

Statement of Commitments

The Statements of Commitment below include all Commitments made by the proponent up until 27 November 2015, as well as additional commitments extracted from the Standard and Model Conditions for Wind Farms (<http://www.planning.nsw.gov.au/en-us/developmentproposals/standardandmodelconditions.aspx> accessed 5 February 2015) which the proponent expects apply and therefore has included here for the avoidance of doubt.

These conditions apply to each stage of the project should it proceed on a staged basis as referenced in the Staging provisions in SOC 94 to 96 (items A8 to A10 of the Model Conditions).

Visual Amenity

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
1	Deterioration of visual amenity at surrounding residences	Mitigate impacts	The proponent would offer vegetative screening of any existing residences, within 5 km of a wind turbine where an assessment shows that visual screening might improve visual amenity from the residence. The proponent would write to the owner of each residence outlining the offer and process. A site visit would determine the extent and type of planting required. Species selection would be determined in consultation with landholders using specialist advice. This offer would be made within 6 months of commencement of operation (of that part) of the wind farm. to allow people time to either adjust or to decide that landscape filtering or screening is warranted. Planting would be completed within 2 years of completion of project construction.	Detailed design	CEMP
2	Deterioration of visual amenity at surrounding residences	Mitigate impacts	The Proponent would make reasonable efforts to locate powerlines, substations and control buildings in areas which minimise the visual impact where practical. Vegetative screening would be provided around substations and control buildings where they are visible from neighbouring residences.	Planning	DPE
			See also SOC 126 below		

Noise: Construction Noise

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
3	Construction noise	Minimisation	The Proponent will employ appropriate noise reduction strategies to ensure the recommendations of the NSW Environmental Noise Control Manual and Interim Construction Noise Guidelines are met. Strategies may include the re-orientation of machinery, rescheduling of noisy activities, installation of temporary noise barriers, improved vehicle noise control and the use of 'quiet work practices' (such as reducing or relocating idling machinery).	Detailed design	CEMP
4	Construction noise	Minimisation	The Proponent would undertake construction activities associated with the project that would generate audible noise from site construction works at any residence during the hours: 7:00 am to 6:00 pm, Monday to Friday, 8:00 am to 1:00 pm Saturday; and - At no time on Sundays or public holidays	Detailed design	CEMP
5	Construction noise	Minimisation	Meet ANZECC guidelines for control of blasting impact at residences.	Detailed design	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			See also SOC 110 – 114 below		

Noise: Operational noise

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
6	Operational noise	compliance	The Proponent will ensure final turbine selection and layout complies with the SA EPA Noise Guidelines of 35 dB(A) or background plus 5 dB(A) (whichever is higher) for all non-involved residential receivers (SA EPA, 2003). (Other than those which have entered into a noise agreement with the Proponent in accordance with the SA EPA Noise Guidelines)	Detailed design	OEMP
7	Operational noise	Compliance	The Proponent will ensure final turbine selection and layout complies with the World Health Organisation Guidelines for Community Noise requiring 45 dB(A) or background plus 5 dB(A) (whichever is higher) for all involved residential receivers and all non-involved residential receivers which have entered into noise agreement with the Proponent in accordance with the SA EPA Noise Guidelines	Detailed design	OEMP
8	Operational noise	Compliance	Prior to construction, the Proponent will prepare and submit to the Department of Planning a noise report providing final noise predictions based on any updated background data measured, the final turbine model and turbine layout selected, to demonstrate compliance with the relevant guidelines for all residences	Detailed design	OEMP
9	Operational noise	Mitigate	If operational monitoring identifies exceedances, the Proponent would give consideration to providing mechanical ventilation (to remove the requirement for open windows), building acoustic treatments (improving glazing) or using turbine control features to manage excessive noise under particular conditions.	Operations	OEMP
10	Operational noise	Compliance	Develop and implement an operational noise compliance testing program. The compliance program will commence 3 months before construction commencement and continue on a permanent basis for 2 years post commissioning. Permanent noise loggers will be installed at selected receivers for the duration of the compliance program, with noise data regularly downloaded and any potential exceedances noted for detailed analysis. The selected house locations will include all houses within 2km of a turbine and selected representative houses within 2-5km, subject to owner's consent.	Operations	OEMP
			See also SOC 115 – 119 below		

Flora and Fauna

SoC	Impact	Objective	Mitigation Tasks	Project Phase	Auditing ¹
11	Loss or modification of habitat	Avoid, minimise, offset	All wind turbines must be sited to avoid high constraint areas (including high constraint habitat features) For those tracks and power lines where high constraint areas cannot be avoided, micro siting of infrastructure would be undertaken with input from an ecologist to minimise impacts. Final impact areas will be equal to or less than those identified in <i>Table 7-13 Vegetation Impacts</i> of the PPSR (dated September 2014).	Detailed design of infrastructure layout	CEMP

¹ The Construction and Operation Environmental Management Plans (CEMP and OEMP) are documents submitted to Dept. Planning & Infrastructure prior to construction and operation. Incorporation of these commitments within these management plans allows each commitment to be auditable.

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation Tasks</i>	<i>Project Phase</i>	<i>Auditing¹</i>
12	Loss or modification of habitat	Avoid, minimise, offset	All Yass Daisies must be protected on-site from direct and indirect impacts. A 20m buffer must be imposed around any individual or group of Yass Daisies, or where records were previously documented. These buffers must be implemented prior to the commencement of any construction for the project and maintained and enforced till after construction is complete and equipment is off-site. The buffer must exclude all vehicle and human traffic.	Detailed design of infrastructure layout	CEMP
13	Loss or modification of habitat	Avoid, minimise, offset	Where rocks and boulders cannot be avoided, they would be placed directly adjacent to the works area to preserve the availability of refuge.	Construction	CEMP
14	Loss or modification of habitat	Avoid, minimise, offset	Should dams be required to be removed during site development, alternative watering points would be established to compensate for their loss, where practical and with the agreement of the landowner.	Construction	CEMP
15	Loss or modification of habitat	Avoid, minimise, offset	Additional targeted surveys would be undertaken as part of the pre-construction surveys, if the identified areas would be impacted by the proposal. These identified areas include: • Coppabella: Hollow-bearing trees targeted for removal. • Marilba: Hollow-bearing trees targeted for removal. • Conroy's Gap Extension: Hollow-bearing trees targeted for removal. This updated survey data would provide further data on which to implement biodiversity measures under SOC 11-13, 16-18, 20 and micro-siting under SOC 102. Refer Appendix G of the <i>Supplementary Ecology Report (Nov 2012)</i> for details of these surveys that have been completed.	Detailed design of infrastructure layout	CEMP
16	Loss or modification of habitat	Avoid, minimise, offset	Contractors and staff would be made aware of the significance and sensitivity of the constraints identified in the Biodiversity Assessment constraint map set for each precinct or stage during the site induction process. This would include environmentally sensitive areas outside of the high constraints map that require protection.	Construction	CEMP
17	Loss or modification of habitat	Avoid, minimise, offset	A buffer twice the distance of the tree drip-line would be established in sensitive areas identified in the Biodiversity Assessments for each precinct to ensure indirect impacts (such as compaction, noise and dust) are minimised where practical. For the avoidance of doubt, SOC11 guides the location of infrastructure in sensitive areas, and this SOC17 applies only to temporary construction activities.	Construction	CEMP
18	Loss or modification of habitat	Avoid, minimise, offset	The Proponent would commit to preparing and implementing an Offset Plan, to offset the quantum and condition of native vegetation to be removed, modified or impacted on, in order to achieve a positive net environmental outcome for the proposal. Offset areas would reflect the actual footprint of the development (i.e. footing areas and new tracks) not the maximum impact areas. The Offset Plan must be prepared in consultation with OEH, prior to construction. In particular, the Offset Plan would: • Not include the use of nest boxes as an offset for hollow bearing trees unless supported by OEH; • Clearly define classifications used including "high conservation habitat"; • Where appropriate, use a metric such as Biobanking to ascertain independent and reliable figures required for offsetting;	Prior to construction	CEMP

SoC	Impact	Objective	Mitigation Tasks	Project Phase	Auditing ¹
			- Give preference to offsets in low lying areas that are currently grazing farmland that comprise EEC woodland vegetation with a native ground cover, and where practical, avoid offset areas in close proximity to wind turbines where this offset is intended to provide habitat for birds and bats; - Uses field validation to confirm the suitability of offset areas, in consultation with OEH; - Assesses the likelihood of 'temporary' or 'permanent' loss of habitat, in consultation with OEH, and ensures offset of all 'permanent' loss of habitat and 'temporary' loss where the level of rehabilitation is unlikely to constitute a reinstatement of habitat; and - Outlines the mechanisms for protecting and funding management of offset areas.		
19	Loss or modification of habitat	Avoid, minimise, offset	Prior to the commencement of construction, the Proponent shall prepare and submit for the Approval of the Director-General a Bird and Bat Adaptive Management Program, which takes into account bird/ bat monitoring best practice methods. The Program shall be prepared and implemented by a suitably qualified expert, in collaboration with OEH and approved by the Director-General. The Program shall incorporate Monitoring, and a Decision Matrix that clearly sets out how the Proponent will respond to the outcomes of monitoring. It shall: (a) Incorporate an ongoing role for the suitably qualified expert (b) Set out monitoring requirements in order to assess the impact of the Project on bird and bat populations, including details on survey locations, parameters to be measured, frequency of surveys and analyses and reporting. The monitoring program shall be capable of detecting any changes to the population of birds and/ or bats that can reasonably be attributed to the operation of the Project, that is, data must also be collected prior to the commencement of construction; (c) Incorporate a decision making framework that sets out specific actions and when they may be required to be implemented to reduce any impacts on bird and bat populations that have been identified as a result of the monitoring; (d) Identify 'at risk' bird and bat groups, seasons and/or areas within the Project site which may attract high levels of mortality and include monthly mortality assessments and periodic local population census' and bird utilisation surveys;\ (e) Identify potential mitigation measures and implementation strategies in order to reduce impacts on birds and bats such as minimising the availability of raptor perches, swift carcass removal, pest control including rabbits, use of deterrents, and sector management including switching off turbines that are predicted to or have had an unacceptable impact on bird/bat mortality at certain times; and (f) Identify matters to be addressed in periodic reports in relation to the outcomes of monitoring, the application of the decision making framework, the mitigation measures identified, progress with the implementation of such measures, and their success. The Reports referred to under part (f) shall be submitted to the Director General and OEH on an annual basis for the first five years of operation and every two years thereafter (unless otherwise agreed to by the Director-General), and shall be prepared within two months of the end of the reporting period. The Director-General may, at the request of the Proponent at any time, vary the reporting requirement or period by notice in writing to the Proponent. The Proponent is required to implement Reasonable and Feasible mitigation measures as identified under part (e)	Prior to construction	CEMP, OEMP

SoC	Impact	Objective	Mitigation Tasks	Project Phase	Auditing ¹
			where the need for further action is identified through the Bird and Bat Adaptive Management Programme, or as otherwise agreed with the Director-General.		
20	Loss or modification of habitat	Avoid, minimise, offset	A Biodiversity Management Plan must be prepared within the CEMP to document how biodiversity measures will be implemented on site and how this will be ensured. This plan will build on the Biodiversity Assessments prepared for each precinct for area specific measures. This would include construction and operational activities and must be developed in cooperation with OEH. The plan would include specific additional survey work which would be used to microsite infrastructure, where practical, and offset impacts, where they cannot be avoided. The target features / species include: • Hollow bearing trees • Golden Sun Moth • Striped Legless Lizard • Eastern Bentwing Bat Survey approach would be developed in consultation with OEH.	Prior to construction Construction Operation	CEMP OEMP
21	Loss or modification of habitat	Avoid, minimise, offset	A flora and fauna assessment would be undertaken prior to decommissioning to identify biodiversity constraints and develop specific impact mitigation measures.	Decommissioning	OEMP
			<i>See also SOC 104, 105 below</i>		

Aboriginal Archaeology

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
22	Inadvertent impacts to Aboriginal objects	Minimise risk	The Proponent would develop a Cultural Heritage Management Plan (CHMP) which documents the procedures to be followed for minimising risk and implementing mitigation strategies. This would be undertaken in consultation with an archaeologist, the relevant Aboriginal communities and the NSW OEH, and be submitted to the Director General prior to construction. The CHMP would include: • a description of the methodology for identifying sample areas to be salvaged as outlined in SOC23 and SOC24; • research aims, sampling strategy, methodology, recoding and analysis of objects and care and control of objects post salvage of the research program outlined in SOC23; • methodology to protect areas containing artefacts that are located within 50m of any proposed works in order to minimise the potential for inadvertent damage to those objects; • description of the measures that would be implemented if any new or any unanticipated Aboriginal objects are discovered during the development and the measures that would be followed to manage these objects; • description of the procedures that would be implemented if any Aboriginal skeletal remains are	Construction and decommissioning	CEMP

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
			discovered during the development and the measures that would be followed to manage these objects; and - description of the procedures should damage to Aboriginal objects or sites occur outside the proposed development areas. The CHMP should also include a: - Definition of what comprises a highly significant heritage area within the project area; - Procedure to follow when a highly significant heritage area is identified through additional survey or salvage excavation; - Map at an appropriate scale that illustrates the location of known Aboriginal objects or sites (using polygons to illustrate the site dimensions) within the development area; - Commitment that the proponent will provide a report to OEH and registered Aboriginal stakeholders on the results of subsurface testing carried out; - Commitment that the proponent will complete an Aboriginal Site Impact Recording Form and submit it to the Aboriginal Heritage Information Management System (AHIMS) Register, for each AHIMS site that is harmed or excavated, and - Process that will be followed for continuing consultation with the Aboriginal stakeholders and OEH, where required.		
23	Unavoidable disturbance to Aboriginal objects (stone artefacts) located in generally continuous albeit low density distribution across the proposal area.	Mitigate disturbance	A salvage program of archaeological excavation and analysis would be undertaken in a sample of impact areas prior to construction in addition to those areas identified as low/moderate or moderate significance as outlined in SOC24. The development of an appropriate research project would be undertaken in consultation with an archaeologist, the relevant Aboriginal communities and the NSW OEH.	Construction and decommissioning	CEMP
24	Disturbance to an Aboriginal object of low/moderate or moderate significance	Minimise disturbance	The Proponent would minimise the extent of impacts to areas assessed to be of low/moderate or moderate archaeological significance, where possible. A program of salvage subsurface excavation would be undertaken in impact areas at these locales prior to construction as a form of Impact Mitigation. The scope of this program is provided in Tables 20 and 21 of Section 12 of the Archaeological Assessment, which identify the survey units that would be targeted in the program.	Construction and decommissioning	CEMP
25	Disturbance to an unidentified Aboriginal object	Minimise risk	The Proponent would engage a qualified archaeologist to conduct additional archaeological assessment in any areas which are proposed for impacts that have not been surveyed during the current assessment, including all transmission lines, underground cables, tracks, roads and wind turbines which would be built as part of the Project.	Construction and decommissioning	CEMP
26	Disturbance to significant areas	Minimise risk	The Proponent would consider all available management measures, such as changing the project layout and avoiding any high significance heritage areas which may be located during any additional surveys or salvage excavations.	Pre-construction and decommissioning	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			The CHMP would set out the definition of what constitutes a “high significant heritage area”; management measures and procedures to be implemented for sites and archaeological deposits that are found during any additional surveys or salvage excavations.		

Aircraft Hazards

SoC	Impact	Objective	Mitigation Tasks	Project Phase	Auditing
27	Creation of Hazard	Minimise risk	The Proponent would liaise with all relevant authorities (CASA, Airservices, and Department of Defence) and supply location and height details once the final locations of the wind turbines and wind monitoring masts have been determined and before construction commences.	Pre-construction	DPE
28	Potential impacts on air traffic control radars	Avoid operational impacts	Following detailed design of each project stage to determine the final placement of wind turbines, and prior to construction, a detailed radar impact assessment in accordance with the EUROCONTROL Guidelines June 2010 on ‘How to Assess the Potential Impact of Wind Turbines on Surveillance Sensors’ would be undertaken, in consultation with Airservices Australia, to assess any material impacts to effective radar coverage resulting from that stage of the wind farm. The assessment would outline mitigation options and be provided to Airservices Australia for their review and consultation with respect to mitigation options. Mitigation would be implemented at the cost of the proponent, and may include removal of wind turbines or other measures. Where mitigation options require modification to the design or operation of the radar this would only be undertaken with the consent of Airservices Australia. Any mitigation required is to be to the satisfaction of Airservices Australia.	Pre-construction	DPE
			<i>See also SOC 107 below</i>		

Communication

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
29	Deterioration of signal strength	No deterioration of signal strength	The Proponent would locate wind turbines to avoid existing microwave link paths that cross each precinct, or liaise with the owners of such links to relocate services to avoid potential impacts from turbines.	Pre-construction	
30	Deterioration of signal strength	No deterioration of signal strength	The Proponent would undertake a detailed investigation to develop appropriate mitigation measures associated with potential impacts to navigational aids from each of the precincts or construction stages. The Proponent would liaise with Airservices Australia to ensure all mitigation measures are acceptable.	Pre-construction and operation	
31	Deterioration of signal strength	No deterioration of signal strength	Ensure adequate television reception is maintained for neighbouring residences as follows: - Undertake a monitoring program of houses within 5km of the wind farm site or construction stage, if requested by the owners, to determine a baseline of reception against which to review any loss in television signal strength. - In the event that after construction television interference (TVI) is experienced by existing receivers	Pre-construction and Operation	

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			within 5km of the site or construction stage, investigate the source and nature of the interference. - Where investigations determine that the interference is caused by the wind farm, establish appropriate mitigation measures at each of the affected receivers in consultation and agreement with the landowners. Specific mitigation measures may include: - Modification to, or replacement of receiving antenna - Provision of a land line between the affected receiver and an antenna located in an area of favourable reception - Improvement of the existing antenna system - In the event that interference cannot be overcome by other means, negotiating an arrangement for the installation and maintenance of a satellite receiving antenna at the Proponents cost		
			See also SOC 108 below		

Electromagnetic Fields

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
32	Radiation exposure from EMFs	Minimise exposure	Adhere to standard industry approaches and policies with respect to EMF through maintenance of adequate easements around transmission lines.	Operation	OEMP
33	Radiation exposure from EMFs	Minimise exposure	The turbines, control building, substation and transmission lines would be located as far as practical from residences, farm sheds, and yards in order to reduce the potential for exposure.	Operation	OEMP

Traffic and Transport

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
34	Safety and asset protection	Minimise Risk	The Proponent would develop and implement a Traffic Management Plan (TMP) in consultation with roads authorities to facilitate appropriate management of potential traffic impacts. The TMP would include provisions for: - Scheduling of deliveries and managing timing of transport - Limiting the number of trips per day - Undertaking community consultation before and during all haulage activities - Designing and implementing temporary modifications to intersections, roadside furniture, stock grids and gates - Managing the haulage process, including the erection of warning and/or advisory speed signage prior to isolated curves, crests, narrow bridges and change of road conditions - Designation of a speed limit would be placed on all of the roads that would be used primarily by	Construction	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			construction traffic • Preparation of a Transport Code of Conduct to be made available to all contractors and staff • Identification of a procedure to monitor the traffic impacts during construction and modify work methods (where required) to reduce the impacts • Provide a contact phone number to enable any issues or concerns to be rapidly identified and addressed through appropriate procedures • Reinstatement of pre-existing conditions after temporary modifications to the roads and pavement along the route. The Traffic Management Plan and other mitigation measures will be implemented in accordance with the process outlined in the RTA (now RMS) submission dated 16 December 2009.		
35	Safety and Asset protection	Minimise Risk	The Proponent would use a licensed haulage contractor with experience in transporting similar loads, responsible for obtaining all required approvals and permits from the RTA and Councils and for complying with conditions specified in those approvals.	Construction	CEMP
36	Safety and Asset protection	Minimise Risk	In the case of any existing or proposed connection for access from the wind farm onto a Classified Road the proponent would obtain RMS and the council's concurrence under section 138 of the Roads Act (1993) prior to the commencement of any work as noted in the RTA (now RMS) submission dated December 2009.	Construction	CEMP
37	Safety and Asset protection	Minimise Risk	The Proponent would prepare a Traffic Impact Study (as per the submission requests of both councils) including road dilapidation reports covering pavement and drainage structures in consultation with roads authorities for the route prior to the commencement of construction and after construction is complete. The Proponent would repair any damage resulting from the construction traffic (except that resulting from normal wear and tear) as required during and after completion of construction at the Proponent's cost	Detailed design & Construction	CEMP
38	Safety and Asset protection	Minimise Risk	Route specific mitigation measures, as detailed Section 5.2 of the Traffic Impact Study, would be adopted where significant increases in use are anticipated as a consequence of the proposal.	Construction	CEMP

Fire and Bushfire

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
39	Bushfire risk	Minimise risks	The Proponent would prepare a Bushfire Management Plan as part of the Construction Environmental Management Plan. The Rural Fire Service and NSW Fire Brigade would be consulted in regard to its adequacy to manage bushfire risks during construction, operation and decommissioning. The plan would as a minimum include: • Hot-work procedures, asset protection zones, safety, communication, site access and response protocols in the event of a fire originating in the wind farm infrastructure, or in the event of an external wildfire threatening the wind farm or nearby persons or property • Flammable materials and ignition sources brought onto the site, such as hydrocarbons, would be handled and stored as per manufacturer's instructions. • During the construction phase, appropriate fire fighting equipment would be held onsite when the fire	Construction Operation Decommissioning	CEMP and OEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			danger is very high to extreme, and a minimum of one person on site would be trained in its use. The equipment and level of training would be determined in consultation with the local RFS - Substations would be bunded with a capacity exceeding the volume of the transformer oil to contain the oil in the event of a major leak or fire. The facilities would 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) - Substations would be surrounded by a gravel and concrete area free of vegetation to prevent the spread of fire from the substation and reduce the impact of bushfire on the structure. The substation area would also be surrounded by a security fence as a safety precaution to prevent trespassers and stock ingress - Asset protection zones (APZs), based on the RFS Planning for Bushfire Protection, would be maintained around the control room, sub-station and in electricity transmission easements. Workplace health and safety protocols would be developed to minimise the risk of fire for workers during construction and during maintenance in the control room and amenities - Fire extinguishers would be stored onsite in the control building and within the substation building - Shut down of turbines would commence if components reach critical temperatures or if directed by the RFS in the case of a nearby wildfire being declared (an all hours contact point would be available to the RFS during the bushfire period). Remote alarming and maintenance procedures would also be used to minimise risks - Overhead transmission easements would be periodically inspected to monitor regrowth of encroaching vegetation		

Hydrology

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
40	Deterioration of water quality (Surface Water)	Minimise risk	Infrastructure placement, including turbines, substations, switchyards, batching plants and construction compounds would not be sited within 40 metres of a major drainage line or major water course. Where access tracks are required to cross water courses they will be designed in consultation with NSW Office of Water and DPI (Fisheries).	Detailed design	CEMP
41	Deterioration of water quality (Surface Water)	Achieve neutral or beneficial water quality impact	The Proponent would prepare a Sediment / Erosion Control Plan (SECP) as a sub plan of the Construction Environmental Management Plan. This plan would include the following provisions: - Sediment traps would be installed wherever there is potential for sediment to collect and enter waterways - Stockpiles generated as a result of construction activities would be bunded with silt fencing, (mulch bunds or similar) to reduce the potential for runoff from these areas - On the steeper slopes check banks would be installed across the trench line, as appropriate, following closure of the trench. These would discharge runoff to areas of stable vegetation - Stabilisation and site remediation would be undertaken as soon as practicable throughout and post	Construction	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			construction. Soil and water management practices would be developed as set out in Soils and Construction Vol. 1 (Landcom 2004)		
42	Deterioration of water quality (Surface Water)	Minimise risk	Design water crossings to minimise impact on existing banks, water flow and animal passage.	Construction	CEMP
43	Water supply	Minimise risk	Undertake liaison with representatives of Golden Fields County Council regarding the potential supply of construction water	Construction	CEMP
44	Deterioration of water quality (Surface Water)	Minimise risk	All vehicles onsite would follow established trails and minimise onsite movements	Construction Operation	CEMP OEMP
45	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Machinery would be operated and maintained in a manner that minimises risk of hydrocarbon spills	Construction Operation	CEMP OEMP
46	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Maintenance or re-fuelling of machinery would be carried out on hard-stand in accordance with industry standards for fuel transfer	Construction	CEMP
47	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Design of concrete batch plants would ensure concrete wash would not be subjected to uncontrolled release. The batch plant area would be bunded to contain peak rainfall events and remediated after the completion of the construction phase. Waste sludge would be recovered from the settling pond and used in the production of road base manufactured onsite. The waste material would be taken from the batching plant to be blended in the road base elsewhere onsite. Roads are first thing – is this sludge from concrete for foundations in which case aren't all the roads already in? What settling pond?	Construction	CEMP
48	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Carry out dust suppression as required through either watering or chemical means (environmentally friendly polymer based additives to water).	Construction Decommissioning	CEMP
49	Deterioration of water quality (Surface Water)	Achieve neutral or beneficial water quality impact	A Site Restoration Plan (SRP) would be prepared as part of the Construction Environmental Management Plan. This would set out protocols for restoration works including: - Site preparation - Stabilisation - Revegetation - Monitoring	Construction Decommissioning	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
50	Deterioration of water quality (Surface and Ground Water)	Minimise risk	A Spill Response Plan would be prepared as part of the CEMP and OEMP including: - Identify persons responsible for implementing the plan if a spill of a dangerous or hazardous chemical/waste would occur - Identify all chemicals required for the Proposal, including physio-chemical properties, risks posed to water quality objectives and appropriate methods of storage of these chemicals. - Locate Material Safety Data Sheets (MSDS) for all chemical inventories at on site and readily available - Comply with manufacturers recommendations in relation to application and disposal where chemicals are used - Report any spill that occurs to the Construction Manager regardless of the size of the spill - Establish clearly defined works and refuelling areas - Spill protocols in this plan would dictate when the EPA would be notified - Chemical / fuel storage areas would be identified, and be bunded to prevent loss of any pollutants - Hydrocarbon spill kits would be stored at the site. A number of site staff are to be trained in the use of the spill kits	Construction Operation Decommissioning	CEMP OEMP
51	Deterioration of water quality (Surface and Ground Water)	Minimise Risk	The Proponent would notify the NSW DECC EPA in the event of any spill that had the potential to pollute waters.	Construction Operation	CEMP OEMP
52	Protection of ground water	Minimise risk	Undertake investigations, as part of the geotechnical investigation, to ensure that the project would have no material adverse effect on groundwater/aquifers as a result of blasting activities.	Pre-construction	CEMP
53	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Monitor bunded infrastructure to ensure that volume of oil could be fully contained in the event of leak	Operation	OEMP
54	Deterioration of water quality (Surface and Ground Water)	Minimise risk	Maintain septic systems, if installed, to meet appropriate Australian standards	Construction Operation Decommissioning	CEMP OEMP
			<i>See also SOC 123, 124 below</i>		

Soils and Landforms

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
55	Landform stability	Minimise risk	The Proponent would undertake geotechnical investigations in the area of the proposed turbines to determine ground stability.	Pre - construction	DPE

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
56	Contamination	Minimise risks	Consult with involved property owners in relation to areas of land potentially contaminated by past land use and manage impacts in these areas to avoid disturbing any areas of contamination.	Pre - construction	CEMP
57	Soil quality	Minimise risks	Where soil is excavated subsoil would be separated from topsoil for rehabilitation purposes. Topsoil from the excavation sites would be stockpiled and replaced. On steep slopes, topsoil would be stabilised. Any excess subsoil would be removed from the site and disposed of at an appropriate fill storage site.	Construction	CEMP
58	Soil quality	Minimise impact	Avoid compaction of soil resulting from unnecessary vehicle access over ground not excavated during construction. Avoid laying of materials during wet saturated soil conditions.	Construction	CEMP
59	Soil quality	Minimise impact	The Proponent would prepare a protocol for instances of suspected contamination being unexpectedly found. Should contamination or potential contamination be disturbed during excavation works, the area would be assessed by appropriately qualified consultants. OEH would be notified if warranted.	Pre-construction	CEMP
60	Soil loss or stability of landform loss	Minimise risks	Concrete wash would be deposited in an excavated area, below the level of the topsoil, or in an approved landfill site. Where possible, waste water and solids would be reused onsite.	Construction	CEMP
61	Soil loss or stability of landform loss	Minimise risks	Access routes and tracks would be confined to already disturbed areas, where possible within the constraints of construction requirements. All contractors would be advised to keep to established tracks.	Construction	CEMP
			<i>See also SOC 123, 124 below</i>		

Mineral Exploration

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
62	Conflict with mineral exploration	Minimise conflict	The Proponent would liaise with the current mineral licence holder providing a final turbine and infrastructure layout, prior to the construction phase	Pre-construction	CEMP
63	Conflict with mineral exploration	Minimise conflict	The Proponent will continue to liaise with the holder of EL7984 which is the only mineral licence which overlaps with the wind farm site.	Pre-construction / Construction	CEMP
64	Conflict with mineral exploration	Minimise conflict	The Proponent would provide a point of contact to the current mineral licence holder	Pre-construction	CEMP
65	Conflict with mineral exploration	Minimise conflict	The Proponent would liaise with the involved land owners and current mineral lease holders prior to rehabilitation, to ensure that any project access roads that they may wish to retain are retained. Several of these access roads are likely to be of benefit both to routine agricultural activities as well as to exploration activities onsite	Construction	CEMP

Economic

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
66	Effect on local community	Maximise positive impact of	Liaise with local industry representatives to maximise the use of local contractors and manufacturing facilities in the construction and decommissioning phases of the project.	Construction	CEMP

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
		Proposal			
67	Effect on local community	Maximise positive impact of Proposal	Liaise with the local visitor information centres to ensure that construction and decommissioning timing and haulage routes are known well in advance of works and to the extent practical coordinated with local events	Construction	CEMP
68	Effect on local community	Maximise positive impact of Proposal	Liaise with Yass Valley and Harden Shire Councils and the Department of State and Regional Development to assist in advising the local community and where necessary attracting people to the local area to work in both construction and operation of the Proposal	Construction Operation	CEMP
69	Effect on local community	Maximise positive impact of Proposal	Make available employment opportunities and training for the ongoing operation of the wind farm to local residents where reasonable	Operation	OEMP

Community Wellbeing

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
70	Community wellbeing	Provide accurate information	Dissemination of accessible and independent information on wind farm impacts	Pre-construction	CEMP
71	Community wellbeing	Provide accurate information	Biodiversity monitoring information collected during the operation of the wind farm would be made publicly available	Operation	OEMP
72	Community wellbeing	To provide a benefit to those residents that are most affected	From commissioning the Proponent will contribute \$2,500 per wind turbine built per annum to a Community Enhancement Program. The Proponent will pay the annual contribution to the CCC for distribution. At least 50% of the funds may be allocated to residential clean energy improvements such as solar water heating or solar PV panels or similar benefit to non-involved properties within 5kms of a wind turbine. When the wind farm construction contracts are finalised a new CCC is to be elected to represent the neighbouring community and Councils through the construction and operation phase and manage the Community Enhancement Program. The CCC is to be constituted in line with Appendix C of <i>the Draft NSW Planning Guidelines: Wind Farms</i> or as updated. The allocation of funds will be determined by the elected CCC to ensure the community benefit is distributed in line with the impacted community's own view of an equitable distribution of funds.	Construction & Operation	OEMP

Tourism

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
73	Effect on local activities	Minimise disruption	Co-ordinate construction activities with local tourist operators. The Proponent would liaise with the local visitor information centres to ensure that construction and decommissioning timing and haulage routes are known well in advance of works	Pre-construction	CEMP
74	Effect on local activities	Maximise benefits	The Proponent would work with the involved landowners, the community and both Yass Valley and Harden Shire Councils to allow for the development of the wind farm as a tourist attraction, if this option becomes desirable to these three parties.	Operation	OEMP

Agriculture

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
75	Impact on current land use	Minimise disruption	Stock would be restricted from works areas where there is a risk stock injury or where disturbed areas are being stabilised.	Construction	CEMP
76	Impact on current land use	Minimise impact	Develop, implement and monitor the effects of a Site Restoration Plan for each construction stage. The plan would aim to stabilise disturbed areas as rapidly as possible after practical completion of the construction stage of the project. The Plan would consider: • Appropriate stabilisation techniques across the stages/precincts • Suitable species for re-seeding (native species would be given preference due to their superior persistence and for conservation purposes) • Monitoring for weed and erosion issues	Construction and Decommissioning	CEMP
77	Impact on current land use	Minimise disruption	Liaison would be undertaken with neighbouring landowners and landowners adjoining access roads, to provide information about the timing and routes to be used during construction and decommissioning. This could be in the form of advertising and provision of a contact point for further inquiries. The aim would be to reduce the risk of interference with agricultural activities on affected roads and road verges.	Construction	CEMP
78	Impact on current land use	Minimise impacts	Ensure that the switchyard and substation is appropriately fenced to eliminate stock ingress.	Operation	OEMP
79	Impact on current land use	Minimise impacts	Should the costs of aerial agriculture (as undertaken at any non-associated property adjacent to the site prior to construction) increase as a result of the operation of the proposed wind turbines, the proponent of the relevant stage shall fully refund to the affected landowner the increase in costs of that aerial agriculture attributable to the operation of the wind turbines.	Construction and Operation	CEMP and OEMP

Health and Safety

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
80	Safety of persons or stock	Minimise risks	A detailed Health and Safety Plan (H&SP) would be prepared, as a sub plan of the Construction Environmental Management Plan, identifying hazards associated with construction works, the risks of the identified hazards	Construction	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			occurring and appropriate safeguards would be prepared prior to the commencement of construction works. The Plan would include, but not be limited to: • Inductions for all contractors requiring site access. • Ensure all staff are appropriately qualified and trained for the roles they are undertaking		
81	Safety of persons or stock	Minimise risks	Site fencing would be installed where there is a risk to the safety of the general public (i.e. when the trench is left open for extended periods)	Construction and Decommissioning	CEMP
82	Safety and Asset protection	Minimise Risk	Establish procedures to ensure that soil is not carried onto the Hume Highway on the wheels of construction traffic	Construction	CEMP
83	Safety / nuisance to persons or stock	Minimise risks	If shadow flicker is found to be greater than 30 hours per annum and a nuisance to any nearby residents, the wind farm control system would be programed so the offending wind turbines are automatically shut down whenever these conditions are present.	Operation	OEMP
84	Safety of persons or stock	Minimise risks	Shadow flicker effects on motorists would be monitored following commissioning and any remedial measures to address concerns would be developed in consultation with the RTA and the Department of Planning	Operation	OEMP
85	Safety of persons	Minimise risk	Establish a turbine maintenance program in accordance with industry standards.	Operation	OEMP
			<i>See also SOC 100, 106, 109 below</i>		

Historic Heritage

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
86	Disturbance to a non-Indigenous potential heritage item	Minimise disturbance	The Proponent would limit the extent of impacts to the three identified heritage items identified to date as well as any other heritage items subsequently identified.	Construction and decommissioning	CEMP

Climate and air quality

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
87	Air quality	Minimise risks	Investigate and apply the best available methods for dust suppression, for inclusion in the CEMP.	Construction	CEMP
88	Air quality	Minimise risks	Dust levels at stockpile sites would be visually monitored as appropriate. Dust suppression would be implemented if required. Stockpiles would be protected from prevailing weather conditions	Construction	CEMP
89	Air quality	Minimise risks	Undertake ongoing visual dust monitoring and suppression (if required) during the construction phase. Monitoring would regularly assess the effectiveness of dust suppression activities. Monitoring would regularly assess the effectiveness of dust suppression activities.	Construction	CEMP
90	Air Quality	Minimise risks	Should a complaint relating to dust by a resident be received, monitoring at the boundary of the construction site	Construction	CEMP

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
			would be undertaken using dust gauges. The Proponent would assess the dust gauges and identify additional mitigation measures, where required.		
91	Air quality	Minimise risks	Should blasting be required, it would be carried out in accordance with all relevant statutory requirements and residences within 1km of blasting activities would be informed prior to blasting	Construction	CEMP
92	Air quality	Minimise risks	Dust filters would be installed on silos, where required	Construction	CEMP

Resource impacts

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
93	Waste generation	Minimise waste and maximise recycling of materials	The Proponent would prepare a Waste Management Plan to be included within the Construction Environmental Management Plan. It would include but not be limited to the following: • The scope for reuse and recycling would be evaluated • Provision for recycling would be made onsite • Wastes would be disposed of at appropriate facilities • Toilet facilities would be provided for onsite workers and sullage from contractor's pump out toilet facilities would be disposed of at the local sewage treatment plants or other suitable facility agreed to by Council • Excavated material would be used in road base construction and as aggregate for footings where possible. Surplus material would be disposed of in appropriate locations on site (with the agreement with the landowner), finished with topsoil, and revegetated	Construction Operation	CEMP OEMP
			<i>See also SOC 127 below</i>		

Additional commitments from Model Conditions

The following Statements of Commitment (SOC) have been added from the Model Conditions.

A new SOC number has been allocated and the consent condition number from the DPE document is referenced in parentheses below. Minor text variations have been applied to the standard conditions in the context of the Statement of Commitments by the proponent.

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
94 (A8)	Staging: Prolonged Construction period	Good communication with the community	The Proponent may elect to construct and/ or operate the Development in stages. Where staging is proposed, the Proponent shall submit a Staging Report to the Director-General prior to the commencement of the first proposed stage. The Staging Report shall provide details of: a) how the Development would be staged, including general details of work activities associated with each stage and the general timing of when each stage would commence; and b) details of the relevant conditions of consent, which would apply to each stage and how these shall be complied with across and between the stages of the Development. Where staging of the Development is proposed, these conditions of consent are only required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s). The Proponent shall ensure that an updated Staging Report (or advice that no changes to staging are proposed) is submitted to the Director-General prior to the commencement of each stage, identifying any changes to the proposed staging or applicable conditions.	Detailed Design	CEMP OEMP
95 (A9)	<i>Staging</i>		The Proponent may: a) submit any strategy, plan or program required by this consent on a progressive basis; and/or b) combine any strategy, plan or program required by this consent.	Detailed Design	CEMP OEMP
96 (A10)	<i>Staging</i>		Until they are replaced by an equivalent strategy, plan or program approved under this consent, the Proponent shall continue to implement existing strategies, plans or programs for operations on site that have been approved by previous consents or approvals.	Detailed Design Construction Operation	CEMP OEMP
97 (A11)	Decommissioning: Redundant infrastructure	Removal of infrastructure no longer in operation	Within 18 months of the cessation of operation of the Development, the site shall be decommissioned and returned, as far as practicable, to its condition prior to the commencement of construction in consultation with the relevant landowner(s) and to the satisfaction of the Director-General. All generating facilities and associated infrastructure (including but not necessarily limited to the collector substation and transformers, overhead and underground transmission lines and control cabling and access roads) shall be removed from the site unless otherwise agreed by the Director-General. Development for related infrastructure (including access roads) may be retained on site, where the Proponent has demonstrated to the satisfaction of the Director-General prior to the commencement of decommissioning that these components: are permissible under the land use provisions existing at the time of decommissioning; would not pose an ongoing impediment to permissible land use at the properties; and their retention has been agreed to by the relevant landowners.	Operation Decommissioning	OEMP
98 (A12)	Decommissioning: Inoperable	To remove infrastructure no longer in	If any wind turbine is not used for the generation of electricity for a continuous period of 12 months, it shall be decommissioned by the Proponent, unless otherwise agreed by the Director-General. The Proponent shall keep independently-verified annual records of the use of wind turbines for electricity generation. Copies of these	Operation	DPE

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
	infrastructure abandoned	operation	records shall be provided to the Director-General upon request. The relevant wind turbine and any associated infrastructure is to be dismantled and removed from the site by the Proponent within 18 months from the date that the wind turbine was last used to generate electricity.		
99 (A13)	Decommissioning: Landowners left with abandoned infrastructure	The right to enable this condition	Prior to the commencement of construction, the Proponent shall provide written evidence to the satisfaction of the Director-General that the land agreements with the site landowners have adequate provisions to require that decommissioning occurs in accordance with this consent	Detailed design	DPE
100 (A15)	Demolition: Unsafe demolition	Safe demolition	The Proponent shall ensure that all demolition work is carried out in accordance with <i>Australian Standard AS 2601:2001: The Demolition of Structures</i> , or its latest version.	Construction Decommissioning	CEMP
101 (A16)	Compliance: Dispute	Dispute resolution	In the event of a dispute between the Proponent and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Director-General for resolution. The Director-General's determination of any such dispute shall be final and binding on the parties.	All phases	DPE
102 (B3)	Minor Variations: Micro-siting	Ensure impacts are equal or minimise	Where micro-siting is proposed, the Proponent will identify the proposed turbine locations in the CEMP, and demonstrate how the new locations will not give rise to increased landscape, vegetation, cultural heritage, visual amenity, shadow flicker, noise, fire risk or aviation impacts when compared to the approved locations	Detailed design	CEMP DPE
103 (B2)	Ancillary facilities: Rehabilitation		All Ancillary Facilities shall be rehabilitated to at least their pre-construction condition, unless otherwise agreed by the landowner.	Construction Operation decommissioning	CEMP
104 (B5)	Biodiversity: Offset land is not secured	Secure offset	Land offsets shall be consistent with the <i>Principles for the use of Biodiversity Offsets in NSW</i> . Any land offset shall be enduring and be secured by a conservation mechanism which protects and manages the land in perpetuity. Where land offsets cannot solely achieve compensation for the loss of habitat, additional measures shall be provided to collectively deliver an improved or maintained biodiversity outcome for the region.	Detailed design	CEMP OEMP
105 (B6)	Biodiversity: Offsets not achieved	Biodiversity offset	Where monitoring of the offset land indicates that biodiversity outcomes are not being achieved, remedial actions as approved by the Director General shall be undertaken to ensure that the objectives of the Biodiversity Offset Package are achieved. (See SOC 18)	Operational	OEMP
106 (B9)	Dangerous Goods: Spills	Safe handling and storage	Dangerous goods, as defined by the <i>Australian Dangerous Goods Code</i> , shall be stored and handled strictly in accordance with: a) all relevant Australian Standards; b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and c) the <i>Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin</i> (Environment Protection Authority, 1997). In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.	Detailed design	CEMP OEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
107 (B11)	Aviation Obstacles and Hazards: Uncharted structures posing danger to aircraft	Aircraft safety	Prior to the commencement of construction and operation, the Proponent shall provide the following information to the Civil Aviation Safety Authority, AirServices Australia, RAAF – Aeronautical Information Services, the Aerial Agricultural Association of Australia as well as known privately owned local airfields in the local area: a) “as constructed” coordinates in latitude and longitude of each wind turbine generator; b) final height of each wind turbine generator in Australian Height Datum; and c) elevation at the base of each wind turbine generator in Australian Height Datum.	Detailed design construction	CEMP
108 (B14)	Radio Communication: Communications disruption	Minimise disruption to communications	The Development shall be designed and constructed in consultation with any person who has any form of communications licence on a register maintained by the Australian Communications and Media Authority and whose communication signal can be accessed on the Site (including emergency services) to ensure that risks to these services are minimised as far as feasible and reasonable. In the event that any disruptions to radio communication service links (installed before construction of the Development) arise as a result of the Development, the Proponent shall undertake appropriate remedial measures in consultation with the relevant licensee to rectify any issue within three months of the problem being identified. Such measures may include: a) modification to or relocation of the existing antennae; b) installation of a directional antennae; and/ or c) installation of an amplifier to boost the signal strength.	Detailed design	CEMP
109 (B15)	Safety Management System Unsafe system	Safe systems	At least two months prior to the commencement of commissioning, the Proponent shall prepare a report outlining a comprehensive Safety Management System, covering all on-site systems relevant to ensuring the safe operation of the Development. The report shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records shall be kept at the site and shall be available for inspection by the Department upon request. The Safety Management System shall be developed in accordance with the Department’s <i>Hazardous Industry Planning Advisory Paper No. 9, ‘Safety Management’</i>, and should include: a) procedures and programs for the maintenance and testing of the safety related equipment to ensure its integrity over the life of the Development; and b) an outline of a documented procedure for the management of change.	Detailed design Construction Operation	CEMP OEMP
110 (B19)	Construction noise	Noise regulation	Construction works outside of the standard construction hours identified in SOC 4 may be undertaken in the following circumstances: a) construction works that generate noise that is: (i) no more than 5 dB(A) above rating background level at any residence in accordance with the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009); and (ii) no more than the noise management levels specified in Table 3 of the <i>Interim Construction Noise Guideline</i> (Department of Environment and Climate Change, 2009) at other sensitive receivers; or b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	Construction	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; d) works approved through an EPL, or e) works as approved through the out-of-hours work protocol outlined in the CEMP.		
111 (B21)	Construction noise	Manage impacts	Except as expressly permitted by the EPL, activities resulting in impulsive or tonal noise emission (such as rock breaking, rock hammering, pile driving) shall only be undertaken: a) between the hours of 8:00 am to 5:00 pm Monday to Friday; b) between the hours of 8:00 am to 1:00 pm Saturday; and c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block. For the purposes of this condition 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.	construction	CEMP
112 (B23)	Construction noise: Vibration	Vibration limitation	The Development shall be constructed with the aim of achieving the following construction vibration goals: a) for structural damage, the vibration limits set out in the <i>German Standard DIN 4150-3: Structural Vibration - effects of vibration on structures</i>; and b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: A Technical Guideline</i> (Department of Environment and Conservation, 2006).	Construction	CEMP
113 (B24)	Construction noise: Piling noise	Reduction in noise	Wherever Feasible and Reasonable, piling activities shall be undertaken using quieter alternative methods than impact or percussion piling, such as bored piles or vibrated piles.	Construction	CEMP
114 (B25)	Construction noise: Noise impacts	Reduction in noise	Where Feasible and Reasonable, operation noise mitigation measures shall be implemented at the start of Construction (or at other times during Construction) to minimise Construction noise impacts.	Construction	CEMP
115 (B29)	Operational Noise (Turbines): Noise at residence	Noise compliance	Noise from the Development is to be measured at the most affected point within the residential boundary, or at the most affected point within 20 metres of the dwelling, where the dwelling is more than 20 metres from the boundary, to determine compliance with the noise level limits in SOC 6	Operation	OEMP
116 (B30)	Operational Noise (Turbines): Tonal noise	Identification and mitigation	For the purposes of SOCs 6-8, 5 dB(A) shall be applied to measured noise levels where tonality is present, as defined in Appendix B: NSW wind farm noise guidelines, as contained in the <i>draft NSW Planning Guidelines – Wind Farms</i> (December 2011). The presence of tonality shall be determined using the methodology detailed in <i>Wind Turbine Generator Systems- Part 11: Acoustic Noise Measurement Techniques IEC 61400-11:2002</i> or its latest edition.	Operation	OEMP
117 (B31)	Operational Noise (Turbines)	Noise management	Notwithstanding SOCs 6 and 7, the noise limits specified under those conditions do not apply to any residence where a noise agreement is in place between the Proponent and the respective owner(s) of those residences in relation to noise impacts and/or noise limits. For this condition to take effect, the noise agreements shall satisfy the relevant requirements of <i>Guidelines for Community Noise</i> (WHO, 1999) and Appendix B: NSW wind farm noise guidelines, as contained in the <i>draft NSW Planning Guidelines – Wind Farms</i> (December 2011).	operation	OEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing								
118 (B32 and B33)	Operational Noise: Substation Noise	Noise compliance	The substation shall be designed, constructed, operated and maintained to ensure that the noise contributions from the substation to the background acoustic environment do not exceed the maximum allowable noise contributions specified in Table 1, at the nearest existing sensitive receptor to the substation. The maximum allowable noise contributions apply under wind speeds up to 3 ms⁻¹ (measured at 10 metres above ground level), or under temperature inversion conditions of up to 3 °C/ 100 metres and wind speeds of up to 2m/s at 10 metres above the ground. Table 1 – Substation Noise Criteria <table><tr><td>Day 7:00am to 6:00pm Mondays to Saturdays 8:00am to 6:00pm Sundays and public holidays</td><td>Evening 6:00pm to 10:00pm on any day</td><td colspan="2">Night 10:00pm to 7:00am Mondays to Saturdays 10:00pm to 8:00am Sundays and public holidays</td></tr><tr><td>LAeq(15 minute)</td><td>LAeq(15 minute)</td><td>LAeq(15 minute)</td><td>LA1 (1 minute)</td></tr></table> For the purpose of assessment of noise contributions specified under this condition, noise from these components shall be: a) measured at the most affected point within the residential boundary or at the most affected point within 20 metres of the dwelling where the dwelling is more than 20 metres from the boundary to determine compliance with the LAeq(15 minute) noise limits; b) measured at 1 metre from the dwelling façade to determine compliance with the LA1 (1 minute) noise limits; and c) subject to the modification factors provided in Section 4 of the New South Wales Industrial Noise Policy (EPA, 2000), where applicable. Notwithstanding the above, should direct measurement of noise from these components be impractical, the Proponent may employ an alternative noise assessment method deemed acceptable by the EPA (refer to Section 11 of the <i>New South Wales Industrial Noise Policy</i> (EPA, 2000)). Details of such an alternative noise assessment method accepted by the EPA shall be submitted to the Director-General prior to the implementation of the assessment method. These requirements do not apply if a negotiated agreement consistent with the requirements of Section 8.3 of the <i>New South Wales Industrial Noise Policy</i> (EPA, 2000), exists between the Proponent and the relevant sensitive receptor.	Day 7:00am to 6:00pm Mondays to Saturdays 8:00am to 6:00pm Sundays and public holidays	Evening 6:00pm to 10:00pm on any day	Night 10:00pm to 7:00am Mondays to Saturdays 10:00pm to 8:00am Sundays and public holidays		LAeq(15 minute)	LAeq(15 minute)	LAeq(15 minute)	LA1 (1 minute)	Construction Operation	CEMP OEMP
Day 7:00am to 6:00pm Mondays to Saturdays 8:00am to 6:00pm Sundays and public holidays	Evening 6:00pm to 10:00pm on any day	Night 10:00pm to 7:00am Mondays to Saturdays 10:00pm to 8:00am Sundays and public holidays											
LAeq(15 minute)	LAeq(15 minute)	LAeq(15 minute)	LA1 (1 minute)										
119 (B34)	Noise from transmission lines	Noise compliance	Any overhead transmission line associated with the Development shall be designed, constructed and operated to minimise the generation of corona and aeolian noise as far as feasible and reasonable at nearest existing sensitive receivers.	Detailed design Construction	CEMP								

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
120 (B35 and B36)	Property impacts: Property access deterioration	Maintain property access	Access to property shall be maintained during construction unless otherwise agreed with the property owner in advance. Access that is physically affected by the Development shall be reinstated to at least an equivalent standard, in consultation with the property owner. Any damage caused to property as a result of the Development shall be rectified or the property owner compensated, within a reasonable timeframe, with the costs borne by the Proponent	Detailed design Construction	CEMP
121 (B38)	Crown Land and Trigonometric Reserves: Crown land use	Right to use	Prior to the commencement of construction of the Development, the Proponent shall consult with and comply with the requirements of the DPI – Crown Land Division in relation to any Crown Land affected by the Development to enable the lawful use of that land by the Development	Detailed Design	CEMP
122 (B39)	Crown Land and Trigonometric Reserves: Disturbance to Trig point	No disturbance	Disturbance to Trigonometric Reserves shall be avoided during the life of the Development, unless otherwise approved by the Surveyor General and the relevant licence under the <i>Crown Lands Act 1989</i> is obtained by the Proponent	Detailed design	CEMP
123 (B40)	Soil, Water and Hydrology: Pollution of waters	No water pollution	Except as may be provided by an EPL, the Development shall be constructed and operated to comply with Section 120 of the <i>Protection of the Environment Operations Act 1997</i> , which prohibits the pollution of waters.	Detailed design Construction	CEMP
124 (B41, B42)	Soil, Water and Hydrology: Soil and water impacts	Minimise impacts	Soil and water management measures consistent with <i>Managing Urban Stormwater - Soils and Construction Vol. 1</i> (Landcom, 2004) shall be employed during the construction of the Development to minimise soil erosion and the discharge of sediment and other pollutants to land and/or waters. Waterway crossings shall be designed and constructed in consultation with NOW and DPI (Fisheries) and consistent with DPI (Fisheries) guidelines <i>Policy and Guidelines for Fish Friendly Waterway Crossings</i> (2004) and <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (2004).	Detailed design construction	CEMP
125 (B43)	Utilities and Services: Impacts to other services	Minimise impacts	Utilities, services and other infrastructure potentially affected by construction and operation shall be identified prior to construction to determine requirements for access to, diversion, protection, and/or support. Consultation with the relevant owner and/or provider of services that are likely to be affected by the Development shall be undertaken to make suitable arrangements for access to, diversion, protection, and/or support of the affected infrastructure as required. The cost of any such arrangements shall be borne by the Proponent	Detailed design Construction	CEMP
126 (B46, B47)	Visual Amenity: Visual impact	Minimise visual impact	Wind turbine generators shall be painted matt off-white/grey. The blades shall be finished with a surface treatment that minimises any potential for glare or reflection. No advertising, signs or logos shall be mounted on the turbines, except where required for safety purposes. The use of building materials and treatments for associated infrastructure which visually complement the surrounding environment shall be maximised.	Detailed design	CEMP
127 (B53,	Waste management	Waste management	Waste generated outside the site shall not be received at the site for storage, treatment, processing, reprocessing, or disposal on the site, except as expressly permitted by a licence under the <i>Protection of the Environment Operations Act 1997</i> , if such a licence is required in relation to that waste.	Detailed design	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
B54)			All liquid and/or non-liquid waste generated on the site shall be assessed and classified in accordance with <i>Waste Classification Guidelines</i> (Department of Environment, Climate Change and Water, 2009), or any superseding document.		
128 (C1)	Environmental Management: Construction impacts	Minimise impacts	The Proponent shall prepare and implement a Construction Environmental Management Plan for the Development in accordance with the <i>Guideline for the Preparation of Environmental Management Plans</i> (Department of Planning and Infrastructure). No construction associated with the development shall commence until written approval of this plan has been received from the Director-General or his nominee. The Plan must: a) be submitted to the Director-General for Consent no later than two weeks prior to the commencement of construction or demolition or within such period otherwise agreed by the Director-General; b) outline all environmental management practices and procedures to be followed during construction and demolition works associated with the Development; c) describe all activities to be undertaken on the site during construction of the Development , including a clear indication of construction stages; d) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts; e) describe of the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the Development; and f) include the following Sub-plans: (i) construction traffic] (ii) community consultation and complaints handling] (iii) construction soil and water management]	Detailed design	DPE
129 (C2)	Environmental Management: Environmental impacts	Avoidance and minimisation of environmental impacts	The Proponent shall prepare and implement an Environmental Management Strategy for the development to the satisfaction of the Director-General. This strategy must: a) be submitted to the Director-General for approval prior to the commencement of any construction works; b) be prepared by a suitably qualified and experienced expert; c) provide the strategic framework for environmental management of the development; d) identify the statutory approvals that apply to the development; e) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; f) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise;	Detailed design	DPE

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
			(iv) respond to any non-compliance; (v) respond to emergencies; and g) include the following environmental management plans: (i) Vegetation screening] (ii) Biodiversity management] (iii) Soil and water management] (iv) Noise management] (v) Air quality management] (vi) Cultural Heritage]		
130 (C3)	Environmental Management: Environmental impacts	Minimise environmental impacts	The Proponent shall ensure that the environmental management plans are prepared in accordance with the <i>Guideline for the Preparation of Environmental Management Plans</i> (Department of Planning and Infrastructure) and include: a) detailed baseline data; b) a description of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures/criteria; (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures that would be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria; d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of any management measures (see c above); e) a contingency plan to manage any unpredicted impacts and their consequences; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: (i) incidents; (ii) complaints; (iii) non-compliances with statutory requirements; and (iv) exceedances of the impact assessment criteria and/or performance criteria; and h) a protocol for periodic review of the plan.	Detailed design	DPE

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
131 (C4)	Environmental Management: Environmental impacts	Minimise environ-mental impacts	Where the proponent operates an ISO accredited Environmental Management System (EMS) and can demonstrate in writing to the satisfaction of the Director General that the requirements of any conditions in this Statement of Commitments, can be addressed through the operation of the EMS, the Director General may, in writing, direct that the EMS can operate in lieu of those conditions.	Detailed design	DPE
132 (C5)	Environmental Management: Environmental impacts	Minimise environ-mental impacts	In accrediting the operation of an EMS, the Director General may specify that particular environmental management documentation and reporting (e.g. audit reports), be submitted to the Department for its consideration, and that the Proponent comply with any directive of the Director General with regard to any required management or mitigation measures arising from the environmental management of the development.	Detailed design	DPE
133 (C6)	Environmental Management: Environmental impacts	Minimise environ-mental impacts	By the end of March each year after commencement of construction, or other timing as may be agreed by the Director-General, the Proponent shall review the environmental performance of the development to the satisfaction of the Director-General. This review must: a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the next year; b) include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, which includes a comparison of these results against the (i) the relevant statutory requirements, limits or performance measures/criteria; (ii) requirements of any plan or program required under this consent; (iii) the monitoring results of previous years; and (iv) the relevant predictions in the EIS; c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance; d) identify any trends in the monitoring data over the life of the development; e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and f) describe what measures will be implemented over the next year to improve the environmental performance of the development.	Construction Operation	CEMP OEMP DPE
134 (C7)	Environmental Management: Environmental impacts	Minimise environmental impacts	Within 3 months of the submission of an: a) annual review; b) incident report; c) audit; or d) any modification to the conditions of the consent, The Proponent shall review, and if necessary revise, the strategies, plans, and programs required under the consent to the satisfaction of the Director-General.	Construction Operation	CEMP OEMP DPE
135	Environmental Management	Minimise environmental	The Proponent shall notify, at the earliest opportunity, the Director-General and any other relevant agencies of any incident that has caused, or threatens to cause, material harm to the environment. For any other incident	Construction	CEMP

SoC	Impact	Objective	Mitigation tasks	Project phase	Auditing
(C8)	Reporting and Auditing: Environmental impacts	impacts	associated with the development, the Proponent shall notify the Director-General and any other relevant agencies as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of the incident, the Proponent shall provide the Director-General and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.	Operation	OEMP DPE
136 (C9)	Environmental Management Reporting and Auditing: Environmental impacts	Minimise environmental impacts	The Proponent 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 consent of this Project	Construction Operation	CEMP OEMP DPE
137 (C13)	Access to Information: Community uncertainty about development	Information available to all	Within 6 months of the date of the consent, the Proponent shall: a) make copies of the following publicly available on its website: (i) the consent documents; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of the consent, or any approved plans and programs; (v) a complaints register, updated on a monthly basis; (vi) minutes of CCC meetings; (vii) the annual reviews of the development; (viii) any independent environmental audit of the development, and the Proponent's response to the recommendations in any audit; (ix) any other matter required by the Director-General; and b) keep this information up to date.	Post approval	DPE
138 (C14)	Environmental Representative: Environmental impacts	Avoid environmental impacts	Prior to the commencement of construction of the Development, or as otherwise agreed by the Director-General, the Proponent shall nominate for the approval of the Director-General a suitably qualified and experienced Environment Representative(s) that is independent of the design and construction personnel. The Proponent shall employ the Environment Representative(s) for the duration of construction, or as otherwise agreed by the Director-General. The Environment Representative(s) shall: a) be the principal point of advice in relation to the environmental performance of the Development; b) monitor the implementation of environmental management plans and monitoring programs required under this consent and advise the Proponent upon the achievement of these plans/ programs; c) have responsibility for considering and advising the Proponent on matters specified in the conditions of this consent, and other licences and approvals related to the environmental performance and impacts of the Development;	Post approval	DPE

<i>SoC</i>	<i>Impact</i>	<i>Objective</i>	<i>Mitigation tasks</i>	<i>Project phase</i>	<i>Auditing</i>
			d) ensure that environmental auditing is undertaken in accordance with the Proponent's Environmental Management System(s); e) be given the authority to approve/ reject minor amendments to the Construction Environment Management Plan. What constitutes a "minor" amendment shall be clearly explained in the Construction Environment Management Plan required under Condition 0; f) be given the authority and independence to require reasonable steps be taken to avoid or minimise unintended or adverse environmental impacts, and failing the effectiveness of such steps, to direct that relevant actions be ceased immediately should an adverse impact on the environment be likely to occur; and g) be consulted in responding to the community concerning the environmental performance of the Development where the resolution of points of conflict between the Proponent and the community is required.		

DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act, 1979.</i>
Ancillary Facility	Temporary facility for construction, including for example an office and amenities compound, construction compound, batch plant (concrete or bitumen), materials storage compound, maintenance workshop, testing laboratory or material stockpile area.
Proponent / Applicant	Epuron Projects Pty Ltd, or anyone else entitled to act on this consent.
CEMP	Construction Environmental Management Plan
Construction	The demolition of buildings or works, the carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this consent.
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Infrastructure.
Development	The development that is by this development consent and as generally described in Schedule 1.
Director General	Secretary of the Department of Planning and Infrastructure.
DPI	Department of Primary Industry
EIS	Environmental Impact Statement
EPA	Environment Protection Authority.
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i> .
Evening	The period from 6pm to 10pm.
Feasible	Feasible relates to engineering considerations and what is practical to build.
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement such as a shared associations in pastoral landscapes as well as associations linked with the mission period.
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Micro-Siting	Means a location allowance of 100 metres radius for Development components as long as impacts remain consistent with that assessed.
Minister	Minister for Planning and Infrastructure.
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays.
Non-associated Receptor	Landowner that has not reached a financial or in kind agreement with the Proponent in relation to the Development.
NOW	Department of Primary Industries – NSW Office of Water
OEH	Office of Environment and Heritage

Operation	Means the operation of the Development, but does not include commissioning trials of equipment or temporary use of parts of the Development during construction.
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.
RFS	NSW Rural Fire Service
Sensitive receiver	Residence, education institution (e.g. school, university, TAFE college), health care facility (e.g. nursing home, hospital), religious facility (e.g. church) and children's day care facility.
Site	Land referred to in Schedule 1