

Planning Secretary's Environmental Assessment Requirements

Section 4.12(8) of the *Environmental Planning and Assessment Act 1979*

Part 8 of the *Environmental Planning and Assessment Regulation 2021*

Application Number	SSD-132053241
Project	Banandra Wind Farm which includes: - the construction, operation and decommissioning of a wind farm with an estimated capacity of up to 558 megawatts (MW), up to 93 turbines with a maximum height of 270 m (to blade tip); - ancillary infrastructure, including underground and overhead transmission lines, substation, switching station, grid connection to the transmission network, meteorological masts, temporary workers accommodation, temporary compounds, batching and crushing facilities, an operations and maintenance facility, hardstands, telecommunications and utility services, water storage tanks, additional and upgrades to access roads and tracks.
Location	Approximately 10 kilometres south-east of Darlington Point, within the Murrumbidgee and Narrandera local government areas.
Proponent	Squadron Renewable Energy Developments Pty Ltd
Date of Issue	4 August 2026
General Requirements	The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8, Division 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulation) and must have regard to the Department's: <i>State Significant Development Guidelines</i> (SSD Guidelines); and <i>Renewable Energy Planning Framework</i>, including the Wind Energy Guideline and its supporting Technical Supplement for Landscape Character and Visual Impact Assessment and Technical Supplement for Noise Assessment, as well as the <i>Benefit-Sharing Guideline</i>. The level of assessment provided by the EIS should be proportionate to the scale and likely impacts of the development, including cumulative impacts and have regard to applicable NSW Government policies and guidelines. The EIS must include an environmental risk assessment to identify the potential environmental, social and economic impacts associated with the development. In particular, the EIS must include: - a full description of the development, including; - high quality site plans and maps at an adequate scale with dimensions showing: - the location and dimensions of development components including coordinates in latitude / longitude and maximum AHD heights of the turbines; - existing infrastructure, land use, and environmental features in the vicinity of the development, including private receivers within the study area in accordance with the <i>Wind Energy Guideline</i> and supporting <i>Technical Supplement for Landscape Character and Visual Impact Assessment</i>;

	- development corridor that has been assessed, including any allowance for micro-siting of turbines and ancillary infrastructure, and identification of the key environmental constraints that have been considered in the design of the development; - consolidated list and GIS data of coordinates of wind turbines, development infrastructure and relevant receivers and distances to potentially impacted receivers; and - details of the progressive rehabilitation of the site; • strategic justification of the suitability of the site with respect to the viability of the wind resources for the development including high quality maps showing the wind resource; • a detailed consideration of the capability of the development to the security and reliability of the electricity system in the National Electricity Market, having regard to local system conditions and the Department's guidance on the matter. Estimated Development Cost and Employment • Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the <i>Standard Form of EDC Report</i>; and • Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided. The development application must be accompanied by the consent of the owner/s of the land (as required in Section 23(1) of the EP&A Regulation).
Detailed Assessments	The EIS must address the following specific matters: Landscape and Visual – including: • a detailed assessment of the visual impacts of all components of the development (including turbines, transmission lines, substations, and other ancillary infrastructure) in accordance with the <i>Wind Energy Guideline</i> and supporting <i>Technical Supplement for Landscape Character and Visual Impact Assessment</i>. Noise and Vibration – including: • an assessment of the wind turbine noise in accordance with the <i>Wind Energy Guideline</i>, including the supporting <i>Technical Supplement for Noise Assessment</i>; • an assessment of the noise generated by ancillary infrastructure in accordance with the <i>NSW Noise Policy for Industry</i> (EPA, 2017); • assessment of the construction noise under the <i>Interim Construction Noise Guideline</i> (DECC, 2009); • assessment of blasting impacts in accordance with <i>Technical Basis for Guidelines to Minimise Annoyance due to Blasting Overpressure and Ground Vibration</i> (ANZEC, 1990); • assessment of the traffic noise under the <i>NSW Road Noise Policy</i> (DECCW, 2011); • an assessment of vibration under the <i>Assessing Vibration: A Technical Guideline</i> (DECC, 2006); and • assessment of the cumulative noise impacts (considering other developments in the area). Biodiversity – including: • an assessment of the biodiversity values and the likely biodiversity impacts of the development in accordance with Section 7.9 of the <i>Biodiversity Conservation Act 2016</i> (NSW), the Biodiversity Assessment Method (BAM) and documented in a Biodiversity Development Assessment Report (BDAR);

	• an assessment of the likely direct and indirect impacts on listed aquatic threatened species, populations or ecological communities, scheduled under the <i>Fisheries Management Act 1994</i>, and a description of the measures to minimise and rehabilitate impacts; • an assessment of the impacts of the development on birds and bats, including blade strike, low air pressure zones at the blade tips (barotrauma), alteration to movement patterns, and cumulative impacts of other wind farms in the vicinity; • a cumulative impact assessment of biodiversity values in the region from nearby developments; and • if an offset is required, details of the measures proposed to address the offset obligation. Heritage – including: • an Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared in accordance with the <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> (OEH, 2011) and the <i>Code of Practice for the Archaeological Investigation of Aboriginal Objects in NSW</i> (DECCW, 2010), and including consultation in accordance with the <i>Aboriginal Cultural Heritage Consultation Requirements for Proponents</i> (DECCW, 2010); and including results of archaeological test excavations (where required), • an assessment of the potential impacts on historic heritage having regard to the <i>NSW Heritage Manual</i> and the <i>Guidelines for preparing a statement of heritage impact</i> (DPE, 2023) and <i>Assessing heritage significance</i> (DPE, 2025). Traffic and Transport – including: • an assessment of the peak and average traffic generation, including light vehicles (including shuttle buses), heavy vehicles, heavy vehicles requiring escort, high risk heavy vehicles requiring escort (noting Table 1 in TfNSW Fact Sheet – <i>Transport Management Plans for Over Size and/or Overmass Movements in NSW</i>) and construction worker transportation; • an assessment of the likely transport impacts of the development, particularly in relation to the capacity and condition of public roads (including site access(es)), road safety, intersection performance and impacts to rail infrastructure (with consideration of rail safety); • a concept level route analysis (including swept path analysis) for heavy vehicles requiring escort and high-risk heavy vehicles requiring escort; • a cumulative traffic impact assessment of traffic from nearby developments; and • details of measures to mitigate and/or manage potential impacts (including consulting with the relevant road and transport authorities, as required) including: ○ a schedule of required road upgrades (including resulting from heavy vehicle and heavy vehicles requiring escort and high-risk heavy vehicles requiring escort haulage routes where relevant); ○ strategic concept designs of proposed road upgrades (including the site access point(s)) prepared in accordance with <u><i>TfNSW's Strategic-Design-requirements-for-DA-Factsheet.pdf</i></u> (where relevant); ○ road maintenance, and any other traffic control measures; and ○ consult with the relevant Port Authority or Port Operator to determine the likely storage needs for the development and the capacity of the port, Transport for NSW in relation to the likely heavy vehicle movements and OSOM movements from the port, and the NSW Office of the Cross-Border Commissioner (if an interstate port is proposed to be an alternative). Water and Soils – including: • an assessment of the likely impacts of the development on:
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	○ surrounding watercourses (including their Strahler Stream Order), groundwater resources and surface water movements; ○ hydrology (including flooding and flood modelling) and any changes to overland flows and flood risk, having regard to adopted flood studies, the potential effects of climate change, and the relevant provisions of the <i>NSW Flood Risk Management Manual</i> (2023); ○ groundwater (if extraction or interference is proposed), changes to groundwater levels on-site or off-site; and ○ drainage channels, wetlands, riparian land, farm dams, groundwater dependent ecosystems and acid sulfate soils, related infrastructure, adjacent licensed water users and basic landholder rights; • detail of design solutions, water management and operational procedures to manage impacts and measures proposed to monitor, reduce and mitigate these impacts, having regard to the <i>Wind Energy Guideline</i>; • a detailed and consolidated site water balance for the development; • details of water requirements and supply arrangements for construction and operation (including consultation with suppliers) • details of any Water Access Licenses held to account for any take of water where required or demonstration that WALs can be obtained prior to the take of water occurring; • a description of the measures to minimise surface and groundwater impacts, including how works on erodible soil types would be managed and any contingency requirements to address residual impacts in accordance with the <i>Managing Urban Stormwater: Soils and Construction series of guidelines</i>; • identification and impact assessment of all works/activities located on waterfront land including an assessment against <i>Guidelines for Controlled Activities on Waterfront Land</i> (DCCEEW 2025) and (if necessary) <i>Why Do Fish Need to Cross the Road? Fish Passage Requirements for Waterway Crossings</i> (DPI 2003); <i>Policy & Guidelines for Fish Habitat Conservation & Management</i> (DPI, 2013); and • where the development has the potential to alter flood behaviour, affect flood risk to the existing community or expose its users to flood risk, prepare a flood impact and risk assessment (FIRA) in accordance with the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i> and consideration of Murrumbidgee Council's <i>Darlington Point Floodplain Risk Management Study and Plan 2021</i> and <i>NSW Floodplain Management Plan for the Murrumbidgee Valley Floodplain 2025</i>. Where required, detail design solutions and operational procedures to mitigate flood risk. Land – including: • a detailed justification of the suitability of the site and that the site can accommodate the development, having regard to its potential environmental impacts, permissibility, strategic context, existing site constraints, opportunities for shared infrastructure with proposed developments in the region and the consequences of not carrying out the development; • an assessment of the potential impacts of the development on existing land uses on the site and adjacent land, including: ○ flood prone land, bush fire prone land, agricultural land, irrigated lands, Crown lands, travelling stock routes, mining, quarries, mineral or petroleum rights and existing transmission infrastructure; ○ a soil survey to determine the soil characteristics and consider the potential for erosion to occur; ○ the development potential of that land, in accordance with the <i>Wind Energy Guideline</i>; and ○ the impact of the development on the South West Woodland Nature Reserve and Murrumbidgee Valley National Park (lands reserved under the <i>National Parks and Wildlife Act 1974</i>), having regard to the <i>Development adjacent to National Parks and Wildlife Services Lands – Guidelines for consent and planning authorities</i> (NPWS, 2020); and
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	- an assessment of the compatibility of the development with existing land uses, during construction, operation and after decommissioning, including: - consideration of the zoning provisions applying to the land, including subdivision (if required); - completion of a Land Use Conflict Risk Assessment in accordance with the Department of Industry's <i>Land Use Conflict Risk Assessment Guide</i>; and - assessment of impact on agricultural resources and agricultural production on the site and region. Hazards and Risks – including: Aviation Safety – - prepare an aviation impact assessment in accordance with Appendix A of the <i>Wind Energy Guideline</i> and the <i>National Airports Safeguarding Framework Guideline D: Managing Wind Turbine Risk to Aircraft</i>; and - assess the impact of the turbines on the safe and efficient aerial application of agricultural fertilisers and pesticides and emergency helicopter access (if required) in the vicinity of the turbines and transmission line; Telecommunications – identify possible effects on telecommunications systems, assess impacts and mitigation measures including undertaking a detailed assessment to examine the potential impacts as well as analysis and agreement on the implementation of suitable options to avoid potential disruptions to radio communication services, which may include the installation and maintenance of alternative sites; Health – identify potential hazards and risks associated with electric and magnetic fields (EMF) and demonstrate the application of the principles of prudent avoidance, including an assessment against the <i>International Commission on Nonionizing Radiation Protection (ICNIRP) Guidelines for limiting exposure to Time-varying Electric, Magnetic and Electromagnetic Fields</i>; Bush fire – - assess potential hazards and risks associated with bush fires / use of bushfire prone land, including the risk of the development causing bush/grass fires; - identify measures to prevent a fire occurring within the site from developing into a bushfire; - consider any potential impacts of the development on the aerial fighting of bushfires; and - identifies the extent to which the development conforms or deviates from the relevant provisions of <i>Planning for Bush Fire Protection 2019</i>; Dangerous Goods – a preliminary risk screening completed in accordance with the Department's Hazardous and Offensive Development Application Guidelines 'Applying SEPP 33' and the <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; Blade Throw – assess blade throw and ice throw risks, including consideration of associated dwellings, non-associated dwellings, sensitive uses and neighbouring infrastructure; and Contamination – a preliminary investigation into potential contamination across the site, in accordance with the <i>State Environment Planning Policy (Resilience and Hazards) 2021</i> (as required). Social Impact – including an assessment of the social impacts in accordance with the <i>Social Impact Assessment Guideline</i> (DPHI, 2026) and <i>SIA Guideline – Technical Supplement</i> (DPHI, 2025) and consideration of construction workforce accommodation. Cumulative Impacts – including a detailed assessment of the cumulative impacts of the development, in combination with changes to existing projects, approved projects and projects under assessment in the broader region and
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	locality, having regard to the <i>Cumulative Impact Assessment Guideline</i> (DPIE, 2021). Economic and Benefit-Sharing – including: - any economic impacts and benefits of the development for the region and the State as a whole, including a consideration of any increase in demand for community infrastructure services; - details of how the construction workforce will be managed to minimise local impact, including consideration of the construction workforce accommodation; and - details of proposed benefit sharing arrangements, in accordance with the <i>Benefit-Sharing Guideline</i>. Network access – - describe the consequences for development scale and timing with regard to: - the capacity of the existing and/or future electricity transmission network, including those committed under the National Electricity Rules, to accommodate the development, and - the predicted electricity demand in NSW and the National Electricity Market, <i>NSW's Climate Change Policy Framework</i>, <i>NSW's Net Zero Plan Stage 1: 2020 – 2030</i>.
Other Assessments	Air Quality – including: - an assessment of risks of dust generation and proposed mitigation measures; and - an assessment of the likely greenhouse gas impacts of the development, including measures to minimise emissions, having regard to the targets set in the <i>Climate Change (Net Zero Future) Act 2023</i>, and in accordance with the EPA's <i>NSW Guide for Large Emitters</i> if required if emissions trigger the threshold as a large emitter. Waste – identify, quantify and classify the likely waste streams to be generated throughout all stages of the development, and describe the measures to be implemented to reduce waste generation, manage, reuse, recycle and safely dispose of this waste and an assessment of sewerage (if required).
Plans and Documents	The EIS must include all relevant plans, diagrams and relevant documentation required in accordance with the SSD guidelines and under Part 3 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site, proposal, and proposed road upgrades.
Legislations, Policies and Guidelines	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, a list of some of the legislation, policies and guidelines that may be relevant to the assessment of the development can be found at: https://www.planning.nsw.gov.au/policy-and-legislation/renewable-energy/renewable-energy-planning-framework https://www.planning.nsw.gov.au/Policy-and-Legislation/Planningreforms/Rapid-Assessment-Framework/Improving-assessment-guidance https://www.planningportal.nsw.gov.au/major-projects/assessment/policiesand-guidelines; and https://www.dcceew.gov.au/environment/epbc/publications#assessments
Engagement	During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, infrastructure and service providers, community groups and affected landowners.

	The EIS must: • detail how engagement undertaken was consistent with the <i>Undertaking Engagement Guide: Guidance for State Significant Projects</i> (DPHI, 2026); and • describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided. In particular you must consult with: • the relevant local, State or Commonwealth Government authorities, service providers, community groups, affected landowners, exploration licence holders, quarry operators, mineral title holders and irrigation channel owners; and • carry out detailed consultation with the following: ○ Murrumbidgee Council ○ Narrandera Council ○ NSW Aboriginal Land Council ○ NSW DCCEEW – Conservation Programs, Heritage and Regulation Group ○ Heritage Council of NSW ○ Heritage NSW ○ NSW Local Land Services ○ NSW DCCEEW Water Group ○ NSW DCCEEW – Natural Resource Access Regulator ○ WaterNSW ○ Environment Protection Authority ○ Crown Lands ○ Regional NSW – Mining, Exploration & Geoscience ○ Transport for New South Wales ○ Essential Energy ○ Transgrid ○ DPIRD – NSW Resources ○ DPIRD – Agriculture division ○ DPIRD – Fisheries division ○ NSW Telco Authority ○ EnergyCo ○ Fire & Rescue NSW ○ NSW Rural Fire Service ○ Relevant Port Authority ○ Commonwealth Department of Defence ○ Civil Aviation Safety Authority ○ Airservices Australia ○ Exploration licence holders ○ Murray Darling Basin Authority ○ Coleambally Irrigation Co-operative Limited
Expiry Date	If you do not lodge a Development Application and EIS for the development within 2 years of the issue date of these SEARs, your SEARs will expire. If an extension to these SEARs will be required, please consult with the Planning Secretary 3 months prior to the expiry date.