

MEMO

Project	Burrundulla Mini Sustainable Energy Park		
To	Mishka Talent, Portfolio Manager	Project Number	MUD1C-3C
From	Sam Rorke, Solar Farm Development Manager	Pages	2
Date	19/05/2022		
Subject	Workforce Management Plan		

Scope

The purpose of this memo is to outline the proposed arrangements for managing workforce during the construction of the proposed solar farm development known as “Burrundulla Mini Sustainable Energy Park” (“BMSEP”) as per Midwestern Regional Council DA0288/2019 at Lot 6, DP1069441.

Workforce Requirements

During construction there is expected to be 50 personnel on site working from 7.00 am – 4.00 pm Monday to Friday. The construction is expected to take approximately six months. Once operational the site will be unmanned. Maintenance is expected to be carried out quarterly by a crew of two to three people¹.

Proposed Accommodation of Workforce

If available, workers to assist with construction of the Burrundulla Mini Sustainable Energy Park are to be sourced locally from within the Mid-Western LGA. Local workers would come from the townships of Mudgee, Gulgong, Kandos and Rylstone as well as surrounding localities and be domiciled locally.

Should a worst-case scenario eventuate where all 50 workers were sourced from outside Mid-Western LGA, short-term accommodation would need to be made available for the six-month construction period. In this case 50 rooms or places would need to be provided.

Assuming the recorded occupancy rate of large-scale accommodation establishments during 2015-16 applies, there would be 197 rooms available during the most in-demand quarter of the year. Deducting the 10 large-scale establishments from the total number of 63 places offering accommodation on the tourism website leaves an additional 53 places offering short-term accommodation. If the occupancy rate is assumed to be similar to that for large-scale establishments, there would be an additional 42 vacant accommodation places available during the June quarter with many offering multiple rooms.

¹ See section 2.2, BMSEP Social & Economic Impact Assessment (“SEIA”), Zenith Town Planning

It is considered that the impact on available short-term accommodation would be modest and welcomed by tourism accommodation operators. It is noteworthy that there are also 1,455 occupied private dwellings being rented some of which may be available for a lease period of three to six months. The 525 unoccupied private dwellings recorded in the Census may also provide short-term accommodation through the unregulated disruptive market exemplified by AirBnB and StayZ.

The development is likely to also bring benefits to local retailers and cafes/restaurants through increased demand generated by additional employment opportunities and income. This would include outlets that are associated with visitor accommodation².

Proposed Workforce Transport Arrangements

ITP has confirmed its commitment to Midwestern Regional Council³ to transporting a minimum of 50% of construction workers between their accommodation in Mudgee and the project site by bus, in order to limit the number of workers using their own cars. This was requested by the then-Roads & Maritime Services (RMS) NSW in order to limit the impact on peak traffic flows.

Further information about transport arrangements, including the utilisation of a local bus provider, is included in Triaxial Consulting's Traffic Management Report⁴ and the Supplementary Information to this Traffic Management Report⁵.

Water Supply for Workforce

A separate Water Management Plan⁶ details a plan for the provision of water to the proposed project site during the construction phase of the project. It is envisaged that water may be provided to workers under this plan for the purposes of drinking water and sanitation, and any other purposes that may arise from time to time.

² See section 4.1, BMSEP SEIA.

³ By way of a letter dated 11 October 2019

⁴ MX10595.00-01.rpt.jd-Rev1 dated 24 May 2019

⁵ MX10595.01-01.rpt.jk_Rev B dated 26 June 2020

⁶ Internal memo, Water Management Plan, dated 20 May 2022.