

D2020-3 Part 1
AD26/55204
DTQ:DQ



16 June 2026

Jessie Meyers
Department Planning and Environment

jessie.meyers@dpie.nsw.gov.au

Dear Jessie

Burrendong Wind Farm SSD 8950984

I refer to your correspondence/email dated 27 May 2026 requesting advice with regard to the Amendment Report. Council Officers have reviewed the Amendment Report and provide the following comments:

(1) Planning Agreement

The last conversation Council's Growth Planning Branch had with Ark Energy was regarding the contribution payment allocation. As such, the Planning Agreement has not been presented, exhibited nor adopted by Council and therefore remains under negotiation.

(2) Temporary Workers Accommodation

In relation to temporary workers accommodation, Council's preference is for workers to be accommodated in town and for this to be the priority approach taken by project proponents. Secondary is the ability for any infrastructure built for temporary workers accommodation to be retained for future use by the community.

(3) Infrastructure

Amendment Report - Section 6.5 Traffic and Transport Assessment, outlines the proposed haulage routes for turbine components. While the majority of these routes utilise state roads or local roads within the Mid-Western Regional Council LGA, two (2) Dubbo Regional Council (DRC) roads are also identified: Saxa Road and Endacott Road.

Saxa Road is a classified regional road under the ownership and management of DRC. In contrast, Endacott Road, although located within the Dubbo LGA, is not a dedicated public or Crown Road. It traverses Crown Land and is not maintained by DRC.

Given the anticipated use of Saxa Road, strong consideration should be given to securing developer contributions toward its upgrade, by way of the Planning Agreement.

Section 6.5 also identifies secondary access via Fashions Mount Road and Tara Road. These routes are proposed for use during the installation of the switchyard, Transgrid connection, and associated powerline construction, and will accommodate both light and heavy vehicle movements.

Parts of Fashions Mount Road are currently narrow and fall below acceptable route standards. The predicted increase in traffic volumes—particularly heavy vehicles—will elevate both risk levels and the likelihood of incidents. Accordingly, widening of substandard sections is recommended.

Tara Road extends approximately 5.4 km, of which 1.3 km is sealed, and the remaining 4.1 km is unsealed. The unsealed section is narrow and characterised by poor geometry and inadequate drainage. Additionally, a small single-lane bridge (Tara Bridge) is located along this section.

In light of these constraints, it is recommended that the sealing of the unsealed section of Tara Road, as well as the widening or replacement of Tara Bridge, be included as conditions of consent.

(4) Building

The proposed Temporary Workers Accommodation Facility (TWAF) has building regulatory implications as it will require section 68 approvals and construction certificates for its moveable dwellings and buildings; and a section 68 approval for its sewage treatment and effluent disposal.

The TWAF is identified as having 64 x 4 bed and 2 x 2 bed accommodation, thus comprising 260 residents. The amended report (Appendix A.2, page 21) identifies that-

The applicant intends to prepare a separate Section 68 application in accordance with the Local Government Act 1993, proposing the installation of an on-site wastewater treatment system that meets relevant regulatory requirements. This application will detail the system design, treatment capacity, effluent disposal method, and ongoing maintenance procedures to ensure compliance with council, EPA, and NSW Health standards.

There is concern with respect to the site potentially being unfavourable for onsite disposal due to the proximity to Burrendong Dam, due to the groundwater and the predominance of shale rock. Consequently, the development may have to store and pump-out sewage waste for transport back to Wellington for disposal at the Wellington sewerage treatment plant.

As such, it is requested that the developer:

- Identify the approvals that are required to be obtained under the Local Government Act 1993 and Environmental Planning & Assessment Act 1979 for the proposed buildings and moveable dwellings that will comprise the Temporary Workers Accommodation Facility; and
- Identify the site constraints for the provision of onsite effluent disposal for the proposed Temporary Workers Accommodation Facility by undertaking a 'site and soil evaluation' as is required to be undertaken at development application stage pursuant to the NSW Governments Policy document 'Onsite Wastewater Management Guidelines' April 2025 (section 1.5 & Table 1-1).

(5) Biodiversity

The bulk of proposed amendments/modifications involve scaling back impacts and are to be endorsed. These include:

- Removal of northern transmission line;
- Realignment of the southern transmission line to avoid proposed pumped hydro site;
- Refinement of the southern transmission line design and pole design to minimise impact;
- Realignment of access tracks to avoid impact to SEEC Box Gum Woodlands;
- Refining site access to reduce biodiversity impacts.

(6) General Matters

However, the provision of a Temporary Workers Accommodation Facility poses potential issues. Additional clearing of native vegetation, increased water consumption, isolated work camp waste disposal, sewerage treatment, cultural heritage management and bushfire planning.

The revised BDAR report states that additional impacts have been accounted for. A revised ACHAR Report states that cultural heritage issues have been resolved to the communities satisfaction.

However, the following issues appear inadequately addressed by the revised supporting documents:

- Waste management;
- Groundwater impacts;
- Sewerage disposal;
- Water supply to the facility;
- Bushfire Planning – evacuation planning is not addressed.

I trust this information is of assistance and appreciate the opportunity to provide comments on this project.

If you have any enquiries in this matter, please do not hesitate to contact Council's Manager Building and Development Services, Darryll Quigley, during normal office hours, on 6801 4656.

Yours faithfully

A handwritten signature in black ink, appearing to read 'D. Quigley', with a stylized flourish at the end.

Darryll Quigley

Manager Building and Development Services