

Report

Annual Environmental Management Report: Gullen Range Wind Farm

Prepared for New Gullen Range Wind Farm Pty Ltd

Prepared by Beca Pty Ltd

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Prepared by	Melody Valentine		8 March 2017
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1 Introduction

The Gullen Range Wind Farm Project was developed at the approval of a Part 3A Planning Approval issued by the Department of Planning and Environment (DPE). The Approval was modified in July 2015 (MOD 1).

The approval allowed the construction of 73 turbines and ancillary facilities.

Condition 6.1(a) of the Planning Approval requires that the Project make:

“a) provisions for an Annual Environmental Management Report (AEMR) that is to be prepared and submitted to the Secretary throughout the operational life of the project.

The AEMR must review the performance of the project against the Operational Environmental Management Plan, the conditions of this approval and other licences and approvals relating to the project.”

Note for the purposes of this AEMR, the NSW Department of Planning & Environment is referred to as DPE.

1.1 Purpose

The purpose of this report is to document the findings of the review undertaken to fulfil the requirements of Condition 6.1 for the 2016 period. The report covers the period of 23 December 2015 to 22 December 2016.

The format for the report is as per that adopted for the 2015 AEMR.

It is noted that there are a number of conditions of approval and commitments that have been given effect to during the construction phase of the project. This report includes assessment of all of the conditions and commitments, however it is intended that following documentation of the satisfaction of these items in this report, those items will not be re-assessed in future AEMR's.

The review was completed on the 17th and 18th of January 2017.

1.2 Status of Non-Conformances – Previous AEMR

The 2015 AEMR was undertaken, completed and submitted in March 2016.

The 2015 AEMR identified one item of non-compliance:

“Statement of Commitments 73 – There was no documentation for the annual regrowth inspection within the overhead transmission line easements. A correction action to update the management system to document the inspections was noted“.

Non-compliance: Documentation of an inspection of regrowth within the overhead transmission line corridor during the review period could not be provided at the time of review. It was observed that an inspection was underway at the time of the review was within a year of the date of issue of the AEMR, though not within the review period. The inspection report was provided subsequent to the on-site inspection, dated 18 January 2017. A MyOSH system is currently under implementation which will include a prompt for the annual inspection. While this is considered a non-compliance for the 2016 AEMR reporting period, it is considered to have been sufficiently addressed and that actions to avoid future non-compliance have been implemented.

2 Assessment of Compliance

The following sections document the status of compliance against each of the conditions of the Project Approval and the associated Statement of Commitments.

2.1 Conditions of Approval

Item	Clause	AEMR Findings
1.	<p>1. ADMINISTRATIVE CONDITIONS</p> <p>Terms of Approval</p> <p>1.1. The Proponent shall carry out the project:</p> <ul style="list-style-type: none"> a) generally in accordance with the EA; b) the statement of commitments; and c) conditions of this approval. <p>Note: The general layout of the project is depicted in the figure in Appendix 1.</p>	<p>Compliant</p> <p>The review found the Project to be compliant with this condition, as documented in this report.</p>
2.	<p>1.2. If there is any inconsistency between the documents referred to in condition 1.1, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.</p>	<p>n/a</p> <p>Noted.</p>
3.	<p>1.3. The Proponent shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:</p> <ul style="list-style-type: none"> a) any strategies, plans, programs, reviews, audits or correspondence that are submitted in accordance with the requirements in this approval; b) any report, reviews or audits commissioned by the Department regarding compliance with this approval; and c) the implementation of any actions or measures contained in these documents. 	<p>Compliant</p> <p>During the review several examples of compliance with and implementation of DPE requests were reported.</p> <p>No examples of refusal to comply with any reasonable requests were noted during the review.</p>
4.	<p>Modifications to the Scope of the Project</p> <p>1.4. Pursuant to section 75J(4) of the Environmental Planning and Assessment Act 1979 the project is modified to delete the following turbines from the scope of the project: KIA_03, KIA_04, KIA_05, KIA_06, KIA_07, KIA_08, KIA_09, KIA_10, KIA_11, KIA_12 and KIA_14. This approval does not authorise construction of these turbines.</p> <p>Note: the turbines referred to under condition 1.4 have been removed from the project based on a precautionary approach with respect to potential aviation hazards associated with the project, and for potential users of the Crookwell Airstrip. Turbines have been selected for deletion from the project based on the Inner Horizontal and Conical Surfaces identified for a Code 2, Non-instrument runway under Manual of Standards Part 139 – Aerodromes (Version 1.4) (Civil Aviation Safety Authority, April 2008).</p>	<p>Compliant</p> <p>Noted. There was no evidence during the review of works to establish any of the unauthorised turbines. The sites of the deleted turbines was viewed and there were no turbines located at those locations.</p>
5.	<p>1.5. Pursuant to section 75J(4) of the Environmental Planning and Assessment Act 1979 the project is modified to remove the ability of the Proponent to relocate turbines from the locations indicated in the document referred to under condition 1.1a) by up to 250 metres, without further assessment and approval in accordance with the requirements of the Environmental Planning and Assessment Act 1979.</p>	<p>Compliant</p> <p>Noted. There was no evidence during the review that any turbines had been relocated from the approved locations. The project website confirms that the project includes 73 turbines, as allowed by the Part 3A approval.</p> <p>The Pre-Operations Compliance Report assessed the locations of the turbines as compliant.</p>
6.	<p>Limits of Approval</p> <p>1.6. This approval shall lapse five years after the date on which it is granted unless the Proponent has confirmed to the satisfaction of the Secretary that orders have been placed for wind turbines, or demonstrated that work subject of this approval has been completed on the site before that time.</p>	<p>n/a</p> <p>Criteria satisfied.</p>

Item	Clause	AEMR Findings
7.	1.7. The Proponent shall ensure that all licences, permits and approvals are obtained and maintained as required throughout the life of the project. No condition of this approval removes the obligation for the Proponent to obtain, renew or comply with such licences, permits or approvals. The Proponent shall ensure that a copy of this approval and all relevant environmental approvals are available on the site at all times during the project.	Compliant A copy of the project approval and Environmental Protection Licence was sighted as being available: <ul style="list-style-type: none"> - On the project website - At NGWF office in Sydney - On-site at the site compound
8.	1.8. The Proponent may elect to construct the project in stages. In this case, these conditions of approval may be complied with separately for each stage, as relevant.	Compliant The pre-operation compliance report notes that the turbines and their ancillary facilities were installed in a single-staged approach.
9.	1.9. Within one year of decommissioning, the site shall be returned, as far as practicable, to its condition prior to the commencement of construction. All wind turbines and associated above ground structures (i.e. not including turbine foundations) including but not necessarily limited to, the substation, the control and facilities building and electrical infrastructure shall be removed from the site unless otherwise agreed by the Secretary, except where the substation, control room or overhead electricity lines are transferred to or in the control of the local electricity network operator. All other elements associated with the project, including site roads, shall be removed unless otherwise agreed to by relevant the landowner(s).	n/a Site currently operational.
10.	1.10. 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 Secretary. The Proponent shall keep independently-verified annual records of the use of wind turbines for electricity generation. Copies of these records shall be provided to the Secretary upon request. The relevant wind turbine and any associated infrastructure is to be dismantled and removed from the site by the Proponent within 24 months from the date that the wind turbine was last used to generate electricity.	Compliant During the review it was reported that records are kept regarding the operation of each turbine. Independent verification of the electricity generation records were sighted. The documentation demonstrated that all turbines had been used to generate electricity during the review period.
11.	1.11. Prior to the commencement of construction, the Proponent shall provide written evidence to the satisfaction of the Secretary that the lease agreements with the site landowners have adequate provisions to require that decommissioning occurs in accordance with this approval.	Compliant The pre-operation compliance report notes that this condition had been satisfied and the supporting documentation was provided to DPE on 17 May 2012.
12.	2. SPECIFIC ENVIRONMENTAL CONDITIONS Visual Amenity Landscaping Requirements 2.1. Prior to the commencement of Operation, the Proponent shall consult with Council and the RMS in relation to the need to provide landscaping screening measures along public road reserves such as but not limited to Range Road, Storriers Lane, Bannister Lane and Grabben Gullen Road and shall report to the Secretary on the outcomes of this consultation. The Proponent shall implement landscaping screening measures in accordance with the Secretary's requirements.	Compliant The pre-operation compliance report notes that this condition had been satisfied.
13.	2.2. By December 2015, the Proponent shall notify in writing: <ol style="list-style-type: none"> a) all owners of existing or approved residential dwellings that are located within three kilometres of the project; b) all owners of approved subdivision allotment where there is an approved dwelling entitlement, where such subdivision allotments were approved by the date of approval of the project that are located within three kilometres of the project; c) the owners of Lot 55 of DP 754115; d) but excluding the owners of Lot 118 of DP 1116333 and Lot 121 of DP 754115 and the owners of Lots 143 and 303 of DP 754115, Lot 2 of DP 541500 and Lot 2 of DP 541499 e) the owners of PW37 	Compliant The pre-operation compliance report notes that this condition had been satisfied.

Item	Clause	AEMR Findings
	that they are entitled to landscaping treatments on their property in order to minimise the visual impact of the project on their property.	
14.	<p>2.3. Upon receiving a written request from the landowner referred to in condition 2.2 to have landscaping treatments implemented on their property, the Proponent shall:</p> <p>a) within fourteen (14) days of receiving the request, commission a suitably qualified person approved by the Secretary, to investigate reasonable and feasible measures to minimise the visual impacts of the project on the landowner's property using landscape treatments;</p> <p>b) ensure that the qualified person provides a landscaping plan detailing the matters investigated and consequential recommendations within twelve (12) weeks of receiving such request; and</p> <p>c) provide the landowner with a copy of the landscaping plan, including suggested landscape treatment measures, within fourteen (14) days of receiving the plan.</p> <p>If the parties agree on the landscaping plan, then the Proponent shall implement the agreed measures with all landscaping being completed within three months (where practical). The Proponent shall maintain these measures, at their cost, for a period of two years. Access and notification arrangements are to be negotiated between the parties.</p> <p>Landscape treatments shall include, but not be limited to, site preparation stock and rabbit proof fencing, selection and planting of appropriate species decided by both parties, watering, weed control and the replacement of failed plants.</p> <p>If the parties are unable to agree on the landscaping plan within three months of the plan being provided to the landowner, or there is a dispute about the implementation of any agreed landscaping treatments, then either party may refer the matter to the Secretary for resolution.</p> <p>The Secretary's decision on such a referral shall be final and binding on the parties.</p>	<p>Compliant</p> <p>Sighted planting records demonstrating that this process has been complete.</p>
15.	<p>2.3A By 31 December 2015, unless otherwise agreed by the Secretary, the Proponent shall implement:</p> <p>a) landscaping treatments to screen the substation and associated switching station for the project; and</p> <p>b) colour treatment to perimeter fencing for the substation and associated switching station for the project to minimise glare, to the satisfaction of the Secretary.</p> <p>The landscaping treatments referred to in 2.3A a) must employ all reasonable and feasible mitigation measures and utilise mature plantings to screen the substation and switching station from the surrounding non-associated property PW4. Following the installation of the landscaping treatments, the Proponent shall maintain them over the life of project.</p>	<p>Compliant</p> <p>Sighted planting records demonstrating that planting was completed by 31 October 2015.</p> <p>The substation and its fencing were observed to be finished with non-reflective surfaces. The weather on the day of the review was clear and sunny and no reflection was observed. The pre-operation compliance report notes compliance with the requirements of condition (2.3A(b)).</p> <p>The landscape plan and its implementation was sighted at the time of the review.</p>
16.	<p>Turbine External Design</p> <p>2.4. Wind turbine generators shall be painted matte off-white/grey. The blades shall be finished with a surface treatment that minimises any potential for glare or reflection.</p>	<p>Compliant</p> <p>The pre-operation compliance report notes that this condition had been satisfied.</p>
17.	<p>2.5. No advertising, signs or logos shall be mounted on the turbines, except where required for safety purposes. A corporate logo may be placed on the turbines provided it is not distinguishable by the naked eye from any publicly accessible location or from any properties not being an associated property.</p>	<p>Compliant</p> <p>During the review no observations were made to the contrary of this condition.</p>
18.	<p>Lighting</p> <p>2.6. No external lighting other than low intensity security night lighting of infrastructure associated with the project, including wind turbine generators is permitted; unless otherwise agreed or directed by the Secretary.</p>	<p>Compliant</p> <p>Each of the turbines have internal lighting and a light above the door on the exterior of the turbine. This light is used for safe turbine access. During the review it was reported that the lighting on the turbines are low intensity.</p> <p>Since the on-site review, though prior to the completion</p>

Item	Clause	AEMR Findings
		<p>of this report, NGRWF made a request to DPE to agree to the use of these lights for purposes of facilitating safe access to turbines. This email has been sighted. A response was received from DPE (dated 6/2/17) agreeing to this request, though requiring that in the event of a complaint relating to the use of lights that use be ceased until an investigation is completed.</p> <p>Only one complaint has been received in response to lighting. That complaint was received 1 December 2015 and related to lights that were on to allow maintenance works at the TransGrid switchyard. The complaint was received via the GRWF complaints hotline. The TransGrid switchyard does not form part of the wind farm and is held / controlled wholly by TransGrid. The complaint was passed onto TransGrid.</p>
19.	<p>Shadow-flicker</p> <p>2.7. Shadow flicker arising from the operation of the project shall not exceed 30 hours/annum at any residence not being an associated residence.</p>	<p>Compliant</p> <p>The pre-operation compliance report notes that this condition had been satisfied.</p> <p>Sighted "Flicker Assessment March 2014". This report is also available on the Project website. The assessment concludes that the layout will comply with the condition.</p> <p>Complaints relating to the perceived accuracy of shadow flicker modelling have been received from residents in the past and are included in the complaints register. Investigations have shown that the condition has not been breached.</p>
20.	<p>Noise Impacts</p> <p>Construction and Decommissioning Noise</p> <p>2.8. The Proponent shall only undertake construction or decommissioning activities associated with the project that would generate an audible noise at any residential premises during the following hours:</p> <p>a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive;</p> <p>b) 8:00 am to 1:00 pm on Saturdays; and</p> <p>c) at no time on Sundays or public holidays.</p> <p>This condition does not apply in the event of a direction from police or other relevant authority for safety reasons, or emergency work to avoid the loss of lives, property and/or to prevent environmental harm</p>	<p>n/a</p> <p>Currently in operational phase – not assessed.</p>
21.	<p>2.9. The hours of construction or decommissioning activities specified under condition 2.8 of this approval may be varied with the prior written approval of the Secretary. Any request to alter the hours of construction or decommissioning specified under condition 2.8 shall be:</p> <p>a) considered on a case-by-case basis; and</p> <p>b) accompanied by details of the nature and need for activities to be conducted during the varied construction or decommissioning hours and any other information necessary to reasonably determine that activities undertaken during the varied construction or decommissioning hours will not adversely impact on the acoustic amenity of receptors in the vicinity of the site; and</p> <p>c) affected residential receivers being informed of the timing and duration of work approved under this condition at least 48 hours before that work commences.</p>	<p>n/a</p> <p>Currently in operational phase – not assessed.</p>
22.	<p>2.10. During construction or decommissioning, the Proponent shall minimise noise emissions from plant and equipment operated on the site by installing and maintaining, wherever practicable, efficient silencers, low-noise mufflers (residential standard) and replacement of reversing alarms on vehicles with alternative silent measures, such as flashing lights</p>	<p>n/a</p> <p>Currently in operational phase – not assessed.</p>
23.	<p>Construction or Decommissioning Blasting</p>	<p>n/a</p>

Item	Clause	AEMR Findings						
	2.11. Blasting associated with the construction or decommissioning of the project shall only be undertaken during the following hours: a) 9:00 am to 5:00 pm, Mondays to Fridays, inclusive; b) 9:00 am to 1:00 pm on Saturdays; and c) at no time on Sundays or public holidays.	Currently in operational phase – not assessed.						
24.	2.12. The Proponent shall ensure that air blast overpressure generated by blasting associated with the project does not exceed the criteria specified in Table 1 when measured at the most affected residential or sensitive receiver. Table 1 – Airblast Overpressure Criteria <table border="1"> <thead> <tr> <th>Air blast Overpressure (dB(Lin Peak))</th> <th>Allowable Exceedance</th> </tr> </thead> <tbody> <tr> <td>115</td> <td>5% of total number of blasts over a 12 month period</td> </tr> <tr> <td>120</td> <td>Never</td> </tr> </tbody> </table>	Air blast Overpressure (dB(Lin Peak))	Allowable Exceedance	115	5% of total number of blasts over a 12 month period	120	Never	n/a Currently in operational phase – not assessed.
Air blast Overpressure (dB(Lin Peak))	Allowable Exceedance							
115	5% of total number of blasts over a 12 month period							
120	Never							
25.	2.13. The Proponent shall ensure that the ground vibration generated by blasting associated with the project does not exceed the criteria specified in Table 2 when measured at the most-affected residential or sensitive receiver. Table 2 – Peak Particle Velocity Criteria <table border="1"> <thead> <tr> <th>Peak Particle Velocity Criteria (mms⁻¹)</th> <th>Allowable Exceedance</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>5% of total number of blasts over a 12 month period</td> </tr> <tr> <td>10</td> <td>Never</td> </tr> </tbody> </table>	Peak Particle Velocity Criteria (mms ⁻¹)	Allowable Exceedance	5	5% of total number of blasts over a 12 month period	10	Never	n/a Currently in operational phase – not assessed. The pre-operation compliance report notes that no blasting had been required or was anticipated.
Peak Particle Velocity Criteria (mms ⁻¹)	Allowable Exceedance							
5	5% of total number of blasts over a 12 month period							
10	Never							
26.	2.14. Prior to each blasting event, the Proponent shall notify the relevant local council and potentially-affected landowners, including details of time and location of the blasting event and providing a contact point for inquiries and complaints.	n/a Currently in operational phase – not assessed.						
27.	Operational Noise Criteria 2.15. Subject to conditions 2.15 to 2.20 the Proponent shall design, operate and maintain the project to ensure that the equivalent noise level (LAeq (10-minute)) from the project does not exceed at each of the residential receiver locations identified in Section 5 of the Noise Impact Assessment prepared by Marshall Day Acoustics, dated 5 June 2008 (Section 3.2 of EA Attachments), or any other residential receiver in existence or the subject of a valid development consent at the date of this approval (but including PW37): a) 35 dB(A); or b) the existing background noise level (LA90 (10-minute)) correlated to the integer wind speed at hub height at the wind farm site by more than 5 dB(A). a) 35 dB(A); or b) the existing background noise level (LA90 (10-minute)) correlated to the integer wind speed at hub height at the wind farm site by more than 5 dB(A).	Compliant Noise compliance testing was undertaken between 9 December 2014 and 24 June 2015. The testing found that the operation of the project complies with this condition. Additional testing of the noisiest maintenance activity, was undertaken and documented in a monitoring report dated 23rd October 2016 called "Gullen Range Wind Farm - Crane Noise Assessment". This noise monitoring was undertaken during maintenance work which will create the greatest potential noise emissions. Both reports concluded that the Project was compliant with the conditions of approval.						
28.	2.16. The Proponent shall prepare a revised Noise Assessment for the final turbine model and turbine layout selected, which shall be submitted to the Secretary prior to commissioning of the wind turbines. The assessment shall demonstrate consistency with the EA and the ability of the final turbine model and layout to meet the requirements of condition 2.15. The revised Noise Assessment shall include the following: a) noise predictions of the final turbine model and layout selected at each of the receiver locations; b) method and modelling inputs employed to carry out the noise level predictions according to the SA Guidelines 2003 except that all sounds power levels and wind speeds shall be referenced to hub height; c) an assessment of the suitability of background noise level data to cover the range of wind speeds and directions generally expected at the site; and d) noise predictions shall be conducted by an acoustic engineer defined for the purposes of this condition as an engineer who is eligible for membership of both the Australian Acoustical Society	Compliant Sighted "Noise Compliance Plan" (GR-PM-PLN-0022) which forms part of the OEMP. Sighted DPE letter of 14/03/16 approving the OEMP. Operational noise compliance testing was undertaken between 9 December 2014 and 24 June 2015. The report found that the project complies with this condition.						

Item	Clause	AEMR Findings
	and the Institution of Engineers Australia.	
29.	2.17. Where noise predictions are found to exceed the limits specified in condition 2.15 the Proponent shall develop and implement a Noise Operating Strategy that identifies specific methods of noise reductions to restore the levels back to the limits in Condition 2.15 at any receiver location for all wind directions including worst case-scenarios. The strategy shall include noise modelling verification that demonstrates the predicted noise reductions can be achieved.	Compliant The noise assessments that have been undertaken have not identified any reported noise exceedance.
30.	2.18. Noise from the project 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 conditions 2.15 and 2.16. Under this Condition "dwelling" means one in existence or the subject of a valid development consent at the date of this approval.	Compliant The noise assessment was prepared in accordance with DPE requirements.
31.	2.19. For the purposes of conditions 2.15 and 2.16 of this approval, 5 dB(A) shall be applied to measured noise levels where tonality is present. The presence of tonality shall be determined using the methodology detailed in Wind Turbine Generator Systems- Part 11: Acoustic Noise Measurement Techniques IEC 61400-11:2002 or its latest edition or as otherwise agreed with the EPA.	Compliant "Assessment of Operational Noise" report (dated 17 July 2015). Noise compliance testing was undertaken between 9 December 2014 and 24 June 2015. The report found that the project complies with this condition. The "Near Field Testing: Round 2" report (dated 11 December 2015) documents an assessment of "...a cluster of GW100 turbines to assess the effect that turbine firmware updates has on noise emissions, particularly concerning low frequency tonal character". This testing was undertaken in relation to a requirement from the EPL and reflected also the requirements of condition 2.19.
32.	2.20. Notwithstanding conditions 2.15 and 2.16 of this approval, 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 requirements of Guidelines for Community Noise (WHO, 1999) and Section 2.3 of the SA Guidelines 2003 or as otherwise agreed by the Secretary.	Compliant Sighted "Assessment of Operational Noise" report (dated 17 July 2015). Noise compliance testing was undertaken between 9 December 2014 and 24 June 2015. The report found that the project complies with this condition.
33.	Verification of Operational Noise Performance 2.21. The Proponent shall prepare a Noise Compliance Plan which shall be submitted to the Secretary prior to commissioning of the wind turbines. The Noise Compliance Plan shall include, but not be limited to: a) an assessment of the performance of the project against the noise predictions contained in conditions 2.15 and 2.16; b) a commitment to operate the Project in accordance with any Noise Operating Strategy that is implemented in accordance with condition 2.17; c) a commitment that noise compliance monitoring will be undertaken within three months of the commissioning of the wind turbines. If prevailing meteorological conditions do not allow the required monitoring to be undertaken in this period, the Secretary shall be notified and an extension of time may be sought; and d) a requirement that all noise compliance monitoring results are submitted to the Secretary within one month of completion of the monitoring. The Secretary may request that additional noise compliance monitoring be undertaken and completed within a specified timeframe. The Noise Compliance Assessment shall be undertaken generally in accordance with the procedures presented in SA Guidelines 2003, except that all sounds power levels and wind speeds shall be referenced to hub height unless otherwise agreed with the EPA.	Compliant Sighted "Assessment of Operational Noise" report (dated 17 July 2015).
34.	2.22. In the event that the Noise Compliance Plan indicates that noise	Compliant

Item	Clause	AEMR Findings
	<p>from the wind turbines exceeds the noise limits specified under conditions 2.15 and 2.16, as relevant, the Proponent shall investigate and propose mitigation and management measures to achieve compliance with the noise limits. Details of the remedial measures and a timetable for implementation must be submitted to the Secretary for approval within such period as the Secretary may require. Remedial measures shall include, in the first instance, all reasonable and feasible measures to reduce noise from the project, including but not necessarily limited to reduced operation of wind turbines. Once all reasonable and feasible source controls are exhausted, remedial measures may include offering building acoustic treatments and/or noise screening to affected residences, but may only be used to address noise limit exceedances at the absolute discretion of the relevant landowner. The Proponent shall also demonstrate that the relevant landowner/resident has been made fully aware of the noise and other implications of making any agreement.</p> <p>If there is no such agreement with the relevant landowner, then the turbine(s) causing the exceedance(s) of the noise limits must be turned off until the turbine(s) can be operated in accordance with this approval.</p>	The noise assessments that have been undertaken have not identified any reported noise exceedance.
35.	2.23. The Proponent shall provide written notice to all landowners that are entitled to rights under condition 2.22 within 21 days of determining the landholdings to which these rights apply. For the purpose of condition 2.22, this condition only applies where operational noise levels have been confirmed in accordance with the conditions 2.15 and 2.16.	<p>Compliant</p> <p>The noise assessments that have been undertaken have not identified any reported noise exceedance.</p>
36.	2.24. The Proponent shall bear the costs of any additional at-receiver mitigation measures implemented at an affected landowner or property.	<p>Compliant</p> <p>The noise assessments that have been undertaken have not identified any reported noise exceedance.</p>
37.	<p>Land Acquisition and Criteria</p> <p>2.25. Should the Proponent determine to proceed with any or all of turbines listed in Table 3, the Proponent shall notify in writing the owner of each of the Lots listed in the corresponding row of the specific turbine(s) it intends to proceed with and that it is initiating the acquisition process.</p> <p>SEE APPENDIX 1 FOR TABLE 3</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
38.	2.26. At the request of the owner(s) of any of the Lots notified under condition 2.25 if such a request is made within three months of the date of service of the notification required under condition 2.25 and provided that this approval or/and (in relation to any Kings' Lots referred to in Table 3 of condition 2.25) development consent 230/07 has not lapsed or been surrendered within that time, the Proponent shall proceed to acquire the relevant landholdings referred to in the owner(s)' request under this condition.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
39.	<p>2.27. Within three months of receiving a written request from a landowner with acquisition rights under conditions 2.26 of this approval, the Proponent shall make a binding written offer to purchase the land specified in the request to the landowner with such offer to remain open for a period of three months after receipt and shall not be reduced, based on:</p> <p>a) the current market value of the landowner's interest in the land at the date of the written request, as if the land was unaffected by the project, having regard to the:</p> <p>i) existing and permissible use of the land, in accordance with applicable planning instruments at the date of the written request; and</p> <p>ii) presence of improvements on the land and/or any approved building or structure which has been physically commenced at the date of the landowner's written request, and is due to be completed subsequent to that date;</p> <p>b) the reasonable costs associated with obtaining legal advice and expert advice for determining the acquisition price of the land, and the terms upon which it is acquired; and</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>

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	<p>c) reasonable compensation for any disturbance caused by the land acquisition process.</p> <p>If after three months of receipt of the Proponent's offer above the Proponent and landowner cannot agree on the acquisition price of the land, including costs and compensation under b) and c) above, and/or the terms upon which the land is to be acquired, then either party may refer the matter to the Secretary for resolution.</p> <p>Upon receiving such a request, the Secretary shall request the President of the New South Wales Division of the Australian Property Institute to appoint a suitably qualified and experienced independent valuer, being a Fellow of the Institute, to consider submissions from both parties, and determine a fair and reasonable acquisition price for the land, including the reasonable compensation for disturbance caused by the land acquisition process associated with c) above, and/or terms upon which the land is to be acquired. This process is to be completed within three months of Secretary receiving any such request.</p> <p>Within 14 days of receiving the independent valuer's determination, the Proponent shall make a binding written offer (including as to the reasonable costs and compensation under b) and c) above), which shall remain open for a period of three months after receipt and shall not be reduced, to purchase the land at a price not less than the independent valuer's determination and otherwise on the terms specified in the determination.</p> <p>If the landowner refuses to accept this offer within three months of the date of receipt of the Proponent's offer, the Proponent's obligations to acquire the land concerned shall cease,</p> <p>If the landowner accepts either of the offers above and thereafter the Proponent fails to acquire the land on terms consistent with the relevant offer within three months of acceptance, the relevant turbines are to be deleted.</p>	
40.	2.28. The Proponent shall bear the reasonable costs of any valuation or survey assessment requested by the independent valuer or the Secretary and the costs of determination referred to under condition 2.27.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
41.	2.29. If the Proponent and landowner agree that only part of that landowner's property shall be acquired, then the Proponent shall pay all reasonable costs associated with obtaining Council approval for any plan of subdivision (where permissible), and registration of the plan at the Office of the Registrar-General.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
42.	2.30. If the Proponent has not initiated the acquisition process referred to in condition 2.25 for any Lot specified in any request under condition 2.26 by 26 June 2013 or prior to the commencement of any construction activities in the relevant sector of the project; whichever occurs earliest, the relevant nominated turbine(s) relating to that Lot identified in condition 2.25 are to be deleted from the project.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
43.	2.31. If the Proponent has initiated the acquisition process referred to in condition 2.25 by the earlier of the dates determined in accordance with condition 2.30 and the owners of the relevant Lot to be acquired notify the Proponent in writing that they do not consent to their Lot being acquired, or fail to provide a written request to the Proponent for all or part of their land to be acquired in accordance with condition 2.26, then the requirement either to acquire that land under condition 2.25, or to delete the nominated relevantly applicable turbine from the project under condition 2.30 lapses.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
44.	2.32. Conditions 2.25-2.30 of this approval are to apply to the landowners of Lots 105, 106, 112, 113, 195, 227 and 253 of DP 7540042 and Lots 247, 304, 355 and 366 of DP7541115 if: <ul style="list-style-type: none"> a) turbines BAN_14 and BAN_15 are not deleted by 26 June 2013; and b) aviation hazard lighting is required to be installed on any 	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>

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	turbines in the project.	
45.	<p>Flora and Fauna Impacts</p> <p>2.33. The Proponent shall not operate wind turbines POM_03, POM_04, POM_06, and POM_07 between one hour before sunset and one after sunrise during the period 30 November to 31 March, unless the Proponent demonstrates to the satisfaction of the Secretary that operation during these periods will not adversely impact on Powerful Owl juvenile dispersion. In undertaking such a demonstration, the Proponent shall undertake the following:</p> <p>a) monitoring of the dispersion Powerful Owl juveniles in and around the site, to be conducted by an independent specialist approved by the Secretary;</p> <p>b) preparation of a report to be submitted to the Secretary presenting the outcomes of monitoring and impacts to the Powerful Owl juvenile dispersion in and around the site; and</p> <p>c) conclusively demonstrating to the satisfaction of the Secretary that the dispersion of Powerful Owl juveniles in and around the site will not be adversely impacted by the project.</p>	<p>Compliant</p> <p>A sample of reporting produced from the SCADA system were viewed at the time of the review. Records for POM4 and POM6 were sighted for the 3 December 2016, 6th December 2016, 14th December 2016. These records demonstrated the shut-down periods were being properly applied.</p> <p>Sighted Powerful Owl Monitoring report (February 2015) which monitored the dispersion of Powerful Owl juveniles in and around the site. The report was completed by an independent specialist and concluded that the risk to Powerful Owl juveniles is low. This monitoring requirement has been complete and on-going monitoring is not required.</p>
46.	<p>2.34. The Proponent shall ensure that during the construction of wind turbine BAN_14, including construction and/ or installation of any ancillary facilities and any site access arrangements, the following requirements are met:</p> <p>a) vegetation defined as all or part of an Endangered Ecological Community shall not be cleared, modified or otherwise directly impacted as a result of the works;</p> <p>b) access to the construction site shall be clearly demarcated to minimise the potential for impacts on local vegetation;</p> <p>c) disturbed areas shall be stabilised and rehabilitated following the conclusion of construction works; and</p> <p>d) an independent qualified ecologist shall attend all site works to advise on mitigation, management and monitoring measures that shall be applied to comply with this condition of approval.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
47.	<p>2.35. By the 31 December 2015, unless otherwise agreed with the Secretary, the Proponent shall revise the proposed compensatory habitat package to offset in perpetuity the value of habitat lost as a result of the project, in consultation with OEH, and to the satisfaction of the Secretary.</p> <p>Unless otherwise agreed to by the Secretary, the package shall comprise:</p> <p>a) a minimum of 2:1 'like for like' offset of the vegetation communities to be removed or otherwise disturbed on site utilising a "Worst Case Scenario" impact assessment; or</p> <p>b) the implementation of in kind management measures or funding for such measures as agreed to by OEH; or a combination of the measures specified in a) and b).</p> <p>Once the Secretary has endorsed the compensatory habitat package, the Proponent shall implement the package to the satisfaction of the Secretary.</p>	<p>Compliant</p> <p>A Compensatory Habitat Package (CHP) forms part of the OEMP. The CHP was approved by the DPE in 2012.</p> <p>The CHP was updated and reapproved by the DPE in August 2016. With approval from the DPE, the earlier version of the CHP was replaced within the August 2016 version within the OEMP. The DPE did not require the OEMP to be reapproved subsequent to this change being made (sighted letter dated 11/08/16).</p> <p>The Property Vegetation Plan (PVP) for the conservation offset area on the wind farm was sighted. The PVP was approved by Local Land Services on the 14th of December 2016 (sighted document LLS File Ref: VF16/2051#30). The PVP gives effect to the Compensatory Habitat Package.</p> <p>Sighted baseline map.</p> <p>The quarterly monitoring is to commence this year.</p> <p>Baseline weeds and biometric surveys required by the PVP were undertaken in late 2016.</p> <p>Pest surveys are to be undertaken in March 2017.</p>
48.	<p>2.36. The Proponent shall make a financial contribution of \$1500.00 to the NSW Wildlife Information and Rescue Service for each death of a Powerful Owl that has reasonably been attributed to the carrying out of the project. The financial contribution must be paid by the Proponent within one month of the Proponent becoming aware of the death. The contribution must be adjusted to take account of any increase in the Consumer Price Index (All Groups Index for Sydney) over time, commencing at the September 2010 quarter.</p>	<p>Compliant</p> <p>No Powerful Owl deaths have been identified on or near the wind farm during the operation of the project.</p>

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49.	<p>2.37. The Proponent shall make a financial contribution of \$1500.00 to the NSW Wildlife Information and Rescue Service for each death of the Wedge-tailed Eagle that has reasonably been attributed to the carrying out of the project. The financial contribution must be paid by the Proponent within one month of the Proponent becoming aware of the death.</p> <p>The contribution must be adjusted to take account of any increase in the Consumer Price Index (All Group Index for Sydney) over time, commencing at the September 2010 quarter.</p>	<p>Compliant</p> <p>There have been some strikes of Wedge-tailed Eagle (nine strikes in 2015, three in 2016).</p> <p>Sighted example of a payment to WIRES, as required by the condition.</p>
50.	2.38. In order to avoid the Endangered Ecological Community of vegetation in the southern portion of the Pomeroy site, proposed cabling Option 2 shall be utilised.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied, with cabling option 2 having been employed.</p>
51.	2.39. Gurrundah Creek shall be surveyed by a suitably qualified ecologist for the presence of Platypus. Subject to identification of the species, any construction works in the vicinity of the creek shall be conducted in accordance with the Flora and Fauna Management Plan contained in condition 7.3 such that negative impacts to the species are mitigated.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied, with works complete with relevant controls.</p>
52.	2.40. Prior to the commencement of construction, clearly defined work areas (including access trails) must be established using a combination of posts, fencing or markers, and suitably marked up maps as appropriate. All on-site construction movements are to be restricted to these areas, to prevent uncontrolled or inadvertent access by vehicles or construction personnel to vegetation and fauna habitat to be protected under this approval.	<p>n/a</p> <p>Condition applicable to construction only and not presently assessable.</p>
53.	<p>Aviation</p> <p>2.41. Prior to the commencement of operation, the following information shall be provided by the Proponent to the Civil Aviation Safety Authority, Commonwealth Department of Defence and Airservices Australia to inform these agencies of the wind farms location:</p> <p>a) "as constructed" coordinates in latitude and longitude of each wind turbine generator;</p> <p>b) final height of each wind turbine generator in Australian Height Datum; and</p> <p>c) ground level at the base of each wind turbine generator in Australian Height Datum.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
54.	2.42. The Proponent shall notify all known users of the Crookwell, Ashwel and Kings' Airstrips of the location of the wind turbines and any changes to operational procedures.	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
55.	<p>Bushfire Risk</p> <p>2.43. Throughout the life of the project, the Proponent shall regularly consult with the local RFS to ensure its familiarity with the project, including the construction timetable and the final location of all infrastructure on the site. The Proponent shall comply with any reasonable request of the local RFS to reduce the risk of bushfire and to enable fast access in emergencies.</p>	<p>Compliant</p> <p>During the review it was reported that the Project maintains regular contact with the local RFS. The following actions have been taken in co-operation with the local RFS:</p> <ul style="list-style-type: none"> - The code to main site gate has been provided to the local RFS Deputy Captain. - The stand pipe near the site compound has recently been marked with reflective tape to enable easy identification at night time. - Local RFS feedback has been received on the emergency response procedures. This feedback is being incorporated in the current round of updates.
56.	<p>2.44. The Proponent shall:</p> <p>a) ensure there is appropriate fire-fighting equipment held on site to respond to any fires that may occur at the site during construction, operation and decommissioning of the project; and</p> <p>b) assist the RFS and emergency services as much as possible if there is a fire on-site during the project.</p>	<p>Compliant</p> <p>A tank and pump are kept on site, along with four cliff skids. Whenever hot works are being undertaken the tank and pump are taken to the location of the works to allow wetting down of the surrounding area and easy access should a fire should occur.</p> <p>During the review it was reported that there have not</p>

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57.	<p>2.45. The Proponent shall prepare, in consultation with the local RFS, a Bushfire Risk Management Plan based on the guidelines Planning for Bushfire Protection (RFS, 2001 or its latest edition). The Plan shall include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> a) details of the bushfire hazards and risks associated with the project; b) mitigation measures including contingency plans; c) procedures and programs for liaison and regular drills with the local RFS; and d) procedures for regular fire prevention inspections by the local RFS and implementation of any recommendations 	<p>been any fire incidents since operation commenced.</p> <p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
58.	<p>Bunding and Spill Management</p> <p>2.46. The Proponent shall store and handle all dangerous goods (as defined by the Australian Dangerous Goods Code) and combustible liquids, strictly in accordance with:</p> <ul style="list-style-type: none"> a) all relevant Australian Standards; b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and c) the EPA's Environment Protection Manual Technical Bulletin Bunding and Spill Management <p>In the event of an inconsistency between requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.</p>	<p>Compliant</p> <p>During the review use of bunds was observed and it was reported that each bund has been designed/selected in accordance with the capacity requirements.</p> <p>During the review it was noticed that most, though not all, banded storage cabinets were labelled with a maximum storage capacity. Whilst not all cabinets were labelled with a maximum storage capacity, the storage cabinets were observed to carry a limited amount of chemicals.</p>
59.	<p>Safety Management System</p> <p>2.47. 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 related to ensuring the safe operation of the project. The report must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept at the Site and must be available for inspection by the Department upon request. The Safety Management System must be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management', and should include:</p> <ul style="list-style-type: none"> a) procedures and programs for the maintenance and testing of the safety related equipment to ensure its integrity over the life of the project; and b) an outline of a documented procedure for the management of change. 	<p>Compliant</p> <p>Sighted "Operational Management Plan (OMP), GR-PM-PLN-0023" which forms Appendix M of the OEMP. A copy of the document was sighted at the main site compound.</p>
60.	<p>Traffic and Transport Impacts</p> <p>2.48. The Proponent shall apply for a Road Occupancy Licence from the RMS Traffic Operations Unit prior to commencing work within the classified road reserve or within 100 metres of traffic signals. The application shall be accompanied by a Traffic Control Plan to be prepared by a person who is certified to prepare Traffic Control Plans.</p>	<p>Compliant</p> <p>Condition specific to construction phase.</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
61.	<p>2.49. Upon determining the haulage route(s) for the construction or decommissioning of the project, the Proponent shall:</p> <ul style="list-style-type: none"> a) commission a qualified person to undertake a Road Dilapidation Report of all roads proposed to be used for construction or decommissioning activities in consultation with relevant road authorities. The Report shall assess the current condition of the relevant roads; and b) following completion of the construction or decommissioning of the project, a subsequent Road Dilapidation Report shall be prepared to assess any damage that may have resulted due to traffic and transport related to the construction or decommissioning of the project. <p>The Proponent shall commit to restore the relevant roads to a state, described in the original Road Dilapidation report. The cost</p>	<p>Compliant</p> <p>Condition not relevant to operational phase.</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>

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	<p>of any restorative work described in the subsequent Report or recommended by the relevant road authorities after review of the subsequent Report, shall be funded by the Proponent. Such work shall be undertaken at a time as agreed upon between the Proponent and the relevant road authorities. In the event of a dispute between the parties with respect to the extent of restorative work that may be required under this condition, any party may refer the matter to the Secretary for resolution.</p> <p>The Secretary's determination of any such dispute shall be final and binding on the parties.</p>	
62.	2.50. Heavy vehicle access to Ross Bridge will not be permitted for approximately 12 months from the 23 September 2008 as the bridge is undergoing maintenance.	<p>n/a</p> <p>Not currently applicable.</p>
63.	2.51. Prior to the commencement of any works that are part of or extending from Prices Lane, the Proponent is required to obtain the consent of the Surveyor General and a licence under the Crown Lands Act 1989.	<p>Compliant</p> <p>Condition not relevant to operational phase.</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
64.	2.52. Grabben Gullen Road, Gurrundah Road and Range Road junctions shall be designed and constructed in consultation with Upper Lachlan Shire Council.	<p>Compliant</p> <p>Condition not relevant to operational phase.</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
65.	2.53. Prior to the commencement of construction, the Proponent shall upgrade all site access roads for temporary use by heavy vehicles to a standard endorsed by the Council to the reasonable and feasible requirements of the Council.	<p>n/a</p> <p>Condition not relevant to operational phase.</p> <p>Previously satisfied.</p>
66.	<p>Electromagnetic Interference Television and Radio Interference</p> <p>2.54. Prior to the commencement of commissioning of the project, the Proponent shall undertake an assessment of the existing quality of the television/radio transmission available at a representative sample of residential dwellings located within 5 kilometres of any wind turbine.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
67.	<p>2.55. The Proponent shall undertake reasonable and feasible mitigation to rectify any television/radio transmission problems reasonably attributable to the project at any residential dwelling located within five kilometres of a wind turbine. Such measures may include:</p> <p>a) modification to or replacement of receiving antenna;</p> <p>b) installation and maintenance of a parasitic antenna system;</p> <p>c) provision of a land line between the affected receiver and an antenna located in an area of favourable reception; or</p> <p>d) other feasible measures.</p> <p>e) if interference cannot be overcome by the measures outlined in a) to d), the Proponent shall negotiate with the impacted landowner about installing and maintaining a satellite receiving antenna.</p> <p>Any requested works shall be completed within three months of the completion of the relevant television and/or radio reception assessment, unless otherwise agreed by the landowner. The Proponent shall be responsible for all reasonable costs associated with undertaking any mitigation measures.</p>	<p>Compliant</p> <p>Sighted GRWF letter to Upper Lachlan Shire Council (dated 30 June 2014). This letter confirms the commitment to donate \$80k towards the establishment of a new TV aerial. Sighted evidence of payment and a photo of TV aerial.</p> <p>Sighted "TV Mitigation Works Register 090216". All properties within 5km (and some slightly beyond 5km) were provided with a VAST satellite receivers to mitigate potential impacts to TV reception. A total of 25 properties were recorded within 5km of the project site".</p> <p>TV mitigations have been carried out at a total of 102 properties.</p> <p>All properties, with the exception of one, were recorded as having their works complete. This may have been due to updates made during the spreadsheet being 'filtered' as the property had an incorrectly noted as being more than 5km away. An invoice for the completion of the works was sighted at the time of the review.</p>
68.	<p>Radio Communication</p> <p>2.56. In the event that any issue with radio communication service links (installed before construction of the project) arise as a result of the project (such as obstruction of transmission paths), the Proponent shall consult with the operator and undertake appropriate remedial measures to rectify any issue. Such measures may include:</p> <p>a) modification to or relocation of the existing antennae;</p> <p>b) installation of a directional antennae; and/ or</p> <p>c) installation of an amplifier to boost the signal strength.</p>	<p>Compliant</p> <p>During the review it was reported that:</p> <ul style="list-style-type: none"> - The micro-siting of turbines did not materially impact the validity of the pre-construction radio assessment required by condition 2.54. - No rectification of broadcast radio has been required as part of the construction of the project. <p>The 'Gullen Range Wind Farm – Investigation of Radio Links Clearances' (April, 2014) report was sighted</p>

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		during the review. This report verifies that adequate clearances from point to point telecommunication services were allowed for. During the review Consultation Manager was reviewed and no complaints relating to impact on broadcast radio or radio communications.
69.	Soil and Water Quality Impacts 2.57. Except as may be expressly provided by an Environment Protection Licence for the project, the Proponent shall comply with section 120 of the Protection of the Environment Operations Act 1997 which prohibits the pollution of waters.	Compliant There were no observations during the review that the Project is not compliant with the Act.
70.	2.58. Prior to the commencement of construction the Proponent must indicate to the Secretary in consultation with the Department of Primary Industries Water; The details of which water sources are to be used, from which property, for which purpose and the volume and time period required to utilise the water.	Compliant Condition specific to construction phase.
71.	2.59. Soil disturbing activities of any nature are not permitted in the classified Crown Road reserve between Gurrundah Creek and ten metres upslope from the northern end of the abandoned sheep dip site located on the "Hillview" property, being Lot 206 DP750043, other than any soil sampling activities being carried out by a suitable qualified person to identify whether any soil contamination is present.	Compliant The pre-operation compliance report states that this condition had been satisfied and that no works were undertaken in that area.
72.	Heritage Impacts 2.60. If during the course of construction the Proponent becomes aware of any previously unidentified Aboriginal object(s), all work likely to affect the object(s) must cease immediately and the OEH informed in accordance with the National Parks and Wildlife Act 1974. Works must not recommence until written authorisation from OEH is received by the Proponent.	Compliant The pre-operation compliance report states that this condition had been satisfied and that no unidentified Aboriginal objects were encountered.
73.	2.61. If during the course of construction the Proponent becomes aware of any unexpected historical relic(s), all work likely to affect the relic(s) must cease immediately and the Heritage Office notified in accordance with the Heritage Act 1977. Works shall not recommence until the Proponent receives written authorisation from the Heritage Office.	Compliant The pre-operation compliance report states that this condition had been satisfied and that no historic relics were encountered.
74.	Waste Generation and Management 2.62. The Proponent shall not cause, permit or allow any waste generated outside the site to be received at the site for storage, treatment, processing, reprocessing, or disposal or any waste generated on site to be disposed of at the site, except as expressly permitted by a licence under the Protection of the Environment Operations Act 1997, if such a licence is required in relation to that waste.	Compliant During the review it was reported that the site generates very little waste. The majority of waste relates to packaging materials which are disposed of utilising the sustainable waste hierarchy. Use of on-site paper, wood and plastic recycling bins was observed.
75.	2.63. The Proponent shall ensure that all liquid and / or non-liquid waste generated and / or stored on the site is assessed and classified in accordance with Waste Classification Guidelines Part 1: Classifying Waste (DECC, 2008), or any future guideline that may supersede that document.	Compliant There were no observations during the review that the Project is not compliant with the Guidelines. See waste section for further detail.
76.	3. ENVIRONMENTAL MONITORING AND AUDITING Bird and Bat Monitoring 3.1. The Proponent shall prepare and implement a Bird and Bat Adaptive Management Program for the project to the satisfaction of the Secretary. This program must be submitted to the Secretary for approval prior to construction, and be updated by 31 December 2015, unless otherwise agreed by the Secretary. The program must be prepared in consultation with OEH, and take into account the bird/bat monitoring methods identified in the current editions of AusWEA Best Practice Guidelines for the Implementation of Wind Energy Projects in Australia and Wind Farm and Birds: Interim Standards for Risk Assessment. The Program shall be implemented by a suitably qualified expert, approved by the Secretary. The Program shall incorporate Monitoring, and a Decision Matrix that clearly sets out how the	Compliant: A Bird and Bat Adaptive Management Plan (BBAMP) is included in the OEMP. The BBAMP was approved by the Department as part of overall OEMP approval. The BBAMP was subsequently reviewed and amended, as required by 3.1(f). Sighted DPE letter of 20 September 2016 confirming approval of the revised BBAMP.

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	<p>Proponent will respond to the outcomes of monitoring. It must:</p> <p>a) incorporate an ongoing role for the suitably qualified expert;</p> <p>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 must 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 may be required to be collected prior to the commencement of construction. The requirements must also account for natural and human changes to the surrounding environment that might influence bird and/ or bat behaviour such as changes in land use practices, and significant changes in water levels in nearby water bodies;</p> <p>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;</p> <p>d) identify 'at risk' bird and bat groups such as the Powerful Owl, the Little Eagle, the Common Bent-wing Bat, the Large-footed Myotis and the Eastern False Pipistrelle and include monthly mortality assessments and periodic local population censuses and bird utilisation surveys;</p> <p>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</p> <p>f) identify matters to be addressed in periodic reports in relation to the outcomes of monitoring, the application of the decision making framework, the need for mitigation measures, progress with implementation of such measures, and their success.</p> <p>The Reports referred to under part f) shall be submitted to the Secretary on an annual basis, from the commencement of operation, and shall be prepared within two months of the end of the reporting period. The Secretary may vary the reporting requirement or period by notice in writing to the Proponent.</p> <p>The Proponent is required to implement reasonable and feasible mitigation measures as identified under part e) where the need for further action is identified through the Bird and Bat Adaptive Management Program, or as otherwise agreed with the Secretary.</p>	
77.	<p>Noise Monitoring</p> <p>3.2. Noise compliance monitoring shall be conducted in accordance with the Noise Management Plan under conditions 7.3a), 7.5a) and 7.7a), or as directed by the Secretary in response to noise complaints.</p>	<p>Compliant</p> <p>Condition 7.3 was applicable to construction only and previously satisfied.</p> <p>Condition 7.5 relates to operation of the wind farm. Sighted "Noise Compliance Plan" (GR-PM-PLN-0022) which forms part of the OEMP. Sighted DPE letter of 14/03/16 approving the OEMP.</p> <p>Operational noise compliance testing was undertaken between 9 December 2014 and 24 June 2015. The report documents that the project complies with the conditions of this approval.</p> <p>Condition 7.7 relates to the DEMP. Sighted email from DPE to Gullen Range Wind Farm dated 23 December 2016 confirming that approval conditions 7.7 and 7.8 have been satisfied. The email notes the requirement for NGRWF to revise the DEMP every three years hereafter.</p>
78.	<p>Independent Environmental Auditing</p> <p>3.3. Within two years of the commencement of Operation of the project, and then as may be directed by the Secretary, the Proponent shall commission an independent person or team to undertake an Environmental Audit of the project. The independent person or team shall be approved by the Secretary</p>	<p>Compliant</p> <p>An Independent Environmental Audit was under preparation during the time of this review.</p> <p>Sighted DPE letter dated 28 October 0016 approving the nominated auditor (Melody Valentine).</p>

Item	Clause	AEMR Findings
	<p>prior to the commencement of the Audit. The Audit must:</p> <ol style="list-style-type: none"> be carried out in accordance with ISO 19011:2002 - Guidelines for Quality and or Environmental Management Systems Auditing; assess compliance with the requirements of this approval, and other licences and approvals that apply to the project; assess the environmental performance of the project against the predictions made and conclusions drawn in the documents referred to under condition 1.1 of this approval; review the effectiveness of the environmental management of the project, including any environmental impact mitigation works; and review the adequacy of the Proponent's response to any complaints made about the project through the Complaints Register required under condition 5.4 <p>An Environmental Audit Report must be submitted for comment to the Secretary within two months of the completion of the Audit, detailing the findings and recommendations of the Audit and including a detailed response from the Proponent to any of the recommendations contained in the Report.</p>	GRWF has agreed the timing of the audit with DPE (as per emails between Steph Froggatt and Diana Chateris of 7 November 2016).
79.	<p>4. ANCILLARY FACILITIES</p> <p>4.1. The sites for Ancillary Facilities must satisfy the following criteria unless otherwise approved through the Construction Environmental Management Plan required under condition 7.2 or the Decommissioning Environmental Management Plan required under condition 7.7:</p> <ol style="list-style-type: none"> be located within the site; have ready access to the road network; be located to minimise the need for heavy vehicles to travel through residential areas; be sited on relatively level land; be separated from nearest residences by at least 200 m (or at least 250 m for a temporary batch plant); be located above the 20 ARI flood level unless a contingency plan to manage flooding is prepared and implemented; not require vegetation clearing beyond that already required for the project; and not affect the land use of adjacent properties. <p>The location of the Ancillary Facilities must be identified in the CEMP or DEMP and must include an analysis against the above criteria. Where these criteria cannot be met, the CEMP must demonstrate there will be no adverse impacts from the Ancillary Facility's construction, operation or decommissioning.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied and approved by DPE.</p>
80.	<p>5. COMMUNITY INFORMATION, CONSULTATION AND INVOLVEMENT</p> <p>5.1. Subject to confidentiality, the Proponent shall make all documents required under this approval available for public inspection on request.</p>	<p>Compliant</p> <p>The documents are available on the project website.</p>
81.	<p>Provision of Electronic Information</p> <p>5.2. The Proponent shall:</p> <ol style="list-style-type: none"> make the following information publicly available on its website: <ul style="list-style-type: none"> EA; current statutory approvals for the project, including this project approval and any environment protection licence; approved plans or programs required under the conditions of this approval; a comprehensive summary of the monitoring results of the project, which have been reported in accordance with the requirements of the various plans and programs required under the conditions of this approval; a complaints register, which is updated on a monthly basis; 	<p>Compliant</p> <p>During the review the Project website was reviewed and each of the required documents was found to be available in its most current version.</p>

Item	Clause	AEMR Findings
	<ul style="list-style-type: none"> • any environmental audit of the project, including the Proponent's response to the recommendations in any audit report; and b) keep this information up to date, to the satisfaction of the Secretary. 	
82.	<p>Community Information Plan</p> <p>5.3. The Proponent shall prepare and implement a Community Information Plan to the satisfaction of the Secretary. This plan must set out the community communications and consultation processes to be undertaken during the construction, operation and decommissioning of the project. The Plan must include but not be limited to:</p> <ul style="list-style-type: none"> a) procedures to inform the local community of planned investigations and Construction or decommissioning activities, including blasting works; b) procedures to inform the relevant community of Construction or decommissioning traffic routes and any potential disruptions to traffic flows and amenity impacts; c) procedures to consult with local landowners with regard to Construction or decommissioning traffic to ensure the safety of livestock and to limit disruption to livestock movements; d) procedures to inform the community where work has been approved to be undertaken outside the normal Construction or decommissioning hours, in particular noisy activities; e) procedures to inform and consult with those landowners who are eligible for landscaping on their property as determined under condition 2.2 of this approval; and f) procedures to notify relevant landowners of the process available to review potential impacts on radio and television transmission. <p>Note: With the agreement of the Secretary, an update of the approved Community Information Plan (August 2012) can satisfy the requirements of this condition.</p>	<p>Compliant</p> <p>Sighted Community Information Plan which includes all of the elements required by the condition.</p> <p>The Community Information Plan is currently under review in conjunction with the Community Consultative Committee.</p>
83.	<p>Complaints Procedure</p> <p>5.4. Prior to the commencement of construction of the project, the Proponent shall ensure that the following are available for community complaints for the life of the project (including construction, operation and decommissioning):</p> <ul style="list-style-type: none"> a) a 24-hour telephone number on which complaints about construction, operation and decommissioning activities at the site may be registered; b) a postal address to which written complaints may be sent; and c) an email address to which electronic complaints may be transmitted. <p>The telephone number, the postal address and the e-mail address must be advertised in a newspaper circulating in the locality on at least one occasion prior to the commencement of construction and at six-monthly intervals thereafter. These details must also be provided on the Proponent's internet site.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
84.	<p>5.5. The Proponent shall record details of all complaints received through the means listed under condition 5.4 of this approval in an up-to-date Complaints Register. The Register shall record, but not necessarily be limited to:</p> <ul style="list-style-type: none"> a) the date and time, where relevant, of the complaint; b) the means by which the complaint was made (telephone, mail or email); c) any personal details of the complainant that were provided, or if no details were provided, a note to that effect; d) the nature of the complaint; e) any action(s) taken by the Proponent in relation to the complaint, including any follow-up contact with the complainant; and 	<p>Compliant</p> <p>During the review the complaints register, which is available on the Project website, was sighted. The register included all of the required aspects.</p> <p>Several example records (stored in Consultation Manager) were sighted and seen to be addressed in accordance with the complaints management procedure.</p>

Item	Clause	AEMR Findings
	<p>f) if no action was taken by the Proponent in relation to the complaint, the reason(s) why no action was taken.</p> <p>The Complaints Register shall be made available for inspection by the Secretary upon request.</p>	
85.	<p>Community Enhancement Program</p> <p>5.6. Prior to the commencement of construction of the project, the Proponent shall prepare and submit for the approval of the Secretary, a Community Enhancement Program, (as generally described in the Environmental Assessment referred to in condition 1.1a) of this approval, in so far as it is consistent with the terms contained in this condition) with the aim of funding community enhancement measures to the benefit of the local community that consists of the following components:</p> <ol style="list-style-type: none"> 1. a Clean Energy Program to support the installation of residential clean energy improvements, (as generally described in the Environmental Assessment referred to in condition 1.1a) of this approval, in so far as it is consistent with the terms contained in this condition); and 2. a Community Fund, to provide funds to undertake initiatives which provide a direct benefit to the local community. <p>The Community Enhancement Program shall be developed in consultation with the Upper Lachlan Shire Council, the Goulburn Mulwaree Council and the local community and provide details of:</p> <ol style="list-style-type: none"> a) the process by which the program's funds would be administered, including mechanisms for accounting and reporting; b) how measures and initiatives to be funded by the program would be identified, assessed, prioritised and implemented over the life of the project; and c) any other terms agreed to by the parties. <p>The Proponent shall each year contribute the sum of \$1666 per constructed turbine to the Community Enhancement Program, commencing upon commissioning of the project until the end of its life. The contribution shall be adjusted to take account of any increase in the Consumer Price Index (All Groups Index for Sydney) over time, commencing at the September 2010 quarter.</p> <p>The Community Enhancement Program shall not require any financial contribution from any recipient of the scheme nor shall the program be conditional on the extent of government subsidies or rebates available for measures to be funded by the program.</p>	<p>Compliant</p> <p>During the review the "Community Enhancement Program (CEP) NGRWF_P_003 Rev 1" was sighted.</p> <p>The Clean Energy Program and Community Fund are both outlined in the CEP.</p> <p>The Community Fund is now administered by Upper Lachlan Shire Council to provide transparency and an independent assessment process.</p> <p>Referenced on the project website.</p>
86.	<p>Community Consultative Committee</p> <p>5.7. The Proponent shall establish and operate a Community Consultative Committee (CCC) for the project to the satisfaction of the Secretary. The CCC must be operational by 31 December 2015, unless the Secretary agrees otherwise, and it must be operated generally in accordance with the guidance in Appendix C of the draft NSW Planning Guidelines Wind Farms (December 2011), or any equivalent guideline.</p> <p>Note: The CCC is an advisory committee. The Department and other relevant agencies are responsible for ensuring that the Proponent complies with this approval.</p>	<p>Compliant</p> <p>A CCC has been established.</p> <p>The committee was selected following a series of invitations to apply, including newspaper advertising, posters.</p> <p>DPE was not initially satisfied with diversity of applicants.</p> <p>Sighted communications between NGRWF and DPE acknowledging the delays in appointing the committee.</p> <p>Sighted letter from DPE of 8 August 2016 approving appointment of three members and one alternate member plus a Council representative from each Council.</p> <p>The first meeting was held 12 October 2016.</p>
87.	<p>6. COMPLIANCE TRACKING PROGRAM</p> <p>6.1. Prior to the commencement of construction, the Proponent shall develop and implement a Compliance Tracking Program for the project, to track compliance with the requirements of this approval during the construction, operation or decommissioning of the project and shall include, but not necessarily limited to:</p> <ol style="list-style-type: none"> a) provisions for an Annual Environmental Management Report (AEMR) that is to be prepared and submitted to the Secretary throughout the operational life of the project. <p>The AEMR must review the performance of the project against the</p>	<p>Compliant</p> <p>The "Compliance Tracking Program was sighted (NGRWF-P-000, Rev B, December 2016)". The Compliance Tracking Program includes the relevant aspects required by Condition 6.</p> <p>This report seeks to satisfy Condition 6.1 for the 2016 reporting year.</p>

Item	Clause	AEMR Findings
	<p>Operational Environmental management Plan, the conditions of this approval and other licences and approvals relating to the project.</p> <p>b) provisions for periodic reporting of the compliance status to the Secretary including at least prior to the commencement of construction of the project, prior to the commencement of operation of the project, and prior to the commencement of decommissioning,</p> <p>c) a program for independent environmental auditing in accordance with AS/NZ ISO 19011:2003 - Guidelines for Quality and/or Environmental Management Systems Auditing;</p> <p>d) procedures for rectifying any non-compliance identified during environmental auditing or review of compliance;</p> <p>e) mechanisms for recording environmental incidents and actions taken in response to those incidents;</p> <p>f) provisions for reporting environmental incidents to the Secretary during construction operation and decommissioning; and</p> <p>g) provisions for ensuring all employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.</p>	
88.	<p>7. ENVIRONMENTAL MANAGEMENT</p> <p>Environmental Representative</p> <p>7.1. Prior to the commencement of the construction, operation or decommissioning of the project, the Proponent shall nominate for the approval of the Secretary a suitably qualified and experienced Environmental Representative(s) independent of the construction, operation or decommissioning personnel. The Proponent shall employ the Environmental Representative(s) for the relevant stage of the project, or as otherwise agreed by the Secretary. The Environmental Representative(s) shall be the Proponent's principal point of advice in relation to the environmental performance of the project and shall have responsibility for:</p> <p>a) overseeing the implementation of all environmental management plans and monitoring programs required under this approval, and advise the Proponent upon the achievement of these plans/programs;</p> <p>b) considering and advising the Proponent on its compliance obligations against all matters specified in the conditions of this approval and the Statement of Commitments as referred to under condition of this approval, permits and licences; and</p> <p>c) having the authority and independence to recommend to the Proponent reasonable steps to be taken to avoid or minimise unintended or adverse environmental impacts, and, failing the effectiveness of such steps, to recommend to the Proponent that relevant activities are to be ceased as soon as reasonably practicable if there is a significant risk that an adverse impact on the environment will be likely to occur.</p>	<p>Compliant</p> <p>Daniel Saunders is the Environmental Representative (ER). Sighted DPE letter of approval for Daniel Saunders to be the ER for the operation phase (dated 15/09/16).</p> <p>Inspections are being undertaken annually. During the review it was reported that the 2016 inspection had been undertaken and issue of the report wait expected shortly.</p> <p>Sighted 18/11/2015 Environmental Representative Site Inspection Report. Each action item that was identified is nominated as low priority.</p>
89.	<p>Construction Environmental Management Plan (CEMP)</p> <p>7.2. The Proponent shall prepare and implement a Construction Environmental Management Plan in accordance with the Guideline for the Preparation of Environmental Management Plans (DUAP 2004) or its latest revision. The plan must include but not be necessarily be limited to:</p> <p>a) a description of all activities to be undertaken on the site during construction including an indication of stages of construction, where relevant;</p> <p>b) statutory and other obligations that the Proponent is required to fulfil during construction including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;</p> <p>c) (deleted)</p> <p>d) details of how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts. In</p>	<p>Compliant</p> <p>Condition applicable to construction only and previously satisfied.</p>

Item	Clause	AEMR Findings
	<p>particular, the following environmental performance issues shall be addressed in the Plan:</p> <ul style="list-style-type: none"> i) measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities, particularly during any construction works at or near drainage lines; and ii) measures to monitor and manage dust emissions. e) a description of the roles and responsibilities for all relevant employees involved in the construction of the project; and f) complaints handling procedures during construction. g) the Management Plans listed under condition 7.3 of this approval. <p>The Plan shall be submitted for the approval of the Secretary no later than one month prior to the commencement of any construction works associated with the project, or within such period otherwise agreed by the Secretary. Construction works shall not commence until written approval has been received from the Secretary. Upon receipt of the Secretary's approval, the Proponent must make the Plan Publicly available as soon as practicable.</p>	
90.	<p>7.3. As part of the Construction Environmental Management Plan required under condition 7.2 of this approval, the Proponent must prepare and implement, but is not limited to, the following Management Plans:</p> <ul style="list-style-type: none"> a) a Noise Management Plan to detail measures to minimise noise emissions associated with the construction of the project. The Plan must include, but not necessarily be limited to: <ul style="list-style-type: none"> i) identification of all major sources of noise that may be emitted as a result of the Construction of the project; ii) specification of the noise criteria as it applies to a particular activity; iii) identification and implementation of best practice management techniques for minimisation of noise and vibration emissions; iv) procedures for the monitoring of noise emissions; and v) description of the procedures to be undertaken if any non-compliance is detected. b) a Traffic Management Plan to outline measures for the management and coordination of road works required under this approval and to minimise potential conflicts between different user groups. The Plan must be prepared in consultation with the RMS and Council and must include, but not necessarily be limited to: <ul style="list-style-type: none"> i) details of measures to minimise interactions between the project and other users of the roads such as the use of fencing, lights, barriers, traffic diversions etc; ii) procedures for informing the public where any road access will be restricted as a result of the project; iii) procedures to inform vehicle drivers and Crookwell Road business owners of the traffic routes to be used by heavy vehicles associated with the project; iv) procedures to manage construction traffic to ensure the safety of livestock and to minimise disruption to livestock, and school children and limit disruption to school bus timetables; v) speed limits to be observed along routes to and from the site and within the site; vi) minimum requirements for vehicle maintenance to address noise and exhaust emissions, particularly along roads in close proximity to residences; vii) precautionary measures such as signage to warn users of the Bicentennial National Trail about the construction activities for the project; viii) details of the expected behavioural requirements for vehicle drivers travelling to and from the site and within the site; and 	<p>Complaint</p> <p>Condition applicable to construction only and previously satisfied.</p>

Item	Clause	AEMR Findings
	<p>ix) prohibition of heavy vehicle access to Ross Bridge.</p> <p>c) a Flora and Fauna Management Plan to outline measures to protect and minimise loss of native vegetation and native fauna habitat as a result of construction of the project. The Plan must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> i) plans showing terrestrial vegetation communities; important flora and fauna habitat areas; ii) locations where threatened species, populations or ecological communities have been recorded or are likely to occur; and areas to be cleared. The plans must also identify vegetation adjoining the site where this contains important habitat areas and/or threatened species, populations or ecological communities; iii) methods to manage impacts on flora and fauna species (terrestrial and aquatic) and their habitat which may be directly or indirectly affected by the project, such as location of fencing, procedures for clearing of vegetation or soil and procedures for re-locating hollows or installing nesting boxes. iv) rehabilitation details, such as use of locally native species in rehabilitation and landscaping works and methods to re-use topsoil and cleared vegetation; v) the impact avoidance and mitigation measures outlined in section 4 of the EA; vi) a Weed Management Strategy; and vii) a program for reporting on the effectiveness of terrestrial flora and fauna management measures. Management methods must be reviewed where found to be ineffective. 	
91.	<p>Operation Environmental Management Plan (OEMP)</p> <p>7.4. The Proponent shall prepare and implement an Operation Environmental Management Plan in accordance with the Department's publication entitled Guideline for the Preparation of Environmental Management Plans (2004) or its latest revision. The Plan shall include but not necessarily be limited to:</p> <ul style="list-style-type: none"> a) identification of all statutory and other obligations that the Proponent is required to fulfil in relation to the operation of the development, including all consents, licences, approvals and consultations; b) a management organisational chart identifying the roles and responsibilities for all relevant employees involved in the operation of the project; c) overall environmental policies and principles to be applied to the operation of the project; d) standards and performance measures to be applied to the project, and means by which environmental performance can be periodically reviewed and improved, where appropriate; e) management policies to ensure that environmental performance goals are met and to comply with the conditions of this approval; f) the Management Plans listed under condition 7.5 of this approval; and g) the environmental monitoring requirements outlined under this approval. <p>The Plan shall be submitted for the approval of the Secretary no Later than one month prior to the commencement of Operation of the project or within such period as otherwise agreed by the Secretary. Operation must not commence until written approval has been received from the Secretary. Upon receipt of the Secretary's approval, the Proponent shall make the Plan publicly available as soon as practicable.</p>	<p>Compliant</p> <p>The pre-operation compliance report states that this condition had been satisfied.</p>
92.	<p>7.5. As part of the Operation Environmental Management Plan required under condition 7.4, the Proponent shall prepare and implement, but is not limited to the following Management Plans:</p> <ul style="list-style-type: none"> a) a Noise Management Plan to outline measures to minimise noise emissions from the operation of the project. The Plan must 	<p>Compliant</p> <p>Each of the required management plans are in place and have been approved by DPE.</p>

Item	Clause	AEMR Findings
	<p>include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> i) details of procedures to ensure ongoing compliance with the operational noise limits specified in condition 2.15 as they apply to identified receptors. This should include identification of monitoring requirements; ii) identification and implementation of best practice management techniques for minimisation of noise emissions where reasonable and feasible; iii) measures to be undertaken to rectify annoying characteristics resulting from the operation of the project such as, but not limited to, infrasound or adverse mechanical noise from component failure; and iv) procedures and corrective actions to be undertaken if non-compliance is detected. <p>b) a Landscape Management Plan to outline measures to ensure appropriate development and maintenance of landscaping on the site to address the visual impacts arising from the project including, turbines, site access roads, substation and control and facilities building, as far as is reasonable and feasible. The Plan must be prepared by a qualified landscape architect and meet the requirements of Council, should there be any. The Plan must include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> i) measures associated with the biodiversity offset package required under condition 2.35 and any remnant vegetation onsite; ii) details of landscaping to be undertaken at the site including locations for planting; iii) maximisation of use of flora species that are native to the locality and with low maintenance requirements; iv) a program for the removal of weeds introduced or spread as a result of the development at the site; and v) a program for maintenance of all landscaped areas on the site to ensure these areas are kept in a tidy, healthy state. 	See noise and landscape sections for further detail.
93.	7.6. Within 3 years of the commencement of the operation of the project, or within 3 months of the approval of any modification to this approval, the Proponent shall review, and if necessary, revise the OEMP to the satisfaction of the Secretary. Following approval, the Proponent shall implement the updated OEMP to the satisfaction of the Secretary.	<p>Compliant</p> <p>The OEMP underwent review in 2016. A further review is planned for 2017.</p> <p>Sighted DEP letter of 14/03/16 approving the most recent version of the OEMP.</p>
94.	<p>Decommissioning Environmental Management Plan</p> <p>7.7. The Proponent shall prepare and implement a Decommissioning Environmental Management Plan for the project in accordance with the Guideline for the Preparation of Environmental Management Plans (DUAP 2004), or its latest revision, by 30 June 2016 and revised every 3 years thereafter, or as otherwise agreed by the Secretary. The plan must include:</p> <ul style="list-style-type: none"> a) a description of all activities to be undertaken on the site during decommissioning including an indication of stages of decommissioning, where relevant; b) statutory and other obligations that the Proponent is required to fulfill during decommissioning including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies; c) details of how the environmental performance of the decommissioning works will be monitored, and what actions will be taken to address identified adverse environmental impacts. In particular, the following environmental performance issues shall be addressed in the Plan: d) measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities, particularly during any construction works at or near drainage lines; and e) measures to monitor and manage dust emissions. f) a description of the roles and responsibilities for all relevant 	<p>Compliant</p> <p>Sighted email from Department of Planning and Environment to Gullen Range Wind Farm dated 23 December 2016 confirming that approval conditions 7.7 and 7.8 have been satisfied.</p> <p>The email notes the requirement for NGRWF to revise the DEMP every three years hereafter.</p> <p>The DEMP is located on the project website.</p>

Item	Clause	AEMR Findings
	<p>employees involved in the decommissioning of the project;</p> <p>g) complaints handling procedures during decommissioning; and</p> <p>h) the Management Plans listed under condition 7.8 of this approval.</p>	
95.	<p>7.8. As part of the DEMP required under condition 7.7 of this approval, the Proponent must prepare and implement, but is not limited to, the management plans referred to in condition 7.3. For the purpose of this condition, all references to construction in condition 7.3 must be replaced with decommissioning.</p>	<p>Compliant</p> <p>Sighted email from Department of Planning and Environment to Gullen Range Wind Farm dated 23 December 2016 confirming that approval conditions 7.7 and 7.8 have been satisfied.</p>
96.	<p>8. ENVIRONMENTAL REPORTING</p> <p>Incident Reporting</p> <p>8.1. The Proponent shall notify the Secretary and any relevant Government authority of any incident with actual or potential significant off-site impacts on people or the biophysical environment as soon as practicable after the occurrence of the incident ("initial notification").</p> <p>The Proponent must provide written details ("written report") of the incident to the Secretary and any relevant Government authority within seven days of the date on which the incident occurred.</p>	<p>Compliant</p> <p>During the review it was reported that there has not been any notifiable incidents.</p>
97.	<p>8.2. The Proponent shall meet the requirements of the Secretary to address the cause or impact of any incident, as it relates to this approval, reported in accordance with condition 8.1 of this approval, within such period as the Secretary may require.</p>	<p>Compliant</p> <p>During the review it was reported that there has not been any notifiable incidents.</p>

2.2 Statement of Commitments

COA	Description	Stage	AEMR Findings
SoC1	The Proponent would determine the extent of planting with residents of properties within 3km of a wind turbine. This would include a site visit. Any such offer would remain in place for a period of 1 year after project construction. Screening options are detailed in Attachment 3. Landscaping will be provided as per the GRWFPL Landscaping Management Plan and in consultation with landowners.	During Construction and Operation	Compliant During the review records demonstrated compliance with this condition were sighted, including the response taken.
SoC5a	An onsite representative to meet with residents at their property to discuss the noise issues experienced	Operation	Compliant During the review it was reported that Project representatives had made themselves available on several issues.
SoC9	Develop and implement an operational noise compliance testing program.	Operation	Compliant As per section 3.4m of this report.
SoC10	If operational monitoring identifies exceedances, the Proponent would give consideration to providing mechanical ventilation (to remove requirement for open windows), building acoustic treatments (improved glazing) or using turbine control features to manage excessive noise under particular conditions.	Operation	Compliant During the review it was reported that there have not been any validated exceedances.
SoC22	Pest Animal Control Program - To reduce the attractiveness of the site to foraging raptors, rabbits would be controlled on the turbine ridges, carrion would be removed from the site as quickly as possible	During operation	Compliant The Pest and Weed Management Plan is included in the OEMP. The plan was approved by the DPE as part of overall OEMP approval.
SoC23	Bird and Bat Monitoring Program <ul style="list-style-type: none"> • Pre-construction surveying would be undertaken to assist in managing bird and bat impacts (Powerful Owl would be a key species in this Pre-construction surveying). Results would be incorporated into the ongoing monitoring program • A monitoring program would be designed to document mortalities, remove carcasses and assess the effectiveness of controls in accordance with Section 9.3.1 • If mortalities exceed a pre-determined threshold (set out in the monitoring program), additional mitigation measures would be considered, such as diversion structures, turning off turbines at critical times, further habitat modification and enhancement of off-site habitats 	Designed prior to operation & Implemented during operation	Compliant: A Bird and Bat Adaptive Management Plan (BBAMP) is included in the OEMP. The BBAMP was approved by the DPE as part of overall OEMP approval. The BBAMP was subsequently amended. Sighted DPE email of 21 September 2016 confirming approval of the revised BBAMP.
SoC35a	The Proponent would install a Radio/Television antennae in the vicinity of Crookwell which would improve the Radio/Television signal strength for the area surrounding the wind farm and for Crookwell. The commitment above has been modified after consultation with ULSC as follows: GRWFPL will provide funding for a suitable technical and commercial upgrade at an existing ULSC communications mast. The funding may up to \$100,000. The funding will independent of contributions to the Community Enhancement Fund. ULSC will be responsible for the construction, operation and maintenance of the new antennae facility.	Operation	Compliant \$80,000 was provided to the Upper Lachlan Shire Council towards the installation of a new antenna at Crookwell and commissioned in Feb 2016
SoC38a	GRWFPL provided additional assessment of	Ongoing	Compliant

COA	Description	Stage	AEMR Findings
	potential for impacts to point to point services to relevant stakeholders and will consult further with RFS in respect of its service between Mt Mary and Mt Gray.		<p>During the review it was reported that Goldwind actively engaged with the RFS in 2012 (pre-construction) and 2014 (post-construction) regarding potential impact to radio communication.</p> <p>The 'Gullen Range Wind Farm – Investigation of Radio Links Clearances' (April, 2014) report was sighted during the review. This report verifies that adequate clearances from point to point telecommunication services were allowed for.</p> <p>During the review consultation manager was reviewed and no complaints relating to impact on broadcast radio or radio communications.</p>
SoC39a	Where suitable guidelines exist, a report studying the EMF output of the Substation and facility would be undertaken and the results made publicly available.	Operation	<p>Compliant</p> <p>During the review it was reported that suitable guidelines do not currently exist.</p>
SoC61	<p>Range Road</p> <ul style="list-style-type: none"> The shadow flicker effects 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	<p>Compliant</p> <p>Shadow flicker monitoring is presented in the shadow flicker report (Shadow Flicker Turbine Layout 6A Gullen Range Wind Farm, Epuron 2014). The report indicates that shadow-flicker from the final layout complies with this condition.</p> <p>During the review it was reported that no physical monitoring was undertaken on Range Road at commissioning. This was due in part to:</p> <ul style="list-style-type: none"> - Modelling identifying that no residences would be impacted beyond the 30hrs / annum threshold outlined in condition 2.7 of the approval. - Modelling did not help narrow down any receptors or areas that would require further monitoring, investigation or mitigation. - The window for monitoring of shadow flicker may only be very small, e.g. based on certain weather conditions and certain sun position. There is an additional risk that you may miss the monitoring window due to bad weather resulting in an inability to undertake an assessment – this could result in the monitoring window dragging out and not being a practical requirement. <p>A search of Consultation Manager found that only one complaint has been received specific to shadow flicker. This complaint related to the Epuron modelling report and not to a physical shadow flicker effect.</p> <p>Based on the above findings it is considered that the Project has met the intent of this commitment.</p>
SoC65a	<p>The Proponent would investigate the potential to house an RFS hall within the Wind Farm or at a suitable location identified in consultation with RFS near to the wind farm. This facility could also be used as a community hall.</p> <ul style="list-style-type: none"> The Proponent would offer the land to the RFS in perpetuity. The construction, operation and maintenance of the RFS station would be the responsibility of the RFS 	Operation	<p>Compliant</p> <p>During the review it was reported that Goldwind Capital purchased the Bannister Hall in December 2014.</p> <p>Additionally, funding has been provided (via the Community Fund) for the upgrade of the hall which is run by the Bannister Hall Association Incorporated.</p>
SoC72	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	Operation	<p>Compliant</p> <p>During the review it was confirmed that there was a procedure in place to comply with this commitment.</p>

COA	Description	Stage	AEMR Findings
SoC73	Overhead transmission easements would be periodically inspected to monitor regrowth of encroaching vegetation	Operation	Non-compliance: Documentation of an inspection of regrowth within the overhead transmission line corridor during the review period could not be provided at the time of review. It was observed that an inspection was underway at the time of the review which was within a year of the date of issue of the AEMR, though not within the review period. The inspection report was provided subsequent to the on-site inspection, dated 18 January 2017. A MyOSH system is currently under implementation which will include a prompt for the annual inspection. While this is considered a non-compliance for the 2016 AEMR reporting period, it is considered to have been sufficiently addressed and that actions to avoid future non-compliance have been implemented.
SoC75	All vehicles onsite would follow established trails and minimise onsite movements	Construction and operation	Compliant There are established tracks. On the day of review there were no observations or indications that vehicles were travelling outside the formed tracks.
SoC76	Machinery would be operated and maintained in a manner that minimises risk of hydrocarbon spills	Construction and operation	Compliant
SoC77	Maintenance or re-fuelling of machinery would be carried out on hard-stand areas (i.e. existing or proposed road surface or hard-stand areas beneath turbines). Where possible, maintenance and re-fuelling would not occur on areas that either contain native vegetation, or would be revegetated	Construction and operation	Compliant No re-fuelling is undertaken on-site.
SoC86	Infrastructure would be bunded to ensure that the amounts of oil could be fully contained in the event of a leak. Bunding provisions would be regularly inspected	Operation	Compliant Bunds are designed to standard requirement.
SoC94	Monitoring information collected during the operation of the wind farm would be made publicly available	Operation	Compliant A range of information is stored on the Project website including monitoring records.
SoC95b	The Proponent would provide a community education program for local schools which would include: <ul style="list-style-type: none"> • Visits to the wind farm • Information on renewable energy • Information on climate change issues 	Operation	Compliant There is an active schools program. Visits by St Mary's Primary and Crookwell Public School occurred in October 2016. 73 pupils attended collectively from both schools. NGRWF provided funding for a bus and provided staff for an educational session on the items cited in this commitment. As part of the visit pupils made an anemometer and were able to view inside a turbine. University visits were also facilitated for UTS and the Australian National University in 2016. During the review it was reported that the Project is investigating an expansion of the schools program initiative.
SoC95c	The Proponent would hold an annual 'open day' at the wind farm to allow the public to visit the facility	Operation	Compliant Two Community Open Days held so far (2015, 2016) Sighted photos from 2016 Open Day. Advertise using website, lift out in local newspaper, tourist information, flyers. Provided a fundraising opportunity for local community groups.
SoC95d	The proponent will strengthen its relationship with the community by improving its consultation efforts and undertaking regular interface with neighbours within 2km of the wind farm.		Compliant As above.
SoC95e	The proponent would provide an annual public	Operation	Compliant

COA	Description	Stage	AEMR Findings
	report on the environmental and social performance of the wind farm and the consultation activities undertaken for the year		An AEMR is produced annually and made available on the project website. Complaints register publicly available. During the audit the auditor suggested that social performance targets for the wind farm could be developed in consultation with the CCC.
SoC97	The Proponent would work with the involved landowners, the community and Upper Lachlan Shire Council to allow for the development of the wind farm as a tourist attraction, if this option becomes desirable to these three parties.	Operation	Compliant NGRWF is actively engaging with South East Region of Renewable Energy Excellence (SERREE) to promote the Gullen Range Wind Farm with other renewable energy assets local to South East NSW and the ACT. The Gullen Range Wind Farm forms part of the SERREE "Northern Self-Drive Renewable Energy Trail Loop". The utilisation of the wind farm as a tourist attraction was identified as a future item to raise with the CCC.
SoC108	Employee safety would be managed through the application a Health and Safety Plan	Operation	Compliant During the review a clear commitment to employee health and safety and an active implementation of the Operational Management Plan included in the OEMP was observed.
SoC109	If shadow flicker is found to be a nuisance to residents, conditions would be pre-programmed into the control system and individual wind turbines automatically shut down whenever these conditions are present	Operation	Compliant Complaints relating to the shadow flicker modelling report have been received from residents in the past. Investigations have shown that the condition has not been breached.
SoC110	Shadow flicker effects on motorists using Range Road 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	Compliant No complaints have been received from motorists in relation to shadow flicker.
SoC128	Waste would be reused or recycled whenever possible. Separate recyclable materials receptacles would be provided (eg. For glass, plastics and aluminium)	Construction and operation	Compliant During the review waste minimisation practices were discussed and recycling bins were sighted.
SoC129	Packaging materials and general construction wastes would be disposed of, with Council's approval, at Council operated waste disposal centres	Construction and operation	Compliant Where possible packaging wastes are recycled.
SoC130	Toilet facilities would be provided for onsite workers and sullage from contractor's pump out toilet facilities would be disposed at the local sewage treatment plants or other suitable facility agreed to by Council	Construction and operation	Compliant There is an on-site septic system. Sighted approval from ULSC. Monitored visually to identify maintenance/removal needs. The proponent provides porta loos to on-site service crews where required.
SoC133	Risk of chemical spills would be minimised and protocols would be in place to ensure prompt and effective clean-up of any accidental spills	Construction and operation	Compliant Pollution Incident Response Management Plan (January 2016) was sighted during the review. Sighted correct use of bunding and spill kits.
SoC134	No permanent waste disposal would be utilised onsite	Construction and operation	Compliant During the review it was reported that no permanent waste disposal is utilised onsite.
SoC135	The contractor would implement a Spill Control Plan as part of its Erosion and Sediment Control Plan. Spill Control Plans would identify persons responsible for implementing the plan if a spill of a dangerous or hazardous waste should occur. Any spill that occurs, regardless of size or type of spill, would be reported to the Construction Manager. The event and clean up processes would be recorded. Spill protocols in the plan would dictate when the EPA should be notified	Construction and operation	Compliant Spill response procedures are included in several Project documents including the Induction, Pollution Incident Response Management Plan (PIRMP) and the Emergency Response Plan (ERP).

COA	Description	Stage	AEMR Findings
SoC138	<p>Economic</p> <p>Liaison would continue with local economic development bodies to ensure the potential for local skill use and manufacturing is maximised</p>	Construction and operation	<p>Compliant</p> <p>During the review it was reported that the Project endeavours to use local contractors and employees where possible. Several examples were reported.</p>
SoC139	<p>Future Rural Subdivisions</p> <p>The Proponent will provide reasonable and feasible noise mitigation measures to achieve a noise criterion (LAeq (10-minute) of 30dB(A) inside bedrooms (as outlined in the Guidelines for Community Noise (WHO, 1999) for no more than one dwelling on each parcel of land that:</p> <p>Is not associated with the project;</p> <p>Was lawfully in existence at the date of the approval;</p> <p>Was lawfully permitted to be developed for the purpose of a residential dwelling at the date of the approval;</p> <p>Is or was the subject of a valid construction certificate for a residential dwelling, lodged with the consent or a certifying authority within three years of the date of approval; and</p> <p>Would, but for the requirements of this condition, experience noise contributions from the project at the approved location of the residential dwelling in excess of the noise limits recommended in the SA EPA guidelines.</p>	Operation & Post-Operation	<p>Compliant</p> <p>See Project Approval assessment.</p>

3 Conclusion

Based on the assessment completed, it is concluded the GRWF has complied with the conditions of the Project Approval (07_0118) and the Statement of Commitments for the project.

One item of non-compliance was noted (lack of documentation of the overhead transmission line corridor regrowth inspection), though it was considered that this had been sufficiently addressed and preventative action implemented prior to the writing of this report. See sections 1.2 and 2.2 for further detail.