

15 November 2012

Our ref: EM:CJT:3289429  
Your ref: MP 09\_0093

Ms Felicity Greenway  
Acting Director Infrastructure Projects  
NSW Department of Planning and Infrastructure  
GPO Box 39  
SYDNEY NSW 2001



**Attention: Neville Osborne**

Dear Madam,

**Re. Sapphire Wind Farm (Application Reference No. MP 09\_0093) – Minor Change to the Project**

I refer to my letter to you of 25 September 2012 concerning this matter and the email response received from the Department of Planning and Infrastructure (**DoPI**) on 27 September 2012.

In your email you requested that, with respect to the Proposed Development of the Sapphire Wind Farm (Project), we:

- (a) submit a supplement to the Preferred Project Report (**PPR**) and Response to Submissions, to be placed on the DoPI website; and
- (b) ensure sufficient information is provided, including description and plans of subdivision.

We note that the DoPI is to continue to deal with the Project as a transitional Part 3A project.

In accordance with your request, we attach a **Supplement** to the PPR with relevant **Attachments**.

If you have any questions, please contact me.

Yours sincerely

A handwritten signature in blue ink, appearing to read "E Mounsey".

Edward Mounsey  
**Head of Development, Wind Prospect CWP Pty Ltd**

**Attachments:**

1. Supplement to PPR with associated Attachments.

WIND PROSPECT CWP PTY LTD

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Tel: +61 (0) 2 4013 4640 • Fax: +61 (0) 2 4926 2154

A.B.N. 57 127 205 645 • Email: [newcastle@wpcwp.com.au](mailto:newcastle@wpcwp.com.au) • Internet: [www.windprospect.com.au](http://www.windprospect.com.au)

## SUPPLEMENT TO PREFERRED PROJECT REPORT

### 1 Introduction

The Proposed Development of the Sapphire Wind Farm (**Project**) is described in the following relevant documents:

- (a) 'Major Project Application' No. MP 09\_0093 (dated 1 May 2009);
- (b) 'Sapphire Wind Farm (formerly Table Top) Preliminary Environmental Assessment' (dated 28 April 2009);
- (c) 'Director General's Requirements' (**DGRs**), made pursuant to section 75F of the Environmental Planning and Assessment Act 1979 (**EP&A Act**) (dated 29 May 2009 and 21 February 2011);
- (d) 'Supplementary DGRs' made pursuant to section 75F(3) of the EP&A Act (dated 16 August 2011);
- (e) 'Environmental Assessment' (dated 1 November 2011) (**EA**) incorporating a 'Statement of Commitments' (**SoC**); and
- (f) 'Preferred Project Report and Response to Submissions' (dated May 2012) (PPR), prepared following public exhibition from 23 November 2011 to 1 March 2012.

The Project is currently under assessment by the DoPI following public exhibition.

### 2 Critical Infrastructure

The Project was declared to be a 'critical infrastructure' Project by the Minister for Planning pursuant to section 75C of Part 3A of the EP&A Act on 11 November 2009 (at p5841 of Gazette No. 184).

### 3 Transitional Part 3A project

The Project is a 'transitional Part 3A project' pursuant to Schedule 6A to the EP&A Act.

### 4 Minor Change to the Project

The EA for the Project provides (at pages 4 and 22) that:

*'The EA may also be used in support of subsequent applications for approval under Section 78A of the Environmental Planning and Assessment Act 1979 (NSW) associated with the lease of land for the turbine sites and associated infrastructure.'*

The PPR for the Project provides (at page 1) that:

*'Subsequent applications for approval may be sought under Section 78A of the Environmental Planning and Assessment Act (EP&A) Act 1979 (NSW) associated with the lease of land for the turbine sites and associated infrastructure.'*

With regard to the above paragraphs, a minor change to the Project is as set out below.

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Wind Prospect CWP Pty Ltd, on behalf of Sapphire Wind Farm Pty Ltd (**Proponent**), alters the Project description to clarify that the lease of each parcel of land, which comprises the Project, is a component of this critical infrastructure Project under Part 3A.

The Proponent makes this change only via:

- (a) the deletion of any reference to the above paragraphs from the EA and PPR; and
- (b) the insertion of the following information as a **Supplement** to the PPR:
  - (i) To enable the development of the Project, certain land is to be leased from relevant landowners. More specifically, the overall corridor of land upon which the Project infrastructure is to be constructed, for either Layout Option A or Layout Option B (see **Figure 3.1** at page 29 of the EA), will be leased from 26 landowners (the Project site). The relevant property details of the land to be leased for the Project site is set out in **Attachment 1**. The leased area is identical to the Project site.
  - (ii) It is acknowledged that the lease of land for a period of greater than five years is deemed to be the 'subdivision' of land pursuant to section 4B(1)(b) of the *Environmental Planning and Assessment Act 1979* (although it is not an actual subdivision of the land which creates a new allotment and deposited plan) and requires approval under that legislation.
  - (iii) To avoid any doubt, this deemed 'subdivision' forms part of the Project the subject of this Project application. The lease corridor, for which Project approval is sought, is generally depicted in **Attachment 2**.
  - (iv) The overall description of the Project includes the deemed 'subdivision' of land by way of lease of the Project site for a period of greater than five years.
- (c) This **Supplement** to the PPR also incorporates:
  - (i) **Attachment 1**, which describes the 'Landowner', 'Deposited Plan' and 'Lot' of the land the subject of the leases. These descriptions were formerly provided at Appendix 1 of Volume 3 of the EA. However, due to minor recent changes in land ownership, and some allotments undergoing subdivision, the Project site now comprises 24 landowners. Previously, this was 22 landowners (see page 145 of the EA). The land the subject of lease is identical to the land the subject of the Project.
  - (ii) **Attachment 2**, which is scale plans of the proposed leased area which diagrammatically represents the deemed subdivision.
- (d) This is proposed as a minor change only to the Project description and is not to alter, in any manner, the Project's:
  - (i) site;
  - (ii) physical nature;
  - (iii) landscape and visual impact;

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- (iv) environmental or human impacts (eg. noise, flora and fauna, cultural heritage, traffic, water etc.);
- (v) final micro-siting of the turbines (see paragraphs 3.8 and 3.10 of the EA);
- (vi) development footprint;
- (vii) DGRs; or
- (viii) SoC.

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## **Attachment 1**

<b>Landowner</b>	<b>DP</b>	<b>Lot</b>	<b>Landowner</b>	<b>DP</b>	<b>Lot</b>
Landowner 1	750076	265	Landowner 17	753305	81
Landowner 2	750076	268		872156	2
Landowner 3	753305	135		1072905	2
	1045296	2	Landowner 18	750076	235
Landowner 4	1176646	2		753320	70
Landowner 5	750076	126		753320	93
	750076	127		753320	200
	750076	128	Landowner 19	750121	212
	750076	142	Landowner 20	1176646	1
	750076	196	Landowner 21	231665	2
	750076	197	Landowner 22	435844	1
Landowner 6	753305	132		435844	2
Landowner 7	753319	125		589446	1
Landowner 8	750076	271		750121	9
Landowner 9	603327	6		750121	13
Landowner 10	778366	5		750121	15
	753260	119		750121	16
	753319	54		750121	17
	753319	61		750121	18
	755319	60		750121	52
	778366	9		750121	73
	778366	12		750121	90
Landowner 11	750076	270		750121	91
Landowner 12	603327	7		750121	92
	753320	131		750121	93
Landowner 13	750076	267		750121	108
	750076	269		750121	138
Landowner 14	231665	1		750121	139
Landowner 15	500954	1		750121	209
	750121	46	Landowner 23	128314	1
	750121	185		651984	103
	753316	104		753316	99
Landowner 16	750076	281	Landowner 24	750076	277
Landowner 17	750076	266			
	750076	278			
	750076	280			

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## **Attachment 2**

WIND PROSPECT CWP PTY LTD

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Sheet 1 of 2 sheet(s)

Office Use Only

DP

12th Nov., 2012

**LGA:** INVERNESS,  
GLEN INNES SEVERN SHIRE

**Locality:** KINGS PLAINS, SAPPHIRE, SWAN  
VALE, MATHESON, WELLINGROVE

**Parish:**

**County:**

**SEE SCHEDULE ON SHEET 2**

## Survey Certificate

I, .....  
of **RYGATE & COMPANY PTY. LIMITED, SYDNEY** .....

**a surveyor registered under the Surveying and Spatial Information Act 2002, certify that :**

**\*(a) The land shown in the plan was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on .....**

**\*(b) The part of the land shown in the plan (\*being/\*excluding ^ .....  
..... )**

was surveyed in accordance with the Surveying and Spatial Information Regulation 2012, is accurate and the survey was completed on, ..... the part not surveyed was compiled in accordance with the Regulation.

**\*(c) The land shown in this plan was compiled in accordance with the Surveying and Spatial Information Regulation 2012.**

Signature : ..... Date : .....

Surveyor ID : .....

Datum Line : .....

Type : \*Urban/\*Rural

The terrain is **\*Level-Undulating / \*Steep-Mountainous**

\* Strike through if inapplicable.

<sup>A</sup> Specify the land actually surveyed or specify any land shown in the plan that is not the subject of the survey

\* Strike through if inapplicable.

### Plans used in preparation of survey/compilation

**If space is insufficient continue on PLAN FORM 6A**

**Surveyors Reference : 75600**

## DEPOSITED PLAN ADMINISTRATION SHEET

Sheet 2 of 2 sheet(s)

Office Use Only

Office Use Only

Registered:

PLAN OF  
PROPOSED SUBDIVISION FOR  
LEASE PURPOSES OF

SEE SCHEDULE BELOW

Subdivision Certificate number : .....

Date of Endorsement : .....

DP

12th Nov., 2012

This sheet is for the provision of the following information as required :

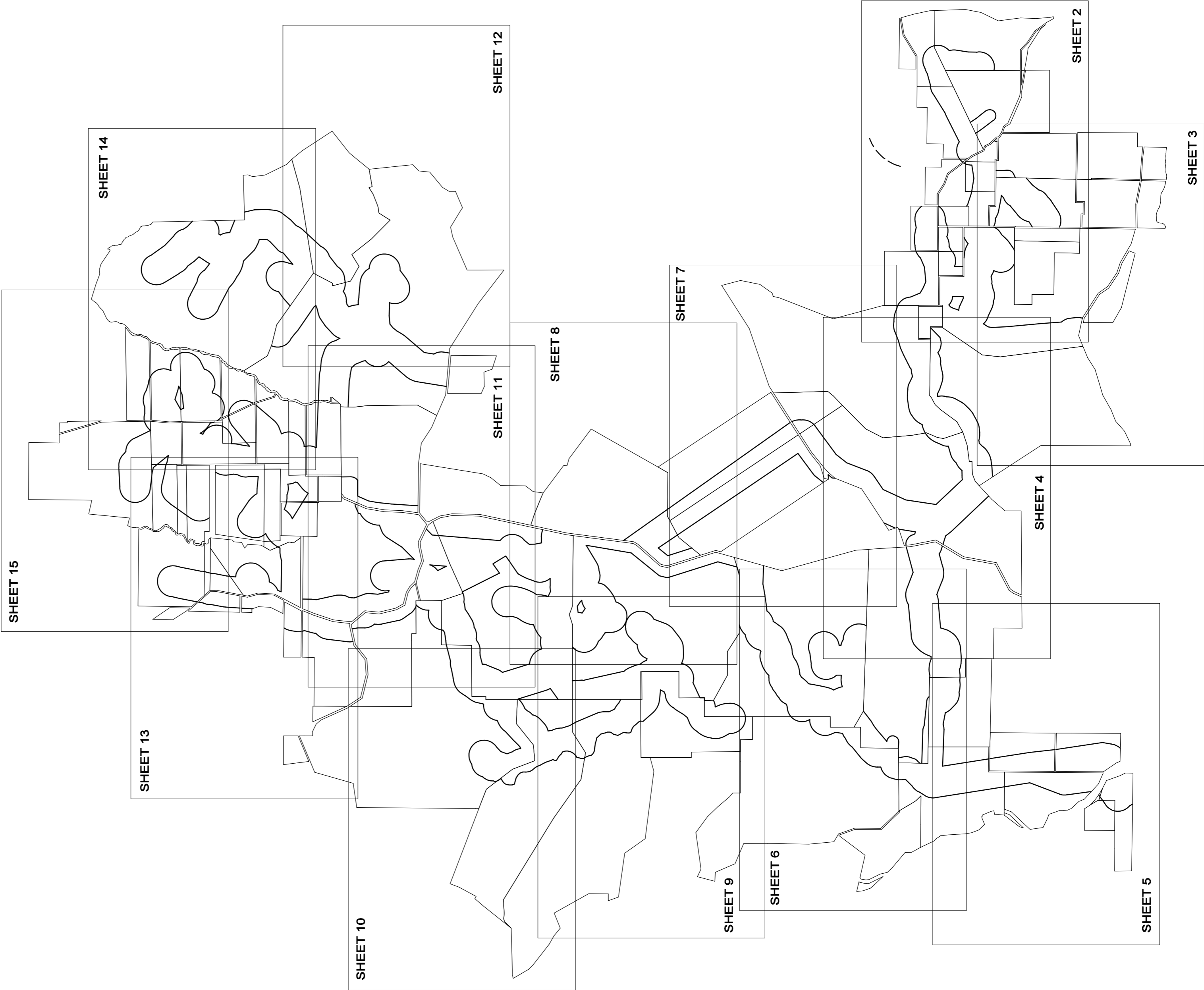
- A schedule of lots and addresses - See 60(c) SSI Regulation 2012
- Statements of intention to create and release affecting interests in accordance with section 88B Conveyancing Act 1919
- Signatures and seals - see 195D Conveyancing Act 1919
- Any information which cannot fit in the appropriate panel of sheet 1 of the administration sheets.

PROPOSED SUBDIVISION FOR LEASE PURPOSES					
LOT	PLAN	LOT	PLAN	LOT	PLAN
212	D.P.750121	1	D.P.128314	7	D.P.603327
1	D.P.1176646	209	D.P.750121	6	D.P.603327
2	D.P.1176646	99	D.P.753316	2	D.P.231665
1	D.P.435844	265	D.P.750076	1	D.P.231665
13	D.P.750121	266	D.P.750076	70	D.P.753320
9	D.P.750121	132	D.P.753305	93	D.P.753320
15	D.P.750121	2	D.P.1045296	200	D.P.753320
91	D.P.750121	135	D.P.753305	235	D.P.750076
90	D.P.750121	267	D.P.750076	196	D.P.750076
73	D.P.750121	280	D.P.750076	142	D.P.750076
1	D.P.589446	277	D.P.750076	127	D.P.750076
92	D.P.750121	278	D.P.750076	128	D.P.750076
93	D.P.750121	268	D.P.750076	126	D.P.750076
138	D.P.750121	81	D.P.753305	271	D.P.750076
108	D.P.750121	2	D.P.872156	197	D.P.750076
52	D.P.750121	2	D.P.1072905	270	D.P.750076
17	D.P.750121	5	D.P.778366	97	D.P.753320
16	D.P.750121	12	D.P.778366	96	D.P.753320
139	D.P.750121	9	D.P.778366	2	D.P.435844
18	D.P.750121	119	D.P.753260		
281	D.P.750076	60	D.P.753319		
46	D.P.750121	61	D.P.753319		
185	D.P.750121	54	D.P.753319		
1	D.P.500954	269	D.P.750076		
104	D.P.753316	125	D.P.753319		
103	D.P.651984	131	D.P.753320		

If space is insufficient use additional annexure sheet

Surveyors Reference : 75600

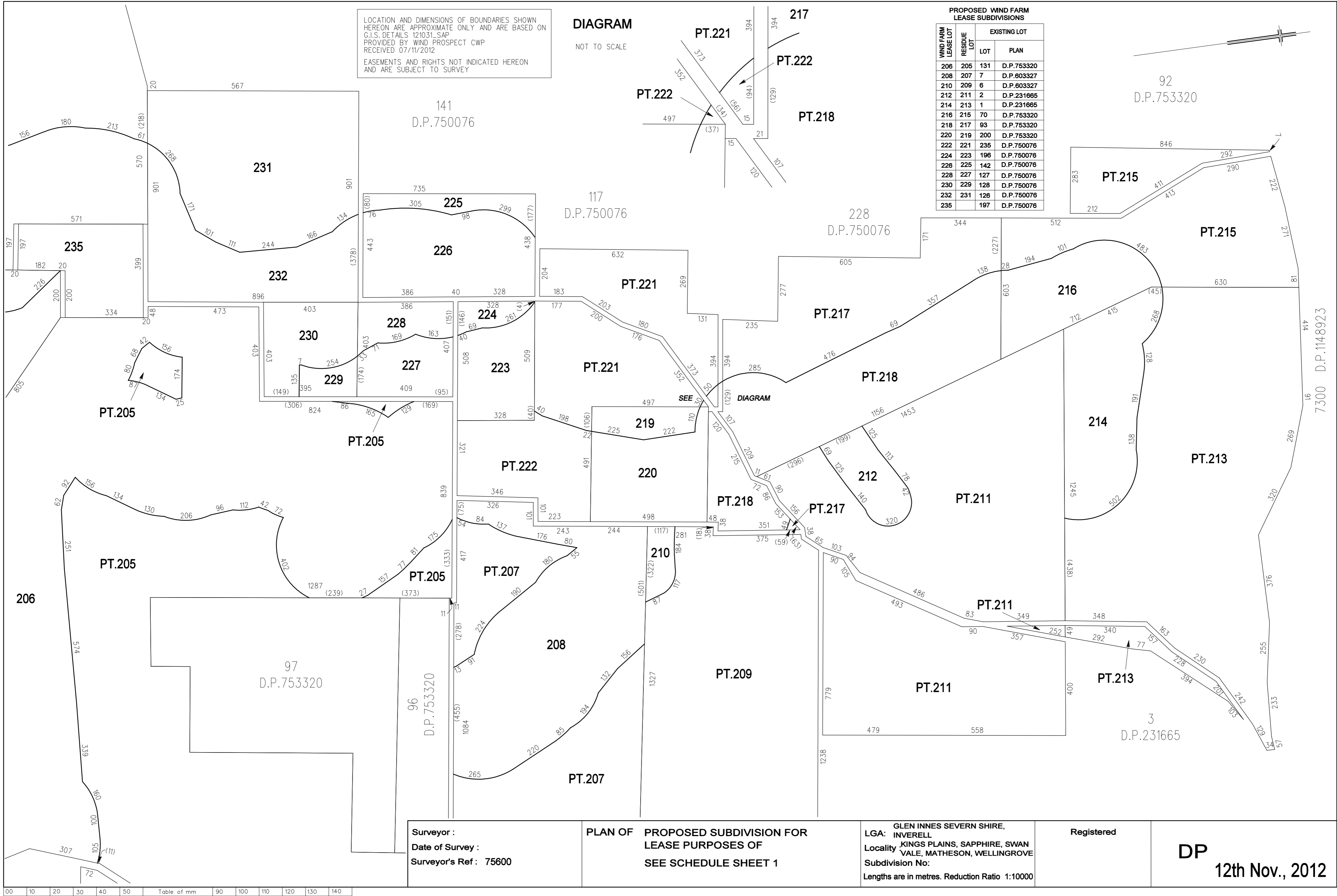
PROPOSED SUBDIVISION FOR LEASE PURPOSES					
LOT	PLAN	LOT	PLAN	LOT	PLAN
212	D.P.750121	1	D.P.128314	7	D.P.603327
1	D.P.1176646	209	D.P.750121	6	D.P.603327
2	D.P.1176646	99	D.P.753316	2	D.P.231665
1	D.P.435844	265	D.P.750076	1	D.P.231665
13	D.P.750121	266	D.P.750076	70	D.P.753320
9	D.P.750121	132	D.P.753305	93	D.P.753320
15	D.P.750121	2	D.P.1045296	200	D.P.753320
91	D.P.750121	135	D.P.753305	235	D.P.750076
90	D.P.750121	267	D.P.750076	196	D.P.750076
73	D.P.750121	280	D.P.750076	142	D.P.750076
1	D.P.589446	277	D.P.750076	127	D.P.750076
92	D.P.750121	278	D.P.750076	128	D.P.750076
93	D.P.750121	268	D.P.750076	126	D.P.750076
138	D.P.750121	81	D.P.753305	271	D.P.750076
108	D.P.750121	2	D.P.872156	197	D.P.750076
52	D.P.750121	2	D.P.1072905	270	D.P.750076
17	D.P.750121	5	D.P.778366	97	D.P.753320
16	D.P.750121	12	D.P.778366	96	D.P.753320
139	D.P.750121	9	D.P.778366	2	D.P.435844
18	D.P.750121	119	D.P.753260		
281	D.P.750076	60	D.P.753319		
46	D.P.750121	61	D.P.753319		
185	D.P.750121	54	D.P.753319		
1	D.P.500954	269	D.P.750076		
104	D.P.753316	125	D.P.753319		
103	D.P.651984	131	D.P.753320		

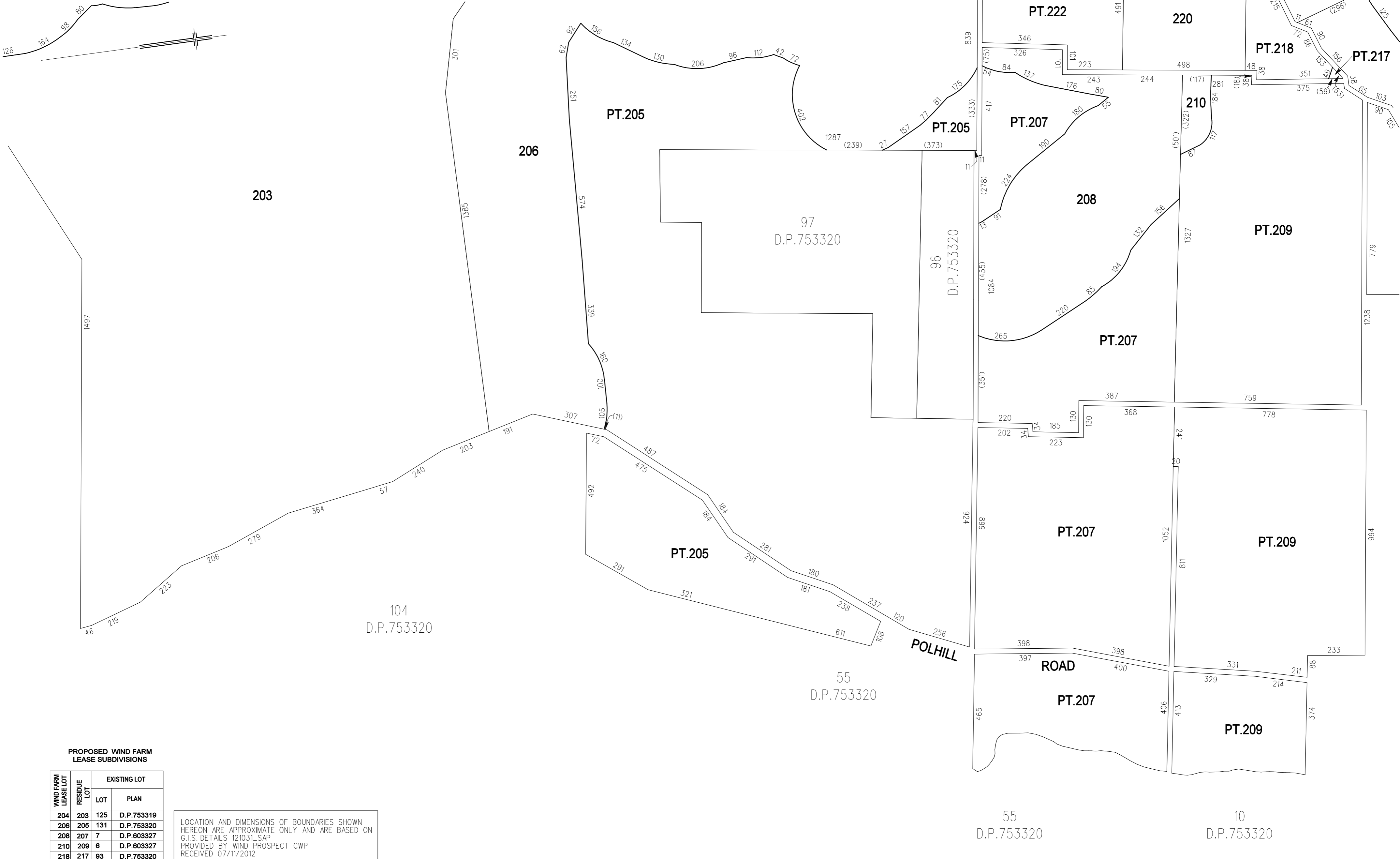


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DP  
12th Nov., 2012

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12th Nov., 2012



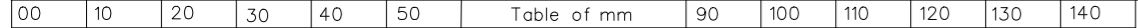


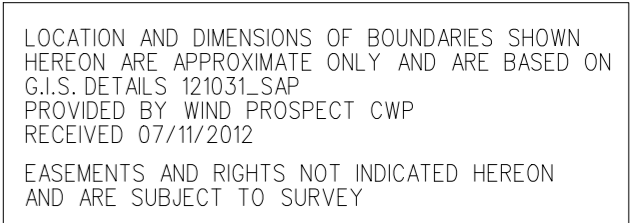
PROPOSED WIND FARM  
LEASE SUBDIVISIONS

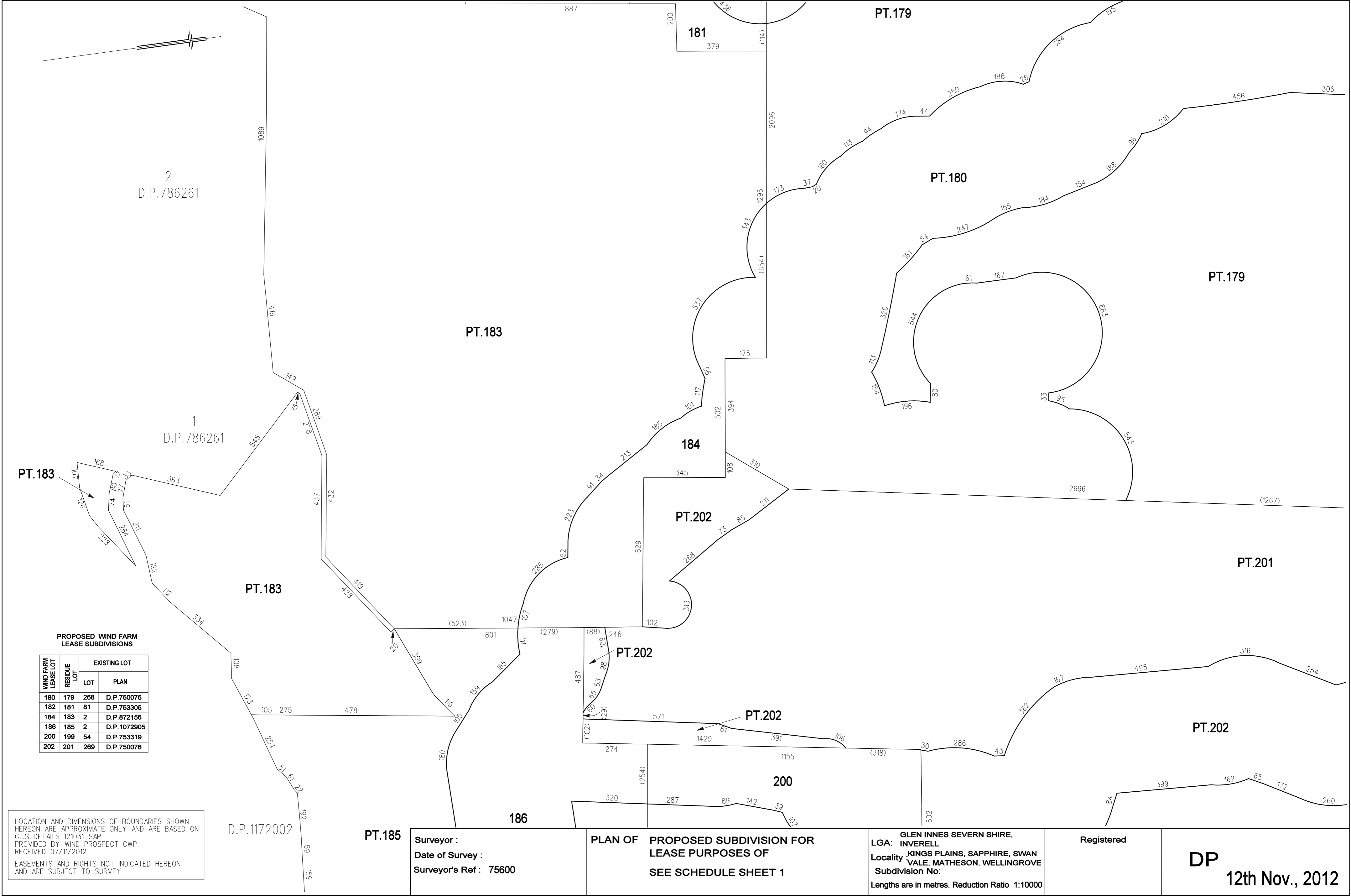
WIND FARM LEASE LOT	EXISTING LOT		
	RESIDUE LOT	LOT	PLAN
204	203	125	D.P.753319
206	205	131	D.P.753320
208	207	7	D.P.603327
210	209	6	D.P.603327
218	217	93	D.P.753320
220	219	200	D.P.753320
222	221	235	D.P.750076

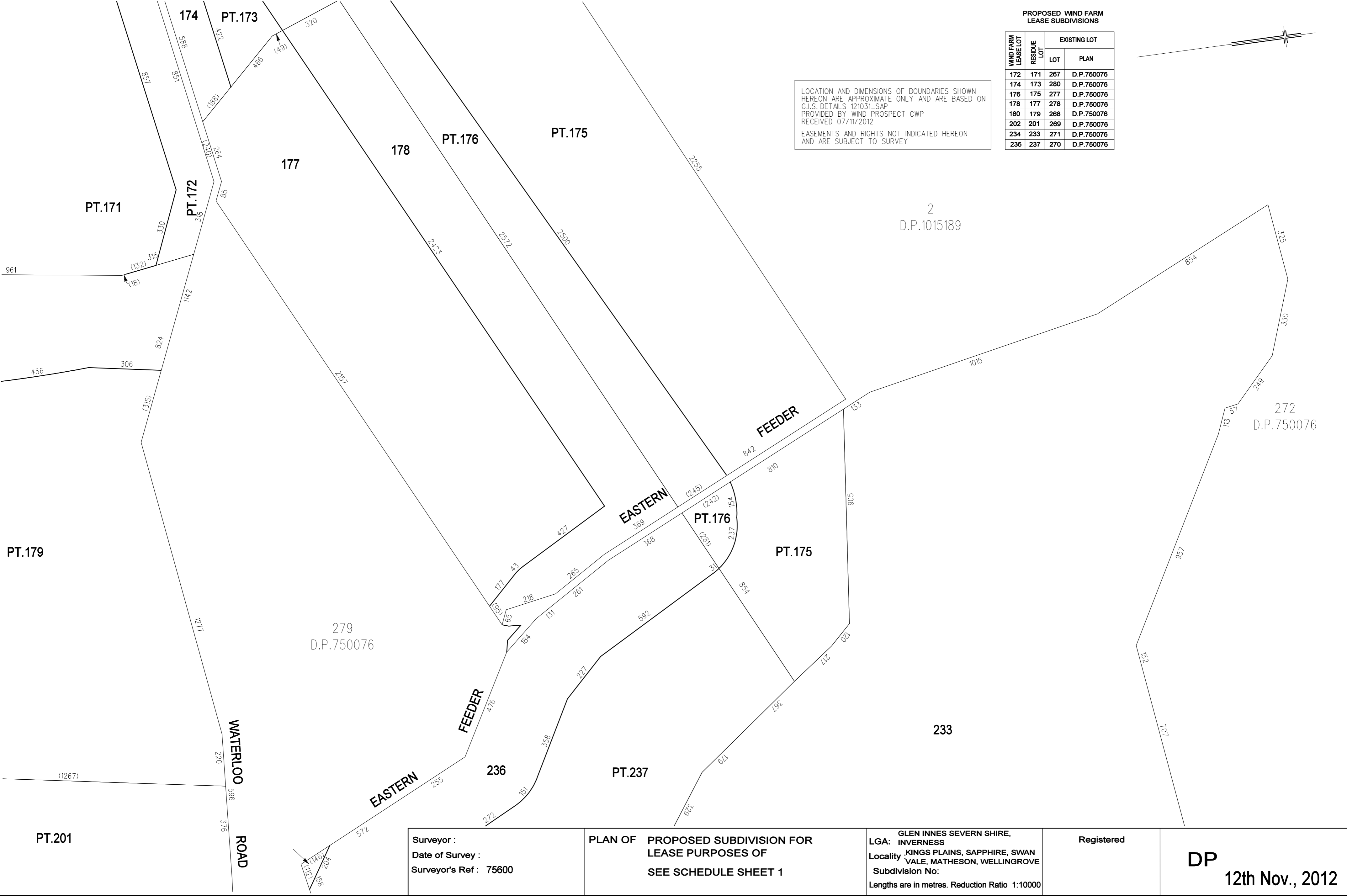
LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
HEREON ARE APPROXIMATE ONLY AND ARE BASED ON  
G.I.S. DETAILS 121031\_SAP  
PROVIDED BY WIND PROSPECT CWP  
RECEIVED 07/11/2012  
  
EASEMENTS AND RIGHTS NOT INDICATED HEREON  
AND ARE SUBJECT TO SURVEY

<b>Surveyor :</b> <b>Date of Survey :</b> <b>Surveyor's Ref :</b> 75600	<b>PLAN OF</b> <b>PROPOSED SUBDIVISION FOR LEASE PURPOSES OF SEE SCHEDULE SHEET 1</b>	<b>GLEN INNES SEVERN SHIRE, LGA: INVERELL</b> <b>Locality</b> KINGS PLAINS, SAPPHIRE, SWAN <b>Subdivision No:</b> VALE, MATHESON, WELLINGROVE <b>Lengths are in metres. Reduction Ratio</b> 1:10000	<b>Registered</b>	<b>DP</b> <b>12th Nov., 2012</b>
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PROPOSED WIND FARM LEASE SUBDIVISIONS				
WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT		
		LOT	PLAN	
172	171	287	D.P.750076	
174	173	280	D.P.750076	
176	175	277	D.P.750076	
178	177	278	D.P.750076	
180	179	268	D.P.750076	
202	201	269	D.P.750076	
234	233	271	D.P.750076	
236	237	270	D.P.750076	

LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
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G.I.S. DETAILS 121031.SAP  
PROVIDED BY WIND PROSPECT CWP  
RECEIVED 07/11/2012  
  
EASEMENTS AND RIGHTS NOT INDICATED HEREON  
AND ARE SUBJECT TO SURVEY

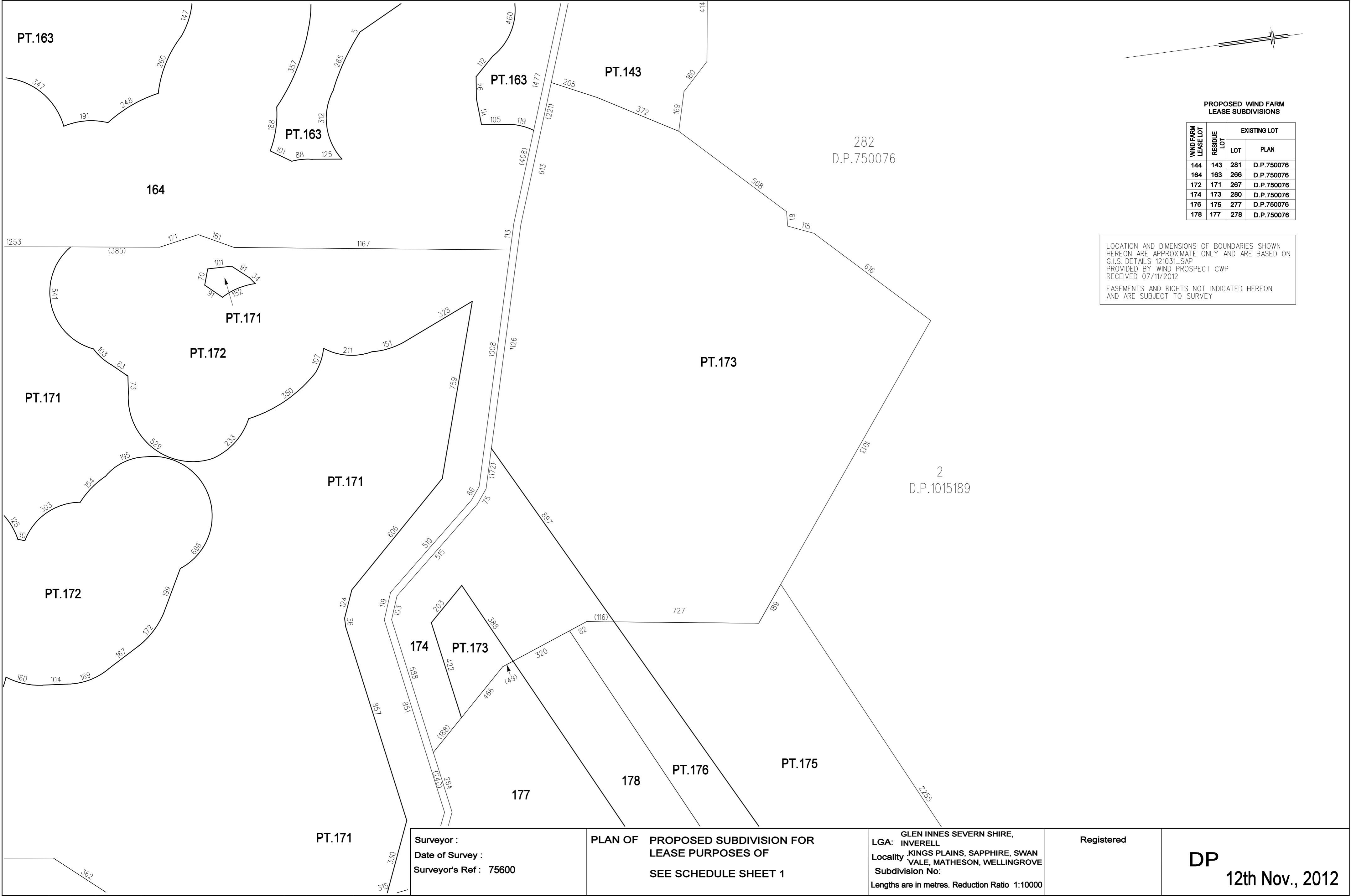
Surveyor :  
Date of Survey :  
Surveyor's Ref : 75600

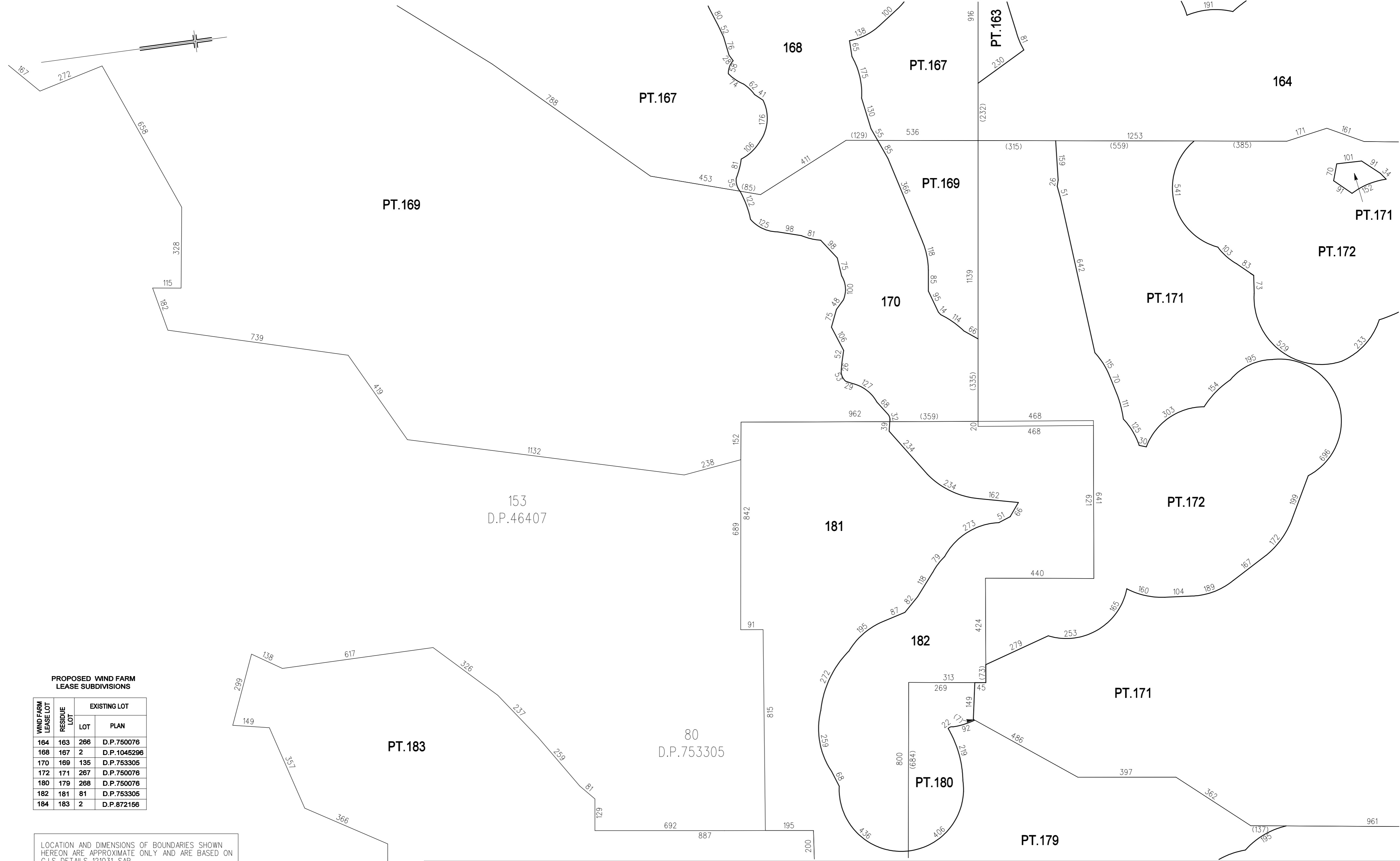
PLAN OF PROPOSED SUBDIVISION FOR  
LEASE PURPOSES OF  
SEE SCHEDULE SHEET 1

GLEN INNES SEVERN SHIRE,  
LGA: INVERNESS  
Locality KINGS PLAINS, SAPPHIRE, SWAN  
VALE, MATHESON, WELLINGROVE  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:10000

Registered

DP  
12th Nov., 2012





PROPOSED WIND FARM  
LEASE SUBDIVISIONS

WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT	
		LOT	PLAN
164	163	266	D.P.750076
168	167	2	D.P.1045296
170	169	135	D.P.753305
172	171	267	D.P.750076
180	179	268	D.P.750076
182	181	81	D.P.753305
184	183	2	D.P.872156

LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
HEREON ARE APPROXIMATE ONLY AND ARE BASED ON  
G.I.S. DETAILS 121031\_SAP  
PROVIDED BY WIND PROSPECT CWP  
RECEIVED 07/11/2012

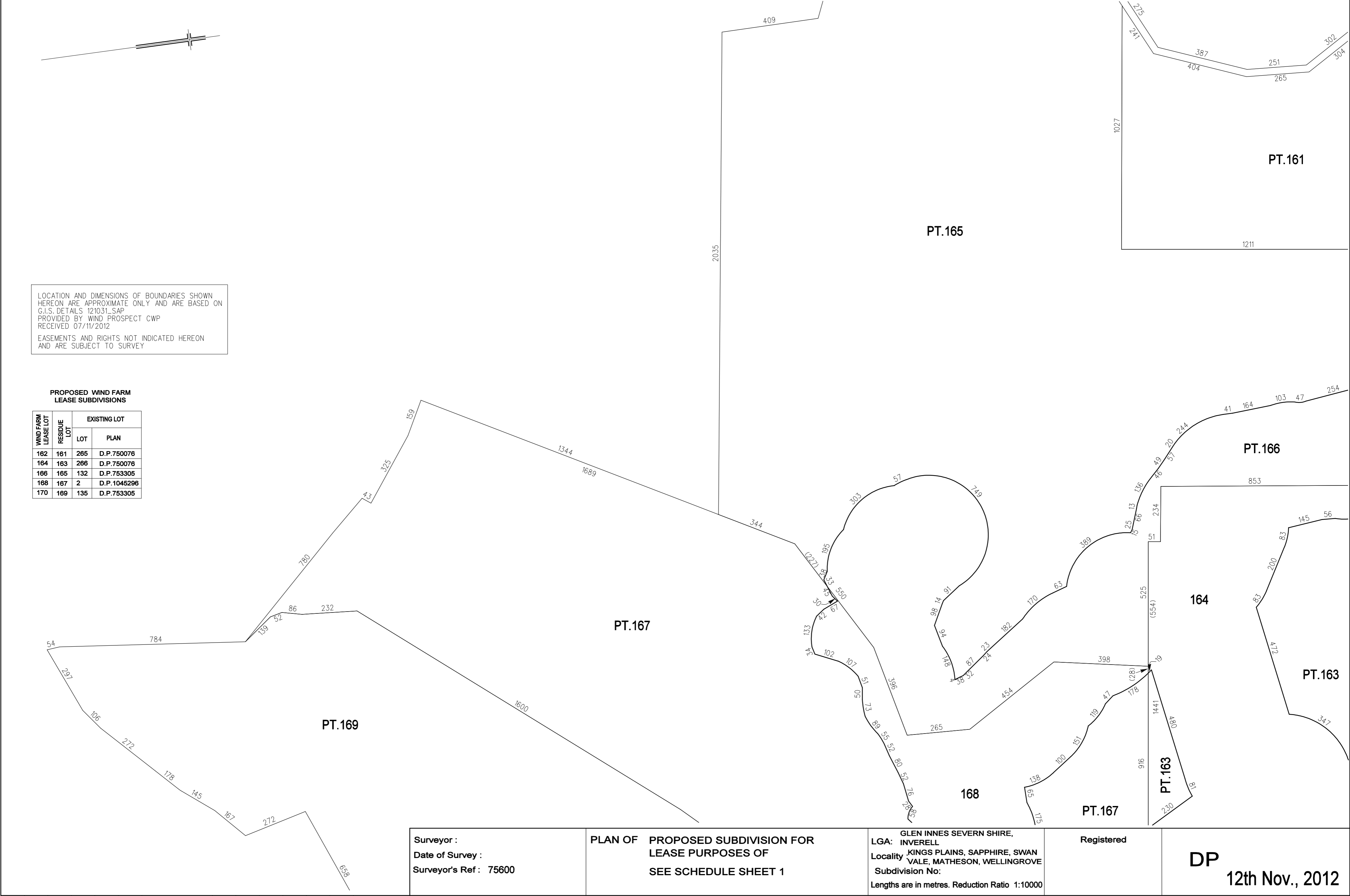
EASEMENTS AND RIGHTS NOT INDICATED HEREON  
AND ARE SUBJECT TO SURVEY

Surveyor : Date of Survey : Surveyor's Ref : 75600	PLAN OF PROPOSED SUBDIVISION FOR LEASE PURPOSES OF SEE SCHEDULE SHEET 1	GLEN INNES SEVERN SHIRE, LGA: INVERELL Locality: KINGS PLAINS, SAPPHIRE, SWAN VALE, MATHESON, WELLINGROVE Subdivision No: Lengths are in metres. Reduction Ratio 1:10000	Registered	DP 12th Nov., 2012
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LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
HEREON ARE APPROXIMATE ONLY AND ARE BASED ON  
G.I.S. DETAILS 121031\_SAP  
PROVIDED BY WIND PROSPECT CWP  
RECEIVED 07/11/2012  
  
EASEMENTS AND RIGHTS NOT INDICATED HEREON  
AND ARE SUBJECT TO SURVEY

PROPOSED WIND FARM LEASE SUBDIVISIONS			
WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT	
		LOT	PLAN
162	161	265	D.P.750076
164	163	266	D.P.750076
166	165	132	D.P.753305
168	167	2	D.P.1045296
170	169	135	D.P.753305



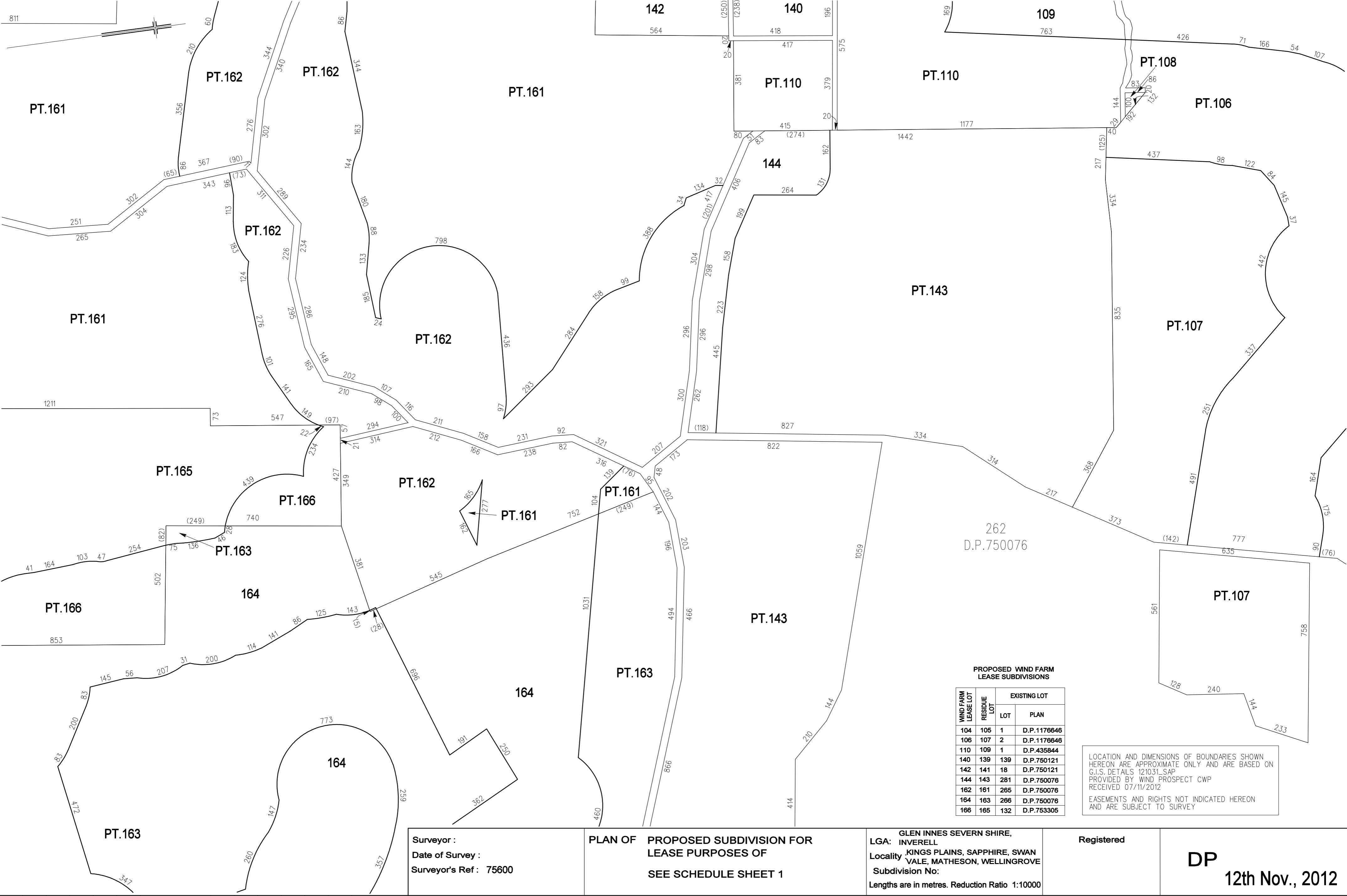
Surveyor :  
Date of Survey :  
Surveyor's Ref : 75600

PLAN OF PROPOSED SUBDIVISION FOR  
LEASE PURPOSES OF  
SEE SCHEDULE SHEET 1

GLEN INNES SEVERN SHIRE,  
LGA: INVERELL  
Locality KINGS PLAINS, SAPPHIRE, SWAN  
VALE, MATHESON, WELLINGROVE  
Subdivision No:  
Lengths are in metres. Reduction Ratio 1:10000

Registered

DP  
12th Nov., 2012

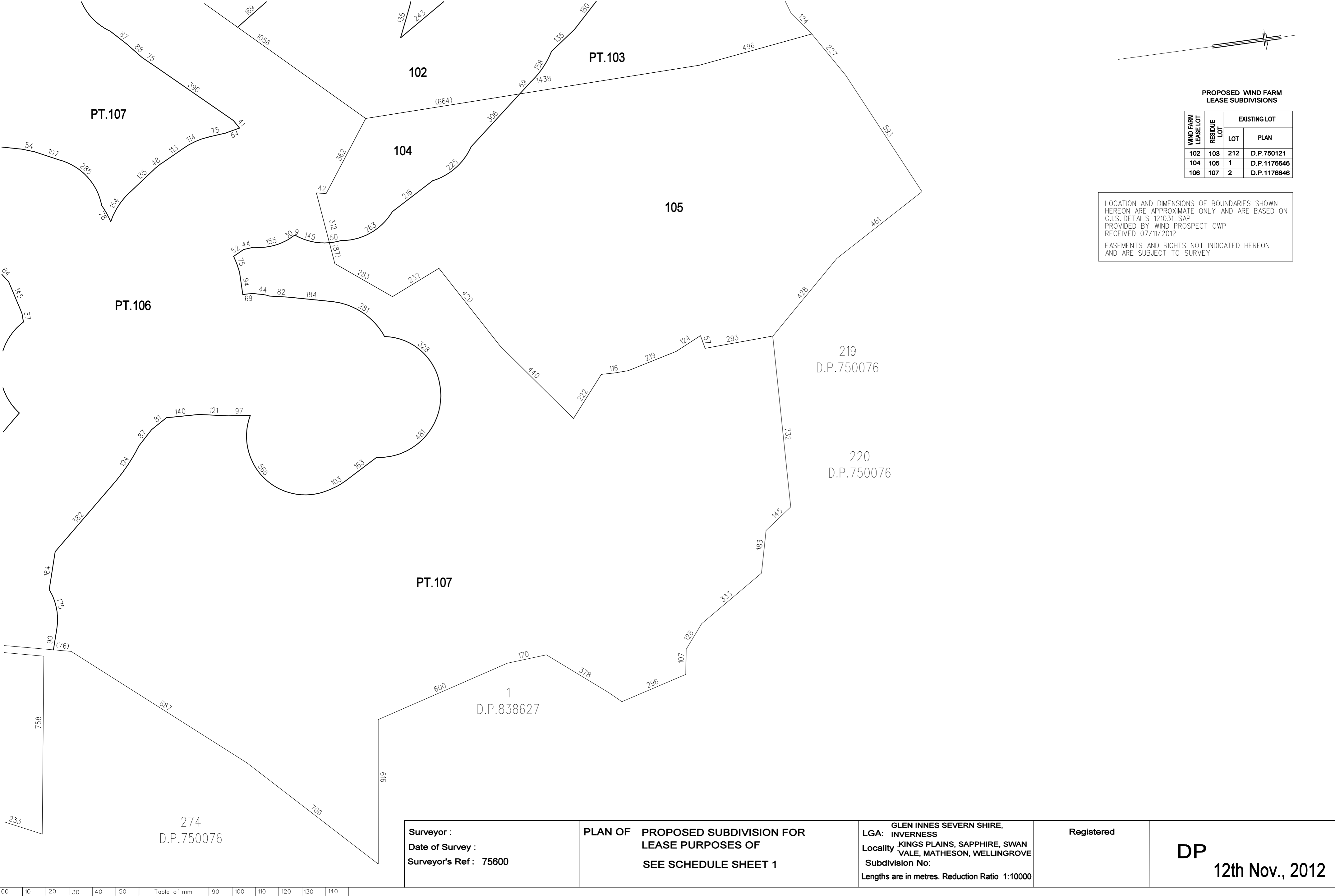


PROPOSED WIND FARM LEASE SUBDIVISIONS			
WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT	
		LOT	PLAN
104	105	1	D.P.1176646
106	107	2	D.P.1176646
110	109	1	D.P.435844
140	139	139	D.P.750121
142	141	18	D.P.750121
144	143	281	D.P.750076
162	161	265	D.P.750076
164	163	266	D.P.750076
166	165	132	D.P.753305

LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN HEREON ARE APPROXIMATE ONLY AND ARE BASED ON C.I.S. DETAILS 121031 SAP PROVIDED BY WIND PROSPECT CWP RECEIVED 07/11/2012

EASEMENTS AND RIGHTS NOT INDICATED HEREON AND ARE SUBJECT TO SURVEY

Surveyor : Date of Survey : Surveyor's Ref : 75600	PLAN OF PROPOSED SUBDIVISION FOR LEASE PURPOSES OF SEE SCHEDULE SHEET 1	GLEN INNES SEVERN SHIRE, LGA: INVERELL Locality KINGS PLAINS, SAPPHIRE, SWAN VALE, MATHESON, WELLINGROVE Subdivision No: Lengths are in metres. Reduction Ratio 1:10000	Registered	DP 12th Nov., 2012
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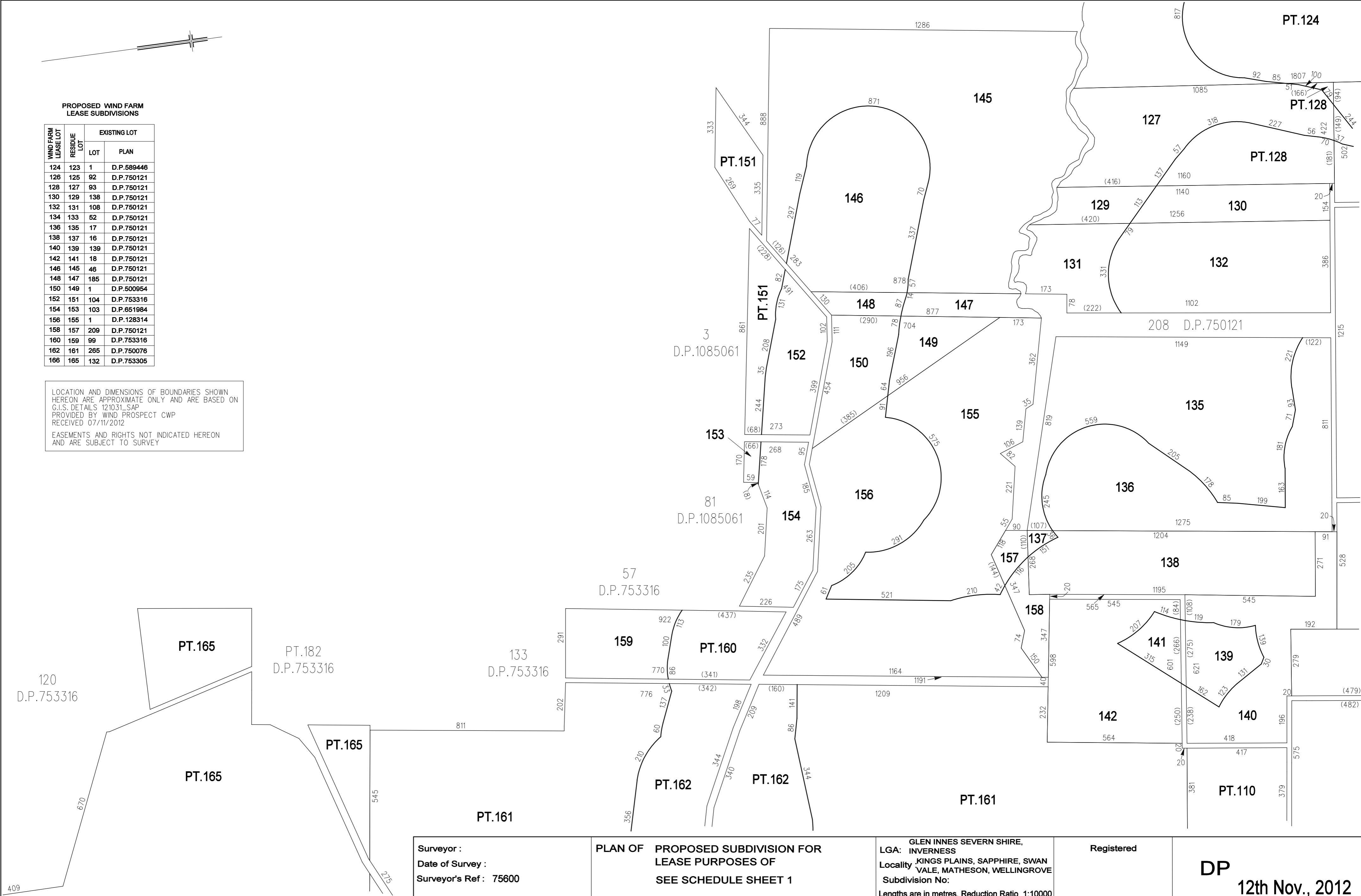


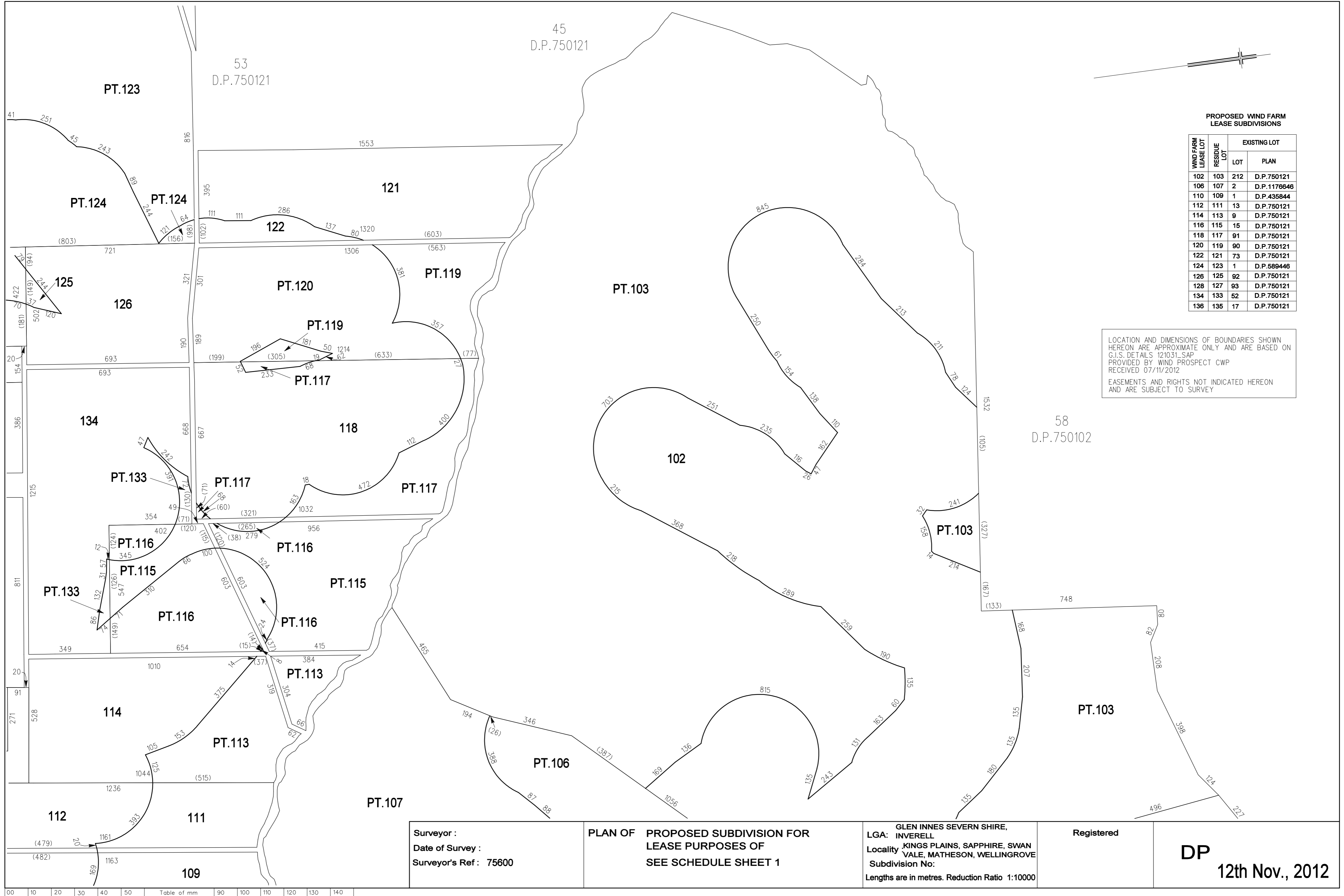
PROPOSED WIND FARM  
LEASE SUBDIVISIONS

WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT	
		LOT	PLAN
124	123	1	D.P.589446
126	125	92	D.P.750121
128	127	93	D.P.750121
130	129	138	D.P.750121
132	131	108	D.P.750121
134	133	52	D.P.750121
136	135	17	D.P.750121
138	137	16	D.P.750121
140	139	139	D.P.750121
142	141	18	D.P.750121
146	145	46	D.P.750121
148	147	185	D.P.750121
150	149	1	D.P.500954
152	151	104	D.P.753316
154	153	103	D.P.651984
156	155	1	D.P.128314
158	157	209	D.P.750121
160	159	99	D.P.753316
162	161	265	D.P.750076
166	165	132	D.P.753305

LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
HEREON ARE APPROXIMATE ONLY AND ARE BASED ON  
G.I.S. DETAILS 121031\_SAP  
PROVIDED BY WIND PROSPECT CWP  
RECEIVED 07/11/2012

EASEMENTS AND RIGHTS NOT INDICATED HEREON  
AND ARE SUBJECT TO SURVEY





PROPOSED WIND FARM  
LEASE SUBDIVISIONS

WIND FARM LEASE LOT	RESIDUE LOT	EXISTING LOT	
		LOT	PLAN
102	103	212	D.P.750121
118	117	91	D.P.750121
120	119	90	D.P.750121
122	121	73	D.P.750121
124	123	1	D.P.589446
126	125	92	D.P.750121
128	127	93	D.P.750121
130	129	138	D.P.750121
132	131	108	D.P.750121
134	133	52	D.P.750121
146	145	46	D.P.750121
148	147	185	D.P.750121
150	149	1	D.P.500954
152	151	104	D.P.753316

LOCATION AND DIMENSIONS OF BOUNDARIES SHOWN  
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