

Neil Weston, Project Development
 RATCH Australia Corporation Limited
 Level 7, 11 Pacific Highway
 North Sydney, NSW 2059

30 November 2016

Dear Neil,

Mount Emerald Wind Farm – Pre construction approval condition for on-site landscape plan

Thank you for your email dated 8th August 2016 and request to review and address the Mount Emerald Wind Farm pre construction approval conditions. We have reviewed Condition 10 which relates to the preparation of an on-site landscaping plan as set out below:

10.	<p>(a) Submit to the chief executive administering the SPA an on-site landscaping plan prepared by a suitably qualified landscape architect. The plans must be fully dimensioned and drawn to a recognised scale.</p> <p>(b) The on-site landscaping plan must include but not limited to:</p> <p>(i) landscaping to screen the substation, switchyard and maintenance depots and other associated buildings (excluding the turbines);</p> <p>(ii) details of plant species proposed to be used in the landscaping, including height and spread at maturity;</p> <p>(iii) a timetable for implementation of all on-site landscaping works;</p> <p>(iv) a maintenance and monitoring program to ensure the ongoing health of the landscaping.</p> <p>(c) Carry out and maintain the development in accordance with the submitted on-site landscaping plan prepared in accordance with part (a) of this condition.</p> <p>(d) Submit certification to the chief executive from a suitably qualified landscape architect that the works have been carried out in accordance with part (a) of this condition.</p>	<p>(a) Prior to the commencement of site / operational / building work</p> <p>(b) Prior to the commencement of use and to be maintained at all times</p> <p>(c) Prior to the commencement of use</p> <p>(d) Prior to the commencement of use</p>
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Green Bean Design (GBD) notes that the Mount Emerald Wind Farm Landscape and Visual Impact Assessment (LVIA 2013) concluded that the substation and ancillary infrastructure would not be visible from surrounding view locations due to the nature of surrounding landform constraining views toward the substation and ancillary infrastructure. Given the LVIA 2013 conclusion, a preliminary assessment concluded that there would be no need for any landscaping works to screen the approved Mount Emerald Wind Farm substation, switchyard, maintenance buildings and other

associated buildings (excluding the wind turbines) from surrounding non associated sensitive view locations because the infrastructure is not visible from these locations.

In order to confirm this preliminary assessment, GBD has prepared six typical cross-sections to illustrate the influence of the existing landform on sight lines toward the approved substation and ancillary infrastructure. These cross-sections are based on a maximum connection infrastructure height of 24m (the proposed height of the strain beam transmission line landing gantries, which will be the tallest project infrastructure covered by this consent condition). These cross sections do not include potential screening afforded by existing tree cover across the Mount Emerald side slopes and plateau and are therefore considered conservative in nature. The cross section locations have been selected to include a range of views from surrounding sensitive view locations including populated areas and proximate individual residential dwellings. The cross section locations are illustrated in Figure 1 and comprise:

- Cross section AA – from Walkamin to Oaky Valley Avenue (Figure 2)
- Cross section BB – from residential dwelling R49 to residential dwelling R07 (Figure 2)
- Cross section CC – from Range View to residential dwelling R02 (Figure 3)
- Cross section DD – from residential dwelling R01 to the Mount Emerald plateau (Figure 3)
- Cross section EE – from Springmount Road and residential dwelling R89 (Figure 4) and
- Cross section FF – from residential dwelling R21 and residential dwelling R26 (Figure 4).

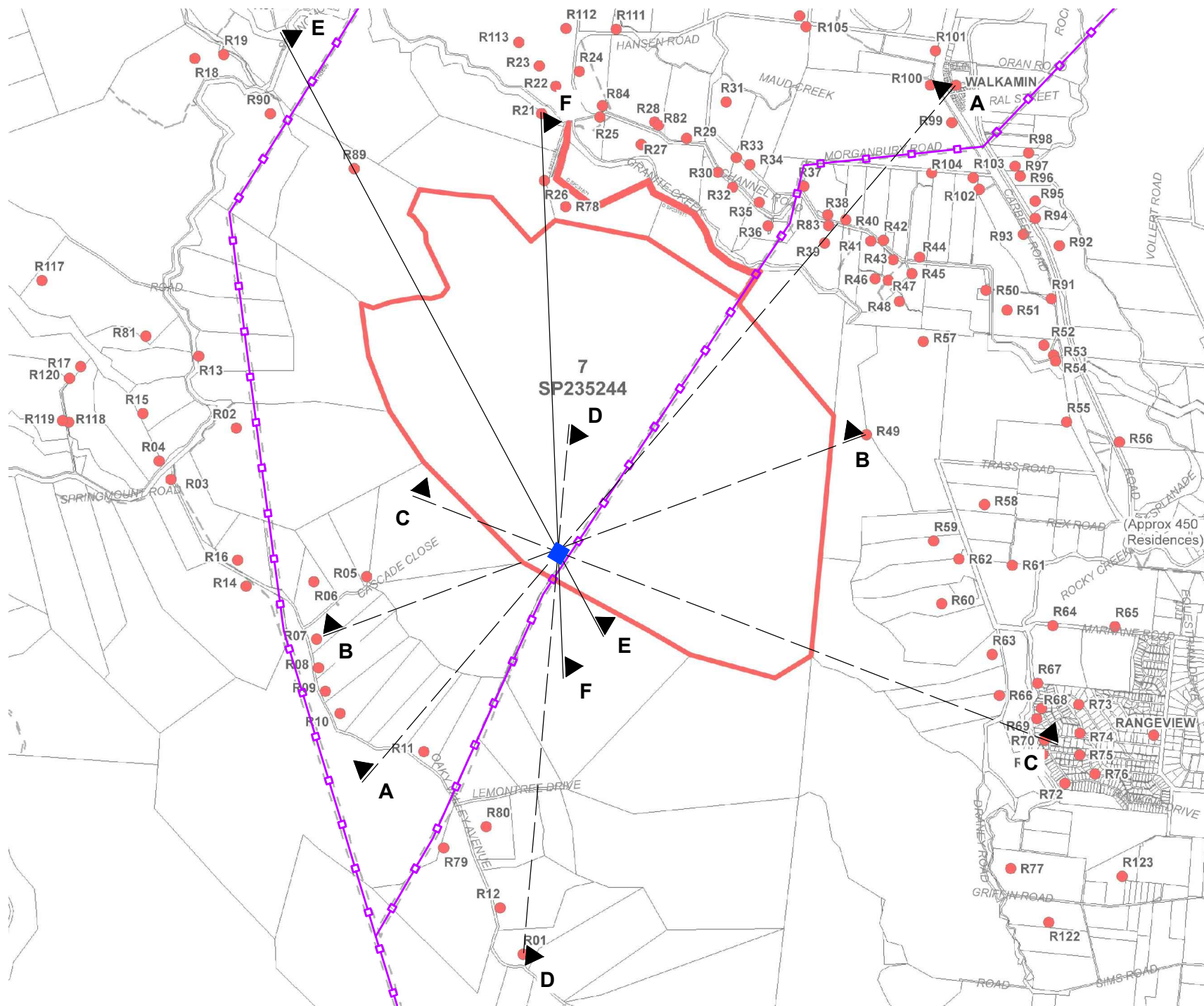
Cross sections AA to FF clearly demonstrate that sight lines from the selected view locations toward the substation and ancillary infrastructure will be blocked by landform rising toward the Mount Emerald plateau. For the majority of view locations the substation and ancillary infrastructure will be further screened by existing tree cover which is not illustrated on the cross sections.

In our professional opinion we consider that views toward the substation and ancillary structures will be screened from all sensitive view locations located beyond and below the approved Mount Emerald Wind Farm site boundary. Given this conclusion, there is no need to prepare any form of landscape plan as required by Condition 10, as the approved Mount Emerald Wind Farm infrastructure (i.e. substation, switchyard, maintenance buildings and other associated buildings (excluding the wind turbines)) will already be screened by the existing land form and tree cover.

Yours sincerely,



Grad DipLM, BSc (Dual Hons), Dip Hort Registered Landscape Architect, AILA








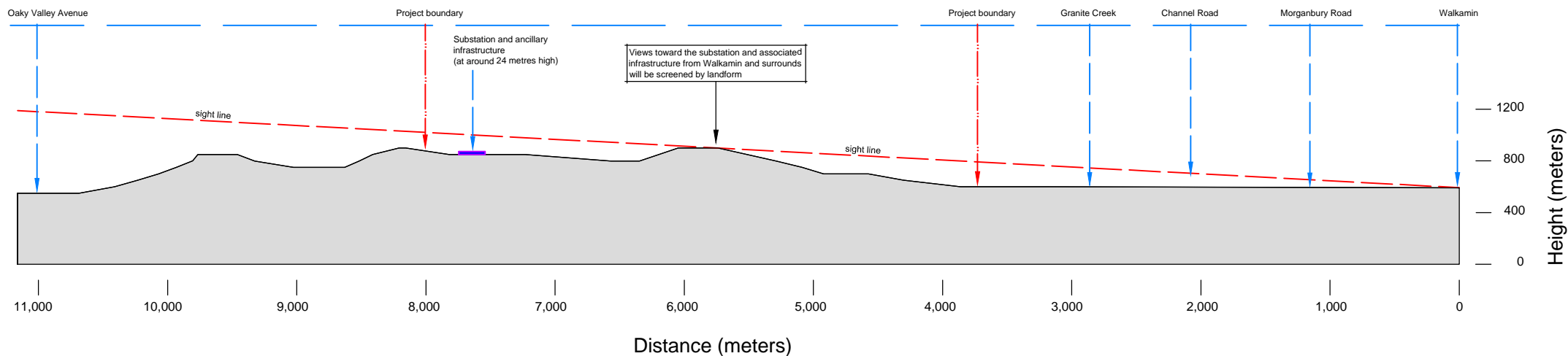
- Legend**
-  Mount Emerald Wind Farm substation and ancillary infrastructure (indicative location)
 -  Mount Emerald Wind Farm site boundary
 -  Existing transmission line
 -  Residential dwelling
 -  Cross section location



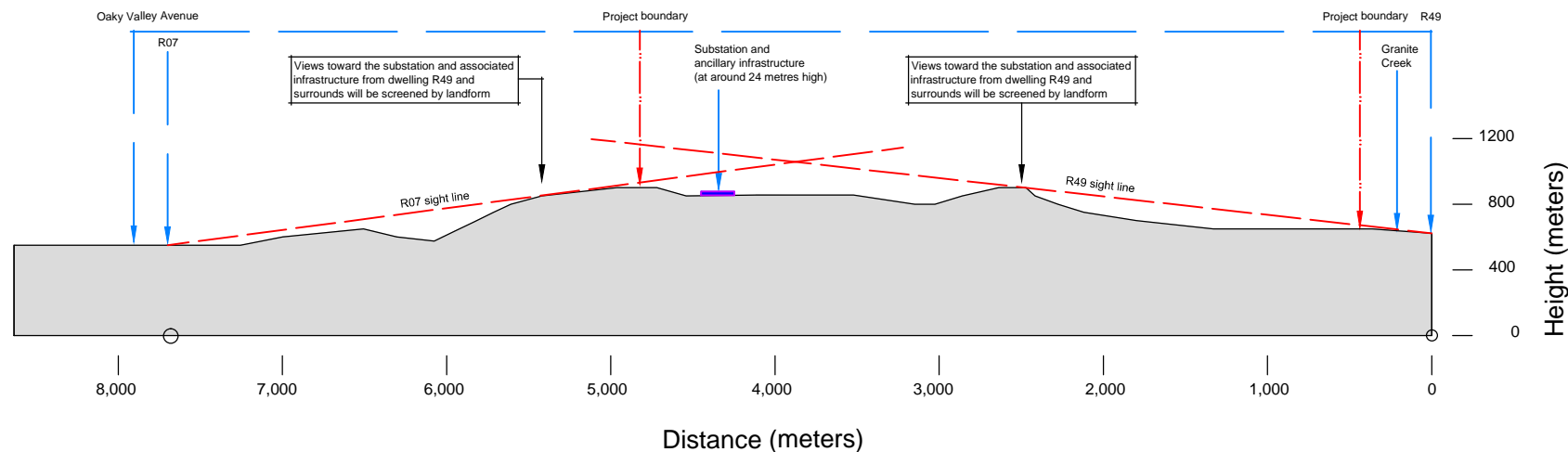
Figure 1
Cross section locations

Mount Emerald Wind Farm - cross section

Note: Refer Figure 1 for cross section locations



Cross section AA - from Walkamin



Cross section BB - from residential dwellings R49 and R07

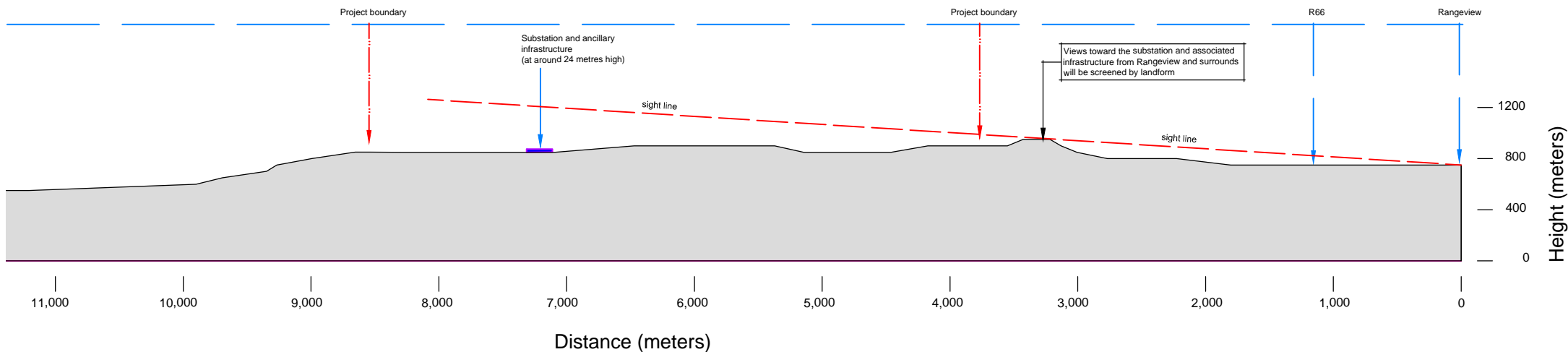
Notes:

Cross section AA
Height of sight line above substation and associated infrastructure is around 122 metres.

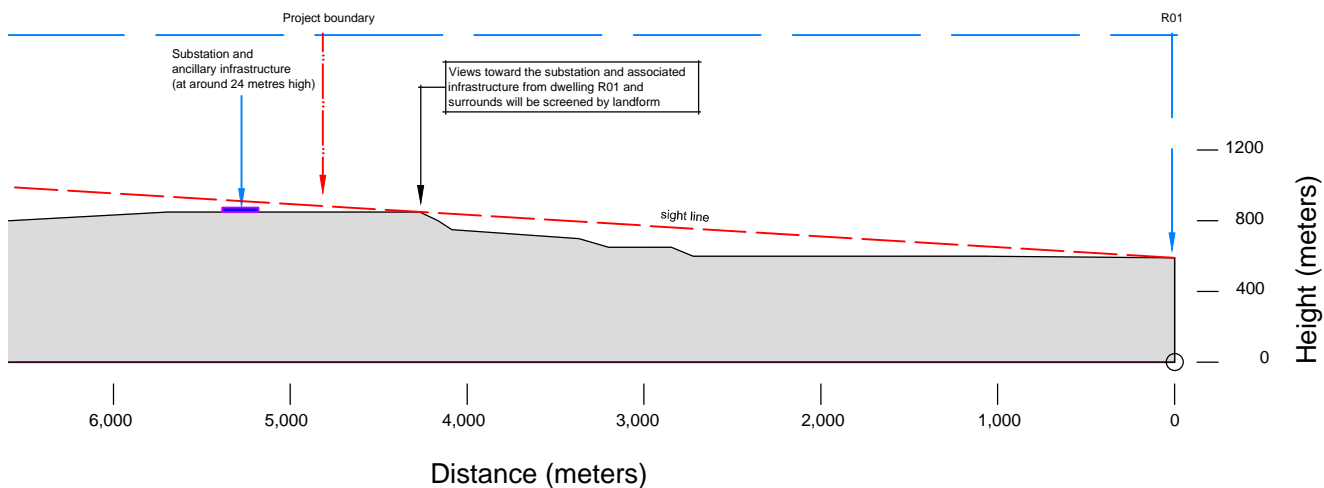
Cross section BB
Height of sight line R07 above substation and associated infrastructure is around 130 metres.
Height of sight line R49 above substation and associated infrastructure is around 221 metres.

Figure 2
Cross sections AA & BB

Mount Emerald Wind Farm - cross section



Cross section CC - from Range View



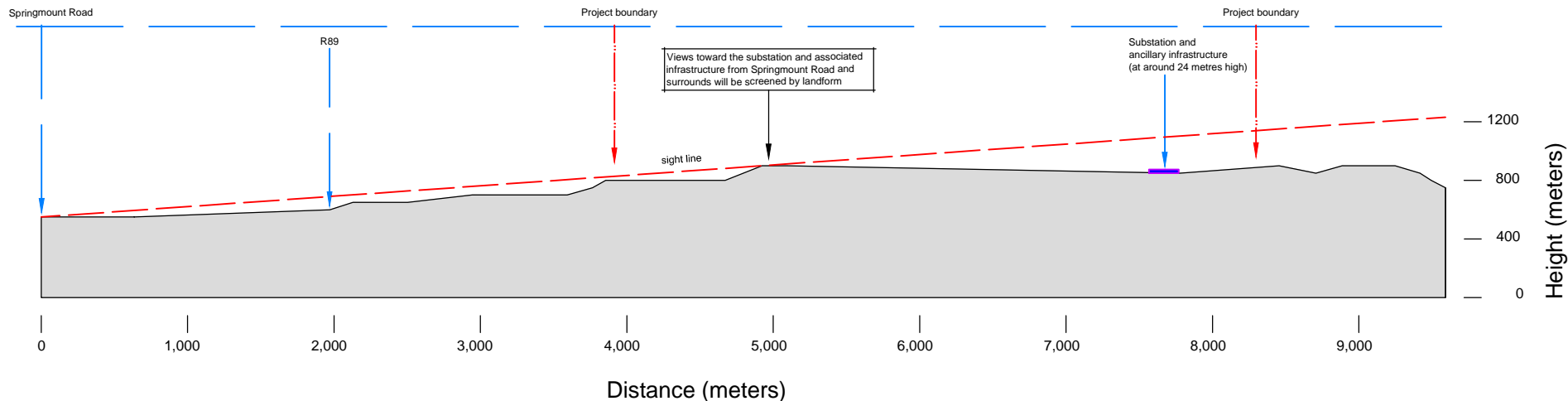
Cross section DD - from residential dwelling R01

Notes:

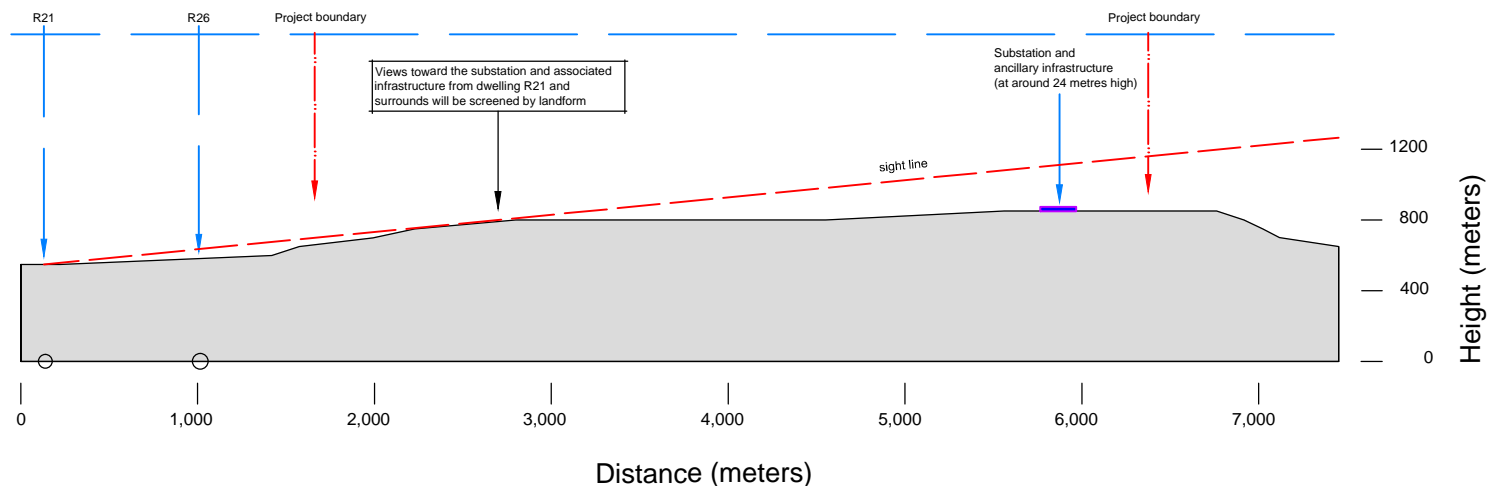
Cross section CC
Height of sight line above substation and associated infrastructure is around 327 metres.

Cross section DD
Height of sight line above substation and associated infrastructure is around 32 metres.

Figure 3
Cross sections CC & DD



Cross section EE - from Springmount Road



Cross section FF - from residential dwelling R21

Notes:

Cross section EE
Height of sight line above substation and associated infrastructure is around 214 metres.

Cross section FF
Height of sight line above substation and associated infrastructure is around 227 metres.

Figure 4
Cross sections EE & FF

Mount Emerald Wind Farm - cross section