Boco Rock Wind Farm
Preliminary Environmental Assessment

Wind Prospect CWP Pty Ltd
10 September 2008

Document Control

Revision	Date	Description	Author	Reviewed	Approved
A	31/07/2008	Creation	AS	EM	EM
B	**10/09/2008**	**Final**	**AS**	**EM**	**EM**

Wind Prospect CWP Pty Ltd
ABN 57 127 205 645
PO Box 1708
45 Hunter Street
NSW 2300
Australia

Telephone: +61 2 4013 4640
Facsimile: +61 2 4926 2154
Email: newcastle@windprospect.com.au
Web: www.windprospect.com.au

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1. Introduction

Wind Prospect CWP Pty Ltd (WPCWP) have prepared this Preliminary Environmental Assessment (PEA) for the New South Wales Department of Planning (DoP) to provide preliminary details of a wind farm proposal south west of Nimmitabel, in the Cooma-Monaro Shire Council and Bombala Council Areas.

This report provides a description of the development proposal, lists the relevant planning instruments, provides a general description of the key environmental issues and outlines the studies to be undertaken as part of the development process.

2. Project Description

2.1 Purpose

This PEA has been prepared in support of a Project Application by WPCWP for the proposed Boco Rock Wind Farm (BRWF). The wind farm will have a capacity of up to 146 megawatts (MW) at a site located 10km south west of Nimmitabel (Appendix 1).

The purpose of this document is to provide a description of the proposed wind farm, together with a review of the environmental issues associated with the development, which will assist the Director-General of Planning NSW to determine appropriate environmental assessment requirements.

A Planning Focus Meeting (PFM) and site visit was undertaken on the 3rd September 2008 whereby input from the two associated Councils (Cooma-Monaro Shire and Bombala) and the Department of Environment and Climate Change (DECC) was sought.

This document sets out:

- a summary of the project
- potential impacts arising from the wind farm's development and operation
- potential project timeframe
- an overview of planning context and review process for the project
- proposed approach to the assessment of key potential impacts

2.2 Project Overview

The proposed BRWF will have a maximum generating capacity of 146MW, produced from up to 73 wind turbines located 10km south west of Nimmitabel. It is likely to be connected to either the existing 132 kilovolt (kV) Country Energy transmission line or a second similarly rated line to be built in the area. Options for the connection arrangement are under consideration. The substation location is yet to be determined but will most likely be as close as possible to the Country Energy transmission line. Access tracks between each turbine, and an additional track to the substation, will be required and will most likely be constructed on the private land on which the wind farm is located. Construction and commissioning of the wind farm would occur over a period of approximately eighteen months.

2.2.1 Landowners
Agreements have been established between WPCWP and the respective landowners for wind farm planning and development.

2.2.2 Turbine Layout
An indicative layout for a wind farm of up to 73 wind turbines is shown in Appendix 2. It is anticipated that final positions of the wind turbines will be refined through the assessment process, with adjustments being made with respect to social, environmental or engineering issues.

2.2.3 Turbine Specifications and Operation
The current wind farm layout has been modelled using a wind turbine with a nominal capacity of 2MW with the total wind farm capacity being up to 146MW. Other turbine types are under consideration, with nominal capacities up to 3.3MW, however the maximum wind farm capacity is considered to be a fixed parameter of the project.

Typical geometry of machines in the 2 to 3.3MW class include a tower height (or hub height) of 80-100 metres and the blade length up to 55 metres (i.e. a rotor diameter of up to 110 metres), giving a blade tip height for the turbine of up to 155 metres.

The wind turbines will be automated to face into the wind with cut in and cut out speeds dependent on the model of turbine selected. Typically a turbine will begin generating around 4m/s and shut down around 25m/s to avoid damage to the equipment and prevent unsafe operation.

2.2.4 Electrical Connection
The individual turbines will be connected electrically (where possible) by underground cables to a new substation constructed on site. The location of the substation is yet to be determined, but will most likely be as close as possible to the selected Country Energy 132kV line north east of the site to minimise the length of above ground transmission. It is likely that a facilities building will also be located adjacent to the substation.

2.2.5 Access Routes
Access tracks will be required between each of the turbine sites, the substation and the facilities building. Preliminary options for access have been identified. The suitability and acceptability of these options will be reviewed and adjusted as necessary, based on the findings of the environmental assessments and the progress of the wind farm planning studies.

Several access points to the wind farm would be required from local roads in the area. Possible locations include Bungarby Road, Ando Road, Avonlake Road and Fishy Lake Road. The suitability of these locations for site access will be assessed as part of the planning process.

2.2.6 Material Supplies
During the construction phase it will be necessary to obtain supplies of concrete for turbine footings and substation construction works, as well as gravel for surfacing access roads. The source of gravel has not yet been determined. The supply of concrete could be from a

temporary batching plant constructed on site. If an onsite batching plant were to be used, the environmental assessment would also address that activity. All materials will be sourced locally, where possible.

2.3 Location Details

The area of the wind farm is located approximately 10km south west of Nimmitabel and 32km north of Bombala, New South Wales. The turbines extend over a 10km span south and 15km span east, beginning along Avonlake Rd (Appendices 1 and 2). The individual turbine positions are located on land with elevations ranging from approximately 910m to 1090m Australian Height Datum (AHD).

The project site is on rural land within the Cooma-Monaro Shire and Bombala Council Areas and spans eight privately owned properties. Details of property ownership are shown in Appendix 3.

Appendix 2 shows the locations of residences surrounding the proposed wind farm. These have been identified from a review of topographic maps and by ground-truthing visits to the area. Neighbouring properties will be assessed against the potential audio and visual impacts of the wind farm and appropriate setback distances will be a key design consideration in finalising the wind farm layout.

2.4 Applicant Details

The applicant for the project is Wind Prospect CWP Pty Ltd (WPCWP), a joint venture between Wind Prospect Pty Ltd (WPPL) and Continental Wind Partners Ltd (CWP).

2.4.1 Wind Prospect CWP Pty Ltd

WPCWP intends to develop and operate a commercially viable wind farm on the proposed site and aims to ensure that the project will:

(a) operate efficiently and safely
(b) comply with statutory environmental requirements
(c) sensitively consider the concerns of the local and indigenous communities
(d) generate renewable energy that will contribute towards a reduction in Australia's greenhouse gas emissions

WPPL has been involved with the development of other Australian wind farms, as shown in Table 1.

Table 1 – WPPL Wind Farm Developments to date

Wind Farm	Turbines	Total MW	Status
Hallett I (Brown Hill)	45	94.5	Operating
Hallett II (Hallett Hill)	34	71.4	Under Construction
Snowtown (Stage 1)	47	98.7	Under Construction
Snowtown (Stage 2)	83	166	Under Development
The Bluff Range	25	50	Under Development
Willogoleche Hill	26	52	Under Development
Canunda	23	46	Operating
Mt Millar	35	70	Operating
Troubridge Point	15	30	Under Development
Green Point	18	54	Under Development
Totals	**351**	**732.6**	

Installation of the wind farms in Table 1, together with the BRWF, would contribute a combined generation capacity of greater than 878MW, providing significant greenhouse gas emission savings to the Australian electricity supply industry.

2.4.2 Project Contractor

WPCWP will engage a contractor to supply the required equipment and construct the Boco Rock Wind Farm. The contract specification will address the project's 'Statement of Commitments', submitted with the Environmental Assessment, and if necessary, amend the statement to address any consent conditions. The contract specification will also adhere to the Environment Protection Licence, to be issued by the Department of Environment and Climate Change (DECC) in respect to the construction and operation phases of the project. This will ensure that the construction and operation of the wind farm is consistent with the consent and associated approvals. WPCWP will work with the contractor to finalise design elements, complete planning and, subject to obtaining the necessary approvals, to progress the construction and operation of the wind farm.

Most of the wind farm equipment suppliers are familiar with environmental construction issues and have well developed environmental management systems. In selecting the project contractor, WPCWP will review the contractor's prior environmental performance to make certain that the contractor has an effective environmental management system ensuring that the project's environmental commitments are achieved.

2.4.3 Country Energy

Country Energy, as the owner and operator of the existing 132kV transmission line (as well the developer of a possible second 132kV line in the area) to which the wind farm could be connected, will have a key role in specifying its requirements for the grid connection. WPCWP, the project contractor and Country Energy will work together to reach a suitable design that facilitates the wind farm operation while maintaining security of the grid supply.

The final grid connection arrangement will be dependent on the outcome of the connection enquiry process and the proposed construction schedule.

2.5 Project Timeframe

Initial assessments have identified that a suitable wind resource is available and agreements have been established with associated landowners. Availability of the necessary equipment and associated costings are currently being sought to confirm the feasibility of the proposed timeframe and to determine the final wind farm design.

This PEA is provided to seek environmental assessment requirements. Assuming that assessment requirements are issued in September 2008 we would look to lodge an Environmental Assessment mid 2009 with the objective of obtaining planning approval by late 2009.

Construction would commence following the completion of all pre-construction consent commitments and the awarding of the final construction contract. Assuming satisfactory progress of the pre-construction stage and construction works it is anticipated that the wind farm will be commissioned late in 2011, as indicated in Table 2.

Table 2 – Potential project timeframe

Project Stage	Duration	Completion
DG's Assessment Requirements issued	1 month	September 2008
Planning and Environmental assessment	9 months	June 2009
Consent authority review and approvals	6 months	December 2009
Wind farm construction and grid connection	18 months	June 2011
Commissioning	3 months	September 2011
Operation	20 years	September 2011
Decommissioning or re-powering	1 year	September 2031

3. Planning Instruments and Context

3.1 Statutory planning requirements

Development of wind farms in NSW is subject to the Environmental and Planning Assessment (EP&A) Act, its Regulation, various NSW environmental legislations, State Environmental Planning Policies, any relevant Regional Environmental Plans and the Commonwealth Environmental Protection and Biodiversity Conservation Act.

3.1.1 Local Environmental Plans

The wind farm site is currently zoned **1(a) Rural** under both the Cooma-Monaro Local Environmental Plan (LEP), 1999 and the Bombala Local Environmental Plan, 1990. Both LEPs neither prohibit the development, nor allow it without development consent, therefore it is permissible once development consent has been granted.

3.1.2 State Environmental Planning Policy (Major Projects) 2005

On July 14, 2008 the Director General of The Department of Planning has advised that the proposed Boco Rock Wind Farm project is classified as a Major Project and subject to assessment under Part 3A of the EP&A Act. Accordingly, the approval authority is the Minister for Planning and an Environmental Assessment will need to be submitted to support the Project Application.

3.1.3 Roads Act 1993

Permits may be required under Section 138 of the Roads Act 1993 for underground cabling that could pass under the bordering roads. Advice will be sought with respect to the associated road authority.

3.1.4 Environmental Assessment

The matters to be addressed by the Environmental Assessment are specified by the Director-General of Planning NSW (DG) and generally referred to as the Director-General's Requirements (DGRs). In addition to the DGRs, key reference documents setting out planning criteria for wind farm projects include:

- the draft Impact Assessment Guidelines for Wind Energy Facilities (June 2003) prepared by the NSW Department of Planning
- AusWind (the Australian Wind Energy Association) Best Practice Guidelines for Wind Farm Developments
- South Australian EPA : The Environmental Noise Guidelines (Interim guidelines) (2007)

The Environmental Assessment will describe the potential impacts of the project and how they will be managed. A Statement of Commitments is required to be compiled and incorporated in the Environmental Assessment. The assessment may be completed prior to finalising equipment specifications and will therefore aim to address the potential impacts based on the worst case parameters of each turbine type, size and capacity considered for the project.

It is expected that the substation will be located in close proximity to the existing 132kV line and that an overhead transmission line may be required to connect the site to the Country Energy network. Any transmission line works that are required for grid connection, including construction of new lines or upgrading of the existing line, may be subject to a separate approvals process.

3.1.5 Environmental Protection and Biodiversity Conservation Act 1999 and Threatened Species Conservation Act 1995

The project will also need to consider relevant matters listed under the Environment Protection and Biodiversity Conservation (EPBC) Act 1999 as well as the Threatened Species Conservation Act 1995. Any listed matters relevant to the project may be considered in accordance with a bilateral agreement between the Commonwealth and State Environment Ministers. Specialist advice will be sought in respect of any such issues.

3.1.6 Stakeholders

Consultation will be required with a range of stakeholders including government agencies, neighbours to the wind farm and the broader local community. Various media types will be used to identify and consult with the local community including the creation of a project specific website which will be launched to coincide with the first public open day exclusively relating to the proposed development. The website will be designed to be interactive to allow for community feedback.

3.2 Context for Wind Energy Development

Australia's recent growth in wind energy developments has been buoyed by the expectation of an expanded Federal Government Mandatory Renewable Energy Target (MRET), seeking 20% of electricity to be sourced from renewable generation by 2020.

On government estimates the expanded MRET will mean 45,000GWh of additional renewable energy by 2020, or roughly an additional 3,750GWh of new generation capacity per year for the next 12 years. Of this it is well accepted that wind power will take the bulk of the target, given the historic exploitation of most of the hydro and biomass energy resources.

Converting to capacity, this equates to over 1,000MW of wind generation added to the grid each year, based on 3,750GWh, 8760 hours in a year and a capacity factor of 40%.

4. Environmental Setting

The site is located in a rural area that has been extensively cleared for grazing. The turbines are located along ridgelines of the area shown in Appendix 2. Elevations of the wind turbine positions vary from 910m to 1090m (AHD).

The geology of the site is primarily basalt soil and the elevated areas appear to have soil cover to a reasonable depth. The climate of the site is characterised by annual rainfall of about 650-700mm, and mean daily temperatures ranging from -2°C in winter to 23°C in summer. Wind monitoring results for the site indicate that a suitable wind resource is available to justify the proposed development.

A flora and fauna assessment will be undertaken by one or more suitably qualified specialists to identify the site's ecological sensitivities, any project constraints and, where necessary, potential mitigation measures. A preliminary investigation using the EPBC website and NSW Parks and Wildlife Service atlas of wildlife has indicated the potential for several threatened species with potential habitats to be found in the area surrounding the wind farm. A list of these species can be found in Appendix 4[1].

The Boco Rock Wind Farm is situated within the Southern Rivers Catchment area. Locally, the site drains into the MacLaughlin River which flows into the Snowy River at Merriangaah. Based on the nature of the project and controls to be implemented, it is not expected that any of the local watercourses will be affected by the development.

[1] DECC advised at the Planning Focus Meeting that this list is not extensive and other species and habitats will occur in the area of the proposed project.

5. Environmental Issues and Management

A range of environmental issues will need to be assessed as part of the planning and approvals process for this project and, where necessary, environmental controls incorporated into the project. The key environmental issues relating to wind farm developments are well defined and for the Boco Rock Wind Farm the key anticipated issues are outlined below.

5.1 Wind Farm Layout

The wind farm layout will be prepared to maximise utilisation of the available wind resource whilst gaining regulatory and broad community acceptance of the development. The planning and design stages of the wind farm layout will consider any potential environmental impacts on flora communities, fauna habitat, heritage aspects as well as the location of neighbouring properties and residences.

It is expected that some adjustment of the turbine locations will occur during the planning and assessment phase in response to findings of the various planning studies. Access routes will be designed to achieve practical transport paths that minimise disruption to local traffic and environmental impacts. Initial options are currently being reviewed with further detailed studies necessary to reflect both practicality and acceptability to the Councils, landowners and local road users.

5.2 Construction Phase

The construction phase is expected to extend over 18 months and will involve:

- transport of equipment and materials to site
- daily movement of a small work force between the site and Cooma or Nimmitabel
- earthworks for access tracks, turbine footings, underground cables and a substation
- erection of turbines and substation structures and construction of a facilities building
- electrical connections within the wind farm and to the Country Energy transmission grid
- commissioning of the wind farm
- restoration of any disturbed areas of land

All construction will be undertaken in accordance with an environmental management plan and monitoring of performance will be routinely undertaken.

The transport of materials and equipment to site during the construction phase will involve a temporary increase in the local traffic volume. Vehicles accessing the site will include a range of 'over-size' (up to 50 metres in length) and 'over-mass' (up to 70 tonnes) vehicles. Preliminary indications are that several access points from public roads will be needed to access the wind farm. The environmental assessment will include a review of the suitability of roads that can be used to access the site and any potential impacts on road safety and local traffic movements. Where necessary, mitigation measures will be proposed and incorporated within a traffic management plan.

Initial site works will include establishment of a temporary construction site office, preparation of access tracks to turbines sites, excavation of footings for turbines and trenching for underground cables.

The potential for soil erosion and dust generation during construction will be assessed and measures identified to mitigate such impacts. Earthworks also have the potential to disturb any surface or shallow sub-surface heritage items. Accordingly, an assessment of indigenous and non-indigenous heritage values of the site will be undertaken by a specialist consultant in conjunction with relevant stakeholders, prior to the excavation of any earthworks.

Noise impacts can be associated with the construction phase arising from the transport of materials and equipment to site, as well as general construction activity. Controls will be incorporated in the environmental management plan and will include adoption of specific working hours and use of compliant equipment appropriate to the development.

Site restoration following construction works will focus on revegetation of disturbed ground, reduction of weed development and control of any erosion and sedimentation.

Construction contractors will, in consultation with the Rural Fire Service, implement fire prevention procedures during the wind farm construction phase. Fire fighting equipment will be located on site and all site vehicles will have diesel engines to minimise fire risk. Construction activities will be modified to suit any fire bans when appropriate to do so.

5.3 Operational Phase

Once constructed and commissioned the wind farm will operate for a period of 20 years. A regular maintenance program will be an integral part of the operation and any repairs will be undertaken as required. The operation of the wind farm may have various impacts, as detailed below.

5.3.1 Visual

As the towers are at least 80m tall and located on ridgelines, there is an inevitable impact on the landscape. Visual impact can be a key issue for neighbours to wind farm developments and a comprehensive visual assessment will be undertaken including landscape assessment, view field analysis, preparation of photomontages from representative view points and a review of options for mitigation of the visual impacts. Issues of shadow flicker and glint will also be addressed.

5.3.2 Noise

Once commissioned, the main potential for noise impacts will be from the operating wind turbines or the substation facility. As part of the Environmental Assessment, a consultant will be appointed to assess the acoustic environment within the vicinity of the site and potential impacts on nearby residences. A management plan to address potential impacts will be developed and implemented.

5.3.3 Blade-strike

Blade strike can affect avifauna species and specialist advice will be sought in relation to the site of the project. The flora and fauna assessment will be undertaken for the site in relation

to the species present, their site utilisation and risk of blade strike. As necessary, mitigation measures will be developed and adopted.

5.3.4 Telecommunications

An assessment of local telecommunications services will be made. Potential for interference from the wind farm construction and operation at locations surrounding the site will be assessed. Mitigation measures will be identified for the potential impacts and a management plan developed where necessary.

5.3.5 Aircraft Safety

Consultation with the Civil Aviation Safety Authority (CASA), Airservices Australia, the Defence Department and the Aerial Agricultural Association of Australia will be incorporated into the planning stages of the development. Through this consultation, agreements will be made to ensure safe operation of the wind farm in respect to aircraft. This may include aviation warning lights at selected locations within the wind farm.

5.3.6 Water Quality

While the wind farm will not require any significant amount of water, there is the possibility of an oil leak resulting in contamination of local water courses. Spill containment will be provided as a redundant prevention measure at locations where oil is present should the equipment's default containment become faulty.

5.3.7 Bush Fire

The wind farm operator will maintain a limited fire fighting capability on site to control small grass fires and to assist fire authorities to control any larger fires that may occur on the site. All site vehicles during the construction phase will have diesel engines and will use the site access roads to minimise the likelihood of igniting dry grass. On very rare occasions it is possible that equipment malfunctions could cause a fire on site and appropriate management plans will be put in place to deal with such an event. Agreed procedures for liaison with fire fighting authorities will be developed to address the possibility of a bushfire occurring on site.

6. Proposed Surveys

It is proposed that the Environmental Assessment (EA) will provide a comprehensive assessment of all relevant environmental issues. In turn, these issues and their management strategies will play a key role in determining the final wind farm layout. The EA will address the Director-General's Requirements and is expected to include the following key specialist assessments as shown in Table 3.

Table 3 – Proposed key site surveys

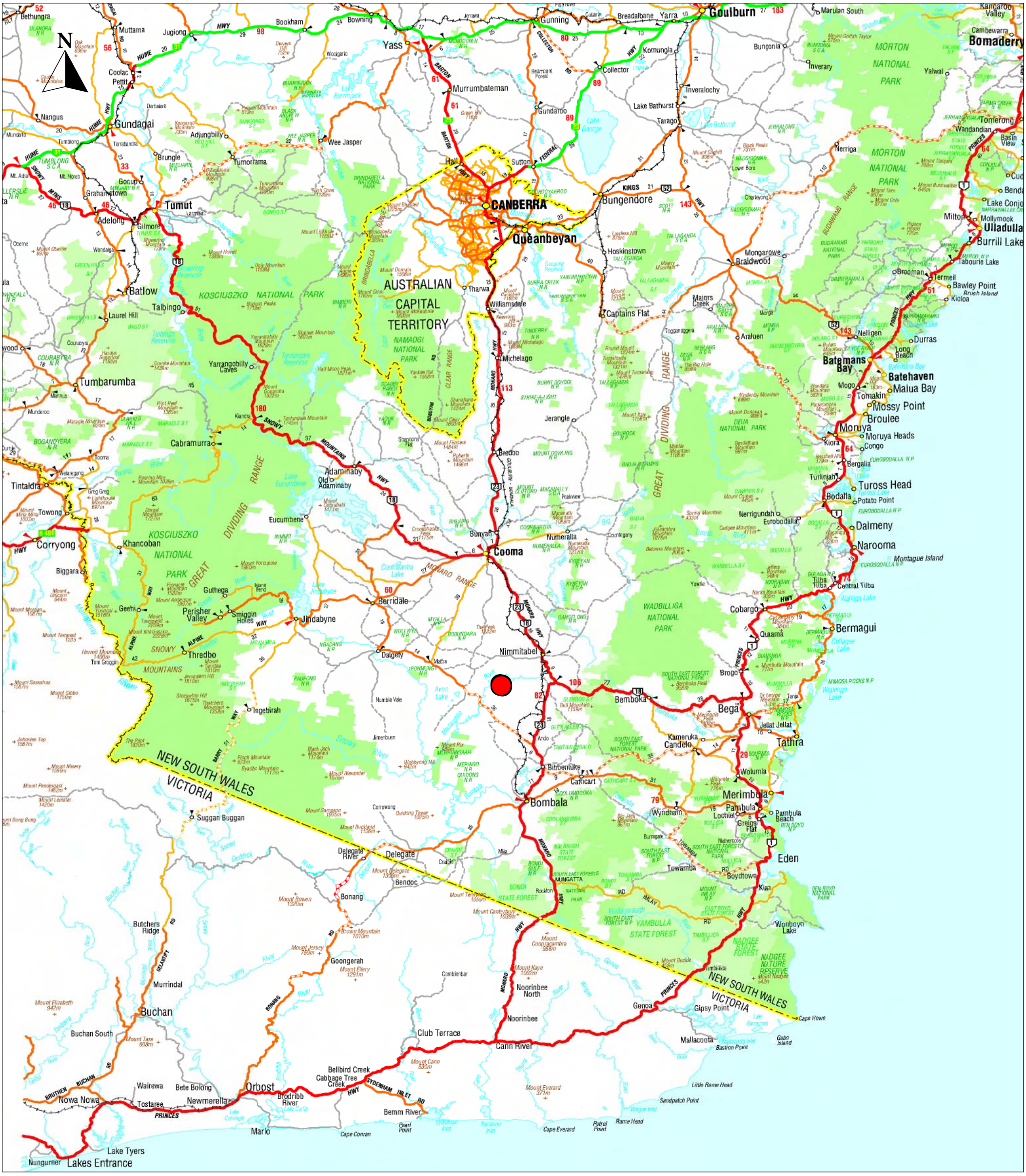
Issue	Scope of Assessment
Visual	A comprehensive visual impact assessment will be undertaken incorporating landscape analysis, view field identification, provision of photomontages and review of likely visibility at key viewpoints surrounding the wind farm. Potential mitigation measures will also be identified. Issues of shadow flicker and glint will be assessed and documented in the EA.
Noise	A comprehensive Noise Assessment will be undertaken in accordance with the South Australian EPA's Environmental Noise Guidelines (Interim guidelines) (2007).
Flora and Fauna	A review of vegetation of the site will be conducted with a focus on native vegetation, particularly those having conservation significance. Important areas of vegetation and fauna habitat will be identified and, as far as possible, such areas will be avoided by the development. Impact on such areas would only occur subject to agreement with relevant authorities and the necessary mitigation measures being incorporated into the project. Assessment of relevant avifauna species will be undertaken to identify any potential at-risk species.
Archaeological / Heritage	A heritage assessment will be undertaken by a suitable specialist in conjunction with representatives of one or more indigenous stakeholder groups.
Telecommunications	An assessment of services potentially impacted will be undertaken.
Geology soils and geotechnical information	Information on these aspects will be compiled and incorporated in the Environmental Assessment.
Water supply and site drainage	The project's requirements for water will be assessed for the construction and operations stages. In addition, any potential for the project to impact on drainage systems at or surrounding the site will be assessed.
Traffic Assessment	A comprehensive assessment may be required to determine suitability of local roads to cope with the increased traffic load, and specifically the impacts associated with over-size and over-mass vehicles accessing the site during the construction phase.
Air safety, bushfire risk, catchment issues, community consultation, etc.	A number of issues will be dealt with, as necessary, by review of the issue, identification of options for mitigation and consultation with relevant stakeholders. The outcome will be incorporated into the Environmental Assessment.

7. Conclusion

The Boco Rock Wind Farm proposes to be an environmentally sensitive, sustainable development in order to meet renewable energy targets for the nation's electricity supply.

Through community and stakeholder consultation, meeting planning requirements, carrying out environmental assessments and employing mitigation measures where necessary, the project aims to create minimal environmental impact during construction and operation while generating clean, renewable energy.

Appendices


N
Goulburn
Gunning
Yass
Bowning
Bookham
Jugiong
Muttama
Bethungra
Coolac
Pettit
Gundagai
Nangus
Adjungbilly
Brungle
Tumut
Gocup
Grahamstown
Adelong
Gilmore
Batlow
Talbingo
Laurel Hill
Tumbarumba
Yarrangobilly Caves
Cabramurra
Adaminaby
Old Adaminaby
Eucumbene
Tintaldra
Towong
Corryong
Khancoban
Biggara
Geehi
Perisher Valley
Smiggin Holes
Thredbo
Guthega
Jindabyne
Wee Jasper
Tumorrama
Murrumbateman
Berridale
Dalgety
Ingebirah
Hall
Sutton
Gundaroo
Collector
Komungla
Bungonia
Lake Bathurst
Tarago
Inverlochy
Inverary
Marulan South
Bungendore
CANBERRA
Queanbeyan
AUSTRALIAN CAPITAL TERRITORY
NAMADGI NATIONAL PARK
KOSCIUSZKO NATIONAL PARK
Tharwa
Williamsdale
Michelago
Jerangle
Bredbo
Cooma
Numeralla
Bunyan
Nimmitabel
Bombala
Suggan Buggan
Delegate
Bendoc
Bonang
Butchers Ridge
Murrindal
Buchan
Buchan South
Goongerah
Wairewa
Bete Bolong
Orbost
Nowa Nowa
Tostaree
Newmerella
Lake Tyers
Nungurner
Lakes Entrance
Marlo
Brodribb River
Bellbird Creek
Cabbage Tree Creek
Bemm River
Cape Conran
Pearl Point
Cann River
Club Terrace
Noorinbee
Noorinbee North
Combienbar
Mallacoota
Bastion Point
Gipsy Point
Genoa
Cape Howe
Mount Everard
Little Rame Head
Rame Head
Sandpatch Point
Petrat Point
Cape Everard
Tamboon Inlet
Wingan Inlet
Captains Flat
Majors Creek
Araluen
Braidwood
Mongarowe
Hoskinstown
Lake George
Yaouk
Scabby Range
Clear Range
Dividing Range
Great Dividing Range
Monaro Range
Brindabella Range
Budawang Range
Morton National Park
Deua National Park
Wadbilliga National Park
Mimosa Rocks N P
Eurobodalla N P
Yowrie
Cobargo
Quaama
Bermagui
Brogo
Bemboka
Bega
Tathra
Kameruka
Candelo
Jellat Jellat
Bibbenluke
Cathcart
Wolumla
Merimbula
Pambula
Pambula Beach
Lochiel
Greigs Flat
Wyndham
Eden
Towamba
Boydtown
Kiah
Wonboyn Lake
Nadgee State Forest
Nadgee Nature Reserve
Yambulla State Forest
Bondi State Forest
Nungatta
Rocky Hall
Ben Boyd National Park
Nerrigundah
Eurobodalla
Dalmeny
Narooma
Montague Island
Central Tilba
Tilba Tilba
Wallaga Lake
Bermagui
Cuttagee Lake
Mimosa Rocks N P
Wapengo Lake
Tuross Head
Bodalla
Potato Point
Turlinjah
Bergalia
Congo
Moruya Heads
Moruya
Broulee
Mossy Point
Tomakin
Mogo
Batemans Bay
Batehaven
Malua Bay
Long Beach
Durras
Nelligen
Kioloa
Bawley Point
Brush Island
Termeil
Broman
Tabourie Lake
Lake Conjola
Ulladulla
Burrill Lake
Milton
Mollymook
Benda
Cudmirrah
Tomerong
Wandandian
Basin View
Bomaderry
Cambewarra
Kangaroo Valley
Yalwal
Nerriga
Charleyong
Lower Boro
Mount Coghill
Black Peaks
Mount Tarlo
Mount Bushwhacker
Mount Tianjara
Mount Cole
Mount Tarn
Mount Budawang
Mount Owen
Mount Gingenbullen
Mount Bindell
Mount Fairfax
Mount Gibraltar
Mount Durran
Mount Ginini
Mount Domain
Mount Campbell
Mount Michelago
Mount Franklin
Mount Tennyson
Mount Canterbury
Mount Coopracambra
Mount Kaye
Mount Darragh
Mount Dromedary
Mount Imlay
Mount Dowling
Mount Finders
Mount Gungaderra
Mount Clear
Mount Oberne
Mount Hovell
Mount Lushington
Mount Adrah
Mount Horeb
Mount Sassafras
Mount Gibbo
Mount Misery
Mount Pendergast
Mount Lawson
Mount Elizabeth
Mount Tara
Mount Cann
Mount Jersey
Mount Fillery
Mount Delegate
Mount Bowen
Mount Buckland
Mount Alexander
Mount Samuel
Mount Imlay
Mount Dromedary
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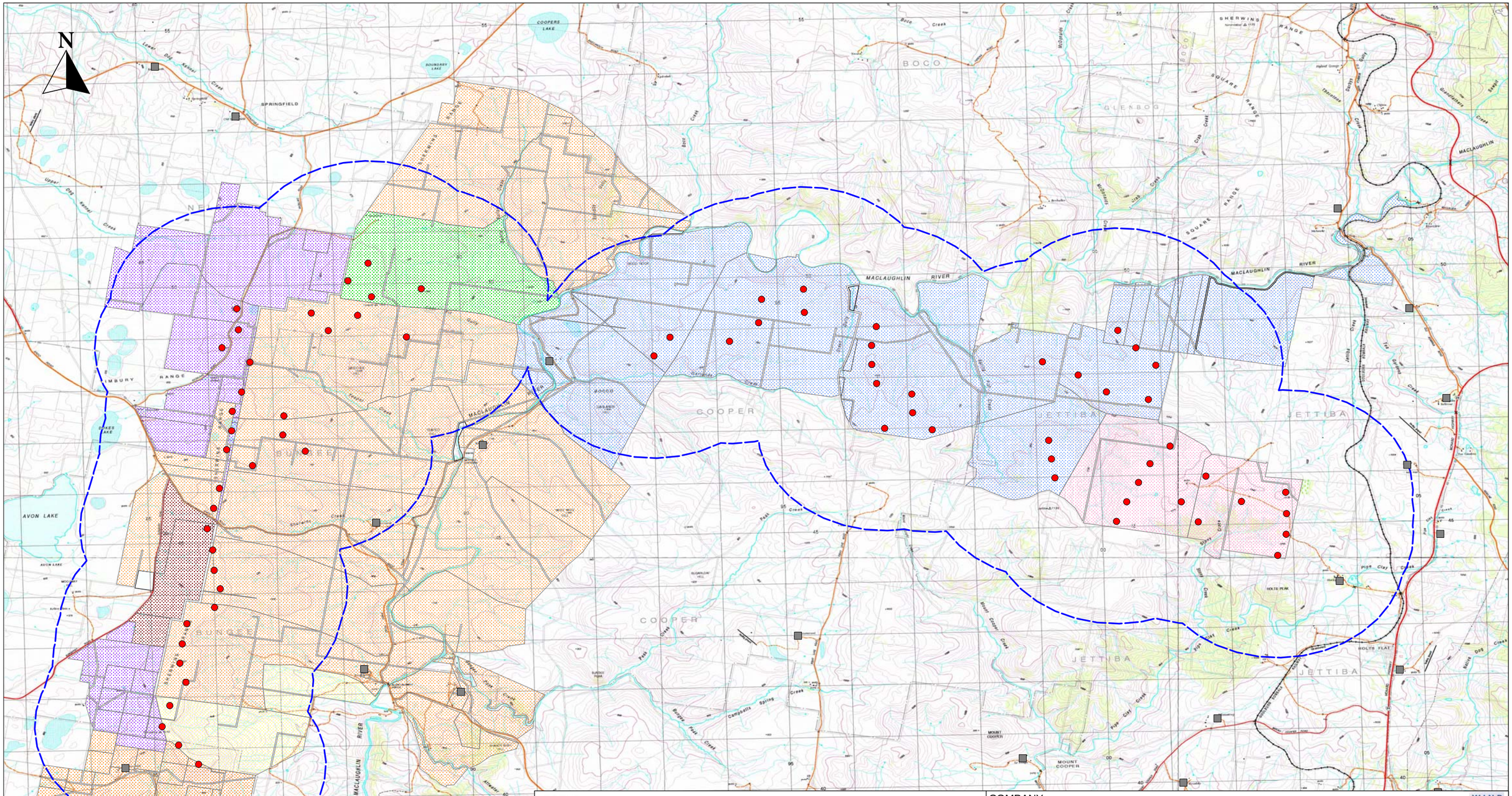
Mount Everard
Mount Buckle
Mount Nadgee
Mount Darragh
Mount Dromedary
Mount Imlay



LEGEND

- 2km Radius From Turbines
- Inhabited House
- Turbine Locations

Landowners

- Landowner #1
- Landowner #2
- Landowner #3
- Landowner #4
- Landowner #5
- Landowner #6
- Landowner #7
- Landowner #8

SCALE BAR 0 2.5 5 kilometers

COMPANY

WIND PROSPECT CWP PTY LTD

TITLE

BOCO ROCK WIND FARM
PROPOSED LAYOUT & SURROUNDING RESIDENCES

DATE	SCALE	DWG NO	REV
6 AUGUST 2008	1:60,000	WP_BOC06	A
DRAWN BY	**CHECKED BY**	**SHEET**	**SIZE**
A SAUNDERS	E MOUNSEY	1 OF 1	A3

Appendix 3 – Property details for land on which the wind farm would be located

Landowner #1	Lot 3 in DP14852
Landowner #2	Lot 102 in DP602318 Lot 1 in DP229560
Landowner #3	Lot 21 in DP14852 Lot 1 in DP165394 Lot 1 in DP172979 Lot 2, 3 in DP2295850 Lot 139 in DP40035 Lot 2 in DP589421 Lot 7, 54, 55, 63, 76, 80 in DP756839 Lot 2 in DP841200 Lot 1 in DP934064 Lot 4 in DP934065 Lot 1, 2 in DP934066
Landowner #4	Lot 1, 2, 4, 6, 7, 8, 15, 16, 19 in DP14852 Lot 1, 2 in DP229559 Lot 2 in DP229560 Lot 1 in DP334225 Lot 1 in DP364283 Lot 1 in DP368317 Lot 3 in DP404379 Lot 64, 65, 83, 150 in DP756821 Lot 145, 146, in DP756828 Lot 166 in DP756861 Lot 1 in DP841200
Landowner #5	Lot 1 in DP964330 Lot 2 in DP174650
Landowner #6	Lot 37 in DP1104104 Lot 12, 14-17, 30, 32-36, 139, 154, 181, 192, 195, 196 in DP75820 Lot 1 in DP952162 Lot 1 in DP52576
Landowner #7	Lot 2, 3, 5, 6 in DP1104462 Lot 3-5 in DP1106223 Lot 1 in DP404377 Lot 48 in DP756820 Lot 3, 48, 49, 61, 63, 68-71, 75, 94, 144, 145, 149 in DP756821 Lot 31, 60, 68, 88, 89, 127, 128 in DP756848
Landowner #8	Lot 1, 2 in DP404379 Lot 1 in DP5714796

Appendix 4 – Threatened Species with Potential Habitat in Wind Farm Area

Birds
Lathamus discolor - Swift Parrot
Rostratula australis - Australian Painted Snipe
Xanthomyza phrygia - Regent Honeyeater
Callocephalon fimbriatum - Gang-gang cockatoo
Climacteris picumnus victoriae - Brown treecreeper (eastern subspecies)
Stagonopleura guttata - Diamond Firetail
Frogs
Heleioporus australiacus - Giant Burrowing Frog
Litoria castanea - Yellow-spotted Tree Frog, Yellow-spotted Bell Frog
Litoria littlejohni - Littlejohn's Tree Frog, Heath Frog
Litoria spenceri - Spotted Tree Frog
Litoria verreauxii alpina- Alpine Tree Frog, Verreaux's Alpine Tree Frog
Insects
Synemon plana - Golden Sun Moth
Mammals
Dasyurus maculatus maculatus (SE mainland population) - Spot-tailed Quoll, Spotted-tail Quoll, Tiger Quoll (southeastern mainland population)
Petrogale penicillata - Brush-tailed Rock-wallaby
Potorous longipes - Long-footed Potoroo
Potorous tridactylus tridactylus - Long-nosed Potoroo (SE mainland)
Pseudomys fumeus - Konoom, Smoky Mouse
Phascolarctos cinereus - Koala
Pteropus poliocephalus - Grey-headed Flying-fox
Reptiles
Delma impar - Striped Legless Lizard
Plants
Calotis glandulosa - Mauve Burr-daisy
Deyeuxia pungens - Narrow-leaf Bent-grass
Dodonaea procumbens - Trailing Hop-bush
Eucalyptus pulverulenta - Silver-leaved Mountain Gum, Silver-leaved Gum
Gentiana baeuerlenii – a sub-alpine herb
Thesium australe - Austral Toadflax, Toadflax