



NGH



ACCOMMODATION AND EMPLOYMENT STRATEGY (STAGE 2)

Wollar Solar Farm

October 2020

Project Number: 20-070



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ACRONYMS AND ABBREVIATIONS

AC	Alternating current
AES	Accommodation and Employment Strategy
CoC	Conditions of Consent
DPIE	Department of Planning, Industry and Environment
EMS	Environmental Management Strategy
EIS	Environmental Impact Statement
IPC	Independent Planning Commission
km	kilometres
LGA	Local government area
MW	Megawatt
MWRC	Mid-Western Regional Council
The Project	Wollar Solar Farm
PV	Photovoltaic
SSD	State Significant Development
WSD	Wollar Solar Developments Pty Ltd (the proponent)

1. INTRODUCTION

1.1. OVERVIEW OF WOLLAR SOLAR FARM

Wollar Solar Farm, being a State Significant Solar Development (SSD), received planning approval on 24 February 2020 for the construction and operation of an up to 290-megawatt (MW) capacity alternating current (AC) photovoltaic (PV) solar farm. The Wollar Solar Farm (the 'Project') would be located on a rural property approximately 7 kilometres (km) south of Wollar village.

The construction period of the solar farm is expected to last for 12 to 18 months from the commencement of site establishment works. Construction hours would be limited to Monday to Friday 7am to 6pm, and Saturday 8am to 1pm.

1.2. OBJECTIVES OF THIS STRATEGY

The Project will be developed in stages as outlined in Table 1-1. This Accommodation and Employment Strategy (AES) has been prepared specifically in relation to Stage 2 of the development.

Table 1-1 Development Staging

Development Stage	Description	Approach for AES
Stage 1	Road upgrade works on Barigan Road as required for use of the Northern Access.	Not required for this stage. Road upgrades are a "pre-construction" activity required prior to commencing Construction. MWRC works team commenced this stage in August 2020.
Stage 2	Construction of the Northern Access between Barigan Road and the Solar Farm site.	This document outlines the AES for Stage 2.
Stage 3	Construction of the main solar farm including piled foundations, solar panels, substation, and ancillary infrastructure.	A separate AES will be prepared for Stage 3.
Stage 4	Road upgrade works on Barigan Road and Maree Road as required for the Southern Access Option.	Note that Stage 4 may not be required to be undertaken for the Project. Per Stage 1 an AES is not required for this stage if it is undertaken.

The objective of this Stage 2 AES is to address the relevant Conditions of Consent (CoC) from the New South Wales, Minister for Planning for the Project in relation to the Stage 2 works, per Table 1-2.

Table 1-2 Relevant conditions of consent

Condition of Consent	Report Section	Timing	Responsibility
<i>Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Secretary in writing. This strategy must:</i>			
a) <i>Propose measures to ensure there is sufficient accommodation for the workforce associated with the development:</i>	Section 5	Pre-construction	WSD
b) <i>Consider the cumulative impacts associated with other State significant developments in the area, including nearby mines:</i>	Section 3.2	Pre-construction	WSD
c) <i>Investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible: and</i>	Section 4	Pre-construction	WSD
d) <i>Include a program to monitor and review the effectiveness of the strategy over the life of the development, including regular monitoring and review during construction.</i>	Section 7	Construction	WSD

1.3. DOCUMENT HIERARCHY

This Stage 2 AES sits within a range of management plans and strategy documents required by the CoC for the Project, with its position in the hierarchy shown in Figure 1-1, which details specific environmental performance criteria and management measures and procedures required to be implemented. The principal document is the Environmental Management Strategy (EMS) required by the CoC. The Stage 2 AES sits within the management plans required under the CoC and should be read in conjunction with the EMS.

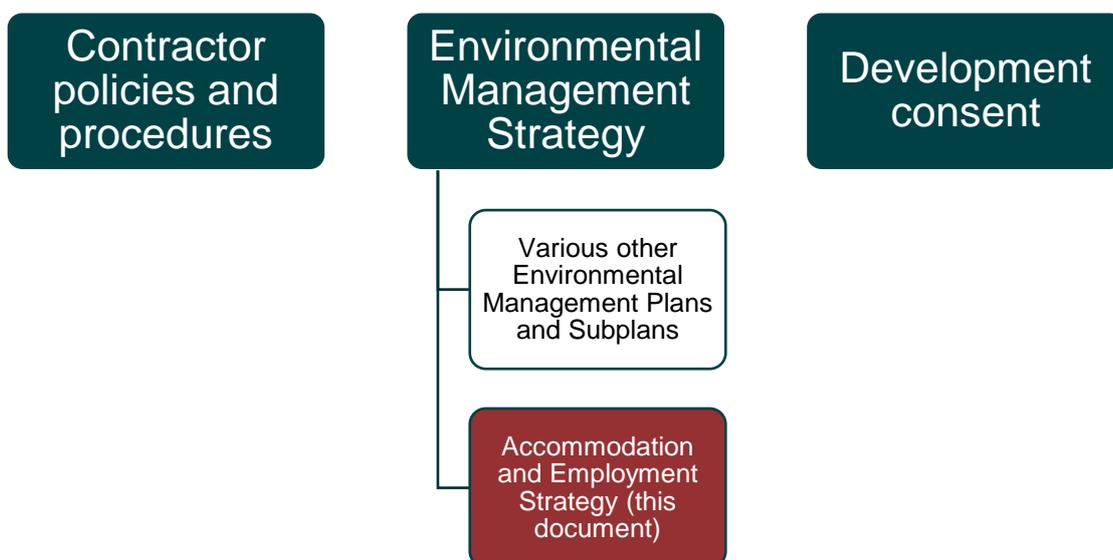


Figure 1-1 EMS Framework

2. REGIONAL PROFILE

2.1. REGIONAL ECONOMIC PROFILE

The Project site is within the Mid-Western Regional Local Government Area (LGA) in Central West NSW. The region covers approximately 9,000km² and includes several historic towns, large agricultural holdings and large coal mining operations. Town and localities within proximity to the Project site and with relevance to the Project are listed in Table 2-1

Table 2-1 Localities with relevance to the Project

Location	Distance from Project site	Relevance to proposed solar farm	2016 Census population (Australian Bureau of Statistics, 2019)
Wollar	7km north	Wollar is the closest village to the Project site.	69
Mudgee	38km south-west	The closest regional centre for residents of Wollar.	10,923
Ulan	25km north-west	Host to the Ulan coal mine.	58
Wilpinjong	11km north-west	Host to the Wilpinjong coal mine.	0
Moolarben	20km north-west	Host to the Moolarben coal mine.	17
Beryl	50km north-west	4km south of the closest approved solar farm (SSD) to the Project site.	132
Gulgong	40km north-west	9km south-east of and the closest regional centre to the residents of Beryl.	2,521

The Mid-Western Regional Council's (MWRC) publication covering the 2018 economic and business profile provides information about the region. Estimated overall economic growth of more than \$100 million per annum is comprised mainly of contributions from mining, construction, agriculture, real estate, and health care. Of the 2,625 registered businesses in the region, approximately 445 are engaged in agriculture and approximately 367 in construction. Significant population growth is expected in line with ongoing expansion of the coal mining industry, tourism sector and the establishment of future state significant developments.

The *Central West and Orana Regional Plan 2036* (Department of Planning & Environment, 2017) describes the region as "... one of NSW's most diverse regional economies...". In 2011, the largest gross regional product contributors according to the plan were:

1. Mining, contributing \$2.5 billion and 5% of jobs, and
2. Agriculture, forestry, and fishing, contributing \$1.3 billion and 11% of jobs.

Additionally, health care and social assistance contributed \$1.1 billion, manufacturing contributed \$1 billion and education and training contributed \$849 million.

The plan also presents the top three economic opportunities for the Mid-Western Regional Council as:

- Mining,
- Agribusiness, and
- Tourism.

The regions coal mining sector is concentrated around Mudgee and Lithgow, and coal mines of particular relevance to the Project site include the existing mines surrounding Wollar village, which include Wilpinjong, Ulan and Moolarben Coal Mines. The proposed Bylong Coal Project was refused by DPIE, and at the time of writing was undertaking a gateway application. As such, it is not anticipated this would overlap the Project construction stage.

The most recent agricultural census (ABS, 2010-11) showed the total value of agricultural commodities in the Mid-Western Regional LGA to be \$48,110,977 (0.41% of NSW) and the total value of agriculture, as a whole, to be \$64,715,602 (0.55% of NSW). Total land in the region used for crops, fruit and vegetables comprised 10,204ha (0.14% of NSW) and land dedicated to beef and dairy cattle, chickens, horses, pigs, and sheep was 536,506ha (0.81%).

The top 3 contributors to agribusiness in 2011 within the Mid-Western Regional LGA were:

1. Wool, contributing \$28.4 million,
2. Cereal crops, contributing \$27.4 million, and
3. Cattle and calves, contributing \$16.1 million.

Other Developments

Other industries in the region generate a demand for accommodation, however these services range from seasonal to intermittently required throughout the year as contracts are awarded for projects. For example, other employment generating developments include:

- Seasonal demands for harvesting (agricultural and vineyard),
- Mining activities (identified previous in Section 3.2), and
- Contracts awarded for local projects (e.g. infrastructure projects, which on occasion require external workers or assistance).

2.2. FACILITIES AND SERVICES

Wollar being the closest village to the Project has a general store (with petrol station facilities), post office and public school.

The nearest regional centre, Mudgee, provides:

- One hospital and two medical centres,
- Three major supermarkets,
- Two clubs (Club Mudgee and Mudgee Golf Club),
- Approximately 100 accommodation services within or close to Mudgee,
- Two newsagents,
- Seven petrol stations,
- A post office, and
- A regional airport with daily flights to and from Sydney.

Gulgong provides:

- One hospital and one medical centre,
- One supermarket (IGA),
- Two clubs (Gulgong RSL Club and Gulgong Bowling & Sporting Club),
- Six accommodation services,
- Three petrol stations and one truck stop,
- One newsagency, and
- One post office.

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Wollar Solar Farm

Other local towns such as Denman, Dunedoo and Sandy Hollow provide limited services, however, do include essential businesses such as, but not limited to a grocery store, cafes, petrol stations, newsagency, and post office.

3. WORKFORCE ESTIMATES

3.1. CONSTRUCTION

For Stage 2 the peak workforce would be less than 20 people and construction will take place for approximately six weeks (commencement targeted early October 2020). Stage 2 works may overlap with the Stage 1 works, which is being undertaken by the MWRC works team. However, this is not anticipated to cause accommodation issues given that the majority of MWRC personnel are locally based. Table 3-1 shows the estimated workforce numbers and targets for local personnel associated with Stage 2. There could potentially be up to 15 personnel temporarily re-located to the area during Stage 2 and they would likely require short-term accommodation.

Wollar Solar Development (WSD) have collected information from individuals and business who are interested in providing services to the Project via an “Expression of Interest” section on the Project website.

Table 3-1 Required personnel and targets for local employment

Contract Type	Types of Work	Personnel	Indicative Timing
Stage 2 – Construction of Northern Access Road			
Civil (2 months)	Grading Road construction	Up to 20 personnel Local Employment Targets 5-10 local employment opportunities	Start: October 2020 Completion: November 2020

3.2. INTERACTION WITH OTHER PROJECTS

The potential for overlap between the Project and other developments in the area was assessed in the Environmental Impact Statement (EIS) for the Project (NGH Environmental, 2019). Of the major projects identified in the EIS, two had potential for cumulative impacts with the Project, being the Mudgee Hospital Redevelopment and Bylong Coal Project.

- The Mudgee Hospital Redevelopment was completed in late May 2020 (Western NSW Local Health District, 2020), and therefore will not overlap with Wollar Solar Farm Stage 2, and
- The Bylong Coal Project was determined in September 2019 and refused. KEPCO appealed the decision and it is being considered in the NSW Land and Environment court. A decision is anticipated in September/October 2020. If KEPCO is successful in the appeal, Wollar Solar Farm Stage 2 works are likely to be completed prior to significant numbers of workers mobilizing for the Bylong Coal project. This will need to be monitored and considered in relation to works being undertaken in Stage 3.

Given the relatively small workforce associated with Stage 2, it is not expected that there will be any issue obtaining the temporary accommodation required given the number of accommodation providers available in the surrounding townships.

3.2.1. State Significant Development within the Region

Table 3-3 lists the State Significant Development projects occurring within the region surrounding Wollar as of June 2020. The status and construction timelines for these projects have been assessed in relation to the Wollar Solar Farm Stage 2 works.

The main projects that may impact accommodation availability within the region, which are have potential to be under construction at approximately the same time as the Project, are:

- Crudine Ridge Wind Farm,

- St Matthews Catholic College, and
- Uungula Wind Farm.

Crudine Ridge Wind Farm

Crudine Ridge Wind Farm was identified as an SSD project, which will overlap with the Stage 2 works of Wollar Solar Farm. WSD has engaged with the developer for Crudine Ridge Wind Farm to discuss the projects accommodation and workforce requirements:

- Crudine Ridge Wind Farm began construction in 2018, being put on hold during the upgrade of Aaron’s Pass Road. Construction recommenced in February 2020. Completion of construction is anticipated in early 2021 (Crudine Ridge Wind Farm, 2020),
- Workforce of approximately 170 on site workers required from September to December 2020,
- 40 staff are currently accommodated in long term rental accommodation,
- 40 staff are local and do not require short term accommodation,
- Workforce is anticipated to reduce to 55 on-site workers from January 2021; long term rentals would become available after this date, and
- As construction is underway on Crudine Ridge Wind Farm, accommodation availability (Section 5.1.1) would have accounted for Crudine Ridge Wind Farm demand at the time NGH surveyed accommodation providers.

Table 3-2 estimates the combined number of workers between Crudine Ridge Wind Farm and Wollar Solar Farm Stage 2 requiring short term accommodation.

Table 3-2 Crudine Ridge Wind Farm and Wollar Solar Farm Stage 2 workers requiring short term accommodation

Project	October 2020	November 2020
Crudine Ridge Wind Farm	90 ¹	90 ¹
Wollar Solar Farm Stage 2	20	20
Combined	110	110

Notes:

¹ Of the total 170 on site workforce, approximately 40 personnel are local and 40 are occupying rental accommodation. Therefore, the remaining total workforce requiring short term accommodation is approximately 90.

St Matthews Catholic College

The construction of a new secondary school for St Matthews Catholic College is anticipated to begin in June 2021 (_planning Pty Ltd, 2020). As construction of the Project (stage 2) is anticipated to begin in September 2020, accommodation for any ‘out of area’ workers would have already been secured.

Uungula Wind Farm

Approval for the Uungula Wind Farm is anticipated for 2020, with the earliest timeframe for construction to commence in 2021. Should approval be granted as expected, the Project (stage 2) would already be under construction, prior to construction of the Uungula Wind Farm commencing.

As the majority of projects identified have completed construction and are now operational, and given the small scale of works required for stage 2, it is unlikely that there would be significant ancillary works concurrent with the Project, and therefore would not have a cumulative impact on accommodation and employment in the region.

Table 3-3 State Significant Development Projects in the region

Project	Location	Status	Potential Demand Concurrent to Stage 2
St Matthews Catholic College	Spring Flat/Mudgee	Response to submissions. Construction commencement target of June 2021	No
Beryl Solar Farm	Gulgong	Completed	No
Gateway Application – Bylong Coal Project	Bylong	Determined (refused). Judicial appeal underway	No.
Mod 7 – Temporary Production Increase	Wilpinjong	Completed	No
Wilpinjong Modification 1 – Water Supply Infrastructure	Wilpinjong	Constructed - Prepare Mod Report	No
Bowdens Silver	Lue	Assessment	No
Ulan Coal Mine - Expansion	Ulan	Completed	No
Moolarben Coal Mine - Expansion	Ulan	Completed	No
Moolarben Stage 1 MOD 15 – UG4 Ancillary Works	Ulan	Constructed – Ancillary works modification determined.	No
Crudine Ridge Wind Farm	Pyramul	Construction in progress	Yes – refer to Table 3-2. Completion expected early 2021.
Stubbo Solar Farm	Gulgong	Prepare EIS	No
Ungula Wind Farm	Wellington	Response to submissions	No

4. EMPLOYMENT STRATEGY

4.1. LOCAL OPPORTUNITY

WSD has undertaken a review of local civil contracting companies with the capability to undertake the Stage 2 construction works, including a review of the submissions received via the Expressions of Interest section of the Wollar Solar Farm website for persons/business interested in offering services to the Project. Given that Stage 2 needs to be completed prior to Stage 3 commencing, it is crucial that the Stage 2 contractors are able to commence the works by early October 2020 and commit to the required timelines. Contractors will also demonstrate suitable experience and capability to undertake construction works in the vicinity of the TransGrid existing infrastructure.

WSD has commenced discussions with a number of local companies in relation to Stage 2 works. Following discussions, suitable companies have been invited to submit a proposal for the Stage 2 works. If a suitable agreement cannot be reached with a local company, WSD will be required to engage a contractor based outside of the area. This would require short-term accommodation for the anticipated 20 workers for the stage 2 works. Given the breadth of accommodation providers in surrounding towns such as Mudgee and Gulgong, this would not put a strain on local accommodation providers and would provide a small economic boost for the local economy despite not being able to utilise local workers.

5. ACCOMMODATION STRATEGY

The following sections include a review of accommodation options in the LGA and propose measures to ensure there is sufficient accommodation for the workforce associated with Stage 2 of the development, in accordance with the CoC, in order to satisfy the objectives of the Stage 2 AES.

5.1. REVIEW OF ACCOMMODATION OPTIONS

A review of accommodation services utilising online resources identified a range of options for accommodating the envisaged construction workforce. Accommodation services available in the region include:

- **Short term accommodation** (Section 5.1.1) - motels, caravan parks, hotels, bed & breakfasts, serviced apartments and holiday parks.
- **Rental accommodation** (Section 5.1.2) - privately-owned dwellings available under a formal lease arrangement, boarding rooms in private residential dwellings or farms and Airbnb.

The review of accommodation options outlined in Section 5.1.1 Section 5.1.2 and the associated number of available rooms as summarised in Appendix B and Table 5-1, shows that there is sufficient accommodation available in the region for worker accommodation. Due to the relatively small workforce associated with Stage 2 it is expected that the accommodation requirements for the workforce can be fulfilled without having a significant impact on the existing local economies (including tourism) even when the cumulative impact of the workforce for other projects is considered (see Section 5.2).

5.1.1. Short term accommodation

A number of short-term accommodation options within surrounding towns and regional centres have been assessed in the preparation of this Stage 2 AES (including the larger towns of Mudgee and Gulgong as well as smaller towns such Sandy Hollow, Denman and Dunedoo). A list of short-term accommodation options identified is included in Appendix B.

In May 2020 NGH contacted a number of the accommodation providers by phone a part of a survey to cover the following specific points/questions:

- Purpose for our call (NGH is preparing an accommodation strategy for Wollar Solar Farm)
- Types of rooms available?
- Number of rooms available?
- The average occupancy rates?
- Known peak periods throughout the year?

Providers who were successfully contacted are identified within Appendix B. Feedback from those providers contacted has been incorporated into this Stage 2 AES.

A number of holiday home providers were contacted and advised they were not interested in accommodation for workers and would prefer to continue focussing on renting solely to the tourism market. There were 25 holiday home providers (excluding Airbnb providers), offering a combined capacity for 314 persons. These providers are not included in Appendix B. However, are acknowledged as they will help to mitigate the impact on the existing tourism industry during construction due to the increased demand for accommodation. Ulan Village Green is a temporary mining and workers camp in Ulan, which mainly caters for mine workers and is not typically utilised by the tourist market. This facility can currently accommodate up to 52 workers. When contacted by WSD in September 2020, Ulan Village Green advised that there were approximately 40 rooms available and they would expect this to be the same in October and November 2020 when the stage 2 works are anticipated. Ulan is 33km from the Wollar Solar Farm site (closer than Mudgee which is 50km). This accommodation option is not utilised by Crudine Ridge Wind Farm . Ulan Village Green would be an alternative

for stage 2 workers if there was difficulty securing accommodation in Mudgee. The availability of accommodation at Ulan Village Green is not included in Table 5-1.

Peak Demand Periods

Accommodation operators identified peak annual periods where the region, or respective town hosted larger numbers than average, due to an increase in tourists and visitors.

Peak demand periods identified include:

- April to May,
- September to October, and
- typically, on weekends.

In addition to these periods, school holidays create a higher demand. Also, the impacts of the Covid-19 pandemic has seen an increased number of tourists travelling to the region since July 2020.

Smaller operators such as local boutique vineyards and food markets, for example, are held frequently throughout the year, however visitors to these events are focused on a local scale i.e. specifically the vineyard areas.

Per Section 5.3, accommodation providers would be provided with regular updates about the Project so that they can consider how potential increased demand from the workforce relates to the peak demand periods listed above and factor this into their plans for taking bookings.

Given the relatively low number of workers required for Stage 2, it is not expected that peak demand periods would impact the workforce in finding accommodation.

5.1.2. Rental accommodation

Due to the relatively short duration of the Stage 2 works it is not anticipated that long term rental accommodation would be utilised for the workforce.

5.2. ACCOMMODATION OPTIONS

For Stage 2 works it is expected that personnel who relocate to the region temporarily would utilise short-term accommodation options. The Wollar Solar Farm Stage 2 works will have a relatively small peak workforce of 20 personnel. The expected availability of short term accommodation (based on the NGH assessment described in Section 5.1.1) is presented in Table 5-1. As identified in Section 3.2.1 Stage 2 works will overlap with Crudine Ridge Wind Farm and the combined number of workers requiring short term accommodation for both projects could be up to 110 (identified in Table 3-2). The expected availability of short term accommodation (based on the NGH assessment described in Section 5.1.1) is presented in Table 5-1 and shows that 187 are expected to be available.

Securing short term accommodation for the Stage 2 works (if required as a result of not being able to engage a local contractor) is expected to be achievable due to the following circumstances:

- Crudine Ridge Wind Farm construction was underway during the survey of accommodation providers which informed Table 5-1 (demand already accounted for),
- A portion of Crudine Ridge Wind Farm workers secure accommodation in Rylstone (not expected to be utilised by Wollar Solar Farm Stage 2), and
- Ulan Village Green represents an option for Wollar Solar Farm Stage 2 workers which is not likely to be utilised by Crudine Ridge Wind Farm or tourists.

Given the Stage 2 peak workforce will be approximately 20 personnel there should be sufficient availability to accommodate the construction workforce.

Table 5-1 Accommodation availability

Priority	Comment	Total number of rooms (approx.)	Rooms expected to be available
1. Short-term temporary accommodation such as motels and caravan parks in surrounding regional towns	Accommodation surveyed was in Mudgee, Gulgong, Sandy Hollow, Denman, and Dunedoo. Local businesses are also located in these areas.	469 ¹	187 ²

Notes:

¹ 469 available rooms available, refer to Appendix B.

² A 40% availability rate has been applied to the number of short-term accommodation rooms identified in Appendix B. This was the average availability of the providers surveyed.

5.3. ACTIONS TO ENSURE SUFFICIENT ACCOMMODATION FOR WORKFORCE

The accommodation providers listed in Appendix B have identified availability for providing accommodation in the region. These details will be provided to the selected contractor for the Stage 2 works to assist with procuring accommodation required.

WSD will provide regular updates of the Project timeline and expected workforce numbers to accommodation providers to allow them to plan.

6. ENGAGEMENT WITH KEY STAKEHOLDERS

This Stage 2 AES has been prepared in consultation with Mid-Western Regional Council and also feedback from a survey of accommodation providers as per Table 6-1.

Table 6-1 Stakeholder engagement

Stakeholder	Consultation Outcome
Mid-Western Regional Council (MWRC)	<ul style="list-style-type: none"> • Draft AES provided 10th Aug 2020. • MWRC provided feedback by email 21st Aug 2020. • Teleconference held 27th Aug 2020. • Updated Stage 2 only AES provided to MWRC 4th Sept 2020. • MWRC embedded comments provided 9th Sept 2020. <p>Given the relatively low workforce associated with Stage 2, MWRC confirmed the approach of preparing a standalone AES for Stage 2 would be acceptable.</p> <p>MWRC would like to see the following points given more detailed consideration in the Stage 3 AES:</p> <ul style="list-style-type: none"> • Specific timing and detailed activities that will be undertaken to increase the number of locals employed during the construction period. • Month to month breakdown of workforce and their associated accommodation needs. • Review of potential overlap with other SSD projects.
Accommodation Providers (short-term) in surrounding towns	Surveys of accommodation providers in the region were completed in May and June 2020. Several providers identified their interest in receiving further information regarding opportunities to service the construction workforce for the Project.

7. IMPLEMENTATION OF THE STRATEGY

7.1. ROLES AND RESPONSIBILITIES

WSD's Project team's organisational structure and overall roles and responsibilities are outlined in the EMS. The WSD's Project Manager is responsible for the implementation of the AES including consultation with stakeholders. In order for the WSD's communications to be effective the Contractor Project Manager would provide suitable information to WSD about contractor workforce requirements such as expected numbers and the skill sets required.

7.2. REVIEW AND CONTINUOUS IMPROVEMENT

Ongoing monitoring and review of the effectiveness of the AES would be undertaken in accordance with Schedule 3 condition 30(d) of the CoC.

During construction, the AES would be reviewed monthly to assess the effectiveness of steps taken to encourage local employment and finding suitable accommodation for the workforce.

The AES may need to be revised if the construction program, scope of work, or work methods change, if the work methods are found to be ineffective, or if directed by the proponent.

Any significant changes proposed to be made to the AES that may affect stakeholders, would be discussed at monthly project review meetings as per section 7.1.1 of the EMS. The proponent would consult with relevant stakeholders (accommodation providers and business operators), in advance of changes becoming effective. Mid-Western Regional Council would be informed of any significant changes and consulted ahead of the changes occurring.

In addition, a complaints register would record concerns raised by stakeholders. All complaints would be addressed in accordance with the Complaint's Procedure outlined in the EMS, section 7.16. Information about how to make a complaint will be included in community and stakeholder notifications as well as the Project website. If complaints are raised relating to accommodation and employment matters, the proponent would consider whether changes are required to the AES.

8. REFERENCES

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APPENDIX A CONSULTATION RECORDS

A.1 MID-WESTERN REGIONAL COUNCIL – REVIEW OF DRAFT STRATEGY (STAGE 2)

From: [Julie Robertson](#)
To: [Robbie Williamson](#); [Brad Draper](#)
Cc: [Lizzie Olesen-Jensen](#); [Nick Graham-Higgs](#)
Subject: RE: NGH Ref: 20-070 - SSD Ref: SSD-9254 - Wollar Solar Farm - Draft Accommodation and Employment Strategy
Date: Thursday, 1 October 2020 2:59:34 PM
Attachments: [image005.png](#)

Hi Robbie and Brad,

I have reviewed a copy of the track changes version of the Stage 2 AES provided by Robbie on Tuesday and the table which addressed Council comments. I am satisfied that the revised strategy addresses Council's workforce and accommodation concerns for Stage 2.

As discussed during recent meetings, further consideration of the workforce and accommodation issues are critical for Stage 3. Council understands that WSD is yet to finalise the EPC for Stage 3. It will be a high priority to maximise the number of local workers engaged during Stage 3 construction, as this not only provides important economic benefits for locals through employment but will help reduce pressure on accommodation availability given the high demand from tourists in the current COVID-19 environment and potential for overlapping State Significant Developments.

Kind regards,
Julie

From: Robbie Williamson <robbie.williamson@bjceaustralia.com>
Sent: Tuesday, 29 September 2020 5:55 PM
To: Julie Robertson <Julie.Robertson@midwestern.nsw.gov.au>
Subject: RE: NGH Ref: 20-070 - SSD Ref: SSD-9254 - Wollar Solar Farm - Draft Accommodation and Employment Strategy

Caution: This email originated from outside the organisation.

Hi Julie

Please find attached the track change version of the latest V2.1 of the Stage 2 AES (changes vs the last V2.0 you reviewed are shown).

Best regards
Robbie

Project Manager



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APPENDIX B – REGISTER OF SHORT TERM ACCOMMODATION OPTIONS CONTACTED DURING THE PREPARATION OF THIS STRATEGY

Accommodation providers successfully contacted on the 18th May 2020 and 26th June 2020 in Mudgee, Gulgong, Sandy Hollow, Denman, and Dunedoo.

Establishment	Type	Number of rooms
Soldiers Motel, 33 Perry St, Mudgee 2850 NSW	Motel rooms	20 rooms
Perry St Hotel, 40 Perry St Mudgee, 2850 NSW	Three properties available, including: Hotel Apartments Cottages	30 rooms
Comfort Inn, 1 Sydney Road Mudgee 2850 NSW	Motel rooms and self-contained townhouses	40 rooms
White Corner Cottage, Cox Ridge Rylstone 2849 NSW	Cottages	10 x cottages
Mudgee Valley Park, 2-8 Bell Street, Mudgee 2850 NSW	Holiday park, self-contained cabins	15 rooms
Owl Head Lodge, 241 Bergalin Road, Gulgong 2852 NSW	Cottages	7 rooms
Ten Dollar Town Motel, Corner Mayne and Medley Streets, Gulgong, 2852 NSW	Motel	36 rooms
The Telegraph Station, 5 Robinson St Gulgong 2852 NSW	Self-contained apartments – preferably short-medium term stay.	2 rooms
Sandy Hollow Tourist Park, 1618 Merriwa Road, Sandy Hollow	Cabins	21 rooms
Denman Motor Inn, 8 Crinoline Street, Denman 2328 NSW	Comprising Queen, Triple and Family rooms.	16 rooms
Denman Van Village, 10 Macaulay Street Denman 2328 NSW	Comprising one and two bedroom cabins	9 cabins
Denman Serviced Apartments, 1 Ogilvie Street Denman 2328 NSW	Motel	17 rooms
Gulgong Tourist Park, 8 Goolma Rd, Gulgong, 2852, NSW	Caravan park	5 rooms, 8 cabins
Yurali House, 345 Spring Flat Rd, Mudgee 2850, NSW	Holiday home	5-bedroom house
Cudgegong Valley Motel, 212 Market St, Mudgee, 2850, NSW	Motel	16 rooms

Accommodation and Employment Strategy (Stage 2)

Wollar Solar Farm

Establishment	Type	Number of rooms
Wanderlight Motor Inn, 107 Market St, Mudgee, 2850, NSW	Motel	34 rooms
Mudgee Apartments, 27A Horatio St, Mudgee, 2850, NSW	Apartments	5 studio apartments
Mudgee Riverside Caravan Park, 22 Short St, Mudgee, 2850, NSW	Caravan	8 rooms
Court House Hotel, 111 Market St, Mudgee, 2850, NSW	Motel	7 rooms
The Parkview Hotel, 99 Market St, Mudgee, 2850, NSW	Hotel	7 rooms
Parklands Resort & Conference Centre. 121 Ulan Rd, Mudgee	Hotel / Resort	68 rooms
Cobb + Co Court Boutique Hotel, Cnr Market & Perry St, Mudgee, 2850, NSW	Hotel	16 rooms
Wildwood Guesthouse, Henry Lawson Drive, Mudgee, 2850, NSW	Guesthouse	4 rooms
Winning Post Motor Inn, 101 Church St, Mudgee, 2850, NSW	Motel	43 rooms
Bandalong Cottages, 282 Hill End Rd, Mudgee, 2850, NSW	Cottages	3 cottages
Big 4 Mudgee Holiday Park, 71 Lions Dr, Mudgee, 2850, NSW	Holiday park	17 worker rooms
Total		469