### Director-General’s Requirements

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

| **Project** | Construction and operation of a wind farm that will have a generation capacity of 45 to 116 megawatts. The wind farm is to include two development parcels to the east and south of the existing Crookwell 1 wind farm and approved Crookwell 2 wind farm (referred to as Crookwell 3 East and Crookwell 3 South). The project includes up to 35 wind turbines and associated infrastructure, including access tracks, internal cabling and underground connections to link Crookwell 3 East and South to the approved substation within Crookwell 2 wind farm. |
| **Site** | Approximately 17 kilometres to the south east of Crookwell, in the Upper Lachlan local government area. |
| **Proponent** | Crookwell Development Pty Ltd |
| **Date of Issue** | 7 April 2010 |
| **Date of Expiration** | 7 April 2012 |
| **General Requirements** | The Environmental Assessment (EA) must include:  
  - an executive summary;  
  - a detailed description of the project including:  
    → construction, operation and decommissioning details;  
    → the location and dimensions of all project components including the wind turbines (including map coordinates and AHD heights), electrical sub stations, underground cabling between turbines and underground connection linking Crookwell 3 East and South to Crookwell 2 wind farm substation, on site control room and equipment storage, temporary concrete batching plant(s), construction compounds and access roads;  
    → a timeline identifying the proposed construction and operation of the project components, their envisaged lifespan and arrangements for decommissioning and staging;  
    → supporting maps/plans clearly identifying existing environmental features (e.g. watercourses, vegetation), infrastructure and landuse (including nearby residences and approved residential developments or subdivisions) and the location/siting of the project (including associated infrastructure) in the context of this existing environment; and  
    → resourcing requirements (including, but not limited to, water supply and gravel).  
  - consideration of any relevant statutory provisions including the consistency of the project with the objects of the Environmental Planning and Assessment Act 1979;  
  - an assessment of the key issues outlined below, during construction, operation and decommissioning (as relevant). The Environmental Assessment must assess the worst case as well as representative impact for all key issues considering cumulative impacts, as applicable, from the surrounding Crookwell 1 Wind Farm (existing), other approved wind farms in the viewshed of the project, and the Crookwell 2 Wind Farm (approved), including associated key ancillary components;  
  - a draft Statement of Commitments detailing measures for environmental mitigation, management and monitoring for the project;  
  - a conclusion justifying the project taking into consideration the environmental, social and economic impacts of the project; the suitability of the site; and the public interest; and  
  - certification by the author of the EA that the information contained in the Assessment is neither false nor misleading. |
| **Key Assessment Requirements** | The EA must include assessment of the following key issues:  
  - **Strategic Justification** - the EA must:  
    → include a strategic assessment of the need, scale, scope and location for the
project in relation to predicted electricity demand, predicted transmission
constraints and the strategic direction of the region and the State in relation to
electricity supply, demand and electricity generation technologies;
 arrow include a clear demonstration of quantified and substantiated greenhouse gas
benefits, taking into consideration sources of electricity that could realistically
be replaced and the extent of their replacement;
 arrow include an analysis of the suitability of the project with respect to potential land
use conflicts with existing and future surrounding land uses (including rural
residential development, land of significant scenic or visual value, land of high
agricultural value, mineral reserves and conservation areas), taking into
account local and strategic landuse objectives; and
 arrow describe the alternatives considered (location and/or design) for all project
components, and provide justification for the preferred project demonstrating
its benefits including community benefits (for example community
enhancement programs) on a local and strategic scale and how it achieves
stated objectives.

• Visual Impacts - the EA must:
  arrow provide a comprehensive assessment of the landscape character and values
  and any scenic or significant vistas of the area potentially affected by the
  project. This should describe community and stakeholder values of the local
  and regional visual amenity and quality, and perceptions of the project based
  on surveys and consultation;
  arrow assess the impact of shadow “flicker”, blade “glint” and night lighting from the
  wind farm;
  arrow identify the zone of visual influence (no less than 10 kilometres) and assess
  the visual impact of all project components on this landscape;
  arrow include photomontages of the project taken from potentially affected
  residences (including approved but not yet developed dwellings or
  subdivisions with residential rights), settlements and significant public view
  points, and provide a clear description of proposed visual amenity mitigation
  and management measures;
  arrow provide an assessment of the feasibility, effectiveness and reliability of
  proposed mitigation measures and any residual impacts after these measures
  have been implemented.

• Noise Impacts - the EA must:
  arrow include a comprehensive noise assessment of all phases and components of
  the project including, but not limited to, turbine operation, the operation of the
  electrical substation, construction, and traffic noise. The assessment must
  identify noise sensitive locations (including approved but not yet developed
dwellings), baseline conditions based on monitoring results, the levels and
  character of noise (e.g. tonality, impulsiveness etc) generated by noise
sources, noise criteria, modelling assumptions and worst case and
representative noise impacts;
  arrow in relation to wind turbine operation, determine the noise impacts under
operating meteorological conditions (i.e. wind speeds from cut in to rated
power), including impacts under meteorological conditions that exacerbate
impacts (including varying atmospheric stability classes and the van den Berg
effect for wind turbines). The probability of such occurrences must be
quantified;
  arrow include monitoring to ensure that there is adequate wind speed/profile data
and ambient background noise data that is representative for all sensitive
receptors;
  arrow provide justification for the nominated average background noise level used in
the assessment process, considering any significant difference between
daytime and night time background noise levels;
  arrow include an assessment of vibration impacts associated with the project;
  arrow if any noise agreements with residents are proposed for areas where noise
criteria cannot be met, provide sufficient information to enable a clear
understanding of what has been agreed and what criteria have been used to frame any such agreements;
→ clearly outline the noise mitigation, monitoring and management measures that would be applied to the project. This must include an assessment of the feasibility, effectiveness and reliability of proposed measures and any residual impacts after these measures have been incorporated; and
→ include a contingency strategy that provides for additional noise attenuation should higher noise levels than those predicted result following commissioning and/or noise agreements with landowners not eventuate.

The assessment must be undertaken consistent with the following guidelines:
→ Wind Turbines - the South Australian Environment Protection Authority's Wind Farms - Environmental Noise Guidelines (2003);
→ Site Establishment and Construction – Interim Construction Noise Guidelines (DECC, 2009);
→ Traffic Noise – Environmental Criteria for Road Traffic Noise (NSW EPA, 1999); and

- Flora and Fauna - the EA must:
  → include an assessment of all project components on flora and fauna and their habitat consistent with the Draft Guidelines for Threatened Species Assessment (DEC, 2005), including details on the existing site conditions and quantity and likelihood of disturbance;
  → The EA must specifically consider impacts to threatened species and communities listed under both State and Commonwealth legislation that have been recorded on the site and surrounding land, impacts to riparian and/or instream habitat in the case of disturbance of waterways, and to biodiversity corridors. In addition, impact of the project on birds and bats from blade strikes, low air pressure zones at the blade tips, and alteration to movement patterns resulting from the turbines must be assessed, including demonstration of how the project has been sited to avoid and/or minimise such impacts;
  → details of how flora and fauna impacts would be managed during construction and operation including adaptive management and maintenance protocols (including the mitigation and/or management of weeds); and
  → measures to avoid, mitigate or offset impacts consistent with "improve or maintain" principles. Sufficient details must be provided to demonstrate the availability of viable and achievable options to offset the impacts of the project.

- Indigenous Heritage - the EA must include an assessment of the potential impact of the project components on indigenous heritage values (archaeological and cultural). The EA must demonstrate effective consultation with indigenous stakeholders during the assessment and in developing mitigation options (including the final recommended measures) consistent with Guidelines for Aboriginal Cultural Impact Assessment and Community Consultation (DEC, July 2005).

- Traffic and Transport – the EA must assess the construction and operational traffic impacts of the project including:
  → details of the nature of traffic generated, transport routes, traffic volumes and potential impacts on local and regional roads, bridges and intersections, including any proposed road upgrades and repairs;
  → details of measures to mitigate and/or manage the potential impacts, including measures to control soil erosion and dust generated by traffic volumes;
  → details of site access roads including how these would connect to the existing road network and any operational maintenance or handover requirements.

- Hazard/Risks – the EA must include an assessment of the potential impacts on aviation safety considering nearby aerodromes and aircraft landing areas, defined
air traffic routes, aircraft operating heights, radar interference, communication systems, and navigation aids. In addition, the EA must assess the impact of the turbines on the safe and efficient aerial application of agricultural fertilisers and pesticides in the vicinity of the turbines. The management of any land contamination must also be addressed. Potential hazards and risks associated with electric and magnetic fields and bushfires must be assessed. The EA must also detail measures to contain any hazardous substances to prevent the contamination of pasture and dams.

- **Water Supply and Waterways** – The EA must determine whether an adequate and secure water supply is available for the life of the project including the statutory (licensing) context of the water supply sources, and assess potential environmental impacts associated with the identified sources, including impacts on groundwater. Where the project would cross significant waterways, the EA must identify likely impacts to the waterways and measures to minimise impacts. The EA must also assess the potential for water pollution impacts, including the risks to the environment and human health.

- **General Environmental Risk Analysis** – notwithstanding the above key assessment requirements, the EA must include an environmental risk analysis to identify potential environmental impacts associated with the project, proposed mitigation measures and potentially significant residual environmental impacts after the application of proposed mitigation measures. Where additional key environmental impacts are identified through this environmental risk analysis, an appropriately detailed impact assessment of the additional key environmental impact(s) must be included in the EA.

<table>
<thead>
<tr>
<th>Consultation Requirements</th>
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<tr>
<td>The Proponent must undertake an appropriate and justified level of consultation with the following parties during the preparation of the EA:</td>
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<tr>
<td>- Uppar Lachlan Shire Council;</td>
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<td>- Goulburn Mulwaree Council;</td>
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<tr>
<td>- Department of Environment, Climate Change and Water;</td>
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<td>- NSW Office of Water;</td>
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<td>- Department of Industry and Investment;</td>
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<td>- NSW Roads and Traffic Authority;</td>
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<td>- NSW Rural Fire Service;</td>
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<td>- Land and Property Management Authority;</td>
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<td>- Sydney Catchment Authority;</td>
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<td>- Commonwealth Department of Defence;</td>
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<td>- Civil Aviation Safety Authority;</td>
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<td>- Airservices Australia;</td>
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<td>- Aerial Agricultural Society of Australia; and</td>
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<td>- the local community and landowners.</td>
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The EA must clearly describe the consultation process and indicate the issues raised by stakeholders during consultation and how these matters have been addressed.
# Relevant Guidelines - For Reference

## General

## Visual

## Ecology
- Cumulative Risk for Threatened and Migratory Species (Commonwealth Department of Environment and Heritage, March 2006).
- Assessing the Impacts on Birds – Protocols and Data Set Standards (Australian Wind Energy Association).

## Aviation Hazard
- Advisory Circular 139-18(0) Obstacle Marking and Lighting of Wind Farms (Civil Aviation Safety Authority, July 2007). Note: this advisory is currently withdrawn however a replacement has to date not been issued.
- Windfarm Policy (Aerial Agricultural Association of Australia, December 2009)
- Powerlines Policy (Aerial Agricultural Association of Australia, December 2009)

## Water Quality
- The NSW State Groundwater Dependent Ecosystems Policy (DLWC, 2002).
- Department of Water and Energy's Guidelines for Controlled Activities (February 2008):
  - Watercourse Crossings;
  - Instream Works;
  - Laying Pipes and Cables in Watercourses;
  - Outlet Structures; and
  - Riparian Corridors.