening, 1 tree removed	
3.16	9.1		Fill in and level RHS of corner
3.17	10.7	Fenceline on shoulder of road, may need to be moved possible property acquisition required	Remove trees/bushes and fill in inside of corner and extend culvert underneath to suit.
3.18	10.9		Fill in and level RHS of corner

Ref (Downer Route Survey and Road Upgrade Assessment)	Chainage (km) (Direction of travel east to west from the Castlereagh Hwy)	Issue	Proposed Road Upgrade Requirement
3.19	11	Fenceline on shoulder of road, may need to be moved possible property acquisition required	Remove trees on inside corner and level, extend culvert underneath to suit.
	11.6	tree requires removal	
3.20	12		Remove trees and level RHS of corner
3.21	12.5	Survey required	Crest to suit R200.
3.22	12.9		Level out on RHS. Fill in to level up camber on LHS
3.23	13		Remove RHS embankment and approx. ten trees. Move fence post. Widen road on LHS as far as possible without tree removal.
3.24	13.2	Fencepost right on edge of road may need to be moved possible property acquisition required	Remove approx. fifteen trees and level.
3.25	15.3		Remove approx. six trees and level corner.
3.26	15.4	Removal of trees required	Fill and level corner.
3.27	15.7		Remove approx. four trees and level inside of corner.
3.28	16		Culvert - Road and drainage needs widening to at least 6 metres (this is generally the case from this point on to the proposed site entry).
	16.4	Widen culvert	
	16.6	Widen culvert	
	16.8	Widen culvert	
	16.9	Widen culvert	
	17.1	Widen culvert	
3.29	17.3		Causeway appears suitable, however maximum axle loading to be determined.
	17.7	Widen culvert	
	17.8	Widen culvert	
3.30	17.9	Significant erosion problem, scour protection and energy dissipation needed on downstream side of causeway. Suggest spillway type arrangement	Causeway is founded on poor sub layer will crack under load. Recommend full replacement.
	18.9	Widen culvert	
	19	Widen culvert	
3.31	19.2	Replace causeway	Causeway paving is cracked suggesting poor sub grade. Suggest replacing sub grade and repaving
	19.4	Widen culvert	
	19.5	Significant EEC vegetation marker noted in this area for 3km either direction	
	19.6	Widen culvert	
3.32	19.6		Site entrance. End of survey.
	19.9	Widen culvert	

Bombandi Road

1. Installation of five [5] heavy duty grids with end assemblies and gates at the locations of the existing grids.
2. Installation of two [2] culverts at approximately 200 metres and 500 metres from the Castlereagh Highway.
3. Maintenance of the used section of Bombandi Road for the duration of the Lease.
4. Establish a new access ("Eldon Court Laneway to Switching Station") point from Bombandi Road approximately 80 metres west from the Eldon Court driveway and which is approximately 1.5 kilometres west from the Castlereagh Highway.

APPENDIX 7
OVER-DIMENSIONAL VEHICLE ACCESS ROUTE RESTRICTIONS

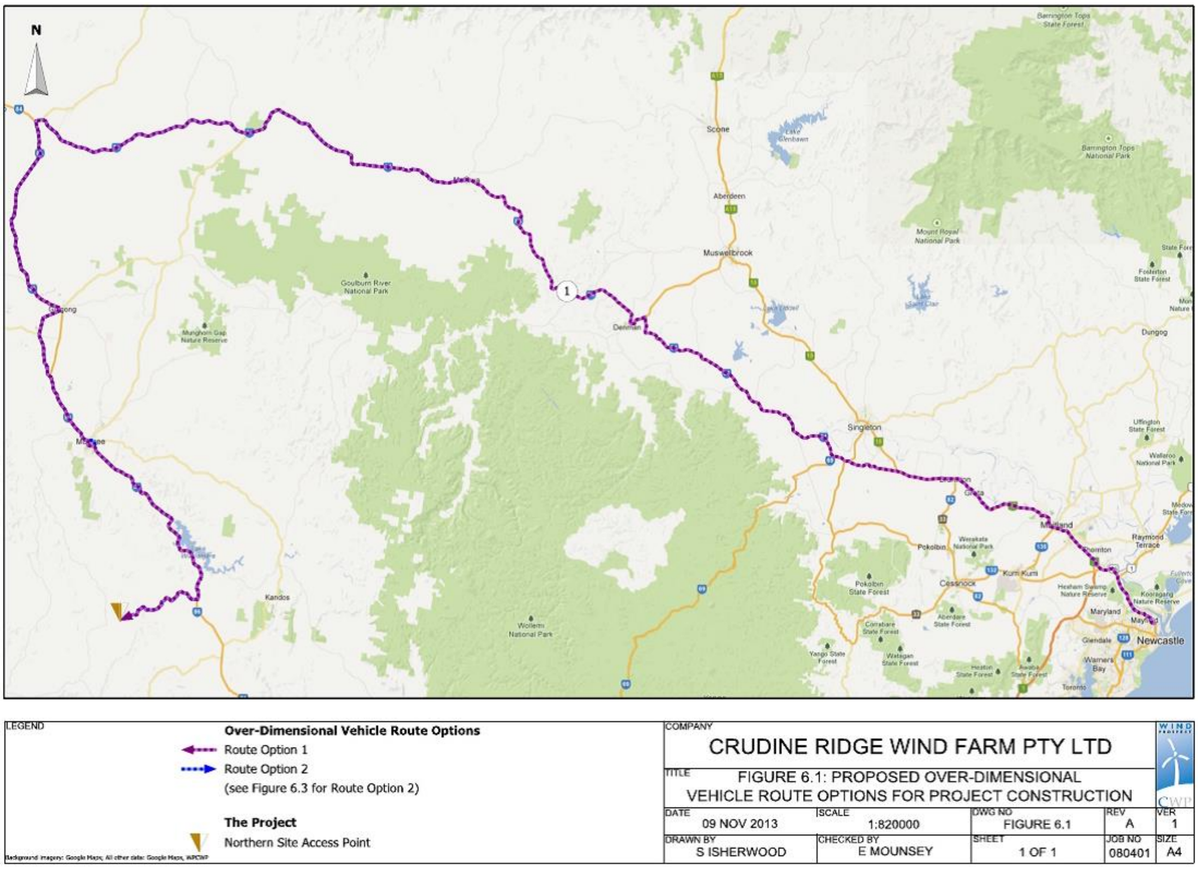


Figure 7A: *Overview of Over-Dimensional Vehicle Route from Port of Newcastle to Northern Site Access Point*

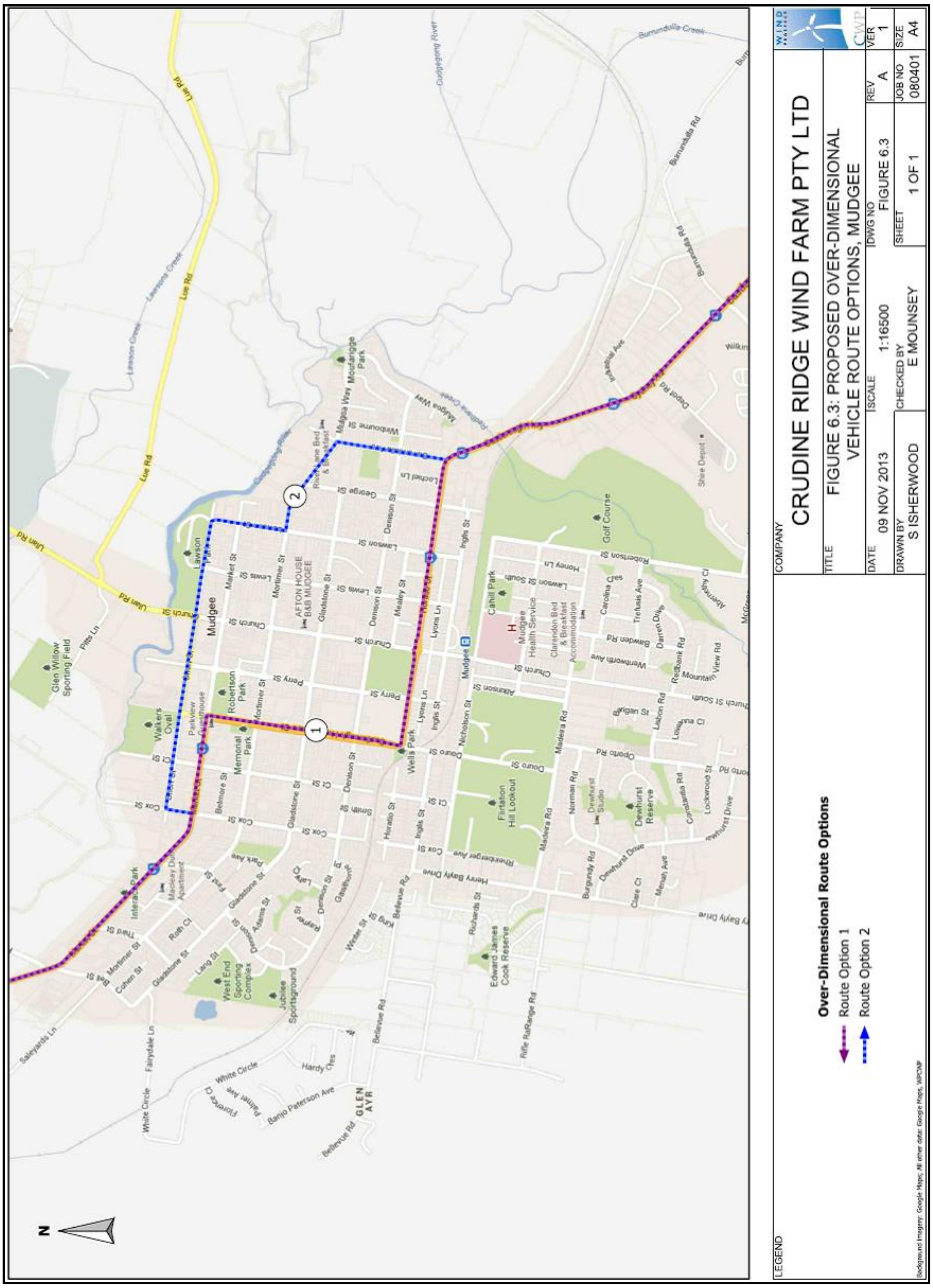


Figure 7B: *Over-Dimensional Vehicle Route Options – Mudgee*