Project Approval

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

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedule 2.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

The Hon. Kristina Keneally MP
Minister for Planning

Sydney 24 May 2009 File No: S07/01462

SCHEDULE 1

Application No:	08_0022
Proponent:	Silverton Wind Farm Developments Pty Ltd
Approval Authority:	Minister for Planning
Land:	The Silverton Wind Farm, located in the Barrier Ranges, with its south western boundary approximately 3.5 kilometres north of Silverton and approximately 25 kilometres northwest of Broken Hill. Site infrastructure (including turbines, electrical connections and maintenance facilities) would be concentrated on the Mundi Mundi Range and Mount Robe Range.
Project:	Construction and operation of 282 WTGs and associated infrastructure, including a 24 kilometre power line from the wind farm site to Broken Hill in New South Wales (stage 1)
Concept Approval:	The Project is the first stage of the approved concept plan for the Silverton Wind Farm Project (08_0022)
Major Project:	The project is part of the Silverton Wind Farm Project, which is declared a Major Project under section 75B of the *Environmental Planning and Assessment Act 1979*, because it is development of a kind described in clause 24(a) of Schedule 1 to *State Environmental Planning Policy (Major Projects) 2005*
Critical Infrastructure:	The project is a critical infrastructure project under section 75C of the *Environmental Planning and Assessment Act 1979* by virtue of an Order made by the Minister for Planning on 26 February 2008 with respect to certain electricity generating facilities with the capacity to generate at least 250 megawatts. The project for which approval has been sought relates to an energy generating project.

KEY TO CONDITIONS

SCHEDULE 2

Act, the	*Environmental Planning and Assessment Act, 1979*
Ancillary Facilities	Temporary facility for Construction that does not form part of the Project. Examples are an office and amenities compound, batch plant (concrete or bitumen), materials storage compound.
Conditions of Approval	The Minister's conditions of approval for the project.
Council	Broken Hill Shire Council and Wentworth Shire Council
Country Energy's assets	The water and electricity assets of Country Energy including but not limited to its: water management works, in particular Umberumberka Reservoir, Blue Anchor tank, Communications hut and the Umberumberka to Broken Hill main and associated infrastructure; and any water source including any ground water source within the Country Energy's area of operations.
DEC	Department of Environment and Climate Change
DoD	Commonwealth Department of Defence
Department, the	Department of Planning
Director-General, the	Director-General of the Department of Planning (or delegate).
Director-General's Approval	A written approval from the Director-General (or delegate). Where the Director-General's Approval is required under a condition the Director-General will endeavour to provide a response within one month of receiving an approval request. The Director-General may ask for additional information if the approval request is considered incomplete. When further information is requested the time taken for the Proponent to respond in writing will be added to the one month period.
Director-General's Report	The report provided to the Minister by the Director-General of the Department under section 75I of the EP&A Act.
DWE	Department of Water and Energy
Dust	Any solid material that may become suspended in air or deposited
EA	*Environmental Assessment for the Proposed Silverton Wind Farm*, prepared by nghenvironmental and dated August 2008.
EPA	Environment Protection Authority as part of the Department of Environment and Climate Change
EPL	Environment Protection Licence issued under the *Protection of the Environment Operations Act, 1997*
Minister, the	Minister for Planning
Moderate to high visual impact	A view distance of up to 6km and a moderate to long term period of view, as defined in section 8.1, Appendix 1 of the EA.
Proponent	Silverton Wind Farm Developments Pty Ltd
Publicly Available	Available for inspection by a member of the general public (for example available on an internet site or at a display centre).
Reasonable and feasible	Consideration of best practice taking into account the benefit of proposed measures and their technological and

	associated operational application in the NSW and Australian context. **Feasible** relates to engineering considerations and what is practical to build. **Reasonable** relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and nature and extent of potential improvements.
Site	Land to which Stage 1 of the project applies.
Stage 1	Construction and operation of 282 WTG and associated infrastructure, including a 24 kilometre power line from the Site to Broken Hill in New South Wales.
Stage 2	Construction and operation of the remaining 316 WTG and associated infrastructure, including a 300 kilometre power line from the wind farm site to Red Cliffs in Victoria.
Sub-stage	A discrete part of Stage 1, as identified in the CEMP
Submission report	*Preferred Project and Submissions Report, Silverton Wind Farm Developments*, prepared by Silverton Wind Farm Developments with the assistance of nghenvironmental, dated January 2009.
WTG	Wind Turbine Generator

1. ADMINISTRATIVE CONDITIONS

Terms of Approval

1.1 The Proponent shall carry out the project generally in accordance with the:

a) Major Projects Application 08_0022;

b) *Environmental Assessment for the Proposed Silverton Wind Farm*, prepared by nghenvironmental and dated August 2008;

c) *Preferred Project and Submissions Report, Silverton Wind Farm Developments*, prepared by Silverton Wind Farm Developments with the assistance of nghenvironmental, dated January 2009;

d) *Proposed Silverton Wind Farm, Revised Statement of Commitments*, prepared by Epuron Pty Ltd and dated 17 March 2009; and

e) the conditions of this approval.

1.2 In the event of an inconsistency between:

a) the conditions of this approval and any document listed from condition 1.1a) and 1.1d) inclusive, the conditions of this approval shall prevail to the extent of the inconsistency; and

b) any document listed from condition 1.1a) and 1.1d) inclusive, and any other document listed from condition 1.1a) and 1.1d) inclusive, the most recent document shall prevail to the extent of the inconsistency.

1.3 Notwithstanding condition 1.2, if there is any inconsistency between this project approval and the concept approval for the Silverton Wind Farm Project, the concept approval shall prevail to the extent of the inconsistency.

1.4 The Proponent shall comply with any reasonable requirement(s) of the Director-General arising from the Department's assessment of:

a) any reports, plans or correspondence that are submitted in accordance with this approval; and

b) the implementation of any actions or measures contained in these reports, plans or correspondence.

Limits of Approval

1.5 This approval shall lapse five years after the date on which it is granted unless the Proponent has confirmed to the satisfaction of the Director-General 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.

1.6 The project shall not exceed 282 turbines.

Statutory Requirements

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.

Compliance

1.8 The Proponent shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this approval relevant to their respective activities.

1.9 The Proponent shall be responsible for environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.

1.10 In the event of a dispute between the Proponent and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the project, either party may refer the matter to the Director-General for resolution. The Director-General's determination of any such dispute shall be final and binding on the parties.

Decommissioning

1.11 Within one year of decommissioning unless an alternative time period is agreed to by the Director-General, of the last turbine for Stage 1 or a sub-stage of the project, the site shall be returned, as far as reasonable and feasible, and as long as that does not impact on a different sub-stage, to its condition prior to the commencement of construction. All wind turbines and associated above ground structures (with the exception of those structures listed in condition 1.12), associated with the decommissioned Stage 1 or sub-stage, 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 Director-General, in consultation with the Department of Lands, except where the substation, control room or overhead electricity lines are transferred to or in the control of the local electricity network operator, or removal would adversely impact on a different sub-stage. All other elements associated with the project, including site roads, shall be removed unless otherwise agreed to by the Department of Lands.

1.12 The Proponent is not required to remove:

a) concrete footings below the surface level of the surrounding land if the area is covered by soil and hidden;
b) access roads, tracks and paths (other than nominated tracks, as defined in condition 1.15) provided they are in good repair; and
c) decommissioned and non-active underground wires, cables and pipes.

1.13 If any wind turbine is not used for the generation of electricity for a continuous period of 12 months, it shall be decommissioned by the Proponent, unless otherwise agreed by the Director-General. The Proponent shall keep independently-verified annual records of the use of wind turbines for electricity generation. Copies of these records shall be provided to the Director-General upon request. Subject to condition 1.12, 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.

1.14 Prior to the commencement of construction, the Proponent shall provide written evidence to the satisfaction of the Director-General that the lease agreements with the Department of Lands have adequate provisions to require that decommissioning occurs in accordance with this approval.

1.15 The Proponent must address the requirements of the Department of Lands for deep ripping and seeding of access roads, tracks and paths and other areas after the decommissioning of the project, nominated by the Department of Lands.

2. SPECIFIC ENVIRONMENTAL CONDITIONS

Visual Amenity Impacts

2.1 The Proponent shall, at the request of any owners of residential dwellings or businesses with views of a turbine(s) located within six kilometres of their dwellings, provide and bear the full cost of reasonable landscaping treatments to visually screen these dwellings. Such a request may be made in writing by the owner of the dwelling or business within 6 months from the commencement of operation of the project, and landscaping treatments agreed between the parties must be implemented and completed within 12 months of such an agreement. Should the parties not be able to reach agreement on the scope of landscaping treatments, then either party may refer the matter to the Director-General for resolution. The Director-General's decision on such a referral shall be final and binding on the parties.

2.2 The Proponent must ensure all residents, business owners or public authority, whose dwelling, business or public area respectively, may be subject to moderate to high visual impact, is consulted regarding impact minimisation measures and the outcomes of this consultation process are used to inform the Design and Landscaping Plan, required under condition 5.3 c) of this approval.

Turbine and Associated Infrastructure External Design

2.3 The WTGs shall be painted matt off-white/grey. The blades shall be finished with a surface treatment that minimises any potential for glare or reflection.

2.4 No advertising, signs or logos shall be mounted on the turbines, except where required for safety purposes.

2.5 The Proponent shall maximise the use of building materials and treatments for associated infrastructure which visually complement the surrounding environment.

Lighting

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 Director-General and/or safety requirements.

Noise Impacts

Construction Noise

2.7 The Proponent shall only undertake construction activities associated with the project that would generate an audible noise at any residential premises during the following hours:

a) 7:00 am to 6:00 pm, Mondays to Fridays, inclusive;
b) 8:00 am to 1:00 pm on Saturdays; and
c) at no time on Sundays or public holidays.

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.

2.8 The hours of construction activities specified under condition 2.7 of this approval may be varied with the prior written approval of the Director-General. Any request to alter the hours of construction specified under condition 2.7 shall be:

a) considered on a case-by-case basis; and
b) accompanied by details of the nature and need for activities to be conducted during the varied construction hours and any other information necessary to reasonably determine that activities undertaken during the varied construction hours will not adversely impact on the acoustic amenity of receptors in the vicinity of the site; and
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.

2.9 Noise from any concrete batching plant must not exceed 35 dB(A) $L_{Aeq,15\ minute}$ at any time when measured at, or computed for, the nearest affected residence. A modifying factor correction must be applied for tonal, impulsive or intermittent noise in accordance with the NSW Industrial Noise Policy (DECC 2000).

2.10 During construction, the Proponent shall minimise noise emissions from plant and equipment operated on the site by installing and maintaining where reasonable and feasible, efficient silencers, low-noise mufflers (residential standard), screening of worksites and replacement of reversing alarms on vehicles with alternative silent measures, such as flashing lights.

Construction Blasting

2.11 Blasting associated with the construction of the project is only permitted 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.

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 residences or other sensitive receiver.

Table 1 – Airblast Overpressure Criteria

Airblast Overpressure (dB(Lin Peak))	Allowable Exceedance
115	5% of total number of blasts over a 12 month period
120	Never

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 residences or other sensitive receiver.

Table 2 – Peak Particle Velocity Criteria

Peak Particle Velocity Criteria	Allowable Exceedance
5	5% of total number of blasts over a 12 month period
10	Never

2.14 Prior to each blasting event, the Proponent shall notify the potentially affected residents (including Country Energy), including details of time and location of the blasting event and providing a contact for enquiries and complaints.

2.15 Prior to any blasting to be conducted in the vicinity of Country Energy's assets, the Proponent shall consult with Country Energy to describe the blasting activity and any steps taken to manage the risks from the operations to Country Energy's assets.

2.16 The Proponent must determine, in consultation and to the satisfaction of Country Energy, a minimum blasting clearance distance from all Country Energy assets and any monitoring requirements of the blasting sites, to avoid any adverse damage to those assets.

2.17 The Proponent shall consult with and comply with the requirements of the Dam Safety Committee relating to the safety of Umberumberka Reservoir under the *Dams Safety Act 1978.*

2.18 The Proponent shall not commence any blasting works in the vicinity of Country Energy's assets, unless it has appointed a suitably qualified independent expert to develop a blasting program which should take into account the dilapidation report referred to under condition 2.72a), to ensure no adverse impacts to Country Energy's assets occurs and that any blasting is conducted in accordance with Country Energy's requirements.

2.19 Prior to the appointment of the independent expert referred to under condition 2.18, the Proponent must ensure Country Energy is satisfied with the qualifications of the independent expert for the purposes of developing the blasting program and providing technical advice.

Operational Noise Criteria

2.20 Subject to conditions 2.21 to 2.24 the Proponent shall design, operate and maintain the project to ensure that the equivalent noise level ($L_{Aeq\ (10\text{-}minute)}$) from the project does not exceed at each of the residential receiver locations identified in Section 5 of the Noise Assessment, contained in Appendix 1 prepared by Heggies Pty Ltd, dated 23 July 2008 (Appendix 1 of the EA), or any other residential receiver in existence or the subject of a valid development consent at the date of this approval:

a) 35 dB(A); or

b) the existing background noise level ($L_{A90\ (10\text{-}minute)}$) correlated to the integer wind speed at 10 metres height at the wind farm site by more than 5 dB(A).

whichever is the greater, for each integer wind speed (measured at 10m height) from cut-in to rated power of the wind turbine generator.

2.21 The Proponent shall prepare a revised Noise Assessment for the final turbine model and turbine layout selected which shall be submitted to the Director-General prior to commissioning of the WTGs. The revised Noise Assessment shall include the noise predictions of the final turbine model

and layout selected at each of the receiver locations. The assessment will demonstrate consistency with the Environmental Assessment and the ability of final turbine model and layout to meet the requirements of condition 2.20. Where noise predictions are found to be below the limit specified in condition 2.20 a) then these revised predictions will become the new limit. The assessment must outline the methodology used to assess tonality.

2.22 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 condition 2.20 and 2.21.

2.23 For the purposes of conditions 2.20 and 2.21 of this approval, 5 dB(A) shall be applied to measured noise levels where tonality is present.

2.24 Notwithstanding conditions 2.20 and 2.21 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 *Wind Farms: Environmental Noise Guidelines* (SA EPA, 2003).

Verification of Operational Noise Performance

2.25 The Proponent shall prepare a Noise Compliance Plan which shall be submitted to the Director-General 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 2.20 and 2.21;

b) a commitment that noise compliance monitoring will be undertaken within three calendar months of:
   i. commissioning of each grouping (as defined in condition 5.2 h));
   ii. the commissioning of a complete substage; and
   iii. commissioning of all of Stage 1.

If prevailing meteorological conditions do not allow the required monitoring to be undertaken in this period, the Director-General shall be notified and an extension of time may be sought; and

c) a requirement that all noise compliance monitoring results are submitted to the Director-General within one month of completion of the monitoring. The Director-General 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 *Wind Farms - Environmental Noise Guidelines* (SA EPA, 2003).

2.26 In the event that the Noise Compliance Plan indicates that noise from the wind turbines exceeds the noise limits specified under conditions 2.20 and 2.21, 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 Director-General for approval within such period as the Director-General may require. Remedial measures shall include, in the first instance, all reasonable and feasible measures to reduce noise from the project. Once all reasonable and feasible source controls are exhausted, remedial measures may include offering building acoustic treatments and/or noise screening or noise masking technology to affected residents, but may only be used to address noise limit exceedances at the absolute discretion of the relevant landowner/resident. 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.

2.27 The Proponent shall provide written notice to all residents that are entitled to rights under condition 2.26 within 21 days of determining the landholdings to which these rights apply. For the purpose of

condition 2.27, this condition only applies where operational noise levels have been confirmed in accordance with the condition 2.20.

2.28 The Proponent shall bear the costs of any additional at-receiver mitigation measures implemented at an affected resident or property.

Flora and Fauna Impacts

2.29 The Proponent shall maximise the use of existing cleared areas for on-site facilities and the proposed transmission line.

2.30 Where possible the Proponent shall retain existing native trees, in particular hollow-bearing trees, and maximise the use of native grass understories.

2.31 The Proponent shall place turbine locations at a minimum of 200 metres away from trees containing stick nests that are likely to be used by raptors.

2.32 Clearing of native vegetation shall be limited to the minimum extent practicable required for the construction of the project and the Proponent must avoid where possible, areas of standing dead trees and woody debris. Where removal of vegetation cannot be avoided, it must be placed adjacent to the impacted areas to retain refuge areas, stabilise soils and aid in vegetation rehabilitation.

2.33 The Proponent must prepare the Vegetation Management Plan (SOC 44) for the site (entire development footprint), in conjunction with the Goat Management Plan (SOC39). The Plan must be developed in consultation with the Department, DECC and Western CMA. A copy of this Plan must be submitted to the Department prior to the commencement of the project's operation.

2.34 The Proponent must aim to avoid any impact, including clearance of the Porcupine Grass – Red Mallee – Gum Coolibah Hummock Grassland community during construction of the project. Where impact cannot be avoided, the Proponent must implement, in consultation with DECC, measures to minimise such impact.

2.35 The Proponent must avoid, where possible, clearance of the high biodiversity value vegetation communities identified in Map set 6 of the Biodiversity Addendum, contained in the document referred to under condition 1.1 c) and the modifications detailed in Map 4-6 of the Biodiversity Assessment, contained in the document referred to under condition 1.1 b) of this approval.

2.36 The Proponent must ensure that stockpiles (such as gravel and topsoil) are stored in areas that are of less than ten percent slope, free of mature trees and large shrubs and not placed in areas where they may be blown or washed into drainage lines.

2.37 The Proponent must carry out all revegetation works using indigenous native plants and seed, sourced locally, where practicable.

Non-Indigenous Heritage

2.38 Construction impacts to the water pipeline that extends between Umberumberka Reservoir and Broken Hill (SU253/HS1) must be avoided.

2.39 A specialist heritage manager or heritage consultant shall be consulted with during the construction stage of the project to ensure the methodology for construction activities is designed to mitigate or manage impacts to non-indigenous heritage. The consultant shall have appropriate qualifications and experience commensurate with the scope of the construction works. The name and experience of this consultant shall be submitted to the Director-General for approval prior to commencement of construction. The heritage consultant shall advise on the detailed design resolution of new works, assist in the requirements of on site heritage inductions, and shall inspect the works, design and installation of services (to minimise impacts on significant fabric and views) and manage the implementation of the relevant conditions of this approval. A report by the heritage consultant (with the inclusion of photographs of the works) shall be submitted to the Director-General for approval

within 6 months of the completion of the works which describes the works, any impacts and corrective works carried out.

2.40 All construction contractors, subcontractors and personnel are to be inducted prior to commencing construction works on site as to their obligations and requirements in relation to historical archaeological sites and 'relics' in accordance with the relevant guidelines issued by the Heritage Council of NSW.

2.41 The Proponent must provide updated information for the management strategies for those identified heritage items listed in Table 10, Part 4 Archaeology Addendum and Table 23, Appendix 2, of the document listed in condition 1.1c) and 1.1b) of this approval respectively, which will be negatively affected by the project to address specific impacts as a result of more detailed design development and research and to provide mitigation and management measures for those impacts. This information must be detailed in the CEMP.

2.42 The affected historical archaeological sites of Local and State Significance are to be subject to professional archaeological excavation and/or recording before construction commences and be determined in consultation with the Heritage Council of NSW. For any site which is to be excavated, a Research Design including an Archaeological Excavation Methodology must be prepared in accordance with the relevant guidelines issued by the Heritage Council of NSW. This information must be included in the CEMP.

Indigenous Heritage

2.43 Disturbance to the Aboriginal objects SU152/L2 and SU231/L2 must be avoided for the life of the project.

2.44 Mitigation strategies must be developed and implemented for each of the 74 listed locations that are subject to mitigated impacts, identified in Table 9 of the Archaeology Addendum Report, contained in the document referred to under condition 1.1c) of this approval. This information must be detailed in the CEMP and be prepared in consultation with DECC.

2.45 The Cultural Heritage Management Protocol that has been committed (SOC 83) must be developed in consultation with an archaeologist, the local Aboriginal Land Council, local Aboriginal stakeholders and the DECC.

Traffic and Transport Impacts

2.46 Upon determining the haulage route(s) for the construction, the Proponent shall:

a) commission a qualified person to undertake a Road Dilapidation Report of all roads from and around Broken Hill to the site proposed to be used for construction activities in consultation with relevant road authorities. The Report shall assess the current condition of the relevant roads; and

b) following completion of construction 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 of the project.

The Proponent shall commit to restore the relevant roads to a state, described in the original Road Dilapidation report where the dilapidation is attributable to construction traffic. The cost 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 Director-General for resolution. The Director-General's determination of any such dispute shall be final and binding on the parties.

2.47 The Proponent must undertake all necessary consultation with the RTA, Department of Lands and relevant Council to ensure all road works are performed to the satisfaction of relevant road authority.

2.48 All works associated with the project are to be at no cost to the RTA or relevant road authority. The Proponent must, prior to construction, liaise with the RTA to determine whether a Works Authorisation Deed is required.

Air Quality Impacts

Dust Generation

2.49 The Proponent shall construct, operate and decommission the project in a manner that minimises dust emissions from the site, including traffic-generated dust. All activities on the site shall be undertaken with the objective of preventing visible emissions of dust from the site. Should such visible dust emissions occur at any time, the Proponent shall identify and implement all reasonable and feasible dust mitigation measures, including cessation of relevant works, as appropriate, such that emissions of visible dust are minimised.

Exploration Mining and Mineral Resource Impacts

2.50 The Proponent must consider the geology and mineral prospectivity of the project area and identify where conflicts with current or future exploration and mining activities may occur, to inform the determination of the final location of the project components.

2.51 Prior to the commencement of construction, the Proponent must liaise with DPI-Minerals Resources to assist in obtaining information on the location of identified and potential mineral resources, and of all current mining and exploration titles, including applications lodged with DPI for new exploration licences and mining leases or for renewal of expired exploration licences and mining leases.

2.52 Prior to the commencement of construction, the Proponent shall ensure an effective consultation process with DPI Mineral Resources and relevant holders of exploration and mining titles to negotiate measures to be applied during construction and operation of the project, to minimise the potential for impact on access to land for exploration and mining activities and any sterilisation of resources within the project area. This shall include determination of buffer distances for the project components. The consultation shall aim to resolve any identified potential conflict and aim to maximise access for exploration to areas of higher prospectivity.

2.53 The Proponent shall within six months of this approval, update DPI-Minerals Resources of the progress of the consultation process identified in condition 2.51 and 2.52 and provide subsequent updates at maximum intervals of six months from the date of providing the initial update.

Aviation

2.54 Prior to the commencement of operation, the following information shall be provided by the Proponent to the Commonwealth Department of Defence, Airservices Australia and Civil Aviation Safety Authority to inform these agencies of the wind farm's location:

a) "as constructed" coordinates in latitude and longitude of each WTG;
b) final height of each WTG in Australian Height Datum; and
c) ground level at the base of each WTG in Australian Height Datum.

2.55 The Proponent shall use the obstacle lighting standards set out in the CASA Manual of Standards (MOS) Part 139 – Aerodromes, Chapter 9, Section 9.4 – *Obstacle Lighting* (http://casa.gov.au/rules/1998casr/139/139m09.pdf) as a guideline to ensure satisfactory duty of care is given to local aviators and private flight operators, whose aeroplane landing area is located in the vicinity of the proposed project, and who may want the WTGs made visible for night flying and during periods of low visibility.

2.56 In the event that required aerial weed or pest control spraying is restricted on any property surrounding the site due to the location of turbines, the Proponent must fully fund the cost difference between such aerial spraying and a reasonable alternative weed or pest control method in the restricted area.

Bushfire Risk

2.57 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.

2.58 The Proponent shall:

a) ensure there is appropriate fire-fighting equipment held on site to respond to any fires that may occur at the site during construction and operation of the project; and

b) assist the RFS and emergency services as much as possible if there is a fire on-site during the project.

Soil and Water Quality Impacts

2.59 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.

2.60 Soil and water management controls shall be employed to minimise soil erosion and the discharge of sediment and other pollutants to lands and/or waters during construction activities, in accordance with Landcom's *Managing Urban Stormwater: Soils and Conservation.*

2.61 The Proponent must construct roads, tracks and paths required for the project in a manner that is acceptable to the Department of Lands, to ensure runoff and erosion is minimised.

2.62 The Proponent must install sediment fencing, geo-textile sands bags or other sediment control devices along drainage lines on access roads, tracks and paths at appropriate spacing distances to minimise runoff and prevent erosion. At all stages of the project, installed sediment devices must be inspected and maintained after every major precipitation event or at a minimum of twice annually.

Surface Water Management

2.63 The wind farm site shall be designed and employ surface water management techniques such that existing run-off volumes along creeks and drainage lines from the site are maintained at similar levels post-construction.

Groundwater Interception and Waterway Crossings

2.64 Prior to construction, the Proponent must submit the proposed detailed geotechnical assessment for potential groundwater interception and impact to DWE and Country Energy for review. A copy of DWE's and Country Energy's review must be included in the CEMP.

2.65 Should groundwater be intercepted during the construction stage, the Proponent must contact DWE immediately, notify Country Energy and any other relevant authorities and cease construction works in the immediate vicinity of the area of groundwater interception. Construction in that area cannot recommence until any reasonable conditions or advice from DWE has been addressed to DWE's satisfaction.

Bunding and Spill Management

2.66 The proponent must store and handle all dangerous goods (as defined by the Australian Dangerous Goods Code) and combustible liquids, strictly in accordance with:

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*

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.

Safety Management System

2.67 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:

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.

Waste Generation and Management

2.68 All waste materials removed from the site shall only be directed to a waste management facility lawfully permitted to accept the materials.

2.69 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 on 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.

2.70 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 *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* (DEC, 2004), or any future guideline that may supersede that document.

Country Energy's Assets

2.71 The Proponent must not interfere with, harm, or cause damage to Country Energy's assets. The Proponent must notify Country Energy immediately after becoming aware of any interference, harm or damage caused to Country Energy assets. The Proponent must repair, or pay Country Energy the full cost of repairing, any damage or harm caused by the project to Country Energy's assets.

2.72 The Proponent shall:

a) Prior to the commencement of construction, commission, at its expense, a qualified person to undertake a dilapidation report of all Country Energy's assets that have the potential to be affected by the construction of the project, in consultation with Country Energy. The Report shall assess the current condition of these assets;

b) Following completion of construction a subsequent Dilapidation Report shall be drafted that will assess any damage that may have resulted due to construction of the project;

c) The Proponent shall restore the relevant assets to a condition, at least as good as that described in the original Dilapidation report;

d) The cost of any restorative work described in the subsequent Report shall be funded by the Proponent; and

e) Such work shall be undertaken at a time as agreed upon between the Proponent and Country Energy.

2.73 The Proponent must consult with, and enter into an agreement with Country Energy, for the purpose of making good any loss, damage or costs caused to Country Energy's assets. Where the Proponent and Country Energy cannot reach an agreement before the commencement of construction, the Proponent must give Country Energy and maintain at all times:

a) an unconditional undertaking for the amount of $1,000,000, before the commencement of construction (Construction Bond); and

b) in exchange for the Construction Bond identified in condition 2.73 a), an unconditional undertaking for the amount of $500,000 upon completion of construction and fulfilment of its obligations under condition 2.72 c) of this approval for the purpose of making good any loss, damage or costs caused to Country Energy's assets.

2.74 Each Bond referred to under condition 2.73 of this approval, must be:
   a) in the form of a bank guarantee (or such other reasonable form as Country Energy may request);
   b) in favour of Country Energy;
   c) contain no expiry date; and
   d) payable at an office of the issuer in NSW (or such other place as Country Energy may request).

Electromagnetic Interference

Television and Radio Interference

2.75 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 WTG.

2.76 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 5 kilometres of a wind turbine. Such measures may include:
   a) modification to or replacement of receiving antenna;
   b) installation and maintenance of a parasitic antenna system;
   c) provision of a land line between the affected receiver and an antenna located in an area of favourable reception; or
   d) other feasible measures.
   e) if interference cannot be overcome by the measures outlined in a) to d),the proponent must negotiate with the impacted resident about installing and maintaining a satellite receiving antenna.

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 resident. The Proponent shall be responsible for all costs associated with undertaking any mitigation measures.

Radio Communication

2.77 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:
   a) modification to or relocation of the existing antennae;
   b) installation of a directional antennae; and/ or
   c) installation of an amplifier to boost the signal strength.

3. ENVIRONMENTAL MONITORING AND AUDITING

Bird and Bat Monitoring

3.1 Prior to the commencement of construction, the Proponent must prepare and submit for the approval of the Director-General a **Bird and Bat Adaptive Management Program**, which takes account of 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 Director-General.

The Program shall incorporate Monitoring, and a Decision Matrix that clearly sets out how the Proponent will respond to the outcomes of monitoring. It must:
   a) incorporate an ongoing role for the suitably qualified expert;
   b) set out monitoring requirements in order to assess the impact of the project on bird and bat populations, including details on survey locations, parameters to be measured, frequency of surveys and analyses and reporting. The monitoring program 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;

c) incorporate a decision making framework that sets out specific actions and when they may be required to be implemented to reduce any impacts on bird and bat populations that have been identified as a result of the monitoring;

d) identify 'at risk' bird and bat groups such as the Wedge-tailed eagle, the Brown falcon, the Barking Owl and the Yellow-bellied sheathtail-bat and include monthly mortality assessments and periodic local population censuses and bird utilisation surveys;

e) identify potential mitigation measures and implementation strategies in order to reduce impacts on birds and bats such as minimising the availability of raptor perches, swift carcass removal, pest control including rabbits, use of deterrents, and sector management including switching off turbines that are predicted to or have had an unacceptable impact on bird/ bat mortality at certain times; and

f) identify matters to be addressed in periodic reports in relation to the outcomes of monitoring, the application of the decision making framework, the need for mitigation measures, progress with implementation of such measures, and their success.

The Reports referred to under part f) shall be submitted to the Director-General on an annual basis, from the commencement of operation, and shall be prepared within two months of the end of the reporting period. The Director-General may vary the reporting requirement or period by notice in writing to the Proponent.

The Proponent is required to implement reasonable and feasible mitigation measures as identified under part e) where the need for further action is identified through the Bird and Bat Adaptive Management Program, or as otherwise agreed with the Director-General.

Noise Monitoring – Operation

3.2 Noise compliance monitoring shall be conducted in accordance with condition 5.3 e) and 5.6 a) or as directed by the Director-General in response to noise complaints.

Independent Environmental Auditing

3.3 Within two years of the commencement of Operation of the project, and then as may be directed by the Director-General, 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 Director-General prior to the commencement of the Audit. The Audit must:

a) be carried out in accordance with ISO 19011:2002 - Guidelines for Quality and or Environmental Management Systems Auditing;

b) assess compliance with the requirements of this approval, and other licences and approvals that apply to the project;

c) 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;

d) review the effectiveness of the environmental management of the project, including any environmental impact mitigation works; and

e) review the adequacy of the Proponent's response to any complaints made about the project through the Complaints Register required, referred to in the concept approval.

An **Environmental Audit Report** must be submitted for comment to the Director-General 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.

4. Ancillary Facilities

4.1 The sites for Ancillary Facilities must satisfy the following criteria unless otherwise approved through the Construction Environmental Management Plan required under condition 5.2:

a) be located within the site;

b) have ready access to the road network;

c) be located to minimise the need for heavy vehicles to travel through residential areas;

d) be sited on relatively level land;
e) be separated from nearest residences by at least 200 m (or at least 250 m for a temporary batch plant);
f) not require vegetation clearing beyond that already required for the project; and
g) not affect the land use of adjacent properties.

The location of the Ancillary Facilities must be identified in the CEMP 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 or operation.

The Director-General may, having considered the Report, require the Proponent to undertake works to address the findings or recommendations presented in the Report. Any such works must be completed within such time as the Director-General may require.

5. ENVIRONMENTAL MANAGEMENT

Environmental Representative

5.1 Prior to the commencement of any construction or operational activities, or as otherwise agreed by the Director-General, the Proponent shall nominate for the approval of the Director-General a suitably qualified and experienced Environmental Representative(s) independent of the design, construction and operation personnel. The Proponent shall engage the Environmental Representative(s) during any construction activities, and throughout the life of the project, or as otherwise agreed by the Director-General. The Environmental Representative(s) shall:

a) oversee 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;
b) consider and advise the Proponent on its compliance obligations against all matters specified in the conditions of this approval and the Statement of Commitments, contained in the document referred to under 1.1 d) of this approval, permits and licences; and
c) have 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.

Construction Environmental Management Plan

5.2 The Proponent shall prepare and implement a **Construction Environmental Management Plan** to outline environmental management practices and procedures to be followed during construction of the project. The Plan shall be consistent with *Guideline for the Preparation of Environmental Management Plans* (DIPNR 2004) and shall include, but not necessarily be limited to:

a) a description of all activities to be undertaken on the site during construction including an indication of stages and sub-stages of construction, where relevant;
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;
c) 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 particular, the following environmental performance issues shall be addressed in the Plan:
    i) measures to monitor and manage dust emissions
    ii) measures to manage blasting works and vibration;
    iii) measures to monitor and minimise soil erosion and the discharge of sediment and other pollutants to lands and/ or waters during construction activities;
    iv) measures to monitor and control noise emissions during construction works;
    v) measures to monitor areas in the vicinity of the construction site for potential impacts to local fauna (such as access roads) and description of protocols to be implemented should any fauna be impacted from the project;
    vi) measures to minimise and manage impacts on native ecology, including minimisation of vegetation clearing, methods for vegetation clearing and soil disturbance, topsoil, seed

and vegetative material re-use initiatives to be employed, and measures and monitoring to be undertaken to control weed spread and feral pests;

vii) measures to monitor and control air emissions during construction to ensure that air emissions are both minimised and in compliance with the requirements of this approval and the Environment Protection Licence for the site; and

viii) measures to minimise and manage impacts to moderate to significant indigenous and non-indigenous items and locales.

d) a description of the roles and responsibilities for all relevant employees involved in the construction of the project

e) identification of all potential impacts on Country Energy's assets that may result from construction activities and the measures to be implemented to ensure that the impacts are avoided or minimised to the satisfaction of Country Energy.

f) quantification of traffic volume generated by construction activities and description of traffic management measures;

g) details of dust suppression measures;

h) identify, for any sub-stage, relevant groups of turbines where it is intended they will become operational at the same time;

i) the additional studies listed under condition 5.3 of this approval; and

j) complaints handling procedures during construction.

The Plan shall be submitted for the approval of the Director-General 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 Director-General. Construction works shall not commence until written approval has been received from the Director-General.

5.3 As part of the Construction Environmental Management Plan for the project, required under condition 5.2 of this approval, the Proponent shall prepare and implement the following:

a) a **Traffic Management Protocol** to outline management of traffic conflicts that may be generated during construction of the project. The Plan shall address the requirements of the Roads and Traffic Authority, Department of Lands and any other relevant road authority and shall include, but not necessarily be limited to:

(i) details of traffic routes for heavy vehicles, including any necessary route or timing restriction for oversized loads;

(ii) detailed consideration of measures to be employed to ensure traffic volume, acoustic and amenity impacts along the heavy vehicle routes are minimised;

(iii) detailed consideration of alternative routes (where necessary);

(iv) demonstration that the road structure has the ability to sustain the increased vehicle loads and traffic movements;

(v) demonstration that the structures situated along the vehicles routes would not be adversely impacted from the vibration caused by the additional vehicles travelling on the route; and

(vi) demonstration that all statutory responsibilities with regard to road traffic impacts have been complied with.

b) 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 be developed in consultation with DECC and the relevant Catchment Management Authority, and include, but not necessarily be limited to:

(i) plans showing terrestrial vegetation communities; important flora and fauna habitat areas; 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;

(ii) 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.

(iii) Rehabilitation details including:

1. description of the objectives of the rehabilitation works and areas to be rehabilitated;

2. consideration of the biodiversity management measures or activities identified in the documents set out in condition 1.1 of this approval;
3. identification of both the short and long term rehabilitation measures and possible alternatives should these measures be unsuccessful;
4. a program (timeline) to achieve the implementation of the rehabilitation measures;

(iv) the impact avoidance and mitigation measures outlined in the documents set out in conditions 1.1 b), 1.1 c) and 1.1 d) of this approval;
(v) a Weed Management Strategy; and
(vi) a program for reporting on the effectiveness of terrestrial flora and fauna management and rehabilitation measures. Management and rehabilitation methods must be reviewed where found to be ineffective.

c) A **Design and Landscaping Plan** to detail the landscape screening measures at the residences situated in close proximity to the project site and along roadsides to screen potential moderate to significant views of the project. The Plan must be prepared by a qualified landscape architect and where relevant meet the requirements of Council and the RTA. The Plan must include design treatments for the WTGs, substations and ancillary infrastructure, detailing:
(i) landscape elements and built elements, including proposed treatments, finishes and materials of exposed surfaces (including colour specifications);
(ii) lighting;
(iii) a schedule of species to be used in landscaping;
(iv) details of the timing and progressive implementation of landscape works; and
(v) procedures and methods to monitor and maintain landscaped areas.

d) a **Non-Indigenous Heritage Management Plan** to detail all of the procedures to be implemented during construction of the project in relation to non-indigenous heritage items. The Plan must be developed in consultation with the Heritage Council of NSW.

e) a **Construction and Traffic Noise Management Plan** to detail all feasible and reasonable measures to mitigate potential noise impacts and to ensure these measures are implemented during all construction activities related to the project. The Plan must include auditing and reporting requirements, where relevant, to ensure that residential and sensitive receivers are not being adversely impacted by construction noise associated with the project.

f) a **Water Management Plan** to outline measures that will be employed to manage water on the site, to minimise soil erosion and the discharge of sediments and other pollutants to lands and/ or waters throughout the life of the project. The Plan must be developed in consultation and to the reasonable satisfaction of DWE and Country Energy, and include, but not necessarily be limited to:
(i) details of the designs of all watercourse crossings and a copy of DWE's endorsement of these designs;
(ii) consideration of all reasonable and feasible options to avoid discharge to ground and/or surface waters including methods to minimise the volume of contaminated water and effluent generated, recycling and reusing water and effluent; and
(iii) details of water management measures to be implemented on the project site.

5.4 The Flora and Fauna Management Plan and the Design and Landscaping Plan required under condition 5.3 of this approval, may be developed as a single plan, as long as all required information is included in that single plan.

Operation Environmental Management Plan

5.5 The Proponent shall prepare and implement an **Operation Environmental Management Plan** to detail an environmental management framework, practices and procedures to be followed during operation of the project. The Plan shall be consistent with *Guideline for the Preparation of Environmental Management Plans* (DIPNR 2004) and shall include, but not necessarily be limited to:
a) identification of all statutory and other obligations that the Proponent is required to fulfil in relation to operation of the project, including all approvals, licences, approvals and consultations;
b) a description of 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 a 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) identification of all potential impacts on Country Energy's assets that may result from operational activities and the measures to be implemented to ensure that the impacts are avoided or minimised to the satisfaction of Country Energy.
g) the additional studies listed under condition 5.6 of this approval; and
h) the environmental monitoring requirements outlined under this approval.

The Plan shall be submitted for the approval of the Director-General no later than one month prior to the commencement of operation of the project, or within such period otherwise agreed by the Director-General. Operation shall not commence until written approval has been received from the Director-General.

5.6 As part of the Operation Environmental Management Plan required under condition 5.5, the Proponent shall prepare and implement, but is not limited to the following Management Plans:

a) a **Noise Management Plan** to outline measures to minimise noise emissions from the operation of the project. The Plan must include, but not necessarily be limited to:
   i) details of procedures to ensure ongoing compliance with the operational noise limits specified in condition 2.20 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.

b) a **Rehabilitation and Ecology Management Protocol** to detail measures to mitigate and manage impacts on native ecology during operation of the project (consistent with condition 5.3 b) iii) of this approval), and management of rehabilitation and vegetation on the site. The Plan shall be based on best environmental practice and shall be developed by a suitably qualified person experienced in arid area rehabilitation and meet the reasonable requirements of the Department of Lands and DECC. The plan shall include, but not necessarily be limited to:
   i) a detailed description of measures, including a monitoring program, to be undertaken to control the occurrence of weeds and pests on-site and in adjacent areas, including run-off areas and any creeks that receive run-off; and
   ii) a program, including a description of techniques for managing and monitoring existing habitat for native fauna which is affected by the project (turbines and transmission line from turbine site to Broken Hill).
   iii) A summarised description of the rehabilitation to be undertaken at the site including locations for planting; and
   iv) A program for the removal of weeds introduced or spread as a result of the development at the site.