

Our ref: Junction Rivers Wind Farm (SSD-30448824)

Mr Tim Stuckey
Director, Approvals
Windlab Developments Australia Pty Ltd
60 Marcus Clarke Street ACT 2601

19/12/2023

Subject: Updated and Extended Planning Secretary's Environmental Assessment Requirements and Supplementary Requirements – Matters of National Environmental Significance

Dear Mr Stuckey

Please find attached updated and extended Planning Secretary's environmental assessment requirements (SEARs) for the Junction Rivers Wind Farm (SSD-30448824).

The Planning Secretary has granted a six month extension to the SEARs, which will expire on 21 June 2024 unless the Planning Secretary grants an extension. If you would like to seek an extension, you should contact the department at least three months prior to the expiry date.

Where relevant, the SEARs have been modified to ensure the environmental assessment of the project covers all relevant matters and is consistent with contemporary assessment practice.

If your application is not submitted by the agreed extension date, you will need to make a new application for SEARs to progress your project.

Preparing your EIS

Your environmental impact statement (EIS) must be prepared having regard to the department's *State Significant Development Guidelines* – including the *Preparing an Environmental Impact Statement Guideline*. All relevant guides for State significant projects that are referenced in the SEARs are available at www.planning.nsw.gov.au/Policy-and-Legislation/Planning-reforms/Rapid-Assessment-Framework.

During the preparation of your EIS, you are required to consult with various parties, including the department and relevant agencies, in accordance with *the Undertaking Engagement Guidelines for State Significant Projects*. For more information, please visit the [Prepare EIS page](#) on the NSW planning portal. Agency contact details can be found at www.planningportal.nsw.gov.au/major-projects/assessment/guide-agency-directory.

You will need a Registered Environmental Assessment Practitioner (REAP) to declare that your EIS meets certain standards in relation to its completeness, accuracy, quality and clarity before it is submitted to the department, as per Division 5 of Part 8 of the Environmental Planning and Assessment Regulation 2021. A pro forma declaration can be found in [Appendix B of the Preparing an Environmental Impact Statement Guideline](#).

Lodging your development application (DA)

Once you submit your EIS, we will check it for completeness to confirm it addresses the requirements in Part 8 of the Environmental Planning and Assessment Regulation 2021. We will also notify you of the DA fee for your project.

Please note that **your DA is not taken to be lodged until the DA fee has been paid.**

To minimise delays, **please contact the department at least two weeks before you submit your EIS** to confirm fee determination information and payment arrangements. This will give us sufficient time to ensure your application fee can be determined quickly.

Information needed to determine the DA fee

Your application will need to be accompanied by a Quantity Surveyor's Report supporting the estimated cost of development for your project. You must ensure that the information in the report is consistent with the information provided in your DA form.

If your project involves marinas, extractive industries or any subdivision of land, you must also ensure that your report includes a breakdown of estimated costs for any other component of your project.

Public exhibition requirements

When you contact us regarding the applicable DA fee, we will also advise whether hard and/or electronic copies of the EIS will be required for public exhibition.

Supplementary Planning Secretary's Environmental Assessment Requirements – Matters of National Environmental Significance

I understand the Commonwealth Minister for the Environment and Water has determined that your proposed development, Junction Rivers Wind Farm (SSD-30448824), is likely to have a significant impact on matters of national environmental significance (MNES) and is a 'controlled action' under Part 7 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Please find **enclosed** the supplementary NSW Planning Secretary's environmental assessment requirements (supplementary SEARs) in relation to the MNES identified in the Commonwealth Minister's 'controlled action' decision.

The supplementary SEARs:

- have been prepared as your proposed development falls within the scope of a declared 'class of action(s)' under Schedule 1 to the Assessment Bilateral Agreement made between the Commonwealth Government and the New South Wales Government;

- outline requirements for assessing impacts on MNES that must be addressed in your environmental impact statement;
- do not replace any SEARs previously issued by the NSW Planning Secretary.

The Assessment Bilateral Agreement streamlines *assessment* of environmental impacts, such that NSW assesses impacts on MNES for proposed actions that fall within the scope of the Agreement. However, NSW does not *determine* whether approval should be granted with respect to impacts on MNES under the EPBC Act. The Commonwealth Minister remains responsible for determining whether approval should be granted with respect to MNES under the EPBC Act, and if so, any conditions to be imposed on an approval granted under the EPBC Act.

Your assigned planning officer is Tatsiana Bandaruk. If you have any questions, please contact Tatsiana Bandaruk on 02 8275 1349 or via email at tatsiana.bandaruk@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in blue ink, appearing to be "Nicole Brewer".

Nicole Brewer
Director
Energy Assessments
as delegate for the Planning Secretary