

23 February 2024

Natasha Homsey
Environmental Assessment Officer
NSW Department of Planning and Environment

Re: E220305 - Dinawan Wind Farm - Amendment to project description (SSD-50725708)

Dear Natasha,

This letter has been prepared to seek inclusion of a temporary worker accommodation facility as part of the Dinawan Wind Farm (SSD-50725708). To support inclusion of this infrastructure, the following information is provided:

- an overview of the temporary worker accommodation facility, including:
 - a description of the proposed facility and the nominated footprints for this temporary infrastructure (including a map showing the indicative locations on which the proposed facility will be constructed)
 - a justification for the inclusion of this temporary infrastructure
 - the proposed assessment approach for the environmental impact statement (EIS)
- recommended changes to the project summary description in the Secretary's environmental assessment requirements (SEARs).

The battery energy storage system (BESS) has also been removed from the development application.

1 Background

Spark Renewables Pty Limited (Spark Renewables) proposes to develop the Dinawan Wind Farm. The project includes the installation, operation, maintenance and decommissioning of up to approximately 250 wind turbine generators (the project). The project will be located about halfway between the towns of Coleambally and Jerilderie and lies within the Murrumbidgee and Edward River local government areas (LGAs) in New South Wales (NSW).

The project is State significant development (SSD) pursuant to Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021. Accordingly, approval for the project is required under Part 4 of the NSW *Environmental Planning and Assessment Act 1979*.

The scoping report for the project was submitted to NSW Department of Planning and Environment (DPE) on 9 November 2022. The project includes, as described in summary in the SEARs:

- the construction, operation and decommissioning of a wind farm with an estimated capacity up to 1,500 megawatts (MW), 250 turbines and a maximum height of 280 m (to blade tip)
- a battery with a nominal storage of 300 MW/1,200 MWh
- ancillary infrastructure including site offices, internal roads, underground and overhead cabling, substations, transmission lines and grid connection to the transmission network.

In Section 3.3.1 of the scoping report, it was noted that accommodation for the project's non-local construction workforce would be through the use of available rental, motel and other accommodation in surrounding townships and regional centres (including Coleambally, Griffith, Deniliquin, Narrandera, Jerilderie and Darlington Point).

Since this time, Spark Renewables has continued discussions with the local community, Murrumbidgee Shire Council, Edward River Council and other stakeholders (including Transgrid and SecureEnergy Joint Venture) on the optimal approach for the construction of the project and the proposed Dinawan Solar Farm (SSD-50725959), including accommodating the non-local construction workforce.

The nomination of the land surrounding the project as part of the South West Renewable Energy Zone (REZ), as well as its proximity to Project EnergyConnect's Dinawan Substation, has contributed to a large number of renewable energy generation projects being proposed within close proximity to Dinawan Wind Farm. Consequently, there is significant potential for cumulative demands on accommodation within the region (subject to the approval timeframes, staging of construction and workforce requirements for the proposed projects). Spark Renewables has identified the need for a flexible approach to workforce accommodation.

2 Workforce accommodation strategy

The proposed workforce accommodation strategy will likely include a combination of:

- reusing the Project EnergyConnect Dinawan Accommodation Camp (approved as part of SSI-9172452) located adjacent to the Dinawan Wind Farm project area
- construction of temporary worker accommodation facilities within the Dinawan Wind Farm project area
- use of available off-site accommodation within the local community.

These options are described below.

2.1 Reuse of Project EnergyConnect Dinawan Accommodation Camp

Project EnergyConnect is currently under construction and will include the construction and operation of Dinawan Accommodation Camp (400 bed capacity) adjacent to the Dinawan Wind Farm project area. Reusing this camp to accommodate the project's construction workforce is Spark Renewables' first priority and has already been the subject of discussions with Transgrid and SecureEnergy Joint Venture. There is uncertainty around the construction timeframe for Project EnergyConnect and how this will coincide with Dinawan Wind Farm.

Therefore, while this option presents an opportunity for workforce accommodation, other options are being considered to accommodate the project's non-local workforce in the event that this option does not meet all of the project's accommodation requirements.

2.2 Temporary worker accommodation facility

If Project EnergyConnect's Dinawan Accommodation Camp is not able to accommodate Dinawan Wind Farm's construction workforce, an on-site temporary worker accommodation facility (up to 450 bed capacity) will likely be required. Approval will be sought to build this facility to accommodate up to 75% of the project's peak construction workforce (i.e. up to 600 workers). A description of the proposed facility and indicative location is provided in Section 4. Spark Renewables is seeking to include this additional infrastructure in the development application.

2.3 Off-site accommodation

Off-site accommodation options exist in surrounding townships and regional centres (including Coleambally, Griffith, Deniliquin, Narrandera, Jerilderie and Darlington Point). Based on discussions with Murrumbidgee Shire Council, Edward River Council and the local community, existing accommodation capacity is limited, and there is unlikely to be adequate accommodation for the entire project workforce during peak construction. There may be some potential for short-term accommodation providers to benefit from certain construction activities that require short-term accommodation.

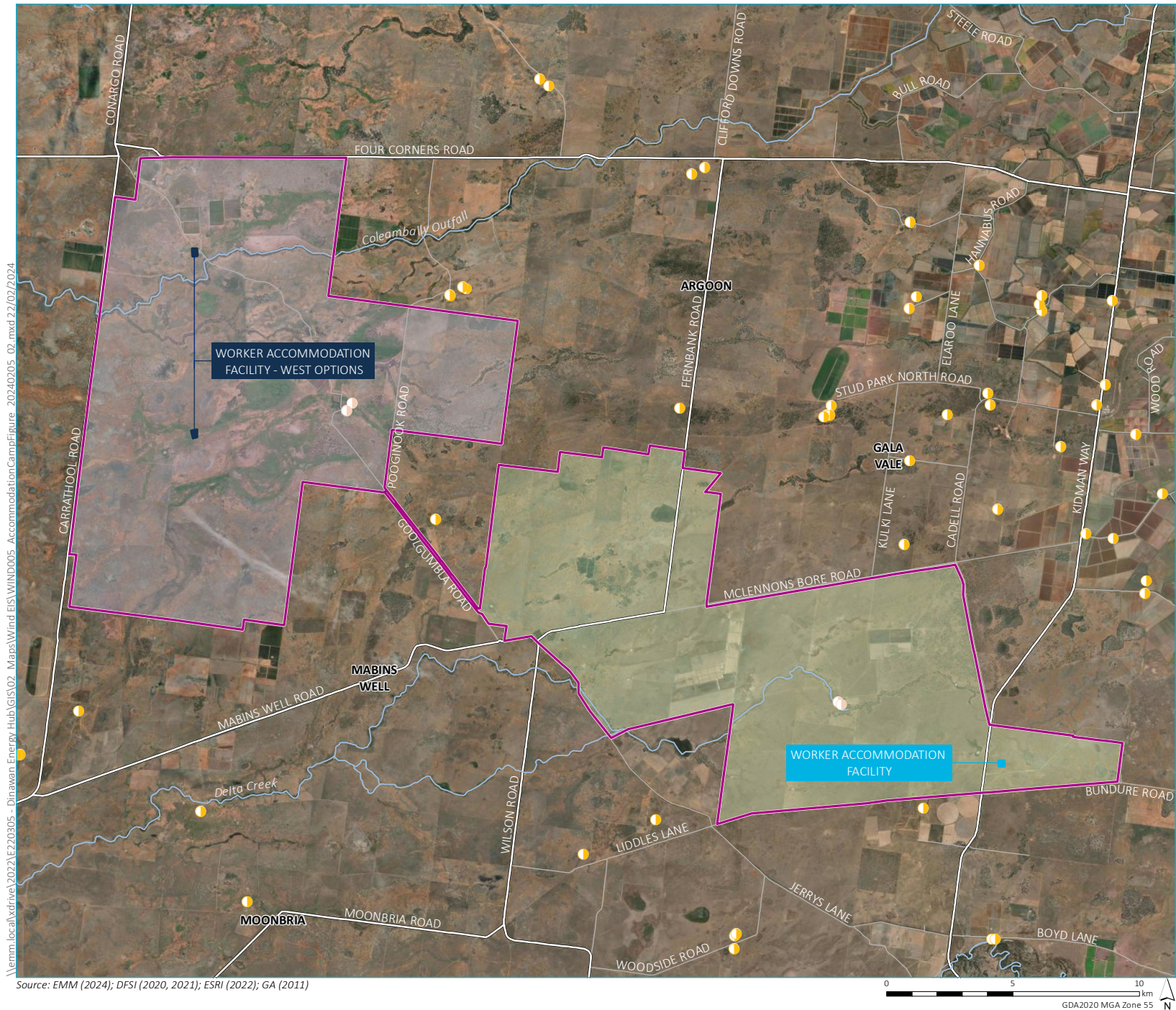
Spark Renewables will continue to consult with local accommodation providers to identify any opportunities to work with these businesses where there is capacity to do so.

3 Project stages

It is anticipated that the project will be constructed in two stages (Figure 1):

- Stage 1 will be the construction of the eastern wind area, including associated public road upgrades, grid connection infrastructure and workforce accommodation facility. Stage 1 is within the Murrumbidgee LGA.
- Stage 2 will be the construction of the western wind area, including associated public road upgrades, grid connection infrastructure and workforce accommodation facility. Stage 2 is predominantly within the Edward River LGA, with the exception of public road upgrades and grid connection infrastructure within Murrumbidgee LGA.

As listed above, a separate on-site workforce accommodation facility may be required for both Stage 1 and Stage 2; however, only one workforce accommodation facility is expected to be in use at any one time. The two stages, and the locations of the options for the temporary worker accommodation facilities are shown in Figure 1.



- KEY**
- Project area
 - Stage 1 development
 - Stage 2 development
- Workforce accommodation facility option**
- WORKER ACCOMMODATION FACILITY - WEST Workforce accommodation facility - West
 - WORKER ACCOMMODATION FACILITY Workforce accommodation facility - East
- Residence**
- Associated residence
 - Non-associated residence
- Existing environment**
- Major road
 - Minor road
 - Watercourse (third order and higher)

Proposed temporary worker accommodation facility options

Dinawan Wind Farm
Figure 1



\\lemm.local\drive\2022\E220305 - Dinawan Energy Hub\GIS\02 Maps\Wind EIS\WIND005 Accommodation\CampFigure_20240205_02.mxd 22/02/2024

Source: EMM (2024); DFSI (2020, 2021); ESRI (2022); GA (2011)

0 5 10
km
GDA2020 MGA Zone 55

4 Proposed temporary worker accommodation facility

4.1 Description of the activity

A temporary worker accommodation facility for non-local construction employees (where skills cannot be sourced locally) may be established early in the construction of Stage 1 and/or Stage 2. Three potential locations for the temporary worker accommodation facility are provided on Figure 1; however, only one facility is intended to be used at any one time. For both stages, the facility will accommodate up to 450 workers. A significant proportion of the project's non-local construction workers may be required to reside at the facility.

To build the temporary worker accommodation facility, topsoil will be stripped where necessary, hardstand, walkways and carparks constructed. Where possible, local businesses will be engaged to supply goods and services to the facility, typically consisting of laundry, cleaning and catering.

The facility is expected to be dismantled and its footprint rehabilitated once the project is constructed.

The exact location of the facility within the nominated footprints will be determined during the detailed design stage of the project; however, the footprints provided are sufficient to accommodate infrastructure necessary to support up to 450 workers (including carparking).

4.1.1 Stage 1 (east)

One site for a temporary worker accommodation facility for Stage 1 (east) is proposed and, should it be approved, will be co-located with the temporary worker accommodation facility proposed as part of Dinawan Solar Farm. The nominated footprint for the facility is approximately 9 hectares (ha). The nominated footprint is currently primarily used for sheep and cattle grazing and is zoned RU1 Primary Production under the Jerilderie Local Environmental Plan 2012. The nominated footprint is accessible from Kidman Way (Figure 1).

The nominated footprint for the temporary worker accommodation facility has been selected based on its:

- proximity to existing services
- proximity to sensitive receptors (with consideration of matters such as compliance with noise criteria, traffic, transport and accessibility impacts, dust and light spill)
- accessibility from Kidman Way (Figure 1)
- proximity to key construction activities.

4.1.2 Stage 2 (west)

Two sites for a temporary worker accommodation facility for Stage 2 (west) are proposed; however, only one site will be selected for the construction and operation of the facility. The nominated footprints for the facility are approximately 9 ha each. The nominated footprints are currently primarily used for sheep and cattle grazing and are zoned RU1 Primary Production under the Conargo Local Environmental Plan 2013. The nominated footprints are both accessible from Goolgumbula Road (Figure 1).

The nominated footprints for the temporary worker accommodation facility have been selected based on their proximity to sensitive receptors (with consideration of matters such as compliance with noise criteria, traffic, transport and accessibility impacts, dust and light spill) and key construction activities.

4.2 Justification for the activity

Based on a review of DPE's Major Projects register and consultation with both Murrumbidgee Shire Council and Edward River Council, there are a number of other projects that are currently being assessed within close proximity of the townships of Coleambally and Jerilderie and the project, including:

- Dinawan Solar Farm
- Yanco Delta Wind Farm
- Argoon Wind Farm
- Bullawah Wind Farm
- Victoria to NSW Interconnector (VNI) West.

An influx of workers requiring accommodation to facilitate the construction of these projects at the same time could place pressure on local short-term accommodation and other services within the townships of Coleambally and Jerilderie, as well as other townships and regional centres (including Griffith, Deniliquin, Narrandera and Darlington Point), which may have adverse flow-on effects. For example, construction workers may restrict the availability of supply of short-term accommodation to other users during peak periods such as school holidays, the region's major festivals and annual events and periods of high demand for agricultural operations (e.g. cotton harvest).

If the project were to rely on short-term accommodation and occupy available rooms at any given time, there would likely be a negative impact on local tourism and agricultural operations throughout the project's construction period.

During consultation activities that Spark Renewables have undertaken with local stakeholders (including Coleambally Chamber of Commerce and Coleambally Lions Club), it was noted that suitable accommodation is limited and already in short supply. In response to this, Spark Renewables have developed the workforce accommodation strategy in order to manage impacts on accommodation service providers and existing industries.

4.3 Assessment approach

Identification of the indicative locations for the temporary worker accommodation facility have considered constraints and issues informed by field survey and assessment undertaken to date as part of preparation of the EIS.

Particular emphasis during project planning will continue to be given to enhancing the project's social and economic benefits. Spark Renewables has been engaging with local people, businesses and others to identify opportunities for local business participation and community enhancement. Local firms including trades such as electricians, plumbers and carpenters and cleaning and catering services are likely to be used to service the temporary worker accommodation facility, where available. The direct benefits of these initiatives to the local community will be described in the EIS and other opportunities for maximising local benefits explored.

Potential impacts associated with the temporary worker accommodation facility will be considered within the EIS and relevant technical assessments, including the traffic and transport, economic, social, water resources (including water demand and wastewater management), bushfire, waste management and visual impact assessments.

5 Revised project summary

Spark Renewables proposes the following amendment to the project as described in the SEARs:

Dinawan Wind Farm which includes:

- the construction, operation and decommissioning of a wind farm with an *estimated capacity up to 1,500 megawatts (MW), 250 turbines and a maximum height of 280 m (to blade tip);*
- ~~a battery with a nominal storage of 300 MW / 1200 MWh; and~~
- *ancillary infrastructure including site offices, internal roads, underground and overhead cabling, substations, transmission lines and grid connection to the transmission network; and*
- *temporary worker accommodation facilities and associated ancillary infrastructure (should it be required).*

As discussed with DPE, a BESS is no longer proposed as part of the project, and approval will not be sought as part of the development application.

Please do not hesitate to contact me if you'd like to discuss this further.

Yours sincerely



Kate Cox

Associate Director

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