



AA | LAN900200

14 August 2025

Gabrielle Allan
Department of Planning, Housing and Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Gabrielle,

**SUBJECT: CENTRAL-WEST ORANA REZ TRANSMISSION MODIFICATION 2 -
MUDGEE MAINTENANCE FACILITY (SSI-48323210-MOD-2)**

Thank you for the opportunity to provide feedback on the Central-West Orana REZ Transmission Modification 2 – Mudgee Maintenance Facility.

We confirm that the proposed Mudgee Maintenance Facility is a permissible land use under the zoning of the land - being E4 General Industrial.

Council has identified two primary matters for consideration in relation to this modification:

1. Roads

Council requests the provision of 'KEEP CLEAR' road marking at the access intersection situated ~85m west of Castlereagh Highway on Hill End Road (access to Mudgee Honey Haven) to ensure eastbound queueing spillback does not prevent westbound right-turning access to this site, which may risk queueing back onto the highway.

Additional concerns

Midblock traffic volume counts on Castlereagh Highway north of Mudgee and turning movement counts at the Castlereagh Highway / Hill End Road intersection show that traffic volumes are relatively low and LOS A predominates. It is noted that the midblock counts were undertaken in 2022 and as such the data could be considered somewhat outdated.

The proposed development is expected to generate an average of about 40 vehicle movements per day, whilst a maximum of 90 vehicle movements per day is expected to be generated during peak construction. The assessment is based on a highly conservative

assumption of 90 vehicle movements in both the AM and PM peak periods (total daily volume of 180 vehicle movements).

Council requests that ongoing monitoring during construction should be required, especially given the cumulative regional projects.

2. Developer Contributions

Council requests that the Department include a specific consent condition requiring payment of a Section 7.12 levy prior to the issue of a construction certificate, calculated on the final verified CIV, in accordance with the Mid-Western Regional Contributions Plan 2019.

This will ensure:

- Consistency with statutory requirements for local infrastructure funding.
- Equitable contribution towards local infrastructure and services needed to support growth and development within the LGA.
- Transparency for the proponent regarding cost obligations.

Proposed Condition of Consent

In accordance with the provisions of Section 7.12 of the Environmental Planning and Assessment Act 1979 and the Mid-Western Regional Contributions Plan 2019, a levy based on the value of works shall be paid to Council in accordance with this condition for the purpose of local infrastructure, prior to issue of a Construction Certificate.

The value of works is to be calculated in accordance with Section 2.9.3 and the procedure outlined in Section 4.3 of the Contributions Plan. A report regarding value of works and any necessary certification is to be submitted to Council. Council will calculate and advise of the levy amount following submission of the documents.

Note – the contribution amount will be adjusted by the Consumer Price Index, if not paid in the same financial year the development consent was issued. Note – Mid-Western Regional Contributions Plan 2019 is available for perusal at Council's Administration Centre at 86 Market Street, Mudgee or on Council's website www.midwestern.nsw.gov.au under Council Documents/Strategies and Plans.

Mid-Western Regional Council seeks the Department's support to ensure the Section 7.12 levy is included in the approval for this modification, consistent with the statutory framework and Council's adopted contributions plan.

Should you have any questions regarding this matter, please contact Council on 02 63782850.

Yours sincerely,



ALINA AZAR
DIRECTOR DEVELOPMENT