

APPENDIX 5

**Director-General's Requirements
and Supplementary Director-General's Requirements
Department of Planning and Infrastructure NSW**



Planning

Contact: Anna Timbrell
Phone: (02) 9228 6345
Fax: (02) 9228 6455
Email: Anna.Timbrell@planning.nsw.gov.au

Mr Ed Mounsey
Project Manager
Wind Prospect CWP Pty Ltd
PO Box 1708
NEWCASTLE NSW 2300

Our ref.: MP 11_0033

Dear Mr Mounsey

Subject: Director-General's Requirements for Crudine Ridge Wind Farm (MP 11_0033)

The Department has received your application for the above project. I have attached a copy of the Director-General's Requirements (DGRs) for the preparation of an Environmental Assessment for the project. These requirements have been prepared in consultation with relevant government authorities. I have also attached a copy of the government authorities' comments for your information.

The DGRs have been prepared based on the information you have provided to date. Please note that under section 75F(3) of the *Environmental Planning and Assessment Act 1979*, the Director-General may alter these requirements at any time. If you do not submit an Environmental Assessment for the project within two years, the DGRs will expire.

Prior to exhibiting the Environmental Assessment that you submit for the project, the Department will review the document to determine if it adequately addresses the DGRs. The Department may consult with other relevant government authorities in making this decision. Please provide five hard copies and five electronic copies of the Environmental Assessment to assist this review at the time of lodgement of the draft.

If the Director-General considers that the Environmental Assessment does not adequately address the DGRs, the Director-General may require you to revise the Environmental Assessment. Once the Director-General is satisfied that the DGRs have been adequately addressed, the Environmental Assessment will be made publicly available for at least 30 days.

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

Your contact officer for this proposal is Anna Timbrell whose details are above. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely

Daniel Keary
Director, Infrastructure Projects
as delegate of the Director-General



Director-General's Requirements

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

Project	Construction and operation of a wind farm comprising between 70 and 110 turbines, each with a nominal capacity of between 1.5 and 3.4 Megawatts to be located across a 16 kilometre span along the Crudine Ridge. Associated infrastructure includes underground connection (where possible) to a collector substation, the construction of a facilities building, a new easement of approximately 13 kilometres along which a 132 kV power line will be installed to connect to existing transmission lines, a switching substation, access tracks and a temporary concrete batching plant.
Site	Approximately 45 kilometres south of Mudgee and 45 kilometres north of Bathurst, to the south west of Aarons Pass Road in the Bathurst Regional and Mid-Western Regional Local Government Areas.
Proponent	Wind Prospect CWP Pty Ltd
Date of Issue	17 March 2011
Date of Expiration	17 March 2013
General Requirements	<p>The Environmental Assessment (EA) must include:</p> <ul style="list-style-type: none"> • an executive summary; • a detailed description of the project (both the wind farm and associated infrastructure) including: <ul style="list-style-type: none"> → construction, operation and decommissioning details; → the location and dimensions of all project components including the wind turbines (including map coordinates and AHD heights), underground/ overhead cabling between turbines, electrical substation and transmission line linking the wind farm to the grid, temporary concrete batching plant(s), construction compounds, access roads/road upgrades (including internal access tracks) and obstacle lighting; → a timeline identifying the proposed construction and operation of the project components including staging, their envisaged lifespan and arrangements for decommissioning; → supporting maps/plans clearly identifying existing environmental features (e.g. watercourses, vegetation), infrastructure and landuse (including nearby residences and approved residential developments or subdivisions, if any) 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 <i>Environmental Planning and Assessment Act 1979</i> (i.e. section 5 of the Act) and any relevant development control plans; • 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; • consideration of any cumulative impacts as relevant, taking note of proposed wind farms in the locality including proposed Ungula Wind Farm; • demonstration that the wind farm will be capable of meeting relevant Building Code of Australia (BCA) standards and other relevant codes / manufacturers' specifications for the construction of wind farms; • 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. <p>The EA should present, with respect to each relevant transmission line impact, a</p>

	<p>considered overview of potential impacts along the length of the line, to identify areas of potentially significant impact for further, more detailed assessment. In addition to detailed assessment of areas of potentially significant impact, other areas along the length of the line should be assessed in a more general manner, with a particular focus on the development of frameworks for the mitigation, management and monitoring of more minor and generic environmental issues.</p>
<p>Key Assessment Requirements</p>	<p>The EA must include assessment of the following key issues for both the wind farm and transmission line:</p> <ul style="list-style-type: none"> • Strategic Justification - the EA must: <ul style="list-style-type: none"> → 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, and its role within the Commonwealth's Renewable Energy Target Scheme. The EA must clearly demonstrate that the existing transmission infrastructure has sufficient capacity to accommodate the project; → 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, with reference to the Department of Environment, Climate Change and Water <i>NSW wind farm greenhouse gas savings tool</i> (http://www.environment.nsw.gov.au/climatechange/greenhousegassavingstool.htm); → 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, building entitlements and subdivision potential, land of significant scenic or visual value, land of high agricultural value, mineral reserves, forestry, conservation areas and Crown land), taking into account local and strategic land use objectives and the potential for social and economic impacts on the local community. The analysis of site suitability shall consider any Environmentally Sensitive Area Mapping held by the Bathurst and Mid-Western Regional Councils; and → describe the alternatives considered (location and / or design) for all project components, and provide justification for the preferred project demonstrating its benefits on a local and strategic scale and how it achieves stated objectives and any measures to offset residual impacts (for example community enhancement programmes). • Visual Impacts - the EA must: <ul style="list-style-type: none"> → provide a comprehensive assessment of the landscape character and values and any scenic or significant vistas of the area potentially affected by the project, including an assessment of the significance of landscape values and character in a local and regional context. This should describe community and stakeholder values of the local and regional visual amenity and quality, and perceptions of the project based on surveys and consultation; → assess the impact of shadow "flicker", blade "glint" and night lighting from the wind farm; → identify the zone of visual influence of the wind farm including consideration to night lighting (no less than 10 kilometres) and assess the visual impact of all project components on this landscape; → include an assessment of any cumulative visual impacts from transmission line infrastructure; → 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 for both the wind farm and the transmission line. The photomontages must include representative views of turbine night lighting if proposed; and → provide an assessment of the feasibility, effectiveness and reliability of

proposed mitigation measures and any residual impacts after these measures have been implemented.

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

- include a comprehensive noise assessment of all phases and components of the project including: turbine operation, the operation of the electrical substation, corona and / or aeolian noise from the transmission line, construction noise (focusing on high noise-generating construction scenarios and works outside of standard construction hours), traffic noise during construction and operation, and vibration generating activities (including blasting) during construction and / or operation. The assessment must identify noise / vibration sensitive locations (including approved but not yet developed dwellings), baseline conditions based on monitoring results, the levels and character of noise (eg. tonality, impulsiveness, low frequency etc.) generated by noise sources, noise / vibration criteria, modelling assumptions and worst case and representative noise / vibration impacts;
- in relation to wind turbine operation, determine the noise impacts under operating meteorological conditions (i.e. wind speeds from cut in to rated power), including impacts under meteorological conditions that exacerbate impacts (including varying atmospheric stability classes and the van den Berg effect for wind turbines). The probability of such occurrences must be quantified;
- include monitoring to ensure that there is adequate wind speed / profile data and ambient background noise data that is representative for all sensitive receptors;
- provide justification for the nominated average background noise level used in the assessment process, considering any significant difference between daytime and night time background noise levels at background noise levels higher than 30 dB(A);
- identify any risks with respect to tonal, low frequency or infra-noise;
- 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;
- 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; 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);
- Substation – *NSW Industrial Noise Policy* (EPA, 2000);
- Site Establishment and Construction – *Interim Construction Noise Guidelines* (DECC, 2009);
- Traffic Noise – *Environmental Criteria for Road Traffic Noise* (NSW EPA, 1999); and
- Vibration – *Assessing Vibration: A Technical Guideline* (DECC, 2006).

- **Ecological Impacts** – the EA must include an ecological assessment considering terrestrial and aquatic ecosystems (as relevant), including groundwater dependent ecosystems, consistent with *Guidelines for Threatened Species Assessment* (DEC, 2005). The EA must:

- identify threatened species, populations and communities listed under both State and Commonwealth legislation that have the potential to occur on site;
- map existing vegetation by vegetation/ community type and include details on existing site conditions, including whether the vegetation comprises a highly

modified or over-cleared landscape and the types and quality of habitat resources available. Vegetation mapping should consider any Environmentally Sensitive Area Mapping held by Bathurst Regional Council and Mid-Western Regional Council;

- provide details of the survey methodology employed including survey effort and representativeness for each species targeted and clear justification for species that were discounted from requiring field surveys or further assessment;
 - demonstrate a design philosophy of impact avoidance on ecological values, and in particular, ecological values of high significance;
 - provide a worst case estimate of vegetation to be cleared (in hectares), including quantifying impacts (in hectares) by vegetation type and threatened species habitat (as relevant);
 - assess the significance of impacts to native vegetation, listed threatened species, populations and communities and their habitats with consideration to local and region-based ecological implications, including habitat connectivity and distribution of species. The assessment must consider impacts to in-stream and riparian ecology from works close to waterways and / or waterway crossings. In addition, impact of the project on birds and bats from blade strikes, low air pressure zones at the blade tips (barotrauma), 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;
 - include details of how flora and fauna impacts would be managed during construction and operation including adaptive management, rehabilitation / regeneration measures and maintenance protocols;
 - demonstrate how the project (with the incorporation of all proposed measures to avoid, mitigate and / or offset impacts) achieves a biodiversity outcome consistent with "maintain or improve" principles. Sufficient details must be provided to demonstrate the availability of viable and achievable options to offset the impacts of the project and to secure these measures in perpetuity; and
 - address the risk of weed spread and identify mitigation measures.
- **Heritage** - the EA must include an assessment of the potential impact of the project components on Aboriginal heritage values (archaeological and cultural). The EA must demonstrate effective consultation with Aboriginal 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). The EA must also consider impacts to historic (European) heritage values, as relevant.
 - **Traffic and Transport** – the EA must assess the construction and operational traffic impacts of the project including:
 - details of traffic volumes (both light and heavy vehicles) and transport routes during construction and operation;
 - assess the potential traffic impacts of the project on road network function (including intersection level of service) and safety;
 - assess the capacity of the existing road network to accommodate the type and volume of traffic generated by the project (including over-dimensional traffic) during construction and operation, including full details of any required upgrades to roads, bridges, site access provisions (for safe access to the public road network) or other road features;
 - details of measures to mitigate and / or manage potential impacts, including construction traffic control, road dilapidation surveys and measures to control soil erosion and dust generated by traffic volumes;
 - details of access roads within the site including how these would connect to the existing public road network (ie. site access) and ongoing operational maintenance requirements for on-site roads; and
 - consideration of relevant Council traffic / road policies.

	<ul style="list-style-type: none"> • Hazard/Risks– the EA must include an assessment of the potential impacts on aviation safety, including the need for aviation hazard lighting, considering nearby aerodromes and aircraft landing areas, defined air traffic routes, aircraft operating heights, approach / departure procedures, radar interference, communication systems, and navigation aids. Aerodromes within 30 kilometres of the turbines should be identified and impacts on obstacle limitation surfaces addressed. 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 and transmission line. Possible effects on telecommunications systems must be identified. Potential hazards and risks associated with electric and magnetic fields and bushfires/use of bushfire prone land must also be assessed. • Water Supply, Water Quality and Hydrology – the EA must identify water demands, and determine whether an adequate and secure water supply is available for the project, including the statutory (licensing) context of the water supply sources, and assess potential environmental impacts associated with use of identified sources including impacts on groundwater and implications for existing licensed users / basic landholder rights. The potential to intercept groundwater should be assessed. Where the project involves crossing or works close to waterways, the EA must identify likely impacts to the waterways and measures to minimise hydrological, water quality, aquatic and riparian impacts. The EA must identify how works within steep gradient land or highly erosive soil types will be managed during construction and operation. • 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.
<p>Consultation Requirements</p>	<p>The Proponent must undertake a consultation programme as part of the environmental assessment process, including consultation with, but not necessarily limited to, the following parties:</p> <ul style="list-style-type: none"> • Bathurst Regional Council; • Mid-Western Regional Council; • Department of Environment, Climate Change and Water; • NSW Office of Water; • Industry and Investment NSW; • NSW Roads and Traffic Authority; • NSW Rural Fire Service; • Land and Property Management Authority; • Central West Catchment Management Authority; • Commonwealth Department of Defence; • Civil Aviation Safety Authority; • Airservices Australia; • Aerial Agricultural Society of Australia; • relevant service providers; • relevant minerals stakeholders (including exploration and mining title holders); and • the local community and landowners (including "associated" and "non-associated" properties). <p>The consultation process shall include measures for disseminating information to increase awareness of the project as well as methods for actively engaging stakeholders on issues that would be of interest/concern to them. The EA must:</p> <ul style="list-style-type: none"> → demonstrate effective consultation with stakeholders, and that the level of consultation with each stakeholder is commensurate with their degree of interest / concern or likely impact; → clearly describe the consultation process undertaken for each stakeholder / group including details of the dates of consultation and copies of any information

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→ disseminated as part of the consultation process (subject to confidentiality); and describe the issues raised during consultation and how and where these have been addressed in the EA.

Relevant Guidelines - For Reference

General

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

Draft EIS Guideline "Network Electricity Systems and Related Facilities" (Planning NSW, February, 2002)

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

Visual

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

Ecology

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

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

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

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

Aviation Hazard

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

Windfarm Policy (Aerial Agricultural Association of Australia, December 2009)

Powerlines Policy (Aerial Agricultural Association of Australia, December 2009)

Information Sheet – Airport Related Development (Airservices Australia)

Water Quality

National Water Quality Management Strategy: Australian and New Zealand Guidelines for Fresh and Marine Water Quality (ANZECC 2000).

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

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

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

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

Managing Urban Stormwater: Soils and Construction, Volume 1, 4th edition (Landcom, 2004).

Managing Urban Stormwater: Soils and Construction, Volume 2C Unsealed roads (DECC).

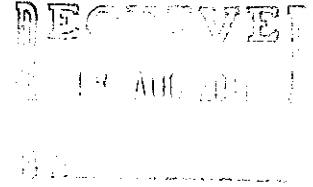


Office of the Director General

Ed Mounsey
Head of Development
Wind Prospect CWP Pty Ltd
PO Box 1708
Newcastle NSW 2300

Contact: Anna Timbrell
Phone: (02) 9228 6345
Fax: (02) 9228 6355
Email: anna.timbrell@planning.nsw.gov.au

Our ref.: MP 11_0033



Dear Mr Mounsey

Subject: Supplementary Director-General's Requirements for Crudine Ridge Wind Farm MP 11_0033

I refer to the Director-General's requirements which were issued for the above project on 17th March, 2011.

These requirements specify that the community must be consulted during the preparation of the Environmental Assessment and relevant issues must be addressed in the document.

It is clear from submissions being received by the Department that many members of the community are not satisfied with the level and nature of consultation being undertaken by proponents during the preparation of wind farm environmental assessment documents.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns.

Accordingly, under section 75F(3) of the *Environmental Planning and Assessment Act*, I am issuing supplementary requirements which must be addressed in the preparation of your Environmental Assessment. These requirements are:

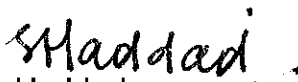
1. a comprehensive, detailed and genuine community consultation and engagement process must be undertaken. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them, and is given ample opportunity to provide its views on the proposal. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the impacts. There should be a particular focus on those non wind farm associated community members who live in proximity to the site;
2. the Environmental Assessment must clearly document and provide details and evidence of the consultation process and who was consulted with;
3. all issues raised during the consultation process must be clearly identified and tabulated in the Environmental Assessment; and
4. the Environmental Assessment must state how the identified issues have been addressed, and how they have informed the proposal as presented in the

Environmental Assessment. In particular, the Environmental Assessment must state how the community's issues have been responded to.

I wish to emphasise that the Department will review compliance with these, and other, requirements during its adequacy review of the Environmental Assessment. If it does not adequately respond to these requirements it will not be accepted as adequate for public exhibition.

Your contact officer for this proposal, Anna Timbrell, can be contacted on 9228 6345 or via email at anna.timbrell@planning.nsw.gov.au. Please mark all correspondence regarding the proposal to the attention of the contact officer.

Yours sincerely,



Sam Haddad
Director-General

16/8/2011



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BY: _____

Office of the Director-General

Contact: Anna Timbrell
Phone: (02) 9228 6345
Fax: (02) 9228 6455
Email: Anna.Timbrell@planning.nsw.gov.au

Mr Ed Mounsey
Project Manager
Wind Prospect CWP Pty Ltd
PO Box 1708
NEWCASTLE NSW 2300

Our ref.: MP 11_0033
EPBC ref: 2011/6206

Dear Mr Mounsey

Subject: Crudine Ridge Wind Farm (MP 11_0033) – Supplement to the Director-General's Requirements

I refer to the Director-General's requirements issued for the above project on 17 March 2011.

The project was declared a Controlled Action under the Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) on 29 February 2012 for likely impacts on threatened species, threatened ecological communities and migratory species. In accordance with section 75F(3) of the NSW *Environmental Planning and Assessment Act 1979* (EP&A Act), I have enclosed the Commonwealth's requirements for the assessment.

I also confirm that the interim administrative procedures in relation to the accredited assessment process will apply to the assessment of this project under the EPBC Act, so that the Department can undertake an environmental impact assessment of the project to satisfy the requirements of both NSW and Commonwealth legislation.

You must ensure that the Environmental Assessment adequately addresses the Director-General's requirements issued on 17 March 2011, the supplementary requirements for consultation and community engagement issued on 16 August 2011, and the further supplementary requirements attached to this letter.

If you have any enquiries about these requirements, please do not hesitate to contact Ms Anna Timbrell, Environmental Planning Officer, Infrastructure Projects on (02) 9228 6345 or via email at Anna.Timbrell@planning.nsw.gov.au

Yours sincerely

Sam Haddad
Director-General

23/1/2012

Supplementary Director-General's Requirements

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

The Commonwealth Minister for Sustainability, Environment, Water, Population and Communities has declared the **Crudine Ridge Wind Farm** Project to be a controlled action under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

The controlled action is likely to have a direct and indirect impact on matters of national environment significance, in particular, threatened species and/or threatened ecological communities listed under sections 18 and 18A, and migratory species listed under sections 20 and 20A of the EPBC Act.

In accordance with the one-off accredited assessment process for this project, the environmental assessment of the impacts of the controlled action is to be assessed under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

The assessment should include enough information about the controlled action and its relevant impacts to allow the Commonwealth Minister for Sustainability, Environment, Water, Population and Communities to make an informed decision whether or not to approve the controlled action under the EPBC Act.

The following assessment requirements are to be integrated into the assessment required for Part 3A of the EP&A Act. The following matters in the EPBC Act and schedule 4 of the *Environment Protection and Biodiversity Conservation Regulations 2000* should be considered.

General information

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

Description of the controlled action

2. A description of the action, including:
 - a. all the components of the action;

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

A description of the relevant impacts of the controlled action

3. An assessment of all relevant impacts¹ with reference to the *EPBC Act Policy Statement 1.1 Significant Impact Guidelines Matters of National Environmental Significance (2009)* that the controlled action has, will have or is likely to have on relevant migratory and threatened species and/or ecological communities listed under sections 18, 18A, 20 and 20A of the EPBC Act, including, but not limited to:
 - a. White Box-Yellow Box-Blakely's Red Gum Grassy Woodland and Derived Native Grassland (Box-Gum Woodland);
 - b. Regent Honeyeater (*Anthochaera phrygia*);
 - c. Small Purple-pea (*Swainsona recta*);
 - d. Cannon's Stringybark (*Eucalyptus macrorhyncha* subsp. *cannonii*); and
 - e. *Prasophyllum* sp. *Wybong*
4. Information must include:
 - a. a description of the nature, location and extent of all vegetation types occurring on-site;
 - b. justification of the likelihood of occurrence within the proposed development envelope for each relevant species and ecological community;
 - c. a description and analysis of significance of the potential *inter alia*, direct, indirect, cumulative and facilitative impacts, both in the short and long term, of the action to each relevant species and ecological community, including, but not limited to:
 - i. disruption to breeding, foraging or other key life-cycle stages;
 - ii. habitat loss and fragmentation;
 - iii. aviation lighting;
 - iv. turbine collisions (i.e. blade strike) and bartotrauma (i.e. low air pressure zones around the blades); and

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

- v. alienation (i.e. behavioural avoidance of species to habitat near turbines).
- d. evidence and outcome of consultation with experts in relation to potential impacts to the Regent Honeyeater (*Anthochaera phrygia*);
- e. relevant technical data or other information, within the context of the proposed development site and region, for example:
 - i. the area of occupancy;
 - ii. the availability and condition of potential foraging, roosting, sheltering and breeding habitat for the species;
 - iii. the relative activity levels and areas of importance (e.g. roost sites, breeding sites) of threatened birds;
 - iv. the abiotic (non-living) factors which may be necessary for the survival and functioning of the community, for example ground or surface water levels, soils and nutrients; and
 - v. a map (or maps) showing the hydrology and topography within the development envelope; and
- f. a statement as to whether any relevant impacts are likely to be unknown, unpredictable or irreversible.

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

5. Where there is a potential habitat for EPBC Act listed species, surveys should be undertaken, or justification why surveys are not necessary. Any surveys must be timed appropriately and undertaken for a suitable period of time by a qualified person².

Proposed safeguards and mitigation measures

6. A description of feasible mitigation measures, changes to the controlled action or procedures, which have been proposed by the proponent or suggested in public submissions, and which are intended to prevent or minimise relevant impacts. Information must include:
- a. a consolidated list of mitigation measures proposed to be undertaken to prevent, minimise or compensate for the relevant impacts of the action;
 - b. a description and assessment of the expected or predicted effectiveness of the mitigation measures³;
 - c. any statutory or policy basis for the mitigation measures;
 - d. the cost of the mitigation measures;
 - e. an outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs

² Where available, species-specific survey guidelines can be obtained on the department's *Species Profile and Threats Database*: <http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>. The survey methodology for *Eucalyptus macrorhyncha* subsp. *cannonii* must be sufficient to differentiate between it and the closely related *Eucalyptus macrorhyncha* (Red Stringybark). Hybrids are considered to be protected under the EPBC Act.

³ For *Swainsona recta*, in particular.

- for the relevant impacts of the action, including any provisions for independent environmental auditing; and
- f. the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program.

Offsets

7. Should any residual impact exist that cannot be mitigated it may be necessary for offset measures to be considered in order to ensure the protection of matters of national environmental significance in perpetuity. Information required includes:
 - a. a description of the proposed offset measure/s, such as how, when and where the offset will be delivered and managed;
 - b. detail of how the offset/s compensate for the impact on each relevant matter of NES, resulting from the action;
 - c. a description of how the offset/s will ensure the protection, conservation and management of the relevant matter of NES, in perpetuity;
 - d. description of how the offset/s are consistent with relevant Commonwealth policies or advice on offsets under the EPBC Act; and
 - e. the cost (financial and other) of the offset/s.

Other approvals and conditions

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

Economic and social matters

9. A description of the short-term and long-term social and economic implications and/or impacts of the project.

Environmental record of person proposing to take the action

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

Information sources

12. For information given in an environment assessment, the draft must state:
 - a. the source of the information;
 - b. how recent the information is;
 - c. how the reliability of the information was tested; and
 - d. what uncertainties (if any) are in the information.

Consultation

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