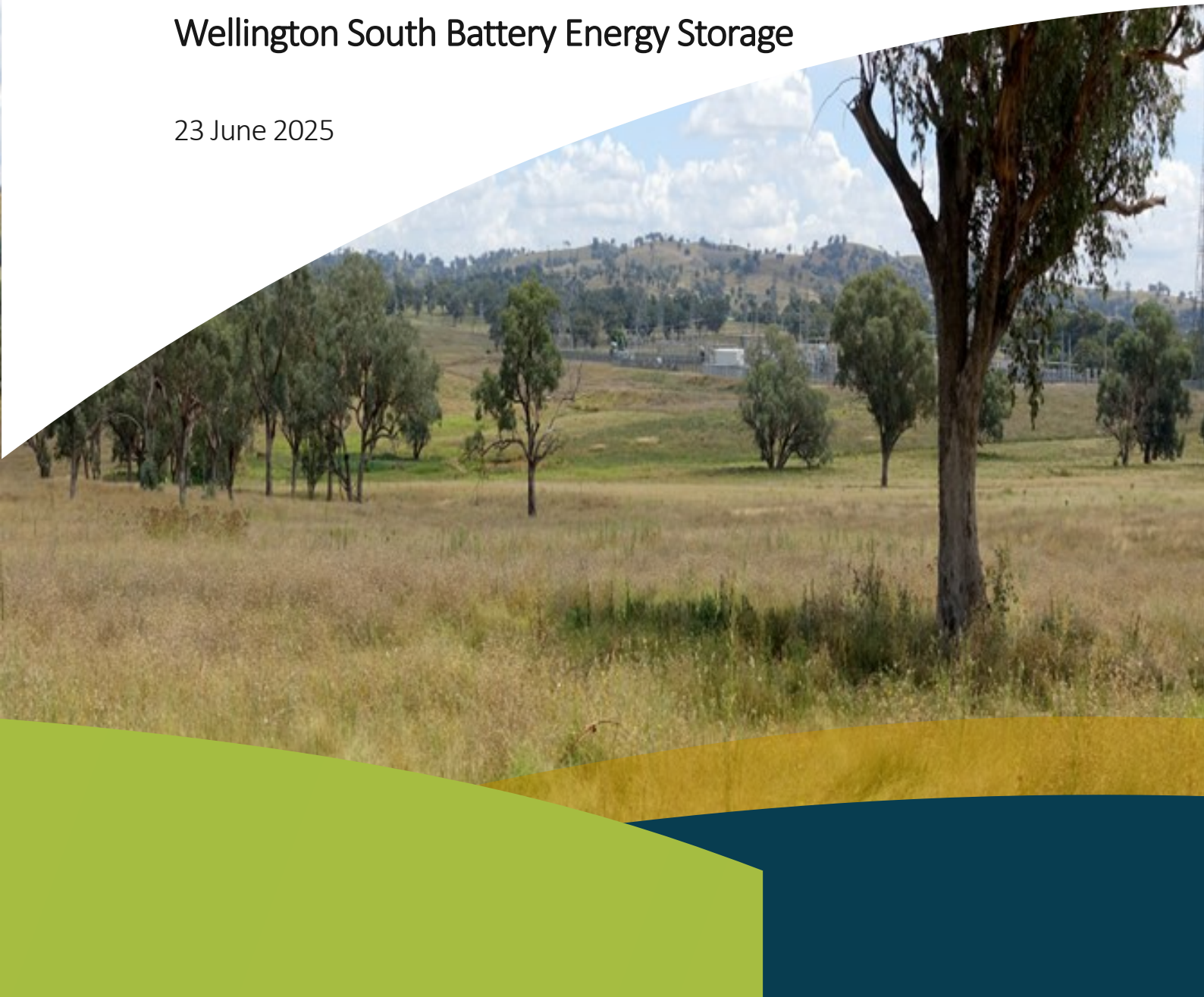




Accommodation and Employment Strategy

Wellington South Battery Energy Storage

23 June 2025



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June 2025

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Issued to			
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Contents

Abbreviations	vi
1 Introduction	1
1.1 Purpose and scope of this document	2
1.2 Project overview	6
1.3 Project objectives	6
1.4 Strategic framework for environmental management.....	7
1.5 Consultation with Council.....	7
1.6 Lodgement and implementation of AES.....	7
1.7 Project website	8
2 Statutory requirements	9
2.1 Conditions of consent	9
2.1.1 Conditions of consent – AES.....	9
2.2 Commitments in EIS and associated documentation	9
2.3 Legislation and planning documents	11
2.3.1 Guidelines and standards.....	11
2.4 Dubbo Regional Council Requirements	11
3 Project description	13
3.1 Project construction works.....	13
3.1.1 Fluence works.....	13
3.1.2 Transgrid works	14
3.2 Project construction schedule	14
3.3 Hours of operation.....	15
3.4 Workforce	16
3.4.1 Construction	16
4 Environmental management framework.....	19
4.1 Environmental and related policies.....	19
4.2 General environmental principles	19
5 Organisational structure, roles and responsibilities	22

5.1	Key stakeholders.....	22
5.2	Project organisational roles and responsibilities.....	22
5.2.1	Applicant (Project Proponent).....	24
5.2.2	EPC Contractor	24
5.2.3	BoP Contractors.....	24
5.2.4	Substation construction contractor	24
5.3	Roles and responsibilities	24
5.3.1	AMPYR project manager	24
5.3.2	AMPYR Community Relations Officer	24
5.3.3	Fluence management team.....	24
5.3.4	Fluence BoP subcontractors.....	25
5.3.5	Transgrid management team	26
5.4	Environmental management system.....	26
5.5	This AES is one of the required subplans of the CEMP (that latter being an EMS requirement).....	27
5.6	Emergency response.....	27
5.7	Document management system.....	28
5.8	Administrative conditions.....	29
5.8.1	Terms of consent.....	29
5.8.2	Upgrading of Batteries and ancillary infrastructure.....	29
5.8.3	Structural adequacy	30
5.8.4	Demolition work.....	30
5.8.5	Protection of public infrastructure.....	30
5.8.6	Operation of plant and equipment	30
6	Accommodation and employment	31
6.1	Social and economic context	31
6.1.1	Regional setting.....	31
6.1.2	Study area.....	32
6.1.3	Socioeconomic context	35
6.1.4	Tourism.....	44
6.2	Accommodation overview	45
6.3	Cumulative impacts	49

6.3.1	Regional project summary	50
6.3.2	Other potential worker demands.....	53
6.3.3	Summary of potential cumulative impacts	53
6.3.4	Cumulative impact mitigation options	65
6.4	Accommodation requirements.....	66
6.4.1	Workforce accommodation requirements.....	66
6.4.2	Pierce Street Development proposal	68
6.4.3	Other project accommodation options.....	68
6.4.4	Challenges and opportunities.....	71
6.4.5	Accommodation objectives.....	72
6.4.6	Accommodation action plan and mitigation strategies	73
6.5	Employment strategy.....	79
6.5.1	Workforce requirements.....	79
6.5.2	Industry Capability Network portal.....	80
6.5.3	Goods and services requirements.....	80
6.5.4	Challenges and opportunities.....	81
6.5.5	Objectives and targets.....	82
6.5.6	Actions and mitigation strategies.....	83
7	Monitoring, auditing, reporting and review.....	86
7.1	Monitoring	86
7.1.1	Aspects of the AES to be monitored	86
7.1.2	Other monitoring.....	88
7.2	Incidents and non-compliances	88
7.2.1	Incident notification and response	88
7.2.2	Non-compliance notification and response	90
7.2.3	Corrective actions.....	90
7.3	Auditing.....	91
7.4	Record keeping	91
7.5	Review and update	91
7.6	Continuous improvement of environmental performance	91
8	References	93
	Appendix A: Wellington Council’s New Residents Guide	98

Appendix B: Summary of Local and Regional Health Services	1
Appendix C: Regional Events Calendar.....	6
Appendix D: Short-term Accommodation List	11
Appendix E: State Significant Projects in the Region	22
Appendix F: AES Stakeholders.....	29
Appendix G: DRC Review Comments and Responses	38

Tables

Table 2.1	CoC conditions relevant to the AES.....	9
Table 2.2	EIS mitigation measures relevant to the AES	10
Table 2.3	DR Council's requirements regarding AES content	12
Table 3.1	Construction schedule.....	14
Table 3.2	Hours of operation	15
Table 3.3	Indicative construction workforce	17
Table 5.1	Key stakeholders	22
Table 6.1	Localities within a 60-minute commute radius of the project site	33
Table 6.2	IHAD quartiles at the SA2 resolution.....	36
Table 6.3	Median weekly incomes.....	38
Table 6.4	Directly relevant occupation groups by employment at local and regional scales	39
Table 6.5	Top four industries by employment.....	41
Table 6.6	Summary of businesses in the region relevant to the Project	42
Table 6.7	Local and regional services summary.....	43
Table 6.8	Private dwellings summary	47
Table 6.9	Average weekly rental costs and median property purchase prices	48
Table 6.10	SSD cumulative impacts	54
Table 6.11	Indicative accommodation requirements for the WSBESS non-local project workers.....	69
Table 6.12	Construction phase accommodation actions.....	74
Table 6.13	Employment and business participation strategies during construction	84
Table 7.1	AES monitoring and inspection requirements	86
Table 7.2	Response agency contact details	90

Figures

Figure 1.1	Regional context.....	3
Figure 1.2	Local context	4
Figure 1.3	Schematic of environmental management documentation	5
Figure 1.4	Site configuration	8
Figure 3.1	Indicative construction workforce	18
Figure 4.1	Fluence Environmental Policy	20
Figure 4.2	Transgrid Environment Policy Statement.....	21
Figure 5.1	Project organisational structure.....	23
Figure 6.1	Study area and indicative 60-minute commute radius	34
Figure 6.2	Percentage of dwellings in SA2 areas within the DR LGA	37
Figure 6.3	Proximity of SSDs to project site	52
Figure 6.4	Potential construction phase overlap with nearby SSD projects	59
Figure 6.5	Likely partial construction phase overlaps between the project, Maryvale SF and Orana BESS	60
Figure 6.6	WSBESS accommodation requirements and options.....	67
Figure 6.7	Indicative accommodation requirements monitoring strategy	78

Abbreviations

ABS	Australian Bureau of Statistics
ACHMP	Aboriginal Cultural Heritage Management plan
AES	Accommodation and Employment Strategy
ALARP	As Low As Reasonably Practical
AMPYR	AMPYR Australia Pty Ltd
APZ	asset protection zone
BESS	battery energy storage system
BMP	Biodiversity Management Plan
BoP	balance of plant
CEMP	Construction Environmental Management Plan
CoC	condition of consent
CWO REZ	Central-West Orana Renewable Energy Zone
DC	development consent
DCCEEW	Department of Climate Change, Energy, the Environment and Water
DECC	Department of Environment and Climate Change
DGs	dangerous goods
DPE	Department of Planning and Environment
DPIE	Department of Planning, Industry and Environment (now and formerly DPE)
DPHI	Department of Planning, Housing and Infrastructure (Formerly DPIE)
DR	Dubbo Regional (pertaining to the LGA)
DRC	Dubbo Regional Council
EIS	environmental impact statement
EMP	environmental management plan
EMS	environment management strategy
EPA	Environment Protection Authority
EPC	engineering, procurement and construction
ERP	Emergency Response Plan
Fluence	Fluence Energy Incorporated
FRNSW	Fire and Rescue NSW
FSS	Fire Safety Study
HSE	health, safety and environment
HSEMP	health, safety and environmental management plan
ICN	Industry Capability Network

IEO	Index of Education and Occupation
IER	Index of Economic Resources
IHAD	Index of Household Advantage and Disadvantage
IRSAD	Index of Relative Socio-Economic Advantage and Disadvantage
IRSD	Index of Relative Socio-Economic Disadvantage
JSA	Jobs and Skills Australia
km	kilometre
kV	kilovolt
LGA	local government area (and ABS digital boundary type)
Li-ion	lithium-ion
MW	megawatt
MWh	megawatt hour
MWR	Mid-Western Regional (pertaining to the LGA)
MWRC	Mid-Western Regional Council
NSA	National Skills Agreement
NSW	New South Wales
NSW RFS	NSW Rural Fire Service
O&M	Operations and Maintenance
PCS	power conversion system
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
RAP	registered aboriginal party
REZ	Renewable Energy Zone
RtS	response to submissions
SA	Statistical Area (ABS digital boundary type)
SAL	State suburbs and localities (ABS digital boundary type)
SEIFA	socio-economic indexes for areas
SEPP	state environmental planning policy
SIA	social impact assessment
SSC	State Suburb Classification (ABS digital boundary type)
SSD	State Significant Development
SSI	State Significant Infrastructure
TBD	to be determined
TfNSW	Transport for NSW
TG	Transgrid
TMP	traffic management plan

TWA	Temporary workers' accommodation
UCL	Urban centres and localities (ABS digital boundary type)
VET	vocational education and training
WSBESS	Wellington South Battery Energy Storage System

1 Introduction

AMPYR Australia Pty Ltd (AMPYR) (known as the Principal) received approval to develop, construct and operate the Wellington South Battery Energy Storage System (WSBESS or the Project, SSD 27014706) dated 22 December 2023. The project is located approximately 2.2 km north-east of the township of Wellington in the Dubbo Regional Council (DRC) local government area (LGA) adjacent to the Wellington Substation. The facility will connect to the Wellington Substation, operated by Transgrid, via an overhead or underground 330 kilovolt transmission line. Excess energy will be taken by the battery during periods of excess supply and injected back into the electrical grid during periods of peak demand. The battery will operate 24/7 and will have a design life of 20 years.

The Project is located within the Central-West Orana Renewable Energy Zone (CWO REZ), a declared REZ by the New South Wales (NSW) Government. The regional setting and local context are shown in Figure 1.1 and Figure 1.2.

The project incorporates a large-scale battery energy storage system (BESS) with a discharge capacity of 500 megawatts (MW) and a storage capacity of 1,000 megawatt hours (MWh), along with connection to the Wellington substation (and associated upgrade works) and associated ancillary infrastructure to facilitate the transfer of energy to and from the electrical grid. It is intended that the project will be constructed in two separate stages as follows:

- Stage 1: will include 300 MW installed discharge capacity, civil and enabling works including the project access way, installation of batteries, one transformer and switchgear and associated structural, mechanical and electrical works, and connection to the Transgrid substation.
- Stage 2: would likely consist of 200 MW installed discharge capacity, civil and enabling works, including installation of a second transformer and associated switchgear and batteries, and connection to the Transgrid substation. Stage 2 will commence construction following completion of Stage 1 construction.

The approved staging for the project is as follows:

- Stage 1: will include 300 MW installed discharge capacity, civil and enabling works including the road upgrade and site access, installation of batteries, one transformer and switchgear and associated structural, mechanical and electrical works, and connection to the Transgrid substation. Stage 1 will have the following substages:
 - 1a: construction of the road upgrades or maintenance works to the public road network, building/road dilapidation surveys, installation of fencing, artefact survey and/or salvage, overhead line safety marking and geotechnical drilling and/or surveying
 - 1b: commence construction of a 300 MW BESS including site access way, civil works, installation of batteries, associated structural mechanical and electrical works (excluding heavy vehicles requiring escort)
 - 1c: continuation of the construction of a 300 MW BESS, including heavy vehicle requiring escort movements associated with stage 1
 - 1d: operation of the 300 MW BESS

- Stage 2: will consist of 200 MW installed discharge capacity, civil and enabling works, including installation of a second transformer and associated switchgear and batteries, and connection to the TransGrid substation. Stage 2 will commence construction following completion of Stage 1 construction. Stage 2 will have the following substages:
 - 2a: commence construction of the 200 MW BESS including civil works, installation of batteries, associated structural mechanical and electrical works
 - 2b: operation of the 200 MW BESS.

The Principal has engaged Fluence Energy Incorporated (Fluence) as the Engineering, Procurement and Construction (EPC) contractor to manage the works for the WBESS, substation, ancillary operational facilities and earthworks bench for the battery storage. Fluence will manage ongoing operation and maintenance services in the first twenty years of operations.

The Principal has engaged Transgrid to connect the Project to their transmission network. This involves certain works that Transgrid must complete to enable the connection. The Development Consent (DC) – Application Number: SSD-27014706 Condition C1 requires the preparation, approval and implementation of an environmental management strategy (EMS) and a number of management plans for both the construction and operation phases of the project. The DC is attached as Appendix A in the EMS. Commitments were also made by AMPYR in the Project’s Environmental Impact Statement (EIS) (EMM 2022a), the Submissions report and the Amendment report for inclusion in the management plans.

Fluence has been engaged by The Principal to prepare this Accommodation and Employment Strategy (AES).

The proponent recognises that DRC has a strong focus on ensuring that accommodation for projects in the LGA is provided through housing developments on residential land or on other suitable sites within and near settlements and villages in preference to workers camps.

The proponent acknowledges and concurs with DRC's focus on existing housing on residential land and within/near settlements and villages. In accordance with this AES, the proponent has secured long-term residential rental accommodation in and around Wellington and is not reliant on workers camps to house the WSBEES construction workforce.

1.1 Purpose and scope of this document

The purpose of this Plan is to provide detail on how workforce sourcing and associated accommodation will be managed during the construction of Stage 1 of the WSBEES project. The relationship between this Plan, the Environmental Management Strategy (EMS) and the environmental management plans and subplans is shown diagrammatically in Figure 1.3.

This Plan covers the construction works to be undertaken by Fluence and Transgrid during Stage 1a to Stage 1c, which are further described in Section 3.1.

Figure 1.1 Regional context (EMM 2023a)

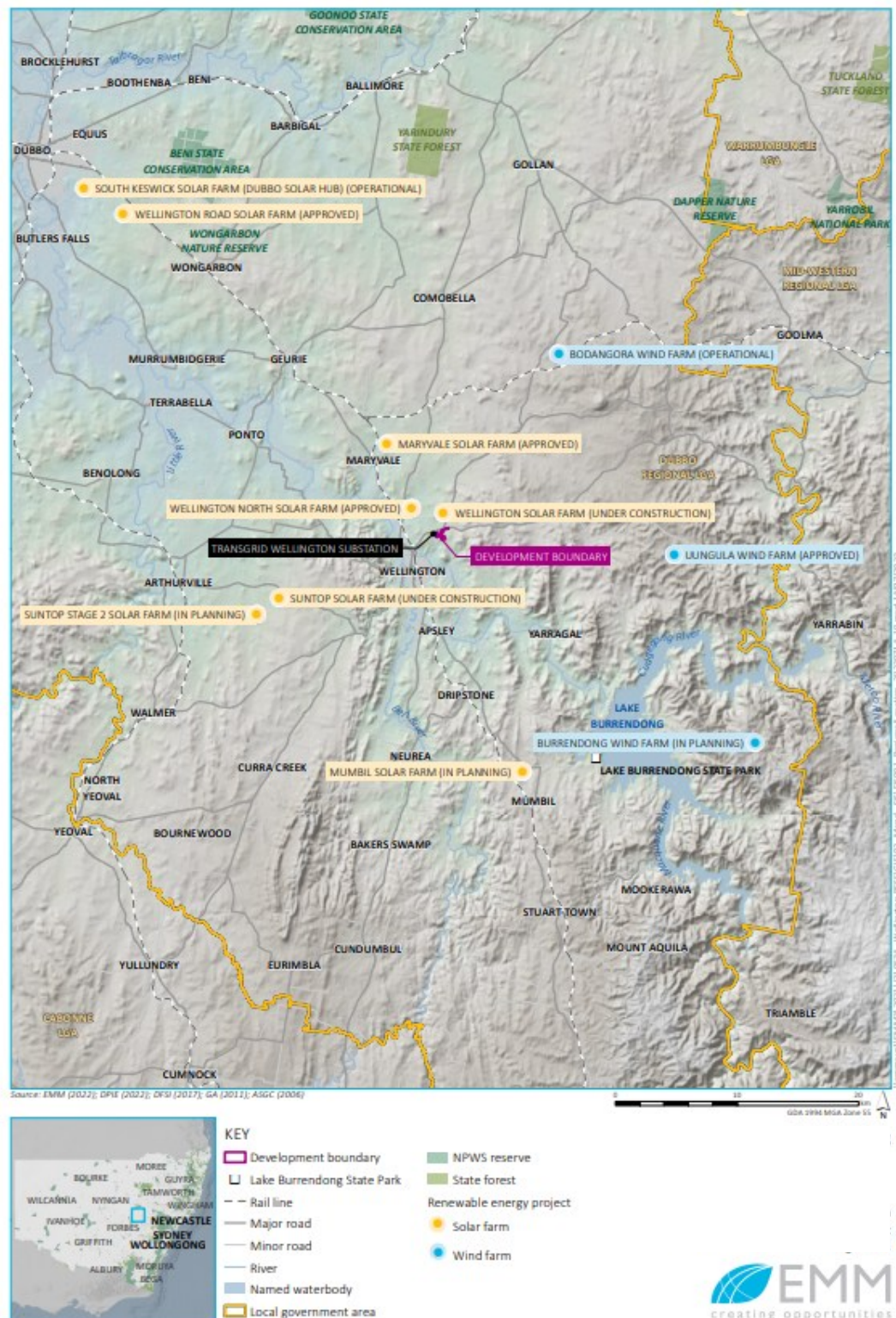


Figure 1.2 Local context (EMM 2023a)

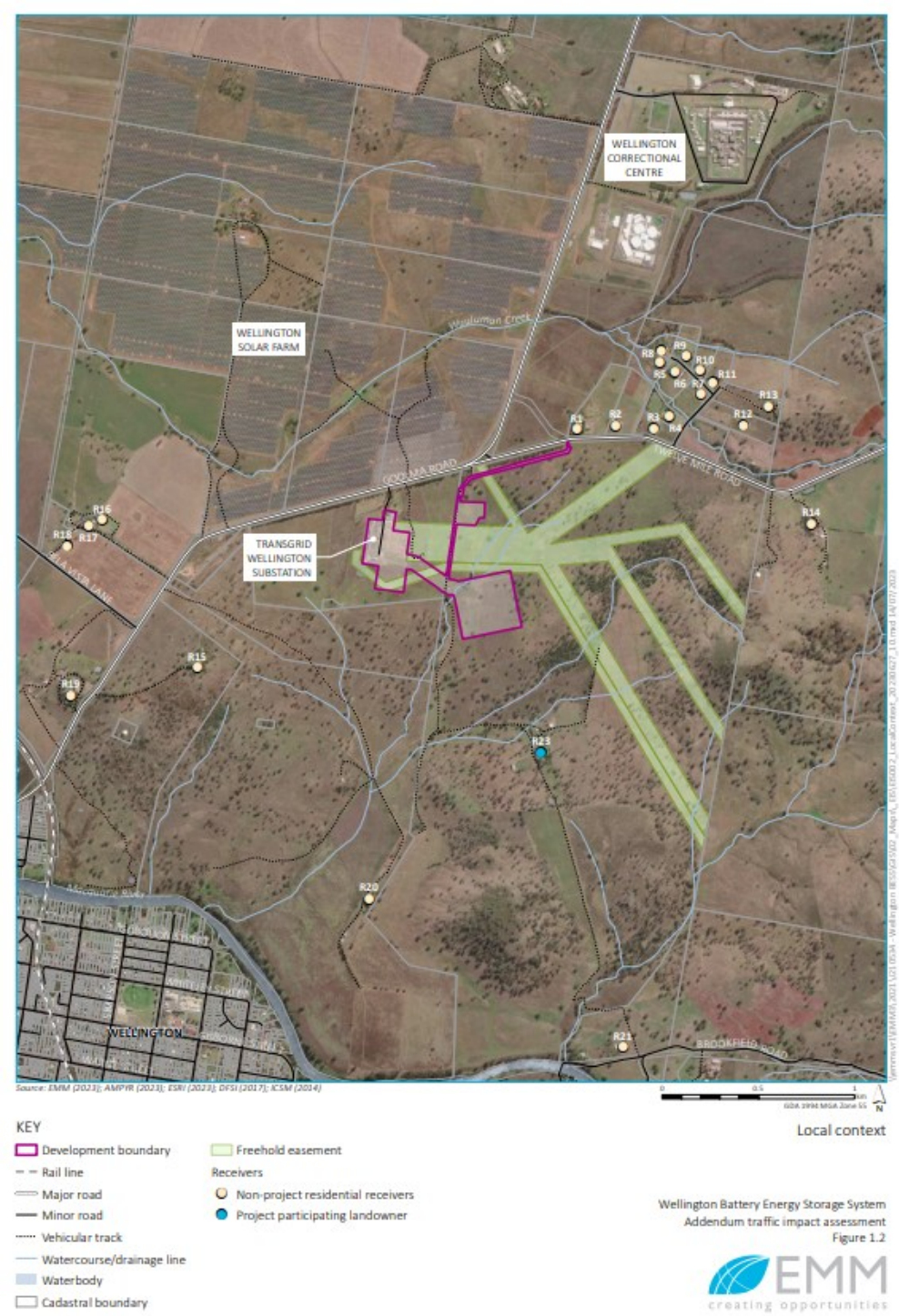
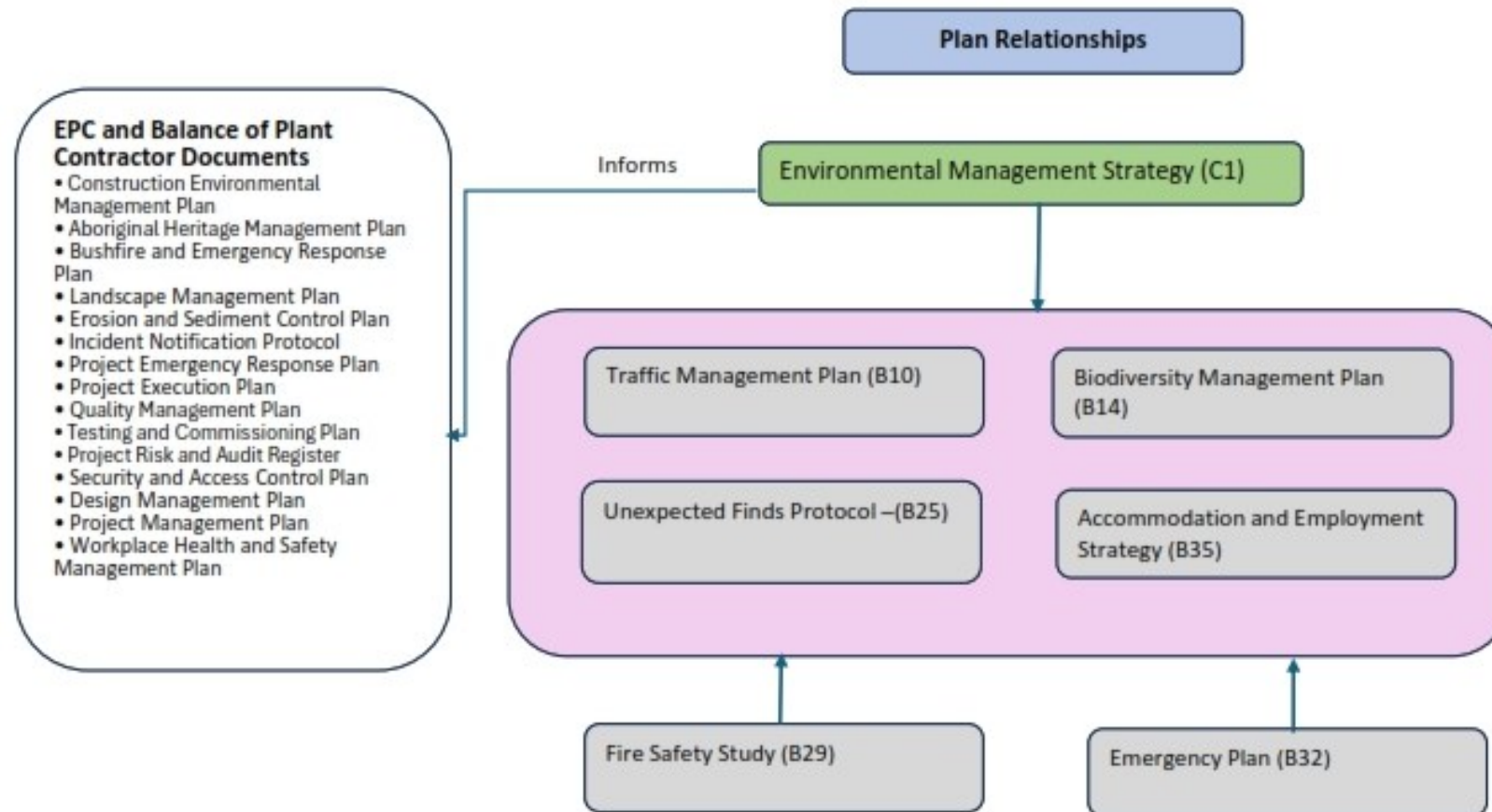


Figure 1.3 Schematic of environmental management documentation



1.2 Project overview

The project will comprise the following components:

- Construction and operation of electrical infrastructure, including:
 - lithium-ion (Li-ion) batteries inside battery enclosures;
 - power conversion systems (PCS) incorporating inverters and transformers;
 - an aboveground or underground transmission line and connection to the switchyard of the Wellington Substation and associated easement;
 - an on-site substation comprising two 330 kilovolt (kV) transformer bays and ancillary infrastructure; and
 - cabling and collector units.
- Upgrade of the Transgrid Wellington Substation, which may include installation of an additional 330 kV switch bay with power transformers, including a switchyard bench extension to the south of the existing bench and relocation of security fencing.
- Construction/upgrade and maintenance of ancillary infrastructure and mitigative features, including:
 - an upgrade to the existing site access (currently at the intersection of Goolma Road and Twelve Mile Road) to facilitate safer connection to the roadway network and to facilitate the entry of larger construction vehicles;
 - upgrades to existing access tracks;
 - control and office building and associated parking;
 - drainage and stormwater management;
 - security fencing, lighting and closed-circuit television;
 - connection to utilities (telecom, sewerage, etc);
 - an Asset Protection Zone (APZ);
 - and planted landscaping around the BESS facility.

The project layout showing these components is presented in Figure 1.4

1.3 Project objectives

The Principal has established a number of objectives for the project, which take into account factors such as contribution to the community, the environment and safety:

- zero injuries or environmental harm during construction and operation of the works
- design for the safety of people, livestock, fauna and flora, and the environment throughout the life of the project in accordance with good industry practices
- mutually beneficial relationships with host communities, First Nations and other stakeholders are in place throughout the life of the project
- the local community and First Nations peoples, including Traditional Owners, are provided with opportunities to actively participate in and benefit from the project through employment, training, procurement and social investment
- minimise adverse social and environmental impacts on the local community and environment
- contribute to Australia's transition to a clean energy future.

In accordance with Conditions of Consent (CoC) A1 (Schedule 2) of the DC, in meeting the specific environmental performance criteria established under the DC, Fluence and Transgrid will implement all reasonable and feasible measures to prevent and/or minimise any material harm to the environment that may result from the construction, operation, upgrading or decommissioning of the development (as relevant).

1.4 Strategic framework for environmental management

The EMS provides the means by which Fluence and Transgrid can manage project-related environmental risks. It achieves this by outlining the framework for:

- clearly setting out Fluence's and Transgrid's environmental management obligations and the means by which they will be managed, implemented, monitored and reviewed
- systematically tracking and documenting compliance with DC CoCs, EIS commitments, Rts report commitments, Amendment report commitments, external regulatory requirements and internal policy obligations
- effectively communicating with external and internal stakeholders, including the Principal, regulators, government, Traditional Owners, the community, subcontractors and company personnel to achieve a high level of environmental management and ongoing, continuous improvement.

The requirements of this plan are detailed in Condition C1 of SSD-27014706.

As shown in Figure 1.3, the AES sits as a subplan under the EMS.

1.5 Consultation with Council

Condition B35 of the DC states that "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 Planning Secretary".

AMPYR approached DRC on 23 April 2025 via email regarding consultation with council on the AES. AMPYR followed up with DRC via email on 6 May 2025. DRC provided a response to AMPYR on 9 May 2025 with comments on the AES. DRC also uploaded a copy of the correspondence to the Major Projects Portal.

Of the nine comments received from DRC, two were for reference only and did not need addressing. Of the seven comments that required addressing, six were minor edits and were addressed where relevant. The only comment that required substantial change was the request to update the cumulative developments based on current council information. This was addressed throughout the AES where relevant.

A record of Council's comments and the responses is attached as Appendix G.

1.6 Lodgement and implementation of AES

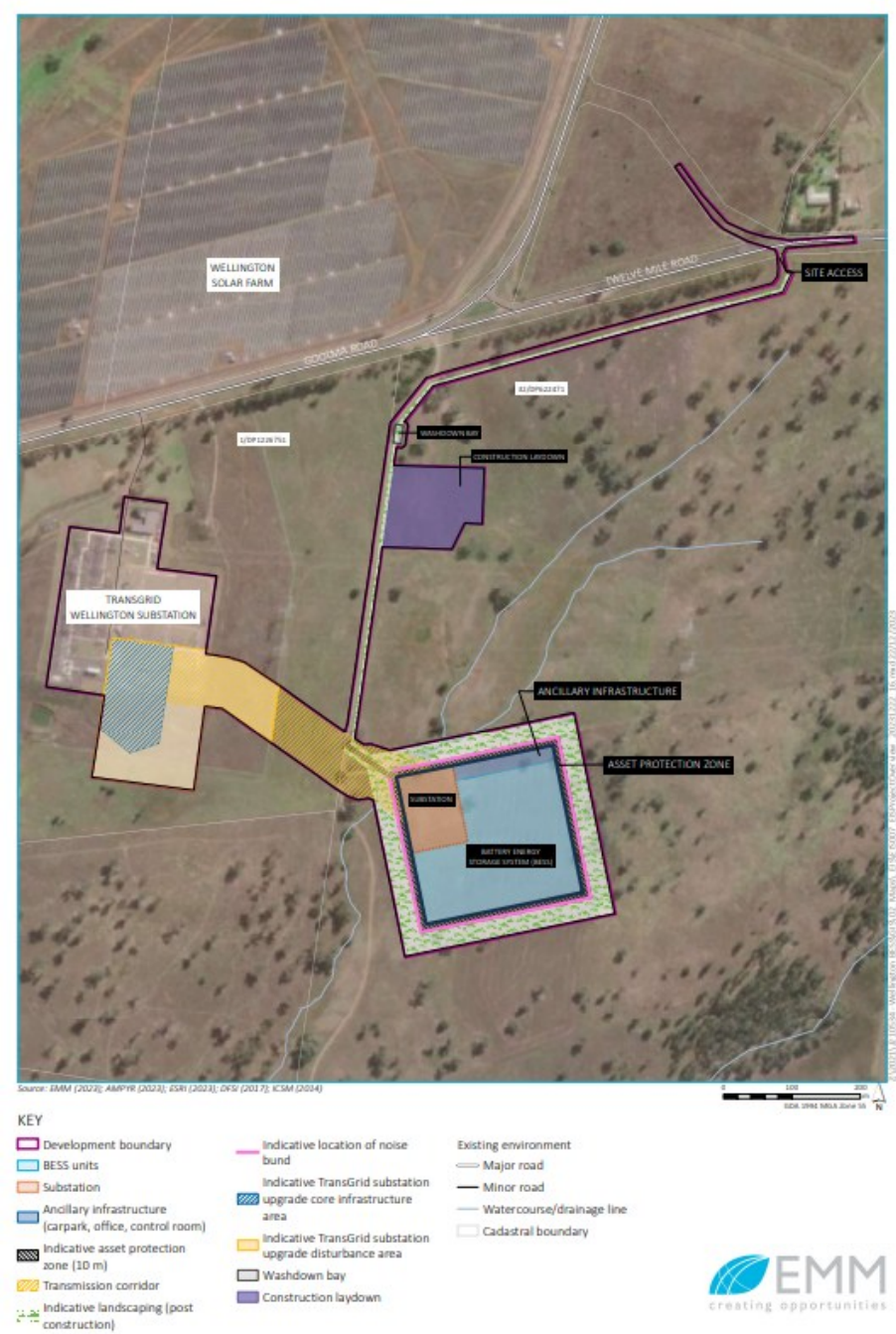
The AES will be submitted to DPIE for their consideration and approval. Once lodged, via the Planning Portal by the proponent, correspondence to the respective agencies is automatically generated from within the Portal and hence it is headed as a "Department of Planning & Environment" communication, albeit necessarily identifying the proponent's key personnel as the principal contact.

Following the Planning Secretary’s approval, the Applicant will implement the Accommodation and Employment Strategy.

1.7 Project website

In accordance with CoC C20, AMPYR will make the accommodation and employment plan available on its project website: <http://wellingtonbess.com>.

Figure 1.4 Site configuration (EMM 2023b)



2 Statutory requirements

2.1 Conditions of consent

2.1.1 Conditions of consent – AES

The COCs relevant to this AES are shown in Table 2.1.

Table 2.1 CoC conditions relevant to the AES

Part B – Environmental Conditions - General		
No.	Condition	AES reference
B35	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 Planning Secretary. This strategy must:	This AES
B35(a)	propose measures to ensure there is sufficient accommodation for the workforce associated with the development;	Sections 6.2 and 6.4.1 and Table 6.12
B35(b)	consider the cumulative impacts associated with other State significant development projects in the area and tourism activity;	Sections 6.3 and 6.6
B35(c)	investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible; and 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.	Sections 6.5 and 7 Table 6.13
Following the Planning Secretary's approval, the Applicant must implement the Accommodation and Employment Strategy.		

2.2 Commitments in EIS and associated documentation

The EIS was prepared by EMM (2022b). The commitments in the EIS include the relevant management and mitigation measures set out in Appendix D of the EIS report and Appendix C of the Amendment Report (EMM 2023b).

The management and mitigation measures provided in the EIS that are specific to this AES are provided in Table 2.2.

Table 2.2 EIS mitigation measures relevant to the AES

Ref.	Measure	AES reference
SOC17	Seek to appoint a construction contractor(s) who adopts a preferential approach to hiring which prioritises employment of workers with relevant skills residing within the local area, then the regional area, followed by hiring outside of these areas.	Section 6.4
SOC18	Proponent and/or its construction contractor(s) to work with local employment, apprenticeship and training agencies to enhance the potential of hiring of local and regional workers thereby minimising the need to hire workers from outside of the local and regional areas.	Sections 6.5 and 6.6 and Appendix F
SOC19	Partnership with local employment and training agencies could create specific benefits for at-risk youth and people struggling to find employment by providing direct employment opportunities.	Sections 6.5 and 6.6 and Appendix F
SOC20	Provision of apprenticeship and training opportunities	Sections 6.5 and 6.6 and Appendix F
SOC21	To maximise potential benefits, it is recommended that the proponent and/or its construction contractor(s) partner with local employment training agencies to provision for apprenticeships and training programs that are tailored to the local community and promote skilled employment pathways for the project.	Sections 6.5 and 6.6 and Appendix F
SOC22	It is recommended that the proponent and/or its construction contractor(s) explore the opportunity to sponsor the licenses required for employment in the construction industry, which would enable youth, particularly in the regional area, to gain meaningful employment as well as increase their employability.	Sections 6.5 and 6.6
SOC23	Apprenticeship and employment opportunities can be further enhanced through the implementation of vocational education and training (VET) programs and work experience for schools in the local and regional area. This could encourage pathways to local employment, thereby encouraging youth retention.	Sections 6.5 and 6.6 and Appendix F

2.3 Legislation and planning documents

Relevant legislation and planning documents relevant to the WSBESS are described in Appendix C of the EMS.

Fluence and Transgrid and their sub-contractors will maintain a register of relevant environmental laws, both state and federal, and ensure that the register is kept up to date.

2.3.1 Guidelines and standards

This AES has been developed in accordance with, or with reference to the methodology and/or guiding principles contained within:

- Cumulative impact assessment guidelines for State Significant Projects (DPIE 2022a)
- Large-Scale Solar Energy Guideline (DPIE 2022b)
- Social Impact Assessment Guideline (DPE 2023a)
- Best Practice Charter for Renewable Energy Projects (Clean Energy Council (CEG) 2023)
- Temporary and seasonal workers' accommodation draft guideline (DPHI 2024)
- Code of Practice - Managing the work environment and facilities (SafeWork NSW 2019).

This AES has also been developed in accordance with, or with reference to Fluence's Code of Conduct and Ethics (Fluence Energy 2021)).

2.4 Dubbo Regional Council Requirements

Dubbo Regional Council (Council) has recognised the pending increase in short-term accommodation demand due to current and pending large scale infrastructure, renewable energy and energy storage projects. For instance, the Stubbo Solar stage 2a project (which is located in the Mid-Western Regional LGA) includes the use of short-term accommodation in multiple locations including Dubbo and Wellington in its AES (Accent 2023).

One of the Council's recommendations is the continued collaboration with the NSW Government agencies and EnergyCo to ensure short-term worker accommodation issues are assessed and addressed in all major projects. In 2023, Council commissioned an analysis of short-term worker accommodation needs within the LGA (Delos Delta 2023). The report highlights short-term accommodation shortfalls across four workforce scenarios that extend across 2026 and 2027. Since the publication of this report, a webpage has been added to the Council website, outlining Council's expectations and requirements regarding AES content for State Significant Development (SSD) projects. The webpage can be found at <https://www.dubbo.nsw.gov.au/builders-developers/planning-controls-tools-and-resources/short-term-worker-accommodation>. Council's requirements regarding accommodation and employment strategies are summarised in Table 2.3.

Table 2.3 DRC's webpage-based requirements regarding AES content

Ref	Requirement	Section
1	Be prepared prior to the commencement of construction – construction anticipated to commence in Quarter 3 2025	This AES
2	Be prepared in consultation with Council – AES correspondence is provided in Appendix G	This AES Appendix G
3	Propose measures to ensure this is sufficient accommodation for the workforce associated with the development	Section 6.4 Table 6.12
4	Consider the cumulative impacts associated with other SSD projects in the area. Additional updates were made to the AES were made following correspondence from Council dated 9 May 2025 (regarding DRC Council Report dated 8 April 2025 Item Infrastructure, Planning & Environment Committee 25/24).	Section 6.3
5	Investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible	Section 6.5
6	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. Additional updates were made to the AES were made following correspondence from Council dated 9 May 2025 to align with relevant procedures within the EMS.	Section 7.1 Section 7.2

Correspondence with DRC in July 2024 stated that project proponents *'must not rely entirely on motels, hotels or Airbnb accommodation, as this may negatively impact tourism and existing rental markets'* (DRC 2024 pers. comm.). This AES is consistent with DRC's Major Projects – Accommodation and Employment Strategies webpage requirements shown in Table 2.3 and with additional correspondence received from Council and provided in Appendix G.

3 Project description

3.1 Project construction works

3.1.1 Fluence works

The works to be managed by Fluence will include:

- Construction and operation of electrical infrastructure, including:
 - lithium-ion (Li-ion) batteries inside battery enclosures;
 - power conversion systems (PCS) incorporating inverters and transformers;
 - an aboveground or underground transmission line and connection to the switchyard of the Wellington Substation and associated easement;
 - an on-site substation comprising two 330 kilovolt (kV) transformer bays and ancillary infrastructure; and
 - cabling and collector units.
- Construction/upgrade and maintenance of ancillary infrastructure and mitigative features, including:
 - an upgrade to the existing site access (currently at the intersection of Goolma Road and Twelve Mile Road) to facilitate safer connection to roadway network and to facilitate the entry of larger construction vehicles;
 - upgrades to existing access tracks;
 - control and office building and associated parking;
 - drainage and stormwater management;
 - security fencing, lighting and closed-circuit television;
 - connection to utilities (telecom, sewerage, etc);
 - an Asset Protection Zone (APZ); and
 - planted landscaping around the BESS facility.

External road upgrade works were required in support of the project. These external road upgrades are detailed in Conditions B6 and B7 (Schedule 2) of the CoC. Which state:

“B6. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Goolma Road / Twelve Mile Road intersection and realignment must be completed as per the scope and conditions of the Ungula Wind Farm SSD-6687.

B7. Unless the Planning Secretary agrees otherwise, prior to commencing construction, the Applicant must design and construct the new access road intersection on Twelve Mile Road with Basic Left Turn (BAL) and Short Channelised Right-turn (CHR(s) treatments as shown in Appendix 6 (of Conditions of Consent).

Unless the relevant road authority agrees otherwise, these upgrades must comply with the current Austroads Guidelines, Australian Standards and TfNSW supplements, and be carried out to the satisfaction of the relevant roads authority.”

The Goolma Road / Twelve Mile Road intersection upgrade is being undertaken by external contractors associated with the Ungula Wind Farm Project and is outside the scope of this AES.

3.1.2 Transgrid works

The Principal has engaged Transgrid to connect the Project to their transmission network. This involves certain works that Transgrid must complete to enable the connection. This will involve:

- Upgrade of the Transgrid Wellington Substation, which may include installation of an additional 330 kV switch bay with power transformers, including switchyard bench extension to the south of the existing bench and relocation of security fencing.
- Construction of a 330kV transmission line to connect the Wellington BESS substation to the Wellington Substation

3.2 Project construction schedule

The proposed construction schedule for the Project will be undertaken in three overlapping sections described in Table 3.1. The works are summarised as:

- Section 1 comprises construction of storage system including the civil works for the bench
- Section 2 comprises construction of a substation build by Fluence
- Section 3 comprises construction of the Connection Assets to the Wellington Substation by Transgrid

Following the completion of construction validation testing will commence. Once Connection Validation is completed and the project close out period will begin.

As part of the project closeout period, Fluence will manage the defects liability period which extends over the first two years of operations. Fluence hold a contract with the Principal to operate the facility for a period of twenty years following Practical Completion.

Table 3.1 Construction schedule

Activity	Start	Finish
Section 1 (Substation Construction)		
Civil Works including access track and battery bench	Q3 2025	Q2 2026
Substation Electrical Works	Q1 2026	Q3 2026
Substation handover		Q3 2026
Section 2 (Storage System)		
Material Procurement	Q3 2025	Q2 2026
Civil Works	Q4 2025	Q2 2026
Battery Construction	Q1 2026	Q3 2026
Section 3 (Commissioning)		

Activity	Start	Finish
Commissioning Works	Q3 2026	Q1 2027
R2 Validation Testing		
R2 Validation Testing	Q3 2026	Q1 2027
Project Closeout		
Practical Completion - All Sections		Q1 2027
Defects Liability Period (24 Months)	Q1 2027	Q1 2029

Indicative workforce monthly numbers to complete the activities in Table 3.1 are provided in Table 3.3.

3.3 Hours of operation

In accordance with CoC B15 (Schedule 2) of the DC, unless the Principal and the applicable authority agree otherwise, Fluence and Transgrid and their sub-contractors will comply with the hours outlined in Table 3.2.

As per CoC B16, the following construction, upgrading or decommissioning activities may be undertaken outside these hours without the approval of the Planning Secretary:

- a) commissioning activities that are inaudible at non-associated residences
- b) the delivery or dispatch of materials as requested by the NSW Police Force or other public authorities for safety reasons; or
- c) emergency work to avoid the loss of life, property or prevent material harm to the environment.

Table 3.2 Hours of operation

Day	Normal working hours
Monday to Friday	7:00 am - 6:00 pm
Saturday	8:00 am - 1:00 pm
Sundays	at no time on Sundays
NSW public holidays	at no time on NSW public holidays

Condition of Consent B17 (Schedule 2) allows for variations to construction hours under specific conditions and states:

The hours of construction activities specified in condition B15 of this approval may be varied with the prior written approval of the Planning Secretary. Any request to alter the hours of construction must be:

- (a) considered on a case-by-case or activity-specific basis;
- (b) accompanied by details of the nature and justification for activities to be conducted during the varied construction hours;
- (c) accompanied by written evidence that appropriate consultation with potentially affected sensitive receivers and notification of Councils (and other relevant agencies) has been or will be undertaken;
- (d) accompanied by evidence that all feasible and reasonable noise mitigation measures have been put in place; and
- (e) accompanied by a noise impact assessment consistent with the requirements of the Interim Construction Noise Guideline (DECC, 2009), or latest version.

At the time of preparation of this EMS there are no intentions of varying the Operating Hours, however, the Principal in conjunction with Fluence and Transgrid will continually review the situation and if necessary, apply to the Planning Secretary for a variation.

3.4 Workforce

3.4.1 Construction

The project workforce is expected to comprise:

- **local workers:** workers already resident locally and regionally (as defined in Section 6.1.2) within commuting distance from the Project; anticipated to be approximately 10%¹ of the total workforce based on experience with other renewable energy projects (however, it is anticipated that through ongoing community engagement together with the implementation of the various measures described in this document, local workers engaged on the project may exceed this figure); actions and responsibilities to maximise the local worker component of the project's construction workforce are provided in Table 6.13
- **non-local workers:** workers not resident in the region who will temporarily relocate to the region and reside within it to fulfill work requirements; will make up the remainder of the total construction workforce (with a worst-case estimate of 90%, though this is anticipated to be less).

At the peak of construction, approximately 90 personnel will be on the Project site. AMPYR acknowledges the EIS stated that, at peak of construction, the workforce requirement would be 100. However, after further consideration of requirements, this has been revised to 90.

The estimated number of workers required for the construction phase of the project is provided in Table 3.3 and is shown in Figure 3.1. The Project peak workforce (i.e. when the workforce exceeds 75% of its predicted total) is anticipated to last for an 8-month period between months 11 and 18 (expected to be from May 2026 to and including December 2026).

¹ An example of community engagement conducted to date includes a jobs fair organised by the Proponent and held on 9 April 2025. An estimated 60 to 70 individuals attended the event investigating project-related employment opportunities.

The maximum project workforce is expected to be 90 personnel. Previous experience from local renewable energy projects (e.g. Stubbo Solar located in the neighbouring Mid-Western Regional (MWR) LGA) indicates that the construction phase workforce may be comprised of approximately 10% of local workers (based on experience with other renewable energy projects in the region). This concept has been applied to the total estimated workforce numbers to provide an indication of local worker numbers. At the peak of construction, it is likely that the workforce may contain at least nine local workers. This number is considered as the lower bound as it is anticipated that this number will be higher (given the community employment-related engagement activities undertaken and the size of the local and regional working population (a pool of approximately 28,108 local and regional workers as of the Australian Bureau of Statistics (ABS) 2021 Census (refer to Section 6.1.3)).

Table 3.3 Indicative construction workforce

Month / estimated date	Estimated local workers No. (10%)	Non-local workers No. (90%)	Total workers (No.)
Month 1 / Jul 2025	0	0	0
Month 2 / Aug 2025	1	14	15
Month 3 / Sep 2025	1	14	15
Month 4 / Oct 2025	1	14	15
Month 5 / Nov 2025	2	18	20
Month 6 / Dec 2025	2	18	20
Month 7 / Jan 2026	3	27	30
Month 8 / Feb 2026	3	27	30
Month 9 / Mar 2026	3	32	35
Month 10 / Apr 2026	3	32	35
Month 11 / May 2026	7	63	70
Month 12 / Jun 2026	8	72	80
Month 13 / Jul 2026	9	81	90
Month 14 / Aug 2026	9	81	90
Month 15 / Sep 2026	9	81	90
Month 16 / Oct 2026	9	81	90
Month 17 / Nov 2026	8	72	80
Month 18 / Dec 2026	7	63	70
Month 19 / Jan 2027	3	32	35
Month 20 / Feb 2027	3	32	35

Month / estimated date	Estimated local workers No. (10%)	Non-local workers No. (90%)	Total workers (No.)
Month 21 / Mar 2027	2	23	25
Month 22 / Apr 2027	2	18	20
Month 23 / May 2027	1	9	10

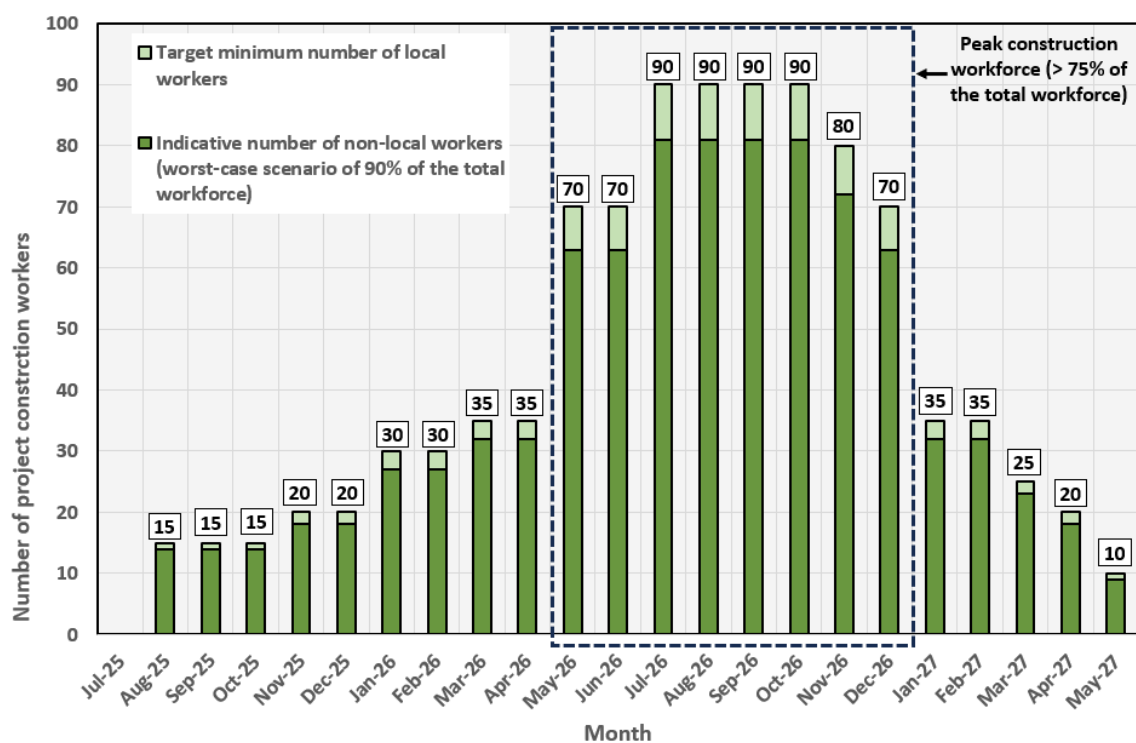


Figure 3.1 Indicative construction workforce

4 Environmental management framework

Fluence and Transgrid will strive for excellence through their commitment to leading practices in environmental management and performance. Implementation of this EMS will assist in minimising the adverse environmental impacts of construction-related activities (and maximising project benefits) by setting out a comprehensive framework for environmental management, mitigation, monitoring and review.

This EMS, in combination with the management plans and subplans that fall under it (see Figure 1.2), outlines the minimum standard to ensure that the Principal, Fluence and Transgrid manage the environmental aspects and impacts of the project in a manner that is planned, controlled, monitored, recorded and audited, using a management system that drives continual improvement.

4.1 Environmental and related policies

Fluence and Transgrid have adopted environmental and related policies which set out their environmental management and other relevant aims, objectives and values. Figures 4.1 and 4.2 show Fluence's HSE and environmental policy statements and Transgrid's environmental policy, respectively.

4.2 General environmental principles

The general environmental principles to be adopted by Fluence and Transgrid for the proposed works are:

- complying with statutory requirements (CoCs and legislation)
- minimising impacts on the community and environment
- the timely and efficient response to any environmental incidents and complaints
- rehabilitation of all disturbed land
- continual monitoring, review and reporting on the environmental impacts of the works
- continual monitoring of accommodation and workforce numbers (as shown in Figure 6.7).

Fluence Global Environmental Policy

At Fluence, our mission is to create a more sustainable future by transforming the way we power our world. We believe in solving problems, building lasting partnerships with our customers, and the importance of the entire power ecosystem in forging a path to making a sustainable future certain.

We have developed an Environmental Policy that is tailored for our business, our customers, and our planet. This Policy demonstrates our dedication to sustainability, regulatory compliance, unwavering environmental stewardship, and continuous improvement. This is demonstrated by the following commitments to:

1. Draw active participation from all Fluence staff, subcontractors, suppliers, and leadership to maintain environmental integrity.
2. Undertake all business activities in a safe and professional manner.
3. Build and maintain facilities throughout the world with adherence to environmental standards and strict safety practices.
4. Minimize and, where practical, eliminate any adverse impact on the environment arising from routine business activities.
5. Meet or exceed all pertinent legal and client requirements to preserve environmental stewardship.
6. Promote responsible energy and water use, and waste management practices in all business, subcontractor, partner, and supplier operations.
7. Maximize reduction, reuse, and recycling of construction materials, and ensure environmentally responsible disposal of all waste in business activities.
8. Minimize the environmental impact of hazardous materials and dangerous goods in all activities.
9. Foster continuous improvement based on the concept of Plan-Do-Check-Act, consistent with ISO 14001:2015 methodologies.
10. Make appropriate resources available to manage environmental impacts and ensure roles and responsibilities are defined.
11. Ensure that the Fluence Environmental Policy is easily accessible to all staff and subcontractors, and that they are provided with the necessary training to effectively apply the policy and adhere to all pertinent regulations, in all activities.



Julian Nebreda / President & Chief Executive Officer, Fluence /

Transforming the way we power our world.

1

Figure 4.1 Fluence Environmental Policy

Environment Policy



The Transgrid Group is committed to conducting its activities and services in a manner that protects the environment, prevents pollution, meets our compliance obligations, and supports the development of a green energy future. Transgrid actively supports and encourages employees and contractors to consider the environmental impact of their daily activities, aligning with our commitment to sustainability.

The Environment Policy covers all activities and services undertaken by the Transgrid Group including the planning, building and operation of infrastructure, ongoing management of these assets and their decommissioning.

We aim to enhance our systems and processes in a manner that promotes continuous improvement in environmental management and performance which will lead to the achievement of good industry practice and a reduction in our environmental footprint.

In meeting these commitments, Transgrid:

- Maintains an Environmental Management System that provides the framework for setting and reviewing our environmental objectives and targets, including the implementation, monitoring and review of these objectives and targets, as well as facilitating continuous improvement in environmental performance.
- Continues to develop systems that recognise sensitive environmental and cultural sites on or near our infrastructure and provides processes to manage our activities with the aim of preventing environmental harm or adversely impacting the environment.
- Integrates environmental management considerations into the planning, design, siting, construction, maintenance, operation, decommissioning, and disposal of all Transgrid assets.
- Provides environmental training, assessment, and authorisation under our Environmental Management System to employees and contractors to enable them to perform their duties in an environmentally sensitive manner.
- Engages with the community, customers, employees, government, and other stakeholders regarding potential environmental or cultural impacts associated with our plans and activities.
- Pursues opportunities to maximise resource efficiencies and reduce the generation of waste through reduction, reuse and recycling programs.
- Identifies, sets, and monitors realistic environmental performance measures and communicates them to all employees and stakeholders.

Approved by: Brett Redman, CEO, February 2022

Official



Figure 4.2 Transgrid Environment Policy Statement

5 Organisational structure, roles and responsibilities

5.1 Key stakeholders

The stakeholders for the Wellington South Battery Energy Storage System project include regulators, project delivery partners and community stakeholders. Table 5.1 lists the key stakeholders.

Table 5.1 Key stakeholders

Regulators	Project stakeholders	Community stakeholders
<ul style="list-style-type: none"> DPHI Dubbo Regional Council Registered Aboriginal Parties (RAPs) NSW Rural Fire Service (NSW RFS) Department of Climate Change, Energy, the Environment and Water (DCCEEW) (Commonwealth) Transport of NSW (TfNSW) SafeWork NSW Essential Energy 	<ul style="list-style-type: none"> AMPYR Australia Fluence Energy Incorporated Transgrid Balance of Plant (BoP) Contractor Operations and Maintenance (O&M) Contractor Specialist subcontractors Specialist consultants Transport and logistics companies Project financiers/ investors Civil contractor for access road construction 	<ul style="list-style-type: none"> Local accommodation providers Local business owners Local employers Local suppliers Local employees Local not for profit and community support organisations incl social investment recipients Traditional Owners and First Nations peoples Host land holders Neighbours

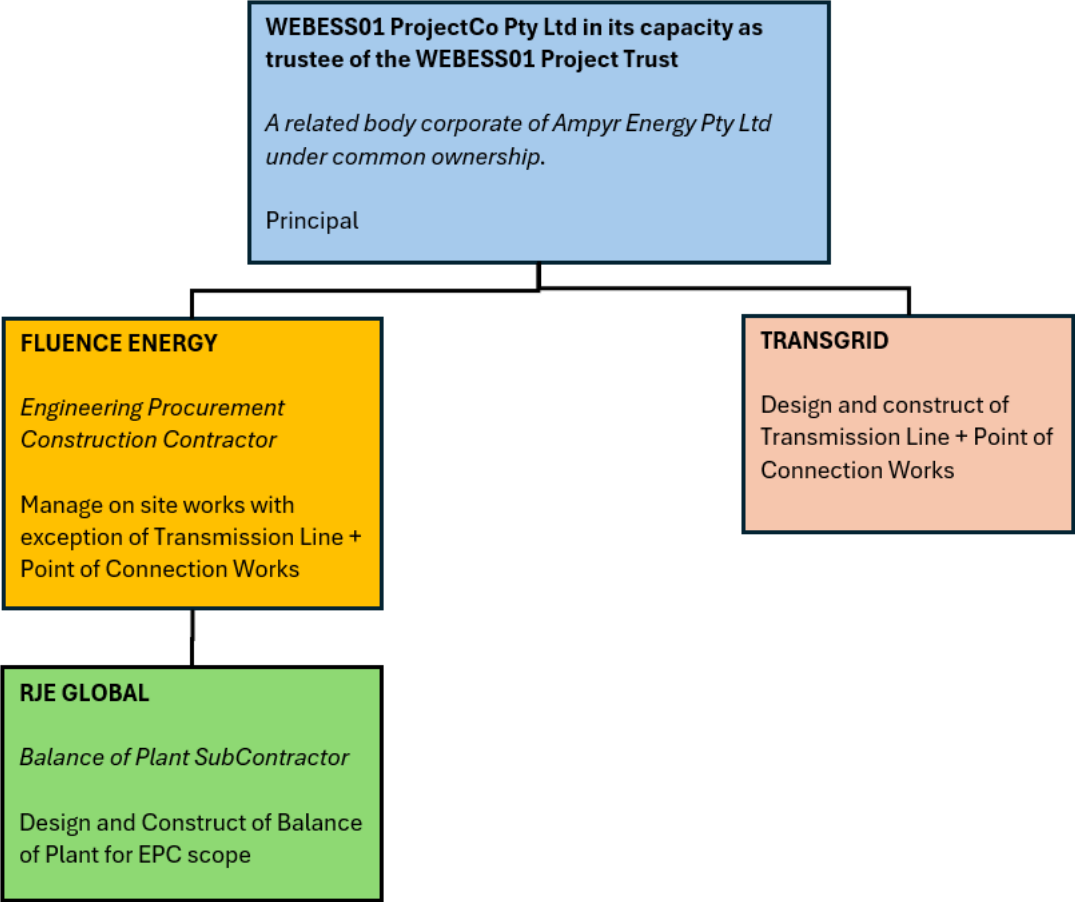
5.2 Project organisational roles and responsibilities

Knowledge of the organisational structure of the Project is important when it comes to understanding the roles and responsibilities of the various Project stakeholders.

Figure 5.1 is a schematic showing the organisational relationship between the Principal as Project proponent, Fluence as EPC contractor, Fluence's balance-of-plant (BoP) subcontractors, and Transgrid as the contractor for the connection to the transmission network. The figure also shows the contractors for the Stage 1 road construction works.

The Twelve Road access road intersection will be directly managed by the Principal.

Figure 5.1 Project organisational structure



5.2.1 Applicant (Project Proponent)

AMPYR Australia Pty Ltd (AMPYR) is the Project's proponent and is referred to as the Principal

5.2.2 EPC Contractor

The Principal has engaged Fluence as the EPC contractor to undertake the works described in Section 3.1.1.

As the EPC contractor for the Project, Fluence will design, procure, construct and commission the Battery Energy Storage System for the Principal.

5.2.3 BoP Contractors

Fluence will engage a BoP contractor to assist with the delivery of the works.

5.2.4 Substation construction contractor

The Principal has engaged Transgrid to connect the Project to the transmission network as described in Section 3.1.2.

5.3 Roles and responsibilities

The roles that AMPYR, Fluence and Transgrid have assigned to the project are described below.

5.3.1 AMPYR project manager

The Principal's Project Manager is to ensure that the works that are the subject of this plan are undertaken according to the CoCs of Development Consent SSD 10452 and commitments outlined in the EIS.

The Principal's Project Manager is also responsible for engaging Fluence and Transgrid to undertake the works. In addition, the Principal's Project Manager will provide safety and environmental advice to the project team and engage with the regulators and the community.

5.3.2 AMPYR Community Relations Officer

AMPYR's Community Relations Officer will maintain project-related communications with stakeholders and the local community in accordance with relevant management plans including alignment with local TAFE to promote job opportunities on the project and exploration of local employment and business opportunities.

The Community Relations Officer will be responsible for monitoring of the effectiveness of the strategy per condition B35c.

5.3.3 Fluence management team

The key roles to be filled by Fluence as EPC contractor include a project manager, and a health, safety and environment (HSE) advisor.

The role of principal contractor will be nominated to Fluence's Balance of Plant subcontractor, so the BOP subcontractor will nominate the key roles of health, safety and environment (HSE) manager, and construction manager and site manager.

Lead Project Manager

The Fluence Lead Project Manager is responsible for the preparation of preconstruction constructability assessment, budget control, contract administration, planning subcontractor work, tendering and award, subcontract issuance, subcontractor liaison, change management, safety management, and district and owner reporting.

5.3.4 Fluence BoP subcontractors

Each of Fluence's BoP subcontractors will have their own HSE management with an obligation to plan, organize and implement training for their workers. The Fluence HSE manager will liaise with subcontractor HSE representatives to assist in achieving outcomes.

BoP subcontractors will nominate an individual(s) who will familiarise themselves with, and implement, this AES in accordance with Fluence's requirements.

Lead Construction Manager

The BoP Lead Construction Manager has the responsibility to plan, coordinate and supervise all on-site functions to ensure that the project is constructed in accordance with design and quality expectations, within the stipulated budget and schedule. Develop and execute quality control plans, inspect work for conformity to specifications and arrange for correction of defects/ deficiencies. The Lead Construction Manager will also manage site communication between the construction team and project managers.

Health, Safety and Environment Manager

The BoP HSE Manager is responsible for direct supervision of the district HSE supervisors and coordinators on all major projects as well as conducting project audits and inspections. The HSE Manager is also responsible for:

- ensuring the safety training of all construction staff (in consultation with subcontractor HSE representatives)
- managing all field aspects of the project's budget, schedule, safety and general performance
- providing proactive leadership in:
 - health, safety and environment, including construction procedures and safe work, and job safety analysis
 - and project planning and execution.

Construction Manager

The BoP Construction Manager is accountable to and draws authority from the Lead Construction Manager. The Construction Manager is responsible for building excellent relationships with peers, supervisors, direct reports, clients, trade contractors, and consultants.

Design and Commissioning Manager

The BoP Design and Commissioning Manager is responsible for managing the safe energisation of plant.

5.3.5 Transgrid management team

The key roles to be filled by Transgrid in connecting the Project to the connection assets and transmission network used by Transgrid include a project manager, a HSE manager, a construction manager and a site manager. Their roles are described below.

Project Manager

The Transgrid Project Manager is responsible for the preparation of preconstruction constructability assessment, budget control, contract administration, planning subcontractor work, tendering and award, subcontract issuance, subcontractor liaison, change management, safety management, and district and owner reporting.

Construction Manager

The Transgrid Construction Manager has the responsibility to plan, coordinate and supervise all on-site functions to ensure that the project is constructed in accordance with design and quality expectations, within the stipulated budget and schedule. Further responsibilities include quality control plan development and execution, inspect work for conformity to specifications and arrange for correction of defects/ deficiencies. The Construction Manager will also manage site communication between the construction team and project managers.

Health, Safety and Environment Manager

The Transgrid HSE Manager is responsible for direct supervision of the district HSE supervisors and coordinators on all major projects as well as conducting project audits and inspections. The HSE Manager is also responsible for planning, organising and implementing safety training of all construction staff.

Site Manager

The Transgrid Site Manager is accountable to and draws authority from the Construction Manager and is responsible for building excellent relationships with peers, supervisors, direct reports, clients, trade contractors, and consultants.

Commissioning Manager

The Transgrid Commissioning Manager is responsible for managing the safe energisation of plant and the safe connection of the Project to the connection assets and transmission network used by Transgrid.

5.4 Environmental management system

As required under the contract with the Principal, Fluence and Transgrid will develop and implement a Construction Environmental Management Plan (CEMP) for their works. The HSE Management Plan (HSEMP) will establish a set of minimum HSE requirements for the works and ensure that HSE management is in line with good industry practices and legislative requirements.

The CEMP describes in detail how environmental management will occur on the Project.

A component of the HSEMP will be an environmental management system, developed using the approach of the AS/NZS ISO 14001a standard. A well designed and carefully implemented environmental management system provides an important framework for environmental management activities and is discussed in detail in the HSEMP.

Fluence and Transgrid will implement environmental management systems consistent with that outlined below and the requirements of the Principal.

This environmental management system is a five-step iterative system which comprises the documented systems and processes used for the safe construction, operations and decommissioning of the Project. The system enables hazards to be identified and assessed to eliminate or minimise the risk of impact to the environment to a level that is As Low As Reasonably Practical (ALARP) throughout the construction of the project. The five step environmental management system is discussed in detail in Section 4.6 of the EMS and includes:

- Step 1 – Policy establishment
- Step 2 – Planning
- Step 3 – Implementation
- Step 4 – Checking and correction
- Step 5 – Review

5.5 This AES is one of the required subplans of the CEMP (that latter being an EMS requirement).

The purpose of this AES is to provide an overarching strategy to enable the Wellington South BESS, the EPC Contractor and subcontractors to meet management obligations regarding social impacts and opportunities specifically relating to project workforce accommodation and employment. The relationship between the CEMP and the environmental management plans and subplans required for the construction and operation of The Project, including this AES, are shown diagrammatically in Figure 1.3.

Fluence and Transgrid will create and maintain a risk register that will be used to record identified hazards, risk assessment and risk control methods.

Risk assessments will be undertaken by Fluence and Transgrid that consider all HSE risks associated with the works. The risk assessments will be used to populate HSE risk registers. The risk registers will specifically include, identify and address environmental risks. The risk assessment process will be broadly consistent with the *ISO 31000, Risk management* standard (or Australian Standard equivalent).

The risk registers will be live documents that are consistently updated as the works progress, with risks and control methods added, reviewed, modified and retired as appropriate.

5.6 Emergency response

An Emergency Response Plan (ERP) has been prepared setting out the actions to be followed by Fluence and Transgrid in the event of an emergency, including safely evacuating site

personnel; notifying emergency services, potentially affected, community and regulators, and hazard response/containment.

The ERP has been informed by a Fire Safety Study (FSS). A Bushfire Management Plan has also been prepared and is appended to the ERP.

5.7 Document management system

Fluence and Transgrid will implement a web-based project and document management systems for project correspondence, including the communication and transmittal of all information requests and responses and the issue of all drawings and documents and the review and approval of the same.

The system shall maintain document registers which list all documents and drawings including those in relation to environmental management such as:

- environmental management plans and subplans, including this AES
- aspects and impacts register
- risk register
- standards, codes and guidelines
- environmental procedures
- incident and non-compliance reports
- monitoring, inspection and auditing reports
- community engagement database and complaints register
- safety data sheets
- the Principal and regulator correspondence.

The system will record information including:

- title, document number and revision
- review status
- date of approval.

Accommodation and employment metrics are described in Table 7.1. The following registers shall be maintained to enable the assessment and monitoring of AES-related metrics:

- project workforce and accommodation requirements forecasts (up to 8 weeks in advance on a rolling basis)
- major events calendar (to assist in planning accommodation requirements and logistics scheduling)
- an accommodation database (updated monthly)
- expressions of interest register regarding accommodation provision, business opportunities and employment
- pending schedule of AES-related engagement (e.g. stakeholders including but not limited to Council, EnergyCo/ACERZ, local indigenous groups and organisations, local business chambers/networks, local training and recruitment establishments, nearby renewable energy proponents etc.) together with engagement documentation (such as emails and meeting minutes).

- project construction workforce composition data to enable construction workforce metrics analysis (described in Table 7.1).

These registers and data will be assessed regularly to monitor AES attainment of the metrics described in Table 7.1.

5.8 Administrative conditions

Schedule 2 of the DC sets out administrative conditions, a number of which are relevant to the works of Fluence and Transgrid, as outlined below (where not covered earlier in this EMS).

5.8.1 Terms of consent

In accordance with CoC A2 – A4, Fluence and Transgrid will assist the Principal in complying with any relevant requirement/s of the Planning Secretary arising from the Department’s assessment of:

A2 The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) generally in accordance with the EIS; and
- (d) generally in accordance with the Development Layout in Appendix 1 (of Conditions of Consent).

A3. The Applicant must comply with any requirement/s of the Planning Secretary arising from the Department’s assessment of:

- (a) any strategies, plans or correspondence that are submitted in accordance with this consent;
- (b) any reports, reviews or audits commissioned by the Department regarding compliance with this consent; and
- (c) the implementation of any actions or measures contained in these documents.

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

5.8.2 Upgrading of Batteries and ancillary infrastructure

In accordance with CoC A6, the Principal may upgrade the battery storage and ancillary infrastructure on site provided these upgrades remain within the approved development footprint of the site. Prior to carrying out any such upgrades, the Applicant must provide revised layout plans and project details of the development to the Planning Secretary incorporating the proposed upgrades.

5.8.3 Structural adequacy

In accordance with CoC A7, Fluence and Transgrid will ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the *Building Code of Australia*.

5.8.4 Demolition work

In accordance with CoC A8, Fluence and Transgrid will ensure that all demolition work on site is carried out in accordance with Australian Standard *AS 2601-2001: The Demolition of Structures*, or its latest version.

5.8.5 Protection of public infrastructure

In accordance with CoC A9, unless Fluence and the applicable authority agree otherwise, Fluence and Transgrid will:

- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development relocate,
- (b) or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

5.8.6 Operation of plant and equipment

In accordance with CoC A10, Fluence and Transgrid will ensure that all plant and equipment used on site, or in connection with the development, is:

- (a) maintained in a proper and efficient condition; and operated in a proper and efficient manner.
- (b) operated in a proper and efficient manner.

6 Accommodation and employment

6.1 Social and economic context

6.1.1 Regional setting

The Dubbo Regional (DR) LGA was gazetted in 2016 through a merger of the City of Dubbo and Wellington LGAs. It covers an area of 7,534 km² and extends from Eumungerie in the north, Kerr Creek in the south, Twelve Mile in the east and Minore in the west and encompasses the major hubs of Dubbo and Wellington. Dubbo is the regional service centre, supporting the surrounding townships and the region's diversified economy (TfNSW 2024a). The town of Wellington (the closest town to the project) is located to the east of the Mount Arthur Reserve near where the Macquarie and Bells rivers meet. Villages within the DR LGA include Ballimore, Euchareena, Eumungerie, Geurie, Mumbil, Stuart Town and Wongarbon. The Wiradjuri People are the original inhabitants and custodians of all land and water in the LGA.

The DR LGA is well serviced by road, rail and air infrastructure. Major roads include the Mitchell Highway (A32), Newell Highway (A39) and Golden Highway (B84). The Dubbo City Regional Airport is around 45 km away from the project site and is serviced by flights from Jetstar, Link Airways, Qantas and Virgin Australia, connecting to Melbourne, Sydney, Ballina, Brisbane, Walgett, Bourke and Broken Hill. Wellington town has also an operational aerodrome (also known as Bodangora Airport) able to cater for small private aircraft.

The Main Western Railway traverses the LGA between Kerrs Creek and Dubbo, where it turns west, with stations at Dubbo, Geurie, Wellington and Stuart Town. The Dubbo Coonamble Railway branches north from Dubbo and the Dubbo Merrygoen Railway branches east. The Molong Dubbo Railway, which runs generally parallel to the Main Western Railway to the west, is inactive.

The LGA is served by the Fletcher International intermodal hub (TfNSW 2024) which supports logistics for abattoir products, mining exports, cement imports, fertilizer imports, grains, pulses, cotton lint and cottonseed, with capacity to expand into new products.

The region supports a healthy and growing tourism industry. There was an average of approximately 730,000 domestic day visitors and 620,000 domestic overnight visitors in 2023 and 2024 (DRC 2025a). Attractions include the Taronga Western Plains Zoo, Western Plains Cultural Centre, museums, holiday parks, Goobang National Park, historical homesteads, Wellington Caves and Lake Burrendong.

There is a large student population within the LGA as there are two TAFE NSW sites and the Charles Sturt University campus in Dubbo and a TAFE NSW campus in Wellington.

The Dubbo Region has been designated by the NSW government as a critical minerals hub and is home to an advanced critical minerals project. The critical minerals project is expected to generate up to 1,000 jobs during construction with approximately 270 jobs when operational (Mining Technology 2024).

The LGA has a strong economy spread over many industries including mining, agriculture, manufacturing and social assistance.

The DR LGA is also located within the Central-West Orana renewable energy zone, one of five REZs within NSW.

6.1.2 Study area

The study areas as defined in the Social Impact Assessment (SIA) prepared for the EIS have been retained for the purposes of this AES. These areas are based on Australian Statistical Geography Standard digital boundaries used by the Australian Bureau of Statistics (ABS)) and are as follows in decreasing spatial size scales (EMM 2022b):

- State of NSW
- Regional study area – Dubbo Regional LGA
- Local study area – comprised of Wuuluman, Montefiores and Wellington State Suburb Classifications (SSCs)

A 60-minute travel (by motor vehicle) isochrone using the project site as the point of origin has been calculated using the TravelTime plugin interface on a QGIS platform. It is shown along with the local and regional study areas in Figure 6.1. A maximum commute time of 60 minutes is selected to align with the NSW government's *'Fatigue Management: Guidance for the NSW mining, petroleum and extractives industries'* (NSW Resources Regulator 2019). It is likely that local workers residing within the commute radius will not require accommodation, though it is possible that workers living beyond this theoretical boundary may elect to commute for longer than 60 minutes.

Project-related health and safety issues include worker fatigue, which can be caused range of factors such as potentially long commutes to site if local workers were accommodated beyond the 60-minute commute by vehicle radius (e.g. Orange, Narromine, Parkes or Gilgandra (71, 74, 75 and 80-minute commute respectively). SafeWork NSW outlines employer and worker responsibilities related to workplace fatigue (SafeWork NSW 2025). Driver fatigue risks and management measures as well as a driver code of conduct are documented in Project management plans, including the Traffic Management Plan (TMP) [1541-PLN-INF-00-004]. The TMP includes fatigue management actions such as not driving for more than two hours without taking a break. A fatigue awareness and management module is included in the site induction process. If groups of non-local workers are accommodated beyond the 60-minute commute radius, shuttle buses may be provided to transport these workers to and from the project site to reduce the risk of fatigue.

Fatigue management regarding project infrastructure deliveries is regulated by the *Heavy Vehicle National Law* and commenced in NSW in February 2016. Subordinate legislation including the *Heavy Vehicle (Fatigue Management) National Regulation (NSW)* and applies to trucks and truck combinations over 12 tonnes (gross vehicle mass). Project infrastructure deliveries will comply with all legislative requirements.

The Project will have various impacts on these study areas and more widely at the state-level and further afield. These impacts include:

- the use of transport infrastructure (road and rail for locating project infrastructure to site)

- workforce - sourcing and movements (daily commute to and from the project together with periodic commutes home if not residing locally)
- sourcing of goods and services
- economic benefits.

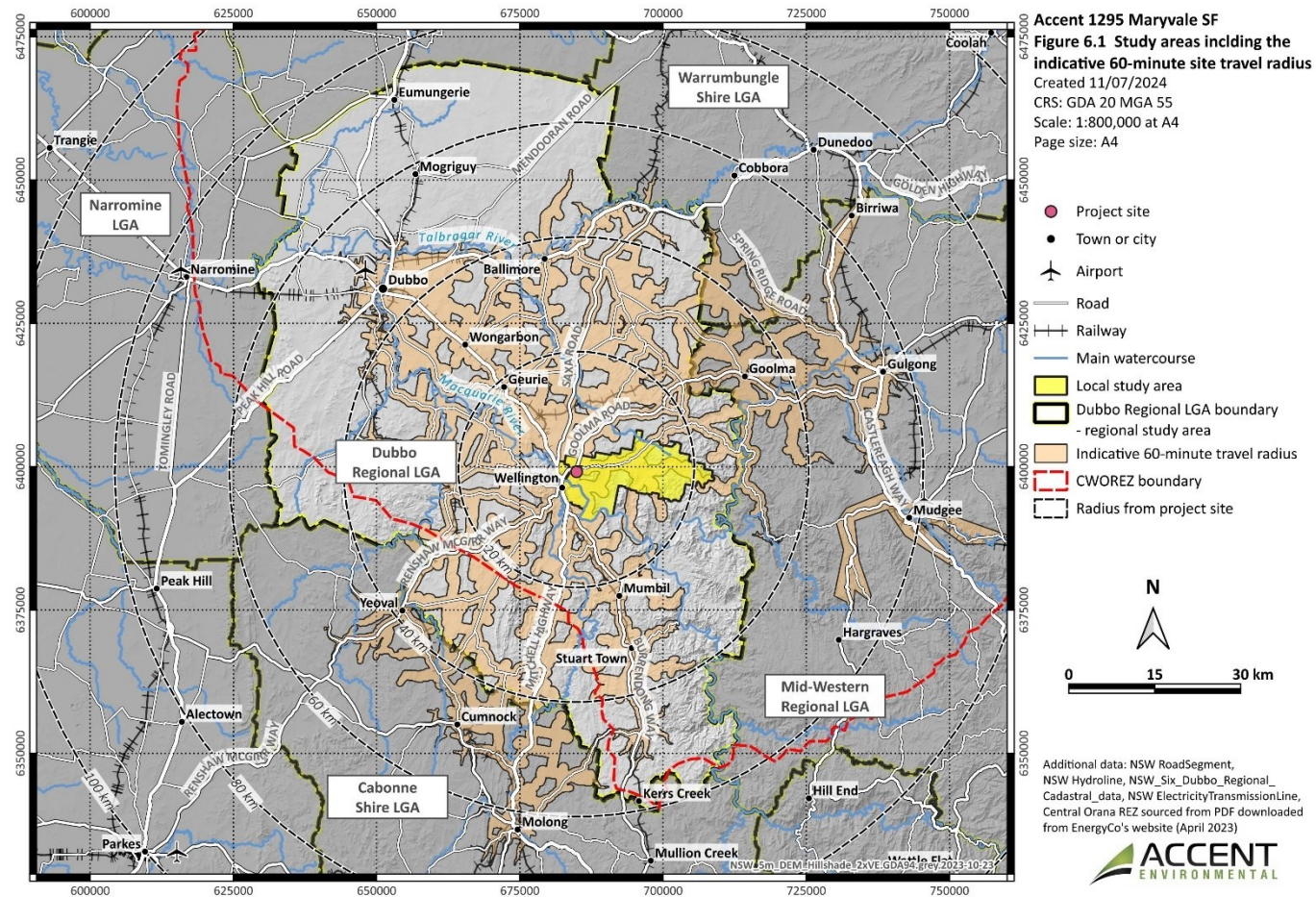
Towns within a 60-minute commute by vehicle are shown in Table 6.1.

Table 6.1 Localities within a 60-minute commute radius of the project site

Location	LGA	Population (ABS 2021 Census)	Proximity to the project	
			km	minutes
Wellington (SAL)	DR LGA	4,096	5	6
Geurie (SAL)	DR LGA	706	22	15
Wongarbron (SAL)	DR LGA	814	32	22
Mumbil (SAL)	DR LGA	298	30	25
Stuart Town (SAL)	DR LGA	241	39	31
Yeoval (UCL)	Cabonne Shire LGA	221	46	34
Dubbo (UCL)	DR LGA	38,783	50	36
Gulgong (UCL)	MWR LGA	2,057	68	46
Mudgee (UCL)	MWR LGA	11,563	86	58

Data sources: ABS 2021a and ABS 2021e to l.

Figure 6.1 Study area and indicative 60-minute commute radius



[insert pdf]

6.1.3 Socioeconomic context

The following sections review the socioeconomic findings of the SIA (EMM 2022b) (which are based on ABS 2016 Census data) and the latest ABS Census data (2021) to determine if there have been any changes which may have a bearing upon this AES.

Demographics

The total population of the local area has increased from 5,445 people in 2016 by 140 to 5,585 people in 2021 (ABS 2021b, c and d). The majority of this population resides in Wellington (4,096 people; a modest population increase of 19 people), 859 people in Wuuluman (an increase of 83 people) and 630 residing in Montefiores (an increase of 38 people). Approximately 45.5% of the population are female and 55.4% are male at the local level, and 50.6% and 49.4% respectively at the regional scale.

At the time of the ABS 2021 Census, Aboriginal and/or Torres Strait Islander people comprised 29.2% of the population at the local level and 16.6% of the population regionally (ABS 2021a, b, c and d). Wuuluman SSC continued to have a significantly higher proportion of people identifying as Aboriginal and/or Torres Strait Islander (36.7%), though 11% lower than the 2016 ABS figure (47.8%) (EMM 2022b). This proportion continued (compared to the ABS 2016 Census data cited in the SIA (EMM 2022b)) to be significantly higher than that for the state.

The 2041 population projection data for the regional area have been revised upwards from 58,777 (average annual increase of 0.6%) to 63,599 (0.78% average annual increase). It is possible that some of these additional people may seek employment in the renewable energy sector.

The local area continues to have a higher proportion of the population aged 65 years and over (19.5%) (ABS 2021 b, c and d) compared to the region (17.3%) and the state (17.7%) (ABS 2021a). The median ages in the 2021 Census for Wellington, Wuuluman and Montefiores are 41, 35 and 39 years, respectively, with the corresponding median age for the DR LGA of 36 years and 39 years at the state scale (ABS 2021a to d). The median age in Wuuluman has increased by 3 years, but has decreased by 2 years in Wellington and 1 year in Montefiores.

The increase in local populations may expand the pool of workers available for the project.

Socio-economic disadvantage

The ABS measures socio-economic advantage and disadvantage using a series of four socio-economic indexes for areas (SEIFA). Multiple ABS Census data subsets are used as inputs to generate the SEIFA indexes at various scales including LGA and SSC. Low index, ranking and decile values represent areas of most disadvantage and high index, ranking and decile values represent areas of least disadvantage.

Each index focuses on a specific parameter as follows:

- Index of Relative Socio-Economic Disadvantage (IRSD)
- Index of Relative Socio-Economic Advantage and Disadvantage (IRSAD)
- Index of Education and Occupation (IEO)
- Index of Economic Resources (IER)

The SIA document cites SEIFA data for the Wuuluman, Wellington and Montefiores SSCs and the Dubbo LGA. Since the ABS Census in 2016, Wellington SSC continues to have the highest levels of socio-economic disadvantage with the deciles remaining at 1 for each SEIFA index (ABS 2023a) compared with those for Wuuluman, Montefiores and Dubbo. There is likely to be a higher proportion of households with low income, residents without qualifications and a higher number of unemployed people (EMM 2022b) in the Wellington SSC compared with the other ABS statistical areas mentioned. Since the 2016 Census, the SEIFA deciles for Wuuluman have improved for the IRSD and IRSAD indexes (increasing from 7 to 9 and 8 to 9 respectively); Montefiores has experienced improvements in IRSD and a decline in IEO (4 to 6 and 4 to 2 respectively for the same period. Since 2016, the DR LGA has experienced improvements in IRSD, IRSAD, and IEO (all moving from 5 to 6) with no change in IER (ABS 2023b). However, the input parameters for these indexes changed between the SEIFA 2016 and SEIFA 2021 releases and therefore the data sets are not directly comparable.

It is possible that the project could lead to improvements in the SEIFA indexes particularly for Wellington in terms of economic inputs locally together with potential training and employment opportunities.

Index of Household Advantage and Disadvantage

The ABS Index of Household Advantage and Disadvantage (IHAD) summarises relative socio-economic advantage and disadvantage for households² (rather than individuals as in the SEIFA indexes). IHAD, which is similar to IRSAD (a SEIFA index) was released in February 2025 and is based on ABS Census 2021 data. Household level socio-economic advantage and disadvantage varies within areas. IHAD quartiles summarise the diversity of area level advantage and disadvantage at household level. The IHAD data is published at SA1, SA2 and states and territories resolutions.

All occupied household IHAD scores are ranked from lowest to highest score. The lowest 25% of households are assigned a quartile value of 1. The next lowest 25% of households are assigned a quartile value of 2. This progression continues until the highest 25% of households are assigned a quartile value of 4. Quartile 1 indicates relatively greater disadvantage and a lack of advantage in general. IHAD data at the SA1 and SA2 resolutions are shown in Table 6.2 and at the SA2 resolution in Figure 6.2.

Table 6.2 IHAD quartiles at the SA2 resolution

SA2 Area	Percentage of households in the IHAD quartiles (Q)				No. occupied dwellings	SEIFA IRSAD quartile
	Q 1	Q2	Q3	Q4		
Dubbo Surrounds	18.9	20.9	32.3	27.7	1,896	3

² A household is defined as one or more persons, at least one of whom is at least 15 years of age, usually resident in the same private dwelling.

SA2 Area	Percentage of households in the IHAD quartiles (Q)				No. occupied dwellings	SEIFA IRSAD quartile
	Q 1	Q2	Q3	Q4		
Dubbo - West	29.6	25.7	24.7	19.7	3,352	2
Dubbo - South	28.6	25.6	24.7	21.1	7,295	2
Dubbo - East	28.6	25.9	25.7	19.7	3,642	2
Wellington	41.9	25.6	20.6	11.8	2,917	1

Source: ABS (2025)

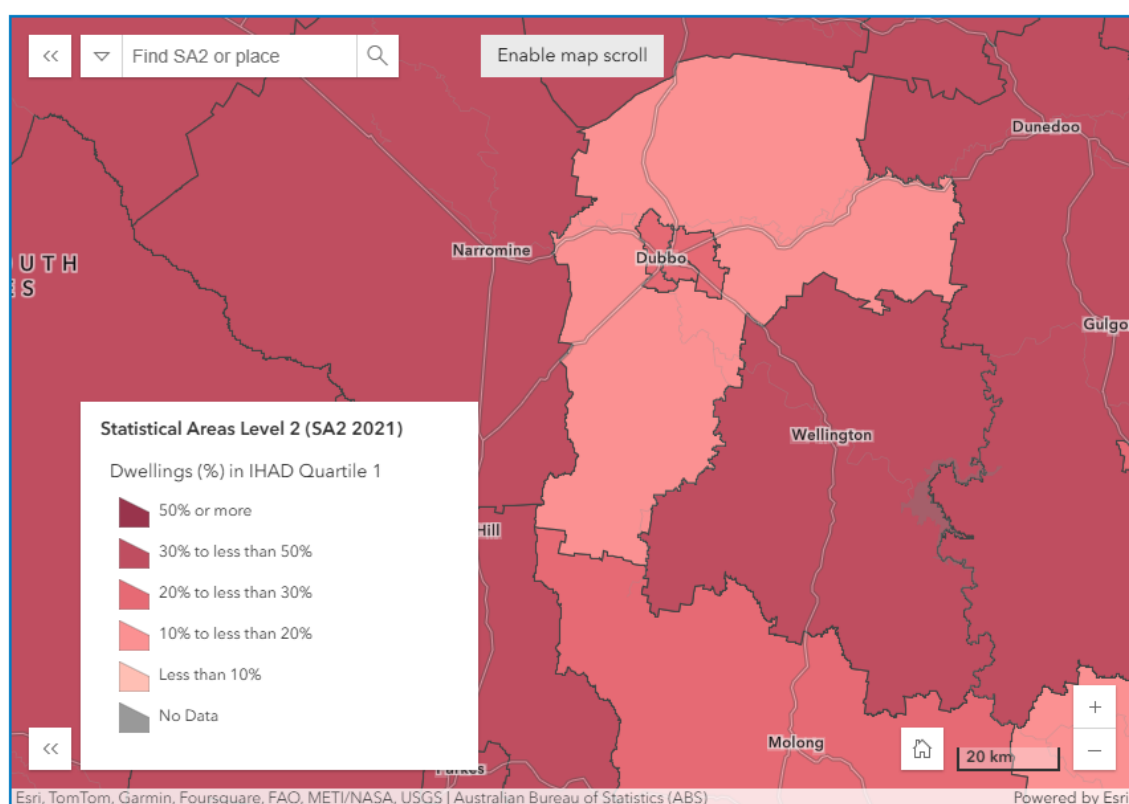


Figure 6.2 Percentage of dwellings in SA2 areas within the DR LGA

Source: ABS (2025) IHAD webpage interactive map - Proportion of dwellings in IHAD quartile 1 by Statistical Areas Level 2

The IHAD data shows that the percentage of dwellings in Quartile 1 for the Wellington SA2 area is between 30% and 49.9% whilst that of Dubbo and surrounds is much lower at 18.9%, with the percentages being placed in the 20% to 29.9% bracket for the Dubbo-East, -South and West areas. This suggests that a precautionary approach should be adopted regarding the pursuit and acquisition of rental dwellings as the IHAD (and SEIFA) data suggests that construction workforce competition for limited rental stock could increase the risk of weekly

rental rate hikes, which would have economic implications for an already disadvantaged population.

Household income

The median weekly incomes at local and regional scales are presented in Table 6.3. The highest and lowest incomes for the ABS 2021 Census are shown in green and red texts, respectively.

Table 6.3 Median weekly incomes

Location	Personal income		Family income		Household income	
	2016	2021	2016	2021	2016	2021
Wuuluman SSC	No data	\$822	No data	\$2,200**	\$1,625	\$2,041**
Montefiores SSC	\$699	\$869**	\$1,327	\$1,937	\$1,125	\$1,640
Wellington SSC	\$458	\$552 [#]	\$1,040	\$1,298 [#]	\$781	\$975 [#]
DR LGA	No data*	\$837	No data*	\$1,969	No data*	\$1,569

Data sources: ABS 2016a, b and c; ABS 2021a, b, c and d.

*DR LGA was gazetted in 2016 through a merger of the City of Dubbo and Wellington LGAs

**Highest incomes (green text)

[#]Lowest incomes (red text)

As of the ABS Census 2021, Wellington SSC has the lowest personal, family and household incomes. Wuuluman SSC has the highest family and household incomes whilst Montefiores SSC has the highest personal income. The differences between the highest and lowest incomes (per week) are as follows:

- personal income – \$317
- family income – \$902
- household income – \$1066.

It is possible that the Project may positively influence median weekly incomes, particularly for the Wellington population, particularly if suitable project employees can be sourced from the SSC.

Workforce overview

Workforce qualifications

ABS 2021 Census data shows that the percentage of the population with non-school qualifications continues to be lower in the local area (approximately 23.2%) compared to regional (44.5%) and state levels (52.2%) (EMM 2022b, ABS 2021a to d). These figures likely reflect that the main occupations at the local level are those which do not require tertiary-level qualifications (technicians, labourers and trade workers). The lower rates of secondary schooling completion cited in the SIA continue to prevail at the local area scale, making it difficult for those individuals to directly enter university programs.

Unemployment

In 2021, unemployment rates at the local level were generally higher than the regional (3.6%) and state levels (4.9%) (ABS 2021a), with unemployment in Wellington recorded at 8.2% and 5.7% in Montefiores, (though an unemployment rate of 0.0% was reported in Wuuluman (ABS 2021b to d). However, at the Statistical Area (SA) level 2 scale, the Small Area Labour Markets unemployment data for the September 2024 quarter shows that unemployment rates have increased relative to the corresponding rates for Q1 and Q2 2024. The unemployment rate in the Wellington SA2 area is higher than the other SA2 areas within the DR LGA (Jobs ad Skills Australia (JSA) 2024):

- Dubbo – East: 2.3%
- Dubbo – South: 1.4%
- Dubbo – West: 2.8%
- Dubbo Surrounds: (DR LGA excluding Dubbo East, West and South and Wellington): 0.7%
- Wellington – 4.0%.

Higher unemployment levels at the local level can suggest there is a slightly larger pool of suitable individuals available for employment by the Project.

Workforce occupations

As of the 2021 Census, the labour force size (persons between the ages of 15 and 65 years) in the local study area was 1,774 people, forming 31.8% of the local population (ABS 2021b to d). At the regional scale, 26,334 people or 60.7% of the population participated in the workforce. A lower proportion of the local population participates in the workforce compared to the regional population. The pool of workers potentially available to the project at the local scale is significantly lower than at the regional scale.

Almost 75% of Australian jobs in the renewable energy sector over the next 15 years are likely to be available for labourers, trades, technicians and professionals; with electricians, electrical trade assistants, mechanical trades and technicians, finance, business, legal and planning professionals and administrative staff generating the largest number of jobs (Briggs *et al* 2020). Occupation groups considered relevant to the Wellington South BESS are shown in Table 6.4. These occupation groups are based on the relevant occupation list provided in JSA's Clean Energy Capacity Study (JSA 2023).

Table 6.4 *Directly relevant occupation groups by employment at local and regional scales*

Occupation	Local	Regional	Total
Managers	149	3,133	3,282
Professionals	196	4,648	4,844
Technicians and trade workers	211	3,356	3,567
Machinery operators and drivers	138	1,580	1,178
Labourers	268	2,692	2,960

Data sources: ABS 2021a, b, c and d

The occupation's data shown in Table 6.4 suggests the skill sets of the local and regional workforces are suited to meet the requirements of the project. However, as the renewable energy projects proposed for the CWOREZ transition through the approvals process to pre-construction and construction phases, there may be a shortage of local and regional workers due to recruitment competition from nearby projects.

JSA Clean energy generation workforce needs report

The Jobs and Skills Australia *Clean Energy Generation: Workforce needs for a net zero economy* (JSA 2023) report analyses the workforce implications, opportunities and challenges Australia will face in the transformation to net zero. The report presents the following:

- identification of 38 critical occupations, such as electricians, metal fitters and machinists, and construction managers
- current relevant skills shortages the Government needs to address e.g. an additional 26,000 to 42,000 electricians are needed in the next 7 years, with currently insufficient capacity in the training and migration sectors to meet the demand
- concentration of growth in trades and technical employment in regional Australia, where the majority of the renewable energy projects will be located, requiring a substantial uplift in education and training to enhance local workers' access to job opportunities
- current barriers for First Nations and female workers and communities in the renewable energy sector need to be addressed to make the sector more inclusive.

The issues identified within the report will not be resolved before the commencement of the Project's construction phase. The report reinforces the likelihood of a shortage of suitably skilled workers in the local and regional study areas, indicating that the majority of project construction workers will need to be sourced from further afield, possibly interstate.

Five-year National Skills Agreement

The 5-year National Skills Agreement (NSA), a joint agreement between Commonwealth, states and territories to strengthen the vocational education and training (VET) sector, commenced on 1 January 2024. It provides funding security to boost skills training in the renewable energy and technology sector, including in NSW. EnergyCo is collaborating with TAFE NSW to deliver the '*Prepare to work in the renewable energy sector*', with eight online micro skill courses anticipated to launch in early 2024. Up to 500 free places will be provided to NSW school students and First Nations communities (NSW Government 2023), enabling participants to acquire skills relevant to the growing renewable energy sector.

Local business and industry

The participation by local businesses in the Project through contracts or the provision of goods and services is a tangible benefit. The current top four industries by employment at local and regional levels are shown in Table 6.5.

Table 6.5 Top four industries by employment

Location	Industry	No. employees
Wuuluman SAL (local)*	Sheep farming (specialised)	9 (15.8%)
	Sheep-beef cattle farming	4 (7%)
	Beef cattle farming (specialised)	3 (5.3%)
	Cheese and other dairy product manufacturing	3 (5.3%)
Montefiores SAL (local)*	Correctional and detention services	23 (8.1%)
	Primary education	13 (4.6%)
	Supermarket and grocery stores	12 (4.2%)
	Hospitals (Except Psychiatric Hospitals)	10 (3.5%)
Wellington UCL (local)**	Aged Care Residential Services	80 (6.1%)
	Correctional and detention services	75 (5.8%)
	Takeaway Food Services	60 (4.6%)
	Supermarket and Grocery Stores	58 (4.5%)
DR LGA (regional)	Hospitals (except Psychiatric Hospitals)	1,367 (5.4%)
	Other Social Assistance Services	967 (3.8%)
	Aged care Residential Services	749 (3%)
	Primary Education	723 (2.8%)

Data sources: ABS 2021a, b, c and d

*Suburbs and Localities (formerly State Suburbs) are an ABS Mesh Block approximation of gazetted localities.

**Urban Centres and Localities and Section of State represent areas of concentrated urban development. They are aggregations of SA1s which meet population density criteria or contain other urban infrastructure.

Table 6.5 shows that at the time of the ABS 2021 Census, in the Wuuluman state suburbs and localities (SAL) statistical area the major employing sectors are the agricultural and food manufacturing sectors. The Montefiores and Wellington SAL have a more diverse set of employing sectors, with the Wellington and Macquarie Correctional Centres being a significant source of local employment. It is possible that some skills required by the agricultural industry, such as labouring and machinery operation, may be transferrable to the Project. The construction industry is the second largest at the regional scale and will have workers with skill sets that are directly relevant to the Project. The retail, supermarket and takeaway food sectors at the local and regional scales will also benefit from the Project through the discretionary spending of the workforce. The healthcare and social assistance industry is another significant employer, reflecting various influences such as the availability of healthcare

facilities, government policies, and funding for social services and the higher proportion of local populations with the need for assistance.

The number and size (by number of employees) of businesses in the DR LGA providing services relevant to the Project are summarised in Table 6.6

Table 6.6 Summary of businesses in the region relevant to the Project

Business sector	Number of employees					Total
	0	1 - 4	5 - 9	20 - 199	200+	
Construction	606	322	105	15	0	1,051
Accommodation and food services	79	90	69	19	0	257
Electricity, gas and waste services	13	3	0	0	0	17
Transport, postal and warehousing	262	69	19	12	0	362
Rental, hiring and real estate services	467	39	21	0	0	527
Professional, scientific and technical services	169	123	49	5	0	346

Data source: ABS 2023c

It is probable that the Project may source a variety of goods and services from some of these businesses. If Project-related goods and services cannot be sourced locally or regionally, then these will be sourced from further afield, possibly interstate.

Social infrastructure and services

Overview of services

A summary of services at the local and regional scales is provided in Table 6.7.

Table 6.7 Local and regional services summary

Facility	DR LGA				MWR LGA			
	Dubbo	Wellington	Geurie	Eumungerie	Mumbil	Stuart Town	Mudgee	Gulgong
Council offices	1	0	0	0	0	0	1	1
Post office	4	1	1	1	1	1	1	1
Police station	1	1	1	0	0	1	1	1
Fire Services	3	2	0	0	0	1	2	2
SES	1	0	0	0	0	0	1	0
Ambulance station	1	1	0	0	0	0	1	1
Hospital	1	1	0	0	0	0	1	0
Health and dental services	15, 17	3, 1	0, 0	0, 0	0, 0	0, 0	2, 5	2, 1
Airport/aeropark	1	1	0	0	0	0	1	0/1
Railway station – C= closed, O = Operational	O	O	O	C	C	O	C	C
Pharmacy	10	3	0	0	0	0	3	1
Banks/credit unions	15	2	0	0	0	0	5	1
Supermarkets	10	2	1	0	0	0	3	2
Places of worship	22	8	1	1	0	1	10	4
Swimming pool	1	1	1	0	0	0	1	1
Petrol station/mechanic	20, 20	6, 11	1, 2	0, 0	1, 0	0, 0	9, 9	4, 5
Cinema	1	0	0	0	0	0	0	0
Pre-schools, schools and TAFE/college	15, 19, 8	4, 5, 1	0, 1, 0	0, 1, 0	0, 1, 0	2, 1, 0	8, 3, 1	2, 2, 1
Real-estate agents	17	2	0	0	0	0	8+	3

In addition to the services shown in Table 6.7, other services available at the local and regional scales include medical (GPs), dental, optometry, Aboriginal services, child and family, youth, housing and homelessness, employment, disability, and women's services. From a social perspective, there are also various sporting and general interest clubs, sports venues, skate parks, recreational parks, playgrounds, community gardens, bakeries, cafes, restaurants, cellar doors, galleries, museums, national parks and community and farmers markets.

The Wellington Council's New Residents Guide is provided as Appendix A and provides (dated) information on local services and social clubs (Wellington Council 2015). There is also an online Dubbo Region Directory which provides information on local venues and services and can be accessed at <https://dubbo.com.au/visit/dubbo-region-directory?category=live-local&location=all>.

Health and medical facilities

It is envisaged that the modest Project workforce (with a peak of 90 workers) will have minimal impact on the provision of health services to the local community. A summary of local and regional health services is provided in Appendix B. As well as local GP and dental services, the Wellington Hospital is the closest medical facility to the Project and has a visiting medical doctor on a 24-hour roster for all emergency presentations. There are two hospitals nearby in Dubbo, with the Dubbo Base Hospital providing a 24-hour accident and emergency department. Mudgee Hospital also provides 24-hour accident and emergency care.

The mitigation actions to be undertaken to avoid Project construction worker impacts on medical services are provided in Section 6.5.

Community values

Dubbo Regional Council (DRC) values establishing strong community ties, improving liveability and housing affordability whilst promoting opportunities for tourism, education and training, recreation, Indigenous heritage, and the natural environment. In the 2040 Dubbo Community Strategic Plan (DRC 2022), DRC prioritises measures targeted towards increasing the general population, developing infrastructure to support the local community, ensuring adequate housing stocks, ensuring economic growth, and enhancing employment opportunities whilst supporting local industries.

The Wellington community values the natural environment, rural landscapes and its colonial heritage and character. Many buildings dating from the late 1800s still exist and are in use today. The Wellington Caves and Lake Burrendong are of particular importance to the area (EMM 2022b).

6.1.4 Tourism

The Dubbo Region already supports a thriving tourism industry with well-known attractions including the Taronga Western Plains Zoo and is implementing various strategies and projects to attract more visitors to the region. Works recently completed or pending include the reclamation and development of the Heritage Plaza at the Old Dubbo Gaol, construction of the Wiradjuri Tourism Centre and the development of the Macquarie Foreshore as a cultural events precinct. As a regional hub, the city of Dubbo has good road and rail links, and an airport with flights to major cities, making the region accessible for both domestic and international tourists.

The LGA receives 1.3 million visitors every year, with a total expenditure of A\$404 million, representing 8.3% of the LGA's GRP (Tourism Research Australia 2019). Domestic tourism caters for up to 99% of the visitor count. An estimated 1,352 jobs are supported by tourism in Dubbo and 170 jobs are supported by tourism in Wellington (Remplan 2024). Domestic day

visitors spend an average \$289 per trip and domestic overnight visitors spend around \$314 per night.

Tourism is an important contributor to the local economy, supporting around 600 businesses. It is vital that regional tourism short-term accommodation stock continues to meet growing demand to enable this industry to grow. An events calendar for the region is available as Appendix C. It is recommended that the events calendar is regularly consulted and updated by Project management when projecting workforce accommodation needs and reviewing/updating project schedules.

6.2 Accommodation overview

There are a variety of accommodation types available in the region and for the purposes of this AES, these are broadly classified into the following:

- short-term accommodation is defined as accommodation required for three months or less (e.g. motels, hotels, serviced apartments, bed and breakfast, self-contained homes, and caravan and camping parks)
- long-term accommodation is defined as accommodation required for more than three months (e.g. rental homes or homes for sale).

The Energy Corporation of NSW (EnergyCo) is the statutory authority responsible for leading the delivery of REZs. The Project is located in the CWO REZ. EnergyCo has undertaken various investigations and stakeholder consultation activities regarding potential CWO REZ cumulative impacts and their mitigation, opportunities, local priorities and benefit sharing. The resulting report '*Central-West Orana Renewable Energy Zone – Coordination community impacts and benefits in the REZ*' discusses issues including options to ensure that there is sufficient workforce housing and accommodation (EnergyCo 2023a). During the time of publishing this report, EnergyCo was working with 11 Candidate Energy Generators (CEG) and estimated the total combined workforce across the REZ at the time of publication to be in excess of 5000 workers at the peak of construction.

EnergyCo's report identifies significant housing and accommodation constraints in the REZ, with a limited supply of short-term and long-term housing further confounded by the risk of demand for short-term accommodation exceeding the available supply. Population forecasts for the DR LGA indicate the need for more permanent housing. In the meantime, like many other locations in NSW, the area is experiencing a decrease in mortgage and rental affordability due to increasing house prices and weekly rents relative to household incomes (DPIE 2021).

The SIA undertaken as part of the WSBESS EIS process, reported that a possible increase in the demand for local accommodation by incoming workforces could cause housing scarcity and decrease rental affordability (EMM 2022a). There have been reports of increased pressure on rental housing stocks due to non-resident construction workforce accommodation demands, affecting availability and affordability in the Dubbo and Wellington areas (NGH 2022). However, matters regarding the accommodation of the non-local workforce were not raised during the EIS exhibition period and therefore are not discussed in the project Amendment or Response to Submissions reports (EMM 2023b and 2023c).

Short-term accommodation

Analysis of Short-term Worker Accommodation Needs report

A recently issued report conducted on behalf of DR LGA by Delos Delta provides an assessment of worker short-term accommodation needs in response to local employer requirements (CWO REZ, Critical Minerals Hub and others such as Inland Rail – Narramine to Narrabri) and community engagement insights regarding accommodation availability.

The report found a total of 55 venues across the LGA including hotels, motels and cabins with a combined total of 1,526 rooms and a capacity of 5,684 occupants (Delos Delta 2023).

The report concluded that there will likely be a shortfall of short-term accommodation as more SSD are approved between 2025 and 2030. Various recommendations were made, including but not limited to:

- creation and appointment of a Housing Coordinator role in the DRC
- appointment of a governance group (to be called ‘the Taskforce’), the remit of which will include the ongoing identification of key housing issues for the LGA such as:
 - land release
 - identify under-utilised Council buildings and their potential residential, public housing or short-term accommodation use
 - incentivise property owners to maintain properties in the long-term rental market
 - opportunities for temporary short-term worker camps to be re-purposed for tourism
 - build-to-rent options for Council owned land
 - review relevant strategies and policies to develop and embed a framework for short-term accommodation over the duration of projects
- ongoing collection, refinement and reporting of accommodation-related data to identify issues and measure the effectiveness of mitigation strategies through their implementation
- identification and ongoing engagement of key stakeholders
- investigate methods to expedite priority projects identified by the Housing Coordinator, for example, medium and high-density projects, dual occupancies and workers’ camps.

Short-term accommodation summary

The Delos Delta report identifies a total of 55 venues across the LGA including hotels, motels and cabins with a combined total of 1,526 rooms and a capacity of 5,684 occupants (Delos Delta 2023). The average occupancy of short-term accommodation in Dubbo is 75% and can peak at around 80 to 90% during school holidays and major events. At an occupancy rate of 85%, approximately 381 rooms would potentially be available; at 80% occupancy, the rooms available are reduced to 305 and at 90% occupancy, the number of rooms is reduced to 152.

A short-term accommodation list, which is the outcome of a desktop accommodation survey completed in July 2024, is provided in Appendix D.

Mid-Western Regional Council (MWRC) is actively developing sustainable tourism within its boundary to increase the number of events and patronage beyond current levels. The availability of short-term accommodation to service current and future visitor numbers is a vital prerequisite in growing the tourism industry. Some locations in the neighbouring MWR LGA are within a 60-minute commute of the Project site (e.g. Gulgong and Mudgee). The MWRC has informed renewable energy project proponents within its boundary that it will not support any projects which intend to make use of local short-term accommodation to house project workers (Accent 2023). As a result, several nearby renewable energy project proponents are making use of neighbouring LGA short-term accommodation (including DR LGA) and/or proposing the construction of purpose-built temporary workers' accommodation camps (e.g. Birriwa Solar, and Mayfair Solar Farm) as part of their project planning applications.

Given the modest number of WSBESS project workers at the construction peak, there would likely be sufficient short-term accommodation within the DR LGA. However, considering the potential cumulative impacts of other nearby renewable energy projects (refer to Section 6.3), the Principal and Fluence propose a combination of accommodation options including a small number of short-term rooms together with alternative accommodation in the form of an affordable housing project in Wellington which, if approved, would house up to 74 workers (82% of the workforce), during the Stage 1 construction phase from January 2026.

Long-term accommodation

In the DR LGA, approximately 30.3% of the population owned their homes and a further 33.9% owned mortgaged properties. Approximately 31.5% of the population rent their dwellings (ABS 2021a). The number of privately owned dwellings as of the ABS 2021 Census is summarised in Table 6.8.

Table 6.8 Private dwellings summary

Location	Private occupied dwellings	Private unoccupied dwellings	2040 forecast No. dwellings
Wellington	1,518 (84.9%)	268 (15%)	No data
Montefiores	219 (89%)	24 (9.8%)	No data
Wuuluman	35 (85.4%)	4 (9.8%)	No data
DR LGA	19,279 (92.2%)	1,623 (7.8%)	28,068*

Data sources: ABS 2021 a, b, c and d.

*DR LGA 2022

Rental market

It is likely that the majority of the workforce will be sourced from beyond the DR LGA. These workers will require accommodation (both short- and long-term). Some of these non-local project workers may choose to rent a property, or a room in a property for the duration of their work contract (particularly workers with longer term contracts e.g. workers appointed to project management roles). On 11 March 2025, a desktop survey of the rental market showed

that 8 properties were available for rent in Wellington, with 68 properties for rent in Dubbo (Real Estate.com 2025). On the same date, 41 properties were for sale in Wellington and 169 properties were for sale in Dubbo. The average weekly rental costs and median property purchase prices are summarised in Table 6.9.

Table 6.9 *Average weekly rental costs and median property purchase prices*

Location	Type	2-bedroom	3-bedroom	4-bedroom
Wellington	Unit (median rent (wk) / median price)	\$330 / no data	no data / no data	no data / no data
Dubbo		\$350 / \$396k	\$450 / \$500k	no data / no data
Wellington	House (median rent (wk) / median price)	\$320 / no data	\$400 / \$282.5k	\$495 / \$370k
Dubbo		\$350 / \$409k	\$450 / \$502.5k	No data / \$650k

Data source: Real Estate.com

The data in Table 6.9 shows that it is cheaper to rent or buy property in Wellington than in Dubbo. The rental vacancy rate is an indicator of the rental market condition. The rental vacancy rate is defined as the percentage of rentals in a defined area that are vacant. In a balanced rental market, the vacancy rate is usually around 3%. A vacancy rate of less than 3% indicates a tight rental market with a prevailing undersupply of rental properties (Real Estate 2024).

Property vacancy rates for Wellington and Dubbo in February 2025 were 1.5% and 0.9% respectively. The vacancy rate for Wellington has fallen by 4% since June 2024 respectively (SQM 2025). The data indicates that there is an undersupply of rental properties accompanied by high demand in both locations.

Non-local workers utilising short-term accommodation and rental dwellings near the project site will limit the availability of local housing and short-term accommodation during the construction phase, constraining accommodation option options for locals and tourists, which is further exacerbated when considering cumulative impacts.

Rental stress arises when renters struggle to afford housing. A household is described as being in rental stress when they are paying more than 30% of their gross household income in rent. Rental stress factors can include:

- increased demand (through population growth and migration (for instance, the temporary influx of non-local workers to an area seeking accommodation can increase market demand and lead to rent increases)
- limited supply (subdued dwelling investment and landlords converting rentals to short-term rentals (such as Airbnb or similar)
- landlords may choose to sell their rentals due to changes in compliance and minimum standard requirements combined with increasing land tax levies
- stagnant wages coupled with the rising cost of living may place people in financial difficulty.

As of the ABS Census 2021, approximately 32.8% of renter households had rent payments greater than 30% of the household income in Wellington (SAL) and 26.2% in DR LGA, lower than the state equivalent of 35.5% (ABS 2021a and b). The potential project-related spike demand on local and regional rental stock can impact rental costs. This can affect vulnerable rental households and could displace locals and cause social anguish as landlords take financial advantage of increased rental market demand. The accommodation strategy for the WSBESS relies primarily on an affordable housing project to be located in Wellington and is scheduled for occupancy in January 2026. Though a small number of rental dwellings are proposed in the WSBESS accommodation strategy (primarily for longer-term project employees), project-related impacts on the local rental market should be minimal and short-term.

6.3 Cumulative impacts

This section presents an overview of potential cumulative impacts associated with the Project. Cumulative impacts are those which result from one or more projects being constructed or operated simultaneously, in the same region.

Potential cumulative impacts can include but are not limited to accommodation shortages, traffic congestion and increased burden on local utilities, social infrastructure and associated services such as health care. The potential for these cumulative impacts to occur is dependent on the approval of proposed projects, their progress through to the construction phase and the timing of construction.

The precise nature and scale of the potential impacts is difficult to predict due to factors including:

- Proposed projects are at different stages in the planning process.
- Approved projects undergo a preconstruction phase in which final designs are developed and finances secured. The time required to navigate this phase varies and some projects may not complete this phase.
- Information provided in the proposed project documentation available on the NSW planning portal, such as estimated construction workforce numbers, the construction commencement dates and the duration of the construction phase are indicative only and subject to change.
- Approved projects which progress to the construction phase can be affected by multiple factors which impact construction scheduling including labour shortages, supply chain issues and extreme weather events.

The purpose of assessing the scale of potential project-related cumulative impacts is to eliminate or minimise negative impacts whilst enhancing positive impacts at local and regional scales.

Data on projects in the region were collected via the NSW Major Projects website and associated project web platforms and from data provided by DRC in the Infrastructure, Planning & Environment Committee Report (DRC 2025b). The data was collected in July 2024 and reviewed in May 2025.

6.3.1 Regional project summary

The key cumulative impacts relate to the scale of incoming workforces and renewable energy infrastructure logistics across multiple projects together with competition between workforces, locals and visitors for finite resources (EnergyCo 2023).

There are over 40 SSD and state significant infrastructure (SSI) projects within an 80 km radius of the Wellington South BESS project. Most of these are renewable energy projects and are located in the Central-West Orana REZ. The distribution of SSDs and SSIs surrounding the project site is shown in Figure 6.3. The projects identified as of May 2025 are as follows:

- 4 operational projects – unlikely to contribute to negative cumulative impacts due to low workforce requirements during operation, at least for renewables projects
- 7 projects under construction (with another, Forest Glen SF, slated to commence construction in 2025) – likely to contribute to cumulative impacts but the effects will likely diminish with increasing distance from the Project
- 12 approved projects (likely to be in the pre-construction phase) – may contribute to cumulative impacts if construction phases overlap in part or are concurrent
- 3 projects are at the ‘prepare modification report’ or ‘modification assessment’ phases – may contribute to cumulative impacts if approved and the construction phases either partly overlap or are concurrent
- 30 proposed projects – may contribute to cumulative impacts if approved prior to or during the construction phase of the Wellington South BESS project
- 2 projects have been withdrawn (Wellington Town BESS, Barneys Reef Wind Farm and possibly Ulan Solar Farm – no information is available regarding the latter).

Three solar farms (Wellington SF, Wellington North SF (both constructed) and Maryvale Solar Farm and BESS) and three BESS projects are located within 10 km of the Project site (Wellington SF BESS, Wellington North SF BESS, Orana BESS). The photovoltaic components of the Wellington Solar and Wellington North Solar projects are operational with BESS modification applications underway for both projects. The Maryvale SF construction is due to commence in 2025 with an estimated peak workforce of 364 construction workers. The Orana BESS is in early construction with management plans including an AES publicly available on the NSW Major Projects website).

There are a further four projects (Apsley BESS and two wind farm projects) between 10 and 20 km of the Project site. All are highly likely to use local accommodation, roads and social infrastructure/services within the Wellington township to service their construction workforce requirements.

Accommodation resources within DR LGA are finite and estimated to be in the region of 1,526 rooms with a capacity of 5,684 occupants, generally operating at 75% occupancy rates or higher (Delos Delta 2023). A desktop search of local rental accommodation found there to be an undersupply of rentals in Dubbo and Wellington (with February 2025 vacancy rates trending well below 3%) (SQM Research 2025). One resident in Wellington reported significant weekly rent increases during the construction phase of a nearby renewable energy project leading to rental affordability issues for some local individuals and families (NGH 2023).

A 2023 report published by the JSA has highlighted critical shortages of workers with skills suitable for the renewable energy sector (JSA 2023). Whilst all projects will endeavour to optimise the number of local workers recruited to reduce associated local impacts, it is highly likely local worker numbers available to work on the projects will be low. The majority of suitably skilled workers will need be sourced from further afield including interstate. These non-local workers will require accommodation and local services for the duration of their employment contracts.

A summary list of SSDs and SSIs in the area is provided in Appendix E. SSDs and SSIs within a 60 km radius which, as of May 2025, may have concurrent or overlapping construction phases with that of the Wellington South BESS project are included in Table 6.10 in Section 6.3.3. Operational sites, projects with construction phases which are stated to not overlap with that of Wellington South BESS, and projects which are at the 'Prepare EIS' phase (or earlier) in the planning approvals process have been excluded as potential cumulative impacts with the project are unlikely.

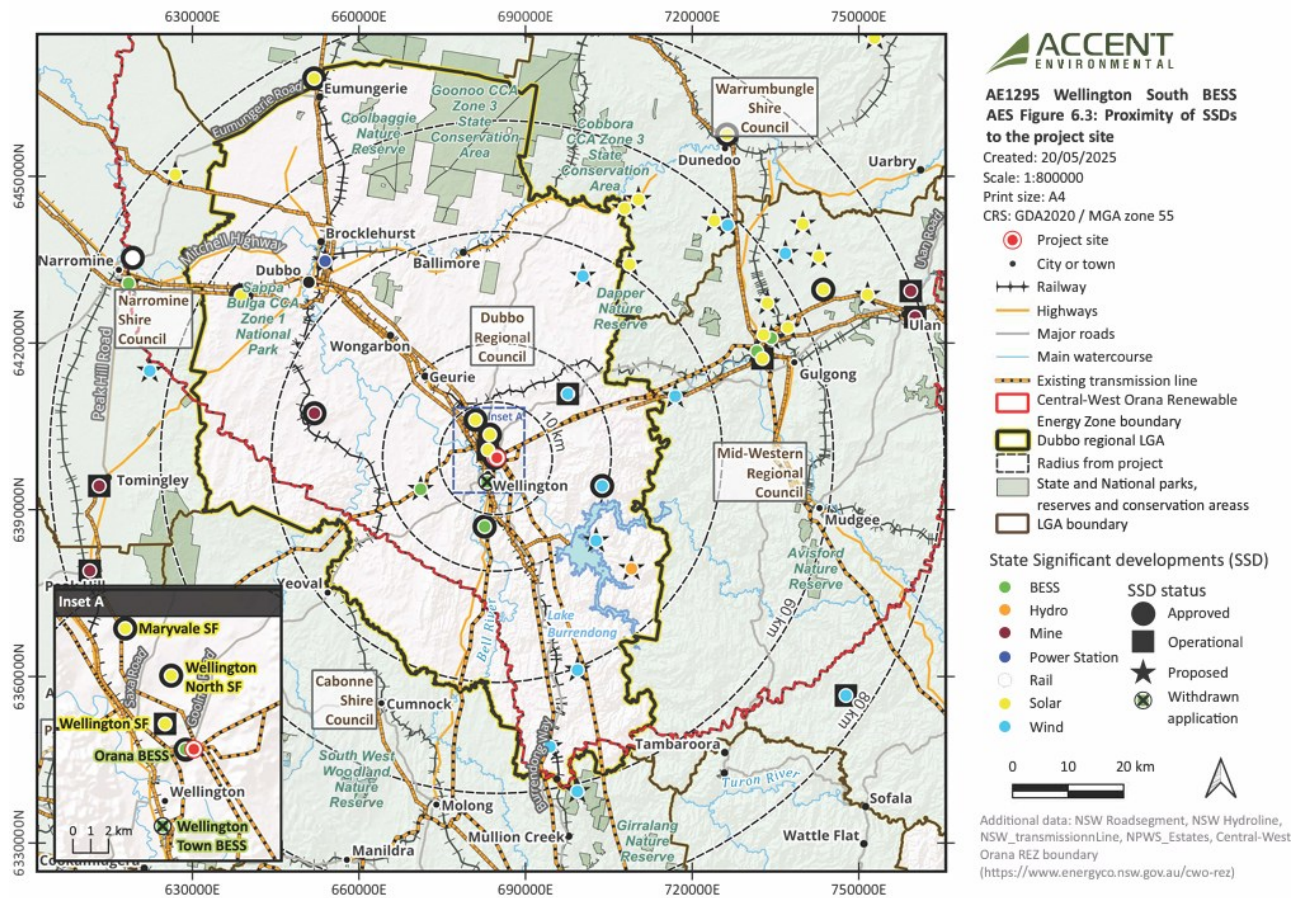


Figure 6.3 Proximity of SSDs to project site

*Projects at the 'Prepare EIS' phase as of May 2025 are considered unlikely to impact on the Wellington South BESS construction phase and are not considered further regarding cumulative impacts

6.3.2 Other potential worker demands

Other projects within and beyond the DR LGA boundary which may affect worker and accommodation availability include:

- Inland Rail – Narromine to Narrabri; 5 temporary workforce accommodation camps each accommodating up to 500 workers are proposed to be located 8 km south of Narromine, 11 km NE of Narromine, near Gilgandra, near Baradine and 4 km SW of Narrabri; also intends to make use of Narrabri Village (operated by Civeo at 96 Old Gunnedah Road, Narrabri, 500 room capacity) (Inland Rail 2020); no construction start date is available as it is contingent on completing environmental and social management plans, and acquiring relevant permits and licenses
- Dubbo Quarry – extension of production for a further 25 years; construction will require 100 workers and an additional 9 FTE when completed
- New Dubbo Bridge project – construction work is ongoing (80% complete) as of July 2024 at various locations in Dubbo.

6.3.3 Summary of potential cumulative impacts

Potential cumulative impacts include increased competition for workers and accommodation, overlap of construction phase of multiple projects with local major scheduled events, increased local traffic volumes and disruptions, increased competition for finite community services, and positive economic benefits in the form of increased incomes and employment. The potential cumulative impacts of the 13 SSDs identified as possible or likely to contribute to local and regional impacts along with the Project are summarised in Table 6.10 and indicative project timelines are shown Figure 6.4. Further details regarding these and other SSDs are provided in Appendix E.

Potential cumulative impacts are inferred through sourcing project-related publicly available information (i.e. workforce, daily vehicle trips etc.) and comparing this data to the capacity of existing infrastructure and services in the region (taking into consideration any known demands exerted on them). For example, SSD workforce numbers are compared to the capacity of local and regional short-term accommodation. If project workers' accommodation requirements exceed the capacity, then measures to eliminate, mitigate or manage the project's impact are required.

Project information is not always publicly available, particularly for projects in the early stages of the planning process. Therefore, it is recommended that the NSW Major Projects website is reviewed regularly to enable the update of cumulative impacts identified as measures for their mitigation may require refinement.

Economic benefits include employment, local wage spending stimulus, ongoing economic stimulus (e.g. local business opportunities), national grid supply benefits and securing reliable energy supplies together with their transmission.

Table 6.10 SSD cumulative impacts

SSD/SSI and distance from project	Peak work-force***	Construction timeframe	Accommodation*	Traffic**	Community services locations	Construction phase overlap
Wellington SF Mod 3¹, 465 m N	Unknown	Unknown	Unknown	Unknown	Wellington, Dubbo	Possible
Wellington North SF SF operational; BESS mod application underway,	Unknown	2024-2025	Temporary housing and rental agreements for SF construction	Unknown	Wellington, Dubbo, Orange	Possible
Orana BESS, 488 m SW	97	2024-2025 AES dated Jul 2024 available. Stage 1 works commenced 10 Sep 2024 Stage 2a works commenced 13 Mar 2025	Non-local workforce to make use of local short-term accommodation	Shuttle buses (352 light and heavy combined)	Wellington, Dubbo	Likely; construction is underway (notification of commencement of Stage 1 dated Sep 2024).
Maryvale SF, 7.3 km NW	364	Anticipated construction mid-2025; construction phase up to 22 months.	Propose to use local rental and short-term accommodation	Unknown	Wellington, Dubbo	Likely

SSD/SSI and distance from project	Peak work-force***	Construction timeframe	Accommodation*	Traffic**	Community services locations	Construction phase overlap
Apsley BESS¹, 12.4 km S	50	2024, 5-month construction phase. No start date is available, but the construction phase may overlap with Wellington South BESS.	To be sourced locally	No mitigations (22 light, 2 heavy vehicle trips per day)	Wellington, Dubbo, Orange	Possible
Suntop Solar 2 BESS¹, 14.2 km SW	Unknown	N/A – project modification report under preparation as of July 2024	Unknown	Unknown	Wellington, Dubbo	No information available
Uungula WF, 20 km SE	250	2024-2026 WF works commenced 31 Mar 2025 Road upgrades underway. Office in Wellington; working with DRC to fund installation of wastewater treatment facility; have set up an accommodation register and community consultative committee.	Considering temporary worker accommodation; Bellhaven 5-year lease (37 rooms), Riverside Caravan Park expansion; leasing rural property (private lease), may use local motels	N/A (400 light, 240 heavy vehicle trips per day)	Wellington, Dubbo,	Likely
Burrendong WF, 24 km SE	250	2025-2027 – AES pending	To be sourced locally (EIS)	No mitigations (250 light, 60 heavy)	Wellington, Dubbo, Gulgong	Possible

SSD/SSI and distance from project	Peak work-force***	Construction timeframe	Accommodation*	Traffic**	Community services locations	Construction phase overlap
Dubbo Project¹ (formerly Zirconica Mine), 33 km NW	1,000	2024-2026 6 work packages on the ICN gateway (5 closed, one under assessment). No information publicly available regarding construction start.	EIS states that local accommodation will be sourced for workers	No mitigations (400 light, 20 heavy vehicle trips per day)	Dubbo, Wellington, Narromine	Possible
Spicers Creek WF, 36 km NE	250	2025-2027	Temporary worker accommodation to be located at Stage 8 of the Keswick Estate development in SW Dubbo; 332 beds (Barnson 2024). Will not impact Wellington South BESS regarding accommodation sourcing.	590 light, 106 heavy; a shuttle bus service will be used to transport workers between the temporary accommodation and the project site	Dubbo, Wellington, Gulgong	Possible though Dubbo is likely to be used as the service centre given the location of the temporary workers' accommodation camp.
New Bridge, Dubbo, 45 km NE	650 (55% local TfNSW 2024)	Construction anticipated to be complete in late 2026	Accommodation (Airbnb and motel rooms for long term)	Unknown	Dubbo	Likely, though long-term accommodation for the

SSD/SSI and distance from project	Peak work-force***	Construction timeframe	Accommodation*	Traffic**	Community services locations	Construction phase overlap
			included as a work package on the ICN Gateway			workforce is likely to have been secured.
Dubbo Firming Power Station, 46 km N	150	12 months, anticipated 2024-2025	To be sourced locally, though some workers may be housed at Squadron Energy's temporary workers' accommodation in Dubbo.	Up to 76 light, up to 120 heavy	Dubbo, Narromine and surrounds	Possible though Dubbo is likely to be used as the service centre given the location of the project site and temporary workers' accommodation camp.
Sandy Creek SF, 50 km NE	350	2026-2028	Temporary worker accommodation	40 shuttle buses (and 120 light, 74 heavy)	Gulgong, Dubbo, Wellington	Possible though reduced due to proposed temporary workers' accommodation camp.
Forest Glen SF, 54 km NW	200	Construction to commence in 2025 (expected 12-18 month construction phase)	To be sourced locally, Dubbo	9 shuttle buses (and 80 light, 68 heavy)	Dubbo, Narromine, Wellington	Possible though Dubbo is likely to be used as

SSD/SSI and distance from project	Peak work-force***	Construction timeframe	Accommodation*	Traffic**	Community services locations	Construction phase overlap
			and Narromine and surrounds			the primary service centre given the location of the project site.

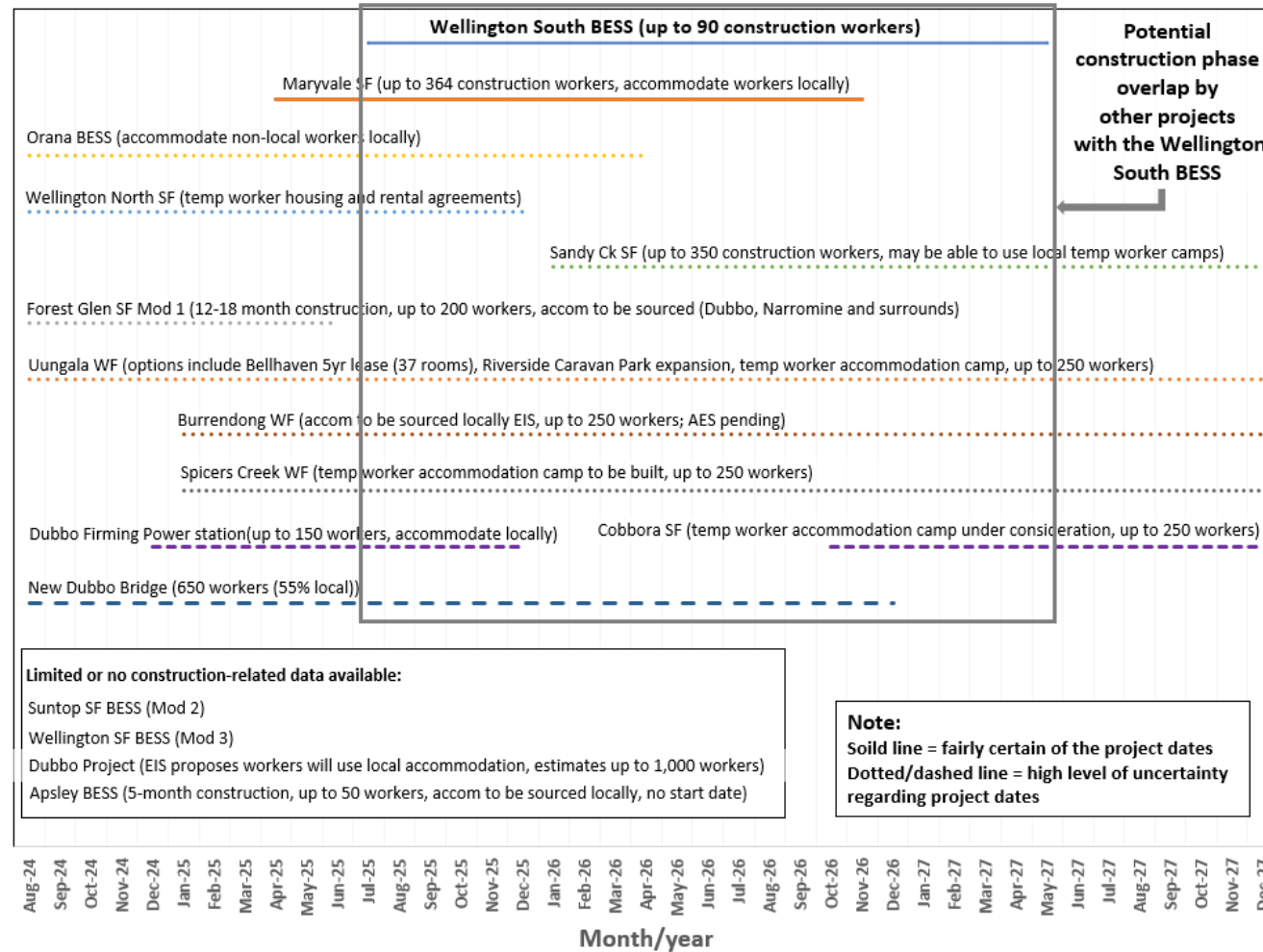
¹ No construction start date was available during the desktop survey (May 2025)

*N/A in reference to accommodation, it is assumed that accommodation is to be sourced locally

**When reference to traffic 'mitigations' refers to measures that lower number of trips required. When reference to 'light' or 'heavy', refers to number of vehicle trip types per day in peak construction.

***peak workforce estimates totals exclude local workforce targets

Figure 6.4 Potential construction phase overlap with nearby SSD projects



Workforce

The total indicative workforce for the 14 projects which are assessed in Table 6.10 as likely to have concurrent or partially overlapping construction phases is approximately 3,500 workers, provided all project progress from the approval phase through to the construction phase.

It is highly likely that the Wellington South BESS construction phase will partly overlap with some of the projects shown in Figure 6.4 and is highly likely to overlap with the construction phases of Maryvale Solar Farm and Orana BESS.

Figure 6.5 shows the cumulative anticipated workforce of the project and the Maryvale SF workforces against time and displays different short-term accommodation vacancy scenarios. The figure illustrates how the cumulative workforce accommodation demands for just three projects can exceed the current supply based on the Delos Delta report (Delos Delta 2023).

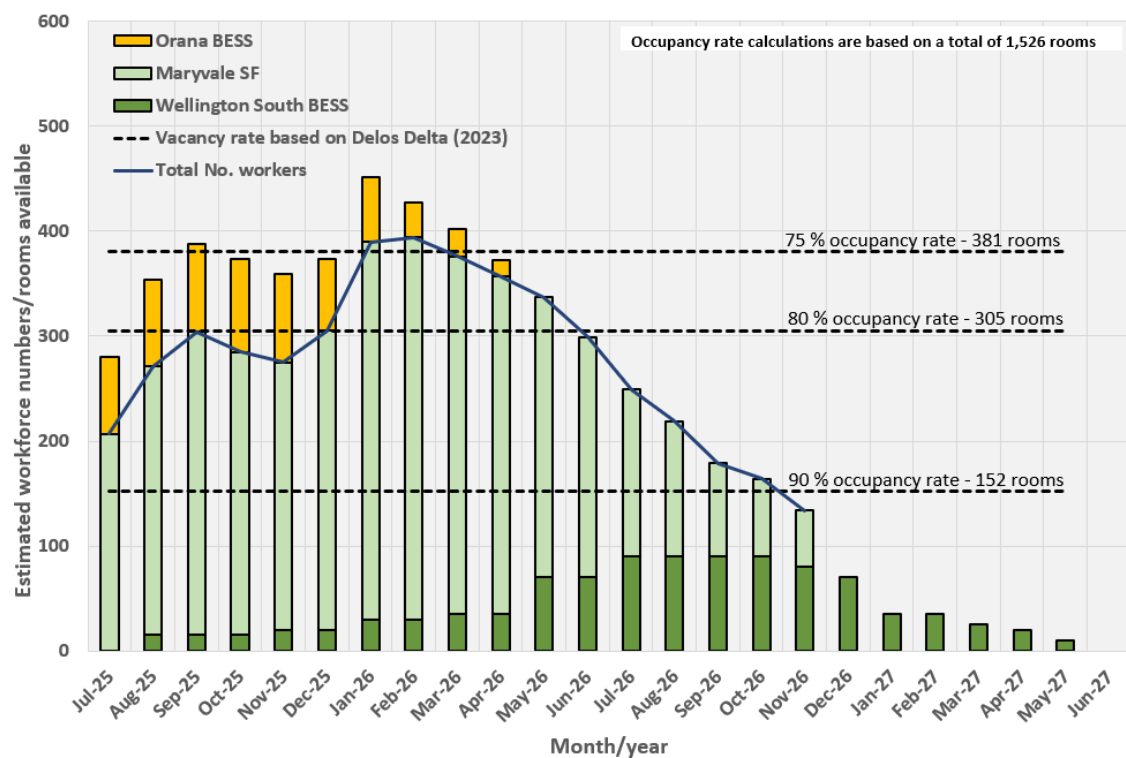


Figure 6.5 Likely partial construction phase overlaps between the project, Maryvale SF and Orana BESS

Major events

Large-scale scheduled events are a major source of cash flow for the local economy and are a platform upon which a region can showcase itself. A list of scheduled events for the DR LGA and neighbouring LGAs is provided in Appendix C. Scheduled events can increase the demand for short-term accommodation. If short-term accommodation is occupied by project construction workers from multiple projects, fewer short-term rooms will be available which will adversely impact the tourism economy.

Events such as the NSW Touch Association Junior State Cup drew 7,000 visitors to Dubbo in 2023 and will continue annually until 2026 (DRC 2023a). The Dubbo DREAM Festival can attract 17,000 visitors from the Dubbo region and 5,000 overnight visitors (DRC 2023b).

It is recommended that project proponents be mindful of major local events when scheduling construction activities to ensure project-related impacts on these events are minimised.

Workforce Accommodation

The accommodation and food services sector not only supports visitors from outside the DR LGA but also is an important employer. The availability of short-term and long-term accommodation in the LGA can be limited and has insufficient capacity to cater for the CWO REZ construction peak workforce requirements.

There is the risk of project-related increased demand for rental accommodation to drive weekly rental costs up, creating affordability issues for vulnerable local individuals and families.

Some projects, including Wellington South BESS, propose to source alternative accommodation to preserve short-term accommodation and reduce the risk of project-related rent increases. Alternative accommodation options include:

- contribution to an affordable housing project in Wellington; the installation of 26 prefabricated buildings providing approximately 74 rooms for Wellington South BESS workforce accommodation
- the conversion and adaptation of existing buildings as worker accommodation e.g. conversion of Bellhaven in Wellington to provide a minimum of 37 rooms for work accommodation (Uungala WF)
- entering into private agreements with local landholders (Uungala WF)
- supplementing existing tourist accommodation at local holiday parks (and gifting the accommodation to the host park as additional tourist accommodation e.g. expansion of accommodation capacity at the Riverside Caravan Park, Wellington (Uungala WF)
- the development of released land as worker accommodation to either be decommissioned at the end of the project or repurposed (option proposed by Spicers Creek WF in discussion with DRC)
- the construction of temporary workers' accommodation camps as follows:
 - 5 workers' camps proposed by Inland Rail around Narromine and Gilgandra to accommodate 500 workers each
 - Mayfair SF (in MWR LGA) – to accommodate up to 150 workers (at the proposal stage)
 - Central West Orana Transmission line project – two workforce camps (Merotherie and Neelys Lane, Cassilis) to accommodate up to 1,800 workers
 - Tallawang SF (MWR LGA) – to accommodate up to 420 workers
 - Birriwa SF and Narragamba SF (MWR LGA) – scalable workers' camp to be located at Merotherie to accommodate between 500 and 1,000 workers.

The issues regarding the accommodation of CWO REZ SSD and SSI construction workforces is recognised at the local and state level with innovative potential solutions presented by EnergyCo (EnergyCo2023). At the state-level, the DPHI has drafted the *Temporary and*

Seasonal Workers' Accommodation Kit (DPHI 2024) which facilitates planning provisions to enable local councils the ability to approve the construction of temporary worker camps.

During operation, accommodation impacts are likely to be minimal as operational workforces are significantly smaller, locals will likely be recruited for operational roles, or personnel with the prerequisite skills will relocate to the area and source accommodation locally.

Traffic

EnergyCo is leading the coordination for the delivery of required transit route upgrades between the Port of Newcastle and the CWO REZ. The mitigation measures required for state roads are common to several renewable generation projects and EnergyCo's proposed REZ transmission project (EnergyCo 2023). EnergyCo is continuing detailed consultation with TfNSW (the state road authority) to determine the scope and timing for necessary works to facilitate oversized and over-mass deliveries.

State road upgrade costs will be shared by multiple proponents; however, local road upgrade works will typically be specific to individual projects. Each proponent will be responsible for minimising and mitigating project-related traffic impacts on the immediate local road infrastructure, surrounding communities and environment in accordance with the requirements of their respective planning approvals. Project proponents are required to conduct transport impact assessments as part of the EIS process, which includes the consideration of cumulative traffic impacts. If a project is approved, the proponent must comply with traffic-related consent conditions, which may include the drafting of a traffic management plan (TMP) in consultation with key stakeholders including DRC, and implementing it upon endorsement.

During operation, cumulative traffic impacts are considered negligible due to low workforce numbers (particularly when compared to that of the construction phase) and the predominant use of light vehicles to commute to and from the sites. It is likely that several of the projects identified in Table 6.10 will provide shuttle bus services for their workers to reduce the volume of project-related light vehicle commuting traffic.

Community services

Project proponents are required to complete a social impact assessment as part of the EIS process using standard methodology and in consultation with major stakeholders including Council and the community. The SIA will identify potential project related impacts, both positive and negative. If approved, consent conditions may include the requirement for various management plans to be developed in consultation with various stakeholders together with their implementation. The Wellington South BESS project will require up to 90 construction workers, which is equivalent to 2.2% of the Wellington population (as of the 2021 ABS Census). However, if the four projects located within a 10 km radius of Wellington, as identified in Table 6.10, are constructed concurrently, then the population may expand by 15%. Community services such as health care and law enforcement are not sufficiently resilient or resourced to cater for rapid population increases.

Health services

DRC provides health and wellbeing support to the local community, including services in aged and disability care, and offering key medical and business facilities, and sporting and recreation facilities. Health services are provided by the Western NSW Local Health District. It is considered that the additional demand for health care due to the cumulative workforce could negatively impact the current services available.

Mitigation measures include worker induction modules and briefings regarding the issue of limited local medical and health facilities, particularly in the smaller townships. Briefings could highlight the possible cumulative stress that could be imposed on the local healthcare system and prescription services, and the negative impact this could have on local residents. Workers will be informed that any perceived expectations regarding the use of local medical and healthcare facilities must be managed with due consideration and will be discouraged from using local health services for routine and non-urgent conditions.

Project-related mitigation measures could include:

- Recruitment process discussions outlining the strain on local health services and the preference for employees to service medical needs through their home medical providers (e.g., via telehealth and online prescription services).
- Promote the use of telehealth services with workers' designated General Practitioners (GPs) and support worker access to mental health support services
- Induction module incorporating the limited local health services and the use of telehealth services and online prescription services, such as, InstantScripts and Doctors On Demand, to ensure worker-related in-person appointments are only made when essential.
- Adopt and encourage good health and safety practices a part of the project's work culture.
- Inclusion of a fully equipped and stocked first aid room at the construction site, including a defibrillator.
- Trained on-site first aiders to manage any minor medical issues, as required under First aid in the workplace (SafeWork NSW 2020) and Code of Practice – Managing the work environment and facilities (SafeWork NSW 2019). Training records will be kept ensuring designated first aiders attend relevant refresher courses to maintain qualifications.
- The public hospital system will be used to ensure compliance with the Work Health and Safety Act on occasions when a worker requires a higher level of medical assistance than can be provided by the site First Aiders.

Education and childcare facilities

The construction phase for the Wellington South BESS project is estimated to be 22 months. While it is possible, particularly for workers with longer-term employment contracts, it is generally unlikely that the non-local construction workers would relocate their families to the area. However, it is possible that a small percentage of workers (e.g. those in long-term managerial roles) may choose to relocate their families for the duration of their employment contracts. Any relocated families would likely use educational and childcare facilities. This may also be the case for some non-local workers for other approved projects. However, given the

low number of workers' families likely to relocate to the area, the cumulative impacts on local education facilities are likely to be minimal.

Some projects may share workers. For instance, proponents with multiple local projects may redeploy workers between sites as may be the case with the Stubbo Solar and Birriwa Solar projects, both of which are owned by ACEN Australia. Non-local workers with the opportunity to redeploy to other projects in the same locale may choose to bring their families to the area; those with children would likely make use of local educational services. Given the proximity of some of the projects listed in Table 6.10, the redeployment of workers between projects may be practicable, reducing the need for additional workers to migrate to the area and potentially providing extended employment for local workers employed on these projects.

Emergency response

An increase in the number of renewable energy generation and energy storage projects may increase the risk of project-related incidents such as fires. For instance, Beryl SF was impacted by a grass fire burning under the PV modules in April 2023 (Renew Economy 2023), which was attended and extinguished by the NSW Rural Fire Service. One of the 40 BESS units at the Bouldercombe Battery Project in Queensland caught fire in September 2023. The fire was safely controlled by the Queensland Fire and Emergency Services (Genex 2023). Incidents like this present unique issues for emergency responders due to the involvement of live electrical equipment. Additional emergency response resource and training may be required to address the risks associated with the CWO REZ associated facilities.

Proponents complete preliminary hazard analysis (PHA) and fire safety studies in accordance with relevant industry guidance to identify risks such as fires, together with measures to reduce or mitigate these risks as part of the EIS process. Approved projects are required to have various management plans in place during construction and operation, which may include emergency response and bushfire response plans, together with fire abatement/containment equipment (e.g. fire extinguishers in site buildings and vehicles and automated fire suppression systems in BESSs).

Law enforcement

There are limited law enforcement services available in the regional towns such as Wellington. Anti-social behaviour by non-local project workers could cause social cohesion issues and contention between locals and renewable energy projects. With the possibility of multiple SSD and SSI projects occurring concurrently or overlapping in the general area, proponents will need to consider and implement measures to ensure their workers behave appropriately within and outside of the project site. Early consultation with local law enforcement may help inform these measures.

Economic benefits

The potential overlap of multiple project construction phases in the CWO REZ will lead to economic benefits within the DR LGA and beyond, including but not limited to:

- implementation of multiple community benefit schemes to enhance local services and facilities

- food preparation and delivery to project workers for lunches and meetings benefiting local food and catering businesses
- increased patronage and revenue in grocery and retail outlets
- enhancement of short-term accommodation stock from supplementing of accommodation options at existing facilities, as well as recruitment of additional accommodation to the rental market as a legacy of some projects
- increases in hospitality services revenue by supplying meals, leisure activities and entertainment for project personnel
- possible upskilling of the local workforce to facilitate employment in the growing renewable energy sector
- opportunities for local logistic companies for site deliveries and possible worker transport
- potential provision of utility infrastructure and services to enable the establishment of temporary worker camps which can then be handed back to the Council following camp demobilisation, providing land with improved access to services for future housing needs
- operational renewable energy facilities could potentially be used as tourist attractions and educational sites, effectively contributing to the growing tourism industry in the region
- the upskilling of the local workforce to enable employment in the growing renewable energy sector through VET initiatives 'Prepare to work in the renewable energy sector' and traineeship/apprenticeship programs.

6.3.4 Cumulative impact mitigation options

This section provides suggested options to mitigate the potential cumulative impacts from nearby SSD and SSI projects and the Wellington South BESS project on amenity and community services to achieve the accommodation and employment objectives in this AES. The precise nature of these cumulative impacts and their timing is difficult to predict due to the scale of current applications, the complexity and detail of information required for the EIS process, position within the approvals process and associated timeframes, and the uncertainties related to the pre-construction phase where projects have been approved.

There is an opportunity to explore working collaboratively with EnergyCo/ACERZ and other projects to ensure cumulative impact issues are considered and addressed. However, overlapping projects will be in competition for workforce, accommodation and local services, and all will have scheduling and budgeting constraints. A possible solution to this issue would be for an independent, impartial third party to facilitate a collaborative approach to project-related cumulative negative impact mitigation.

There will be cumulative benefits at local and regional scales regarding local employment (for example, workers may work across consecutive projects in the region), business and training opportunities together with multiple community benefit plans and municipal payments for the life of the project. Market forces will likely drive the training of additional renewable energy sector as well as the creation of new businesses (e.g. solar panel cleaning) and stimulate the development existing and emerging sectors (e.g. waste sector solar and wind farm component

recycling). Suitably skilled workers may migrate to the area for the medium- to long-term, contributing to the local economy.

Some of the various management plans required for the construction phase (such as the TMP) will include consideration of cumulative impacts together with mitigation and management actions and/or strategies. For instance, this AES proposes to:

- reduce the project's local short- and long-term accommodation impacts through the construction of the Pierce Street development which will house up to 78 workers; when the development is no longer required by the proponent, discussions with DRC will follow to explore options such as potential use as affordable housing
- the monitoring of project workforce accommodation requirements to ensure sufficient accommodation is available
- reduce the project's impact on local health services through the promotion of alternative services (e.g. telehealth) and highlighting the issue of making use of local finite health resources
- reduce project-related light vehicle movements through the use of carpooling and/or shuttles buses to convey workers to and from the site (Stantec 2025)
- reduce the risk of potential social cohesion issues through defining expected worker behaviours on- and off-site and the consequences of not adhering to them.

AMPYR and Fluence will continue to engage with DRC during the pre-construction phase and throughout the construction phase regarding this strategy, and in particular, the Pierce Street development planning and approval requirements.

AMPYR and Fluence will continue ongoing engagement with project neighbours and key stakeholders such as training providers, local RAPs and Aboriginal organisations, local business groups and community organisations who have a role in the implementation of this strategy.

6.4 Accommodation requirements

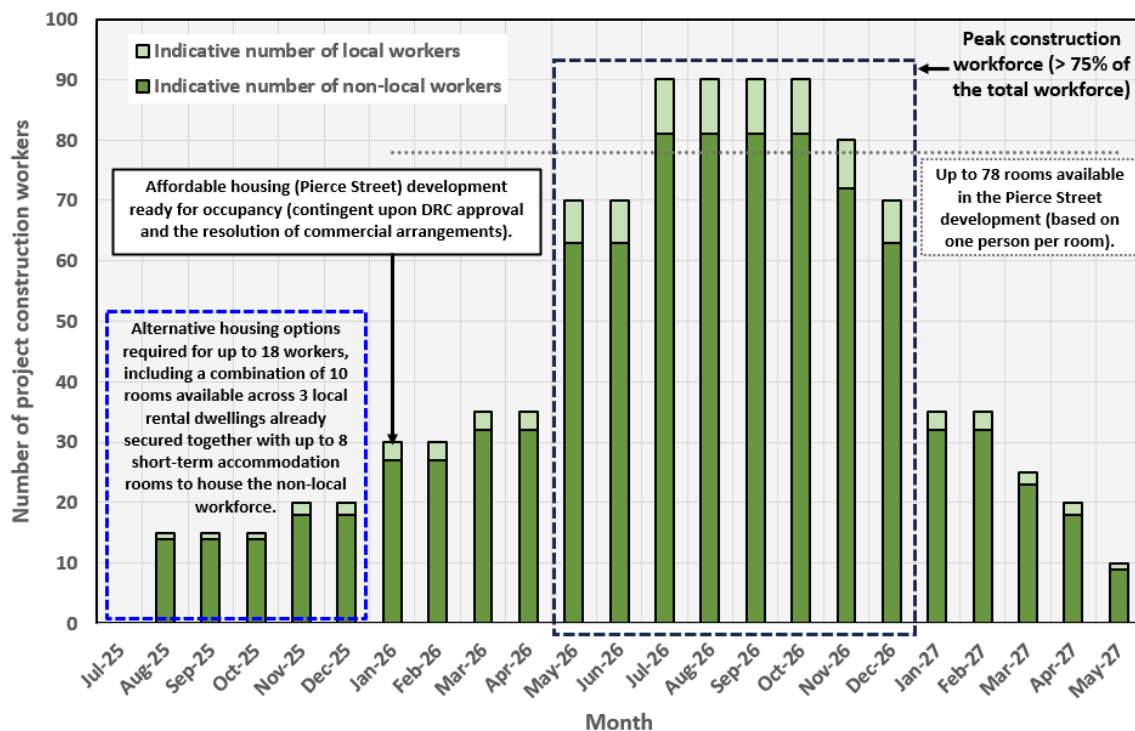
The Project will require 90 construction workers, of which, based on a scenario of 10% local worker to 90% non-local worker ratio for the construction workforce, up to 81 workers may be non-local in Stage 1 of the Project. This section describes the strategy to house the non-local project workforce (based on this worst-case scenario) required for the Wellington South BESS construction phase. Due to limited availability of local short-term accommodation and rental properties (Section 6.2) which may be further exacerbated by cumulative impacts with other projects, AMPYR and Fluence propose a combination of accommodation options in and around Wellington to accommodate the Project's construction workforce. The accommodation strategy is devised to minimise the risk of Project-related housing stress and impacts on short-term accommodation.

6.4.1 Workforce accommodation requirements

The Project will require up to 81 non-local workers for the construction phase of the Project (worst-case scenario), assuming that an estimation of 10% or more of the monthly total workforce requirements can be filled by local, suitably skilled workers. If each non-local worker

occupies one room, an estimated worst-case scenario of up to 81 rooms will be required throughout the construction phase as shown in Figure 6.6.

Figure 6.6 WSBESS accommodation requirements and options



Considerations regarding accommodation requirements (rather than the estimates shown in Figure 6.6) include:

- Optimisation of local recruitment and employment of contractors who employ locals where practicable. It is assumed that locals will already have accommodation.
- Some non-local workers may be amenable to room sharing to reduce accommodation costs which will reduce the number of rooms required.
- Clustering of the workforce where practical to enable transport to and from the site by carpooling³ and/or shuttle bus to reduce the volume of project-associated light vehicle movements (shuttle buses will be provided if necessary) (Stantec 2025).
- Preservation of tourism accommodation stock by using alternative accommodation options.
- Minimising the risk of project-induced localised rental pricing increases, which can impact local vulnerable individuals and families.

³ Carpooling is the preferred option to reduce project-related light vehicle movements. One car per dwelling will transport three to four personnel to and from the project site. The carpooling scheme will be promoted at regular meetings. Records will be kept and monitored to ensure project-related light vehicle movements are kept to a minimum (Stantec 2025).

6.4.2 Pierce Street Development proposal

A related company to AMPYR is developing a residential project comprising accommodation for up to 78 workers. A planning application has been submitted to Dubbo Regional Council for approval. Subject to the outcomes of that approval and to finalisation of the commercial outcomes for the development, this residential project would be available from January 2026 to support the worker accommodation needs of up to 68 workers (as 10 rooms have been secured in three private rental dwellings (see Section 6.4.3)) for the Wellington BESS project or other major projects within daily commuting distance of Wellington.

The Pierce Street Development, if approved (and subject to finalisation of commercial arrangements for the development), installed and commissioned, would significantly reduce the Project's contribution to the cumulative SSD and SSI accommodation burden on the local and regional areas.

When the Pierce Street Development is no longer required for workforce accommodation, options for further use will be discussed with Council, which could include conversion to affordable housing.

6.4.3 Other project accommodation options

Prior to January 2026, up to 18 non-local project workers will need to source accommodation locally. This will be achieved through the negotiation of a small number of long-term rental agreements and securing short-term accommodation with local providers. This includes 10 rooms across three rental properties secured under a binding option to lease for which a retainer has been paid, and will be available from 1 July 2025 as follows:

- 1 x 3-bedroom property at Wuuluman
- 1 x 4-bedroom property at Maryvale
- 1 x 3-bedroom property at Maryvale

Up to 8 additional rooms may be required through months two to five for non-local workers

Workforce accommodation requirements may be subject to room configuration options at the Pierce Street Development (if approved and the commercial arrangements for the development are successfully resolved), as workers may wish to share rooms to reduce accommodation costs. An indicative allocation of accommodation options is shown in Table 6.11.

Table 6.11 Indicative accommodation requirements for the WSBESS non-local project workers

Month	Estimated local workers, no. ¹	Non-local workers, no. ²	Rooms in rental properties secured to date ³	Wellington short-term accomm. (rooms) ⁴	Wellington Pierce Street Development ⁵	Total workers accommodated
Month 1	0	0	10	0	0	0
Month 2	1	14	10	4	0	14
Month 3	1	14	10	4	0	14
Month 4	1	14	10	4	0	14
Month 5	2	18	10	8	0	18
Month 6	2	18	10	8	0	18
Month 7	3	27	10	0	17	27
Month 8	3	27	10	0	17	27
Month 9	3	32	10	0	22	32
Month 10	3	32	10	0	22	32
Month 11	7	63	10	0	53	63
Month 12	8	72	10	0	62	72
Month 13	9	81	10	0	71	81
Month 14	9	81	10	0	71	81
Month 15	9	81	10	0	71	81
Month 16	9	81	10	0	71	81
Month 17	8	72	10	0	62	72
Month 18	7	63	10	0	53	63
Month 19	3	32	10	0	22	32

Month	Estimated local workers, no. ¹	Non-local workers, no. ²	Rooms in rental properties secured to date ³	Wellington short-term accomm. (rooms) ⁴	Wellington Pierce Street Development ⁵	Total workers accommodated
Month 20	3	32	10	0	22	32
Month 21	2	23	10	0	13	23
Month 22	2	18	10	0	8	18
Month 23	1	9	10	0	0	9

¹Based on a scenario where total workforce estimates minus 10% (estimated local workforce numbers) to derive local workforce component; local workers do not require short-term accommodation.

²Based on a scenario where the total number of workers after the estimated totals for local personnel have been subtracted.

³Three rental dwellings accommodating a total of 10 workers (to reduce project-related risks of causing weekly rental price increases); however, this is indicative only and is based on securing these properties for the entire 23-month construction phase.

⁴Based on 179 rooms across hotels, motels and holiday parks, estimating a 60% occupancy rate leaving approximately 71 rooms potentially available, of which 4 rooms would be potentially required by the project construction workforce (approximately 6% of the rooms available).

⁵Contingent upon Council approval followed by the successful finalisation of commercial arrangements.

6.4.4 Challenges and opportunities

Based on the accommodation overview in Section 6.2 and cumulative impacts identified in Section 6.3, accommodation-related constraints and opportunities have been identified and are listed below.

Challenges:

- Local short-term accommodation stock may be limited where occupancy rates are at 75% and above for short-term accommodation in DR LGA:
 - 75% occupancy: leaving 381 rooms or 1,421 beds available from the total stock
 - 80% occupancy: leaving 305 rooms or 1,136 beds available from the total stock
 - 90% occupancy: leaving 152 rooms or 568 beds available from the total stock
- housing pressure leading to affordability issues within the DR LGA through competition for limited accommodation stock as more SSD/SSI projects are approved, which can lead to the displacement of vulnerable locals from rental accommodation and associated social hardship
- competition with other projects for short-term accommodation, especially from the Maryvale Solar Farm and Orana BESS projects
- competition with other sectors for accommodation, for example, tourism, during events and peak periods such as the NSW Touch Association Junior State Cup staged in Dubbo (see events list in Appendix C)
- transport of Project workers to and from the Project site.

Opportunities:

- the possible repurposing of the prefabricated workers' accommodation for local or other major project use at the end of the construction phase (subject to consultation with relevant stakeholders, including DRC).
- accommodation sharing among project personnel not housed in the proposed Pierce Street development, where housing configured for multiple occupants is available
- the possible housing of Wellington South BESS workers in other project accommodation e.g. projects including Orana BESS, Spicers Creek Wind Farm, Inland Rail Narromine to Narrabri, Birriwa Solar, Uungala Wind Farm, Tallawang SF, Mayfair Solar Farm, Central West Orana Transmission Line project, all of which propose to construct temporary workers' accommodation (TWA) camps and may have additional capacity (note that the WSBESS construction phase may be well progressed before the TWA accommodation options become available)
- potential collaboration with DRC regarding the realisation of some of the recommendations in the Delos Delta report Analysis of Short-Term Worker Accommodation Needs (Delos Delta 2023) e.g. the Pierce Street Development may provide affordable housing when no longer required by the Principal
- potential collaboration with EnergyCo regarding the realisation of innovative approaches to worker accommodation including:
 - strategic use of temporary workers' accommodation camps (balancing workforce needs with opportunities for local communities and businesses)

- repurposing of prefabricated housing from temporary workers' camps for alternate uses (e.g. aged care housing, tourist accommodation and social housing)
- repurposing empty buildings as worker accommodation
- community integrated housing such as granny flats and tiny homes
- facilitating local property owners to rent rooms in their homes to construction workers with appropriate regulation to ensure rents remain affordable.
- reduction in the number of project-associated light vehicle movements through options such as car-pooling and the use of shuttle buses to transport workers to and from the site as stated in the TMP (Stantec 2025).

6.4.5 Accommodation objectives

The key objectives of the AES for the Wellington South BESS development are:

- adherence to the preferred hierarchy of accommodation, should the proposed Pierce Street Development be approved by Council (and then subject to finalisation of commercial arrangements for the development), as follows:
 - use of the 10 rooms already secured across 3 rental dwellings in the area
 - use of the Pierce Street Development (78 rooms)
 - use of local short-term accommodation options to house non-local workers who cannot be housed in the first two preferred options.
- The construction and proposed use of the Pierce Street Development to house up to 78 construction workers (subject to DRC approval)
- the balance of non-local workers not accommodated in the Pierce Street Development to be housed in a combination of short- and long-term accommodation to be secured via negotiation prior to and during construction
- prioritise clusters of accommodation in the Wellington area and, minimise traffic impacts through the use of carpooling and or shuttle services between accommodation and site (Stantec 2025); workers will expend some of their earnings on local goods and services for the duration of their employment contracts, supporting local businesses enhancing the local economy
- AMPYR and Fluence, and any associated subcontractors, will facilitate the preservation of MWR LGA's short-term hotel and motel accommodation to minimise any adverse impacts on servicing tourism visitors needs as far as practicable. This will be achieved by prioritising a small number of short- and long-term accommodation in DR LGA whilst being mindful of current short-term accommodation needs to service the tourism and business sectors
- should the Pierce Street Development option be unfeasible, a combination of the following options will be investigated:
 - partnering with commercial accommodation facility owners to expand accommodation capacity e.g. through the installation additional cabins and associated services, for the sole use of workers until construction is completed

- investigate the private leasing of rural properties as worker accommodation
 - repurposing of empty or disused buildings for adaptation as worker accommodation
 - investigate the possibility of co-locating workers in the accommodation discussed above from nearby projects should there be sufficient capacity to do so
 - consult with other local councils regarding the use of accommodation beyond the DR LGA boundary as needed, in towns including Narromine (Narromine LGA), Yeoval and Molong (Cabonne Shire LGA), Parkes Shire LGA and Orange (city of Orange LGA) if accommodation options in DR LGA cannot to meet non-local workforce housing requirements.
- Reduce or avoid housing stress impacts that may result from the project
 - avoid or reduce project worker light vehicle movements during shift changes
 - prioritise procurement and employment of local businesses and workers where available
 - avoid construction delays to mitigate any project-related cumulative impacts within the CWO REZ
 - monitor and adapt the AES throughout the construction phase regarding workforce needs, impacts on localities and in response to stakeholder feedback.

6.4.6 Accommodation action plan and mitigation strategies

The suggested actions to secure sufficient accommodation for the Wellington South BESS construction workers are shown in Table 6.12. The accommodation circumstances in the CWO REZ will evolve during the Wellington South BESS construction phase. An accommodation monitoring strategy action plan is provided in Table 7.1.

Table 6.12 Construction phase accommodation actions

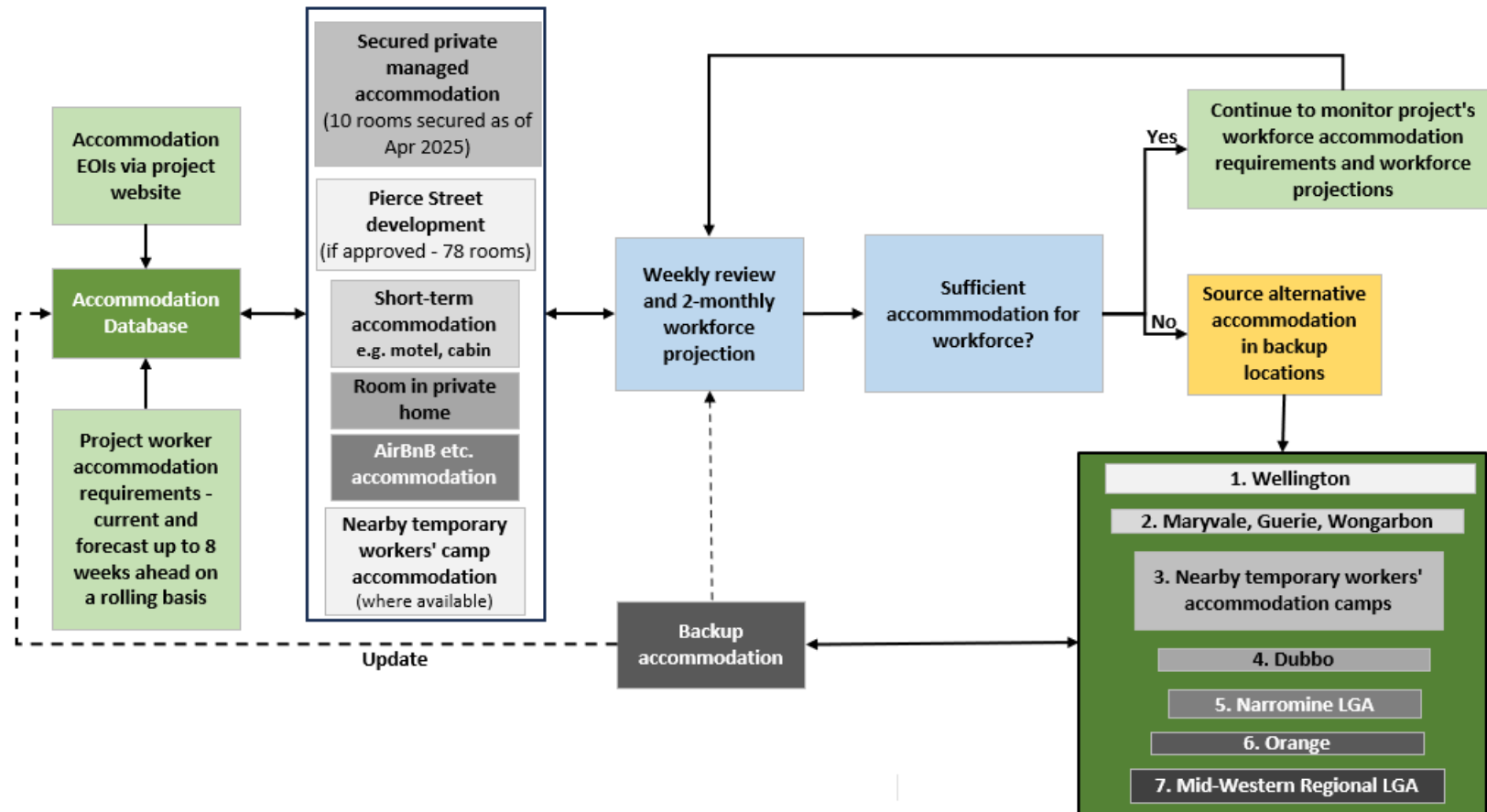
Reference	Action	Timing
AES-0	<p>Accommodation strategy required by the development consent; to be approved by DRC and the Planning Secretary.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: This AES, AES approval documents from DRC and DPHI.</p>	Prior to construction
AES-1	<p>Continue to progress the Pierce Street development proposal for 25 prefabricated buildings, which, if approved <u>and then subject to resolution of commercial arrangements for the development</u>, can potentially house up to 78 construction workers (approximately 86% of the total construction workforce and 96% of the estimated non-local workforce).</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: contact records with DRC, planning permit application, planning permit (if granted), building inspector reports, occupancy certificate, project site management meeting agendas and minutes</p>	During construction
AES-2	<p>Negotiate long-term leases on three rental dwellings to provide accommodation between August and December 2025 and to supplement housing options. The relevant required options are in place to secure these rental dwellings.</p> <p>Responsibility: Fluence</p> <p>Evidence: contact records with real estate agents and private landlords, tenancy agreements</p>	Prior to construction
AES-3	<p>Negotiate longer-term let at one or two Wellington short-term accommodation providers as required to supplement housing options between August and December 2025.</p> <p>Responsibility: Fluence</p> <p>Evidence: contact records with short-term accommodation providers, short-term accommodation agreements</p>	Prior to and during construction
AES-4	<p>Proactively contact local accommodation providers (real estate agents, commercial short-term accommodation providers and private landlords etc.) regarding their interest/capability in supplementing accommodation options for the project.</p> <p>Responsibility: Fluence</p> <p>Evidence: contact records with accommodation providers, updated accommodation register, potential accommodation provision agreements in principle.</p>	Prior to and during construction
AES-5	<p>Use local media (e.g. ICN, newsletters, social media, project website and possibly print advertising to request expressions of interest regarding the provision of temporary accommodation if workforce accommodation forecasts predict potential accommodation shortfalls (see Figure 6.7).</p> <p>Responsibility: AMPYR and Fluence</p>	Prior to construction

Reference	Action	Timing
	Evidence: advertisements records, EOI records	
AES-6	<p>Project workforce numbers two months in advance together with the estimated non-local worker numbers and assess if there is sufficient accommodation to house them. Where there is a predicted shortfall, implement AES-7.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: Workforce projection data</p>	Before and during construction
AES-7	<p>Use an EOI form on the project's webpage to enable local landlords and local residents who are interested in letting an entire property or subletting a room in their home, the opportunity to provide their details and information regarding available accommodation; collate this information into an accommodation register for provision to the workforce, together with an accessible complaints procedure for landlords to report project worker misconduct.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: EOI link on project webpage, EOI records, accommodation register, availability of accommodation records to subcontractors and workers</p>	Before and during construction
AES-8	<p>As far as practicable, convey to all project subcontractors who will not be accommodated in the secured accommodation (rental dwellings, short-term accommodation and Pierce Street development) to secure accommodation at the earliest opportunity (e.g. eight weeks in advance). This can be conveyed during recruitment interviews, workplace inductions, and via posters in communal spaces.</p> <p>Responsibility: Fluence</p> <p>Evidence: recruitment interview records, workplace induction module documents and induction records, posters visible in communal spaces e.g. workplace kitchen</p>	Prior and during construction
AES-9	<p>Maintain, update (weekly) and make readily available a version-controlled housing and accommodation register for non-local personnel to enable them to secure accommodation locally in a timely manner if they cannot be accommodated in the Pierce Street affordable housing project. The register will include:</p> <ul style="list-style-type: none"> • contact details of local property owners, landlords, landowners, real estate agents • dwellings and/or rooms for rent. <p>Responsibility: Fluence</p> <p>Evidence: up to date housing and accommodation register, document version control, evidence of availability to subcontractors and workers</p>	Prior to and then update weekly throughout construction
AES-10	<p>Maintain and update (monthly) a version-controlled events calendar documenting the scheduling of events in the DR LGA two months in advance to reduce the risk of project-related negative impacts regarding short-term accommodation availability and road transport</p>	Before and during construction

Reference	Action	Timing
	<p>issues. Event information is located on DR LGA and Visit NSW websites and via direct contact with the DRC. Assess against project scheduling to reduce the risk of project-related impacts on scheduled events. Add this as an agenda item for project site management meetings.</p> <p>Responsibility: Fluence</p> <p>Evidence: up to date accommodation register and events register, document version control</p>	
AES-11	<p>All project workers and project subcontractors to comply with relevant AMPYR and Fluence policies and procedures including Codes of Conduct.</p> <p>Responsibility: Fluence</p> <p>Evidence: Human resources records, complaints register</p>	Throughout construction and operation
AES-12	<p>Establish relationships with nearby projects to regularly discuss matters including workforce and accommodation requirements, project scheduling, project infrastructure movements and deliveries, and opportunities to collaboratively mitigate cumulative impacts e.g. on a monthly basis or more frequently as needed.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: Contact records (emails, documents) with other projects, meeting agendas and records</p>	Prior to and during construction
AES-13	<p>Condition C1 of SSD 27014706 that states that a Complaints Management System will be contained in the Environmental Management Strategy (EMS).</p> <p>As part of the Complaints Management System, a establish a complaints register to enable the local community to report project-related issues in accordance with the Wellington South Battery Energy Storage project stakeholder and communication plan. All complaints will be investigated in a timely manner with remedial action implemented as necessary and appropriate feedback provided to the complainant. All complaint processing will comply with company complaint resolution metrics. Records to be treated with confidentiality.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: Up to date complaints register document, complaints documentation, performance compliance with complaint resolution metrics</p>	Prior to and during construction
AES-14	<p>Preservation of local health facilities for local use:</p> <ul style="list-style-type: none"> • brief the workforce regarding the limited medical facilities in the smaller towns in the DR LGA and the need of their preservation for locals (via induction process) • the installation of a fully equipped and stocked first aid room on site • the promotion and use of telehealth services 	Prior to and during construction

Reference	Action	Timing
	<ul style="list-style-type: none"> training of some staff as first aiders <p>Responsibility: Fluence</p> <p>Evidence: induction module and records, first aid room stock level records, defibrillator check and records, first aider training records</p>	
AES-15	<p>Preservation of social cohesion:</p> <ul style="list-style-type: none"> prospective subcontractors and workers to be informed of expected behaviours on- and off-site during interview expectations regarding worker behaviour /conduct on-site and off-site to be included as an induction module compliance with relevant policy, procedures and Codes of Conduct to be an employment contract requirement <p>Responsibility: Fluence</p> <p>Evidence: induction module and records, employee records, complaints register.</p>	Prior to and during construction
AES-16	<p>Establish and maintain a working relationship with DRC's Housing Coordinator (if/when appointed) to discuss and pursue matters including project-related matters including accommodation, worker numbers, project schedules and pending major events. Add as an agenda item for project site management meetings.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: contact records with DRC, meeting agendas and records</p>	Prior to and during construction

Figure 6.7 Indicative accommodation requirements monitoring strategy



6.5 Employment strategy

AMPYR and Fluence employment and procurement strategies are devised to generate positive social outcomes together with the efficient delivery of goods, services and works. Wherever possible, workers and businesses from the local and regional area will be prioritised for employment and contracting opportunities with the project to help maximise the benefits for local communities. To facilitate this, AMPYR and Fluence will provide opportunities for local businesses to register their interest in providing goods and services to the Project.

However, it is possible that the requisite workforce and goods and services may be sourced from further afield if not available locally. Given the number of projects already underway in the CWO REZ and the renewable energy industry skills shortage reported by the JSA (JSA 2023), it may be a challenge to meet local worker targets (currently based on an estimate of 10% of the total construction workforce). Nevertheless, AMPYR and Fluence propose to continue community and stakeholder engagement and implement the strategies listed in Table 6.13 to prioritise and optimise the employment of local workers for the construction and operation of the Wellington South BESS project.

6.5.1 Workforce requirements

A peak workforce of 90 personnel will be required for the project's construction phase. Construction will be carried out by trades and professional services personnel carrying out civil, electrical and mechanical activities including:

- plant operators
- piling operators
- module installers
- trenching and underground cabling installers
- general labourers
- electricians
- apprentices and trainees
- landscaping and fencing personnel
- HSE and QA/QC personnel
- surveyors
- managers, foremen and leading hands
- security personnel
- cleaning staff
- human resources personnel.

This is designed as a remotely operated site. Technician support to suit maintenance and operations on a scheduled and reactive basis will be engaged on an as needed basis during the operational phase. The operational phase of the project is 20 years.

Highly technical operation and maintenance activities will typically be completed by specialist contractors and/or equipment manufacturers, whereas routine activities (e.g., fencing maintenance and vegetation management) will be offered to local contractors. Training for some of the specialised roles could also be undertaken, to upskill potential local employees to fill project roles.

There will be a preference for employing personnel and businesses that can demonstrate these relevant skills and experience and a cultural fit with AMPYR and Fluence and the relevant subcontractor(s).

6.5.2 Industry Capability Network portal

The Industry Capability Network (ICN) is an independent network of experienced industry procurement and supply chain specialists who introduce businesses to projects across Australia and New Zealand. The ICN enables strong local industry participation, informing small to medium enterprises of domestic opportunities.

The ICN portal enables local providers of goods and services to access projects and apply for packages of work. Work packages can include, and are not limited to:

- electrical installation
- security services
- landscaping
- civil (earthworks and clearing and grubbing)
- roadworks
- mechanical installation.

Several renewable energy projects within the CWOREZ have made use of the ICN Gateway to procure goods and services.

6.5.3 Goods and services requirements

The goods and services expected to be procured include:

- accommodation
- safety products
- computer network support
- concrete supply (offsite)
- crane services (minor lifts)
- earthworks plant (wet and dry hire)
- fencing and gate supplies
- food and catering services
- freight services
- fuel supplies
- material testing
- mechanical fitter/maintenance services
- quarry products
- operation and maintenance demountable facility
- security services
- septic pump out services
- small equipment hire
- transport (minor e.g. shuttle bus services)
- waste management (solid and liquid)
- water (construction and potable)
- welding and engineering fabrication (onsite)

There will be a preference for procuring goods and services locally where possible by actions/considerations such as:

- the use of weighting criteria to favour suppliers of goods and services locally and regionally compared to interstate and international providers (using the business registration addresses)
- the use of weighting criteria for subcontractors that have employed local workers
- relevant experience and expertise
- value for money.

6.5.4 Challenges and opportunities

Based on the employment overview in Section 6.1.3, employment-related challenges and opportunities have been identified and are listed below.

Challenges

Challenges include:

- competition from other major projects in NSW, particularly within the CWO REZ, for suitably skilled workers, materials, manufacturing capacity and services (see Appendix E for a list of major projects and Figure 6.3 for their location relative to the project site)
- sourcing local workers from an already tight labour market, which will be exacerbated by cumulative demand from multiple, potentially concurrent projects
- a nation-wide shortage of the required skill sets required by the renewable energy industry as described by the JSA (JSA 2023)
- pressure on local services for to cater for the construction workforce from the Mayfair SF and other major projects
- providing opportunities for underrepresented groups within the trades and professional workforce (e.g. training and apprenticeships) during construction and operation
- awareness of local employment and procurement opportunities, and supporting local personnel and businesses through procurement processes
- ensuring potential contractors demonstrate relevant skills and experience and a cultural fit with AMPYR Fluence and the relevant subcontractor(s).

Opportunities

Opportunities include:

- a pool of residents in the DR LGA and surrounding LGAs have professional and trades skills aligning with the project's needs from which some of the project workforce may be recruited
- local procurement and of goods and services will stimulate local economic growth and create employment opportunities
- ethical and inclusive procurement and employment (such as employment of women, Aboriginal and Torres Strait Islander people, or people with disabilities)
- the enhancement of opportunities for Aboriginal and Torres Strait Islander employees through:

- regular communication of indigenous employment opportunities through preferred methods for employment and business opportunities
- the possible use of the Supply Nation registry to identify Indigenous businesses who provide project-relevant goods and services
- regular communication of employment and procurement scheduling to inform indigenous communities and indigenous-owned businesses of pending project-related opportunities
- providing training to Indigenous people to upskill and enhance eligibility for multiple project roles; skills are going to be established even if jobs are not ongoing
- inclusion of indigenous employment targets (to be determined)
- ongoing, regular consultation with Aboriginal and Torres Strait Islander stakeholders, including NSW Aboriginal Land Council, NSW Indigenous Chamber of Commerce, Dubbo Local Aboriginal Land Council, Wellington Local Aboriginal Land Council and Mudgee Local Aboriginal Land Council.
- possible funding or support of employment-related community schemes, such as supplier development strategies with pre-qualification support
- collaboration with regional development organisations to support the engagement and upskilling of local businesses and workers (a list of potential AES-related stakeholders is provided in Appendix F) through:
 - engagement with key stakeholders such as DRC, Business NSW, Business Connect, Training services NSW, NSW Indigenous Chamber of Commerce, Dubbo Business Chamber, Wellington Business Chamber, local recruitment and training services, and Dubbo, Wellington and Mudgee TAFEs
 - the delivery of micro-credentialling and/or short-course training to help address regional skills shortages and provide pathways to longer term employment.

6.5.5 Objectives and targets

Suggested objectives for employment and procurement are as follows:

- employing an estimate of 10% of the construction workforce from within the DR LGA locally or from the surrounding LGAs regionally (where practicable) that can demonstrate project-relevant skills and experience and a cultural fit with AMPYR and Fluence and the relevant subcontractors
- communicate to and consider the RAPs for employment and other opportunities that are related to construction and ongoing maintenance of the project asset; with consideration of ringfenced scopes to facilitate potential subcontracting to Aboriginal-owned businesses where practicable, particularly where eligible businesses can demonstrate:
 - value for money
 - experience with major projects
 - a high proportion of local personnel

- ethical procurement and employment (such as employment of Aboriginal and Torres Strait Islander people, women, or people with disabilities).
- best endeavours to be applied to maximise project-related opportunities for businesses from within the DR LGA or from the surrounding LGAs regionally via a competitive tender process where practicable, particularly where eligible businesses are able to demonstrate:
 - value for money
 - experience with major projects
 - a high proportion of local personnel
 - ethical procurement and employment (such as employment of women, Aboriginal and Torres Strait Islander people, or people with disabilities).

explore and create workforce participation opportunities for underrepresented communities (including women, Aboriginal and Torres Strait Islander peoples, people with a disability, long-term unemployed and young people) through employment and training streams to support the development of a skilled labour force

- ongoing regular engagement with relevant stakeholders (as suggested in Appendix F) prior to construction, and on an 'as needed' basis during the construction stage of the project, communicating the timing of upcoming construction activities, providing local businesses with advance notice of resource needs to allow them to plan for material needs and peaks and troughs in demand.

The project will employ up to 90 personnel during the construction phase (as shown in Section 3.4). Any specialist contractors or roles that cannot be sourced/filled by local workers or businesses on a competitive basis will likely be sourced from across other areas of NSW and further afield.

There is likely to be strong competition for local workers, goods and services from multiple local, potentially concurrent large-scale projects (where their construction phases partly or completely overlap), as described in Section 6.3. This may make the aspirational local employment and local business participation targets listed above difficult to achieve.

6.5.6 Actions and mitigation strategies

The project will require a construction workforce of up to 90 workers. The suggested actions to secure sufficient accommodation for the Wellington South BESS construction workers are shown in Table 6.13. The employment and procurement circumstances in the CWOREZ will change during the Wellington South BESS construction phase. The actions listed in Table 6.13 should be reviewed and updated as per Section 7.5.

Table 6.13 Employment and business participation strategies during construction

Reference	Action	Timing
AES-17	<p>Employment strategy required by the development consent; to be approved by DRC and the Planning Secretary.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: This AES, and AES approval documents from DRC and DPHI.</p>	Prior to construction
AES-18	<p>Maximise local employment and business opportunities through staging a Job Fair and business round table to promote project-related employment and business opportunities.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: Advertising flyers, attendance records, expressions of interest, round table agenda(s) and minutes.</p>	Prior to construction
AES-19	<p>Develop and maintain an employment and business register to be populated with expressions of interest, to be reviewed and updated monthly. Adopt a direct approach where appropriate/feasible to engage locally to publicise employment and business opportunities through options including:</p> <ul style="list-style-type: none"> • Job Fair and other community information sessions, including but not limited to the Jobs Fair on 9 April 2025 • Industry Capability Network (ICN) • Business round table • project website • social media • newsletters • procurement platforms • information stalls at local shows, including the upcoming Wellington Show on 24 May 2025 • local print advertising, as required <p>Responsibility: AMPYR (Community Relations Officer) and Fluence</p> <p>Evidence: updated employment and business register, information session attendance records, project website, published materials, procurement platform project listings</p>	Prior to and during construction
AES-20	<p>Maximise the exposure of job and business opportunities locally through collaboration with local established networks including DRC and surrounding councils, EnergyCo, RDA Orana, O2N, National Apprentice Employment Network etc. (including some of the stakeholders listed in Appendix F) to discuss employment and business opportunities.</p> <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: stakeholder interaction records</p>	Prior to and during construction

Reference	Action	Timing
AES-21	<p>Best endeavours applied to maximise local employment and business opportunities through the use of:</p> <ul style="list-style-type: none"> • local recruitment companies with strong local presence to engage workers with specialist skills e.g. environment, project management, electrical, administration and engineering • local LALCs and other local Indigenous organisations to confirm key indigenous employment agencies / labour hire companies • ongoing engagement with the specialist Indigenous employment agencies / indigenous groups to understand the size of the potential Aboriginal and Torres Strait Islander labour pool and to identify strategies to secure participation together with their implementation. <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: interaction records with recruitment agencies and First Nations organisations, employment contracts.</p>	Prior to and during construction
AES-22	<p>Best endeavours will be implemented to maximise indigenous employment and business participation opportunities through:</p> <ul style="list-style-type: none"> • finalising detailed local and Indigenous opportunity map based on consultation with key stakeholders noted in Table 5.1. • communicating with and consider local RAPs, for employment and other opportunities that are related to construction and ongoing maintenance of the project asset via preferred communication methods each month • partner with a local/regional employment agency to recruit Aboriginal people and/or Torres Strait Islander job seekers that face barriers, working with them to address/remediate these barriers <p>Responsibility: AMPYR and Fluence</p> <p>Evidence: Completed local and Indigenous opportunity map, communications records, employment, contractor engagement records and supplied goods records.</p>	Prior to issuing tenders for construction contractor(s)
AES-23	<p>Establish ongoing dialogue with local TAFEs regarding training opportunities, discuss skills gaps and to promote local employment and participation in the renewables industry.</p> <p>Responsibility: Fluence</p> <p>Evidence: interaction records</p>	Prior to and during construction

7 Monitoring, auditing, reporting and review

During construction there will be continuous monitoring, auditing, reporting and review by Fluence and Transgrid of their construction areas and construction activities. Individuals and work crews will be required to demonstrate that the requirements of this AES the EMS and other management plans and subplans are being adhered to.

Monitoring, auditing, reporting and review of site activities will also be undertaken during the operation and decommissioning of the project.

All reports, reviews, and audits will be maintained by the Fluence and Transgrid Project Managers (and equivalent manager during operation/decommissioning) and will be made be available on request to the appropriate managers of both the Principal and subcontractors. Audit results will be used to review management techniques to ensure compliance with the DC.

7.1 Monitoring

Monitoring of environmental impacts is an essential component of effective environmental management. Specific monitoring requirements for individual environmental aspects during the construction works by Fluence and Transgrid and during operation and decommissioning are set out in the management plans and subplans shown in Figure 1.3.

7.1.1 Aspects of the AES to be monitored

Accommodation, employment and cumulative impact aspects from this Plan to be monitored are summarised in Table 7.1.

Table 7.1 AES monitoring and inspection requirements

Aspect to be monitored	Frequency*	Responsibility
Workforce and subcontractor metrics:		
Workforce composition, including but not limited to, workforce size, local/non-local split, number of females, number of people with disabilities, number of workers identifying as Aboriginal or Torres Strait Islander, number of apprentices/trainees, cadets. Where these metrics are not met, investigate the reasons/barriers and whether the target is realistic and achievable. Where targets can be realistically achieved, identify, agree upon and implement actions to achieve them in a timely manner. Where targets cannot be realistically achieved, document why, suggest and agree adjusted target(s) accordingly.	Monthly	Fluence and subcontractors
Workforce forecasts (two months in advance, to better understand potential accommodation requirements and	Fortnightly	Fluence

Aspect to be monitored	Frequency*	Responsibility
identify where action is required to source additional temporary workforce accommodation)		
Proportion of local and regional subcontractors (using business registration address)	Monthly	Fluence
EOIs (businesses and employment) via Jobs Fair, business round tables, regular liaison with local RAPs, media advertisements, project webpage	Weekly	Fluence
Workforce requirement projections (2 months in advance)	Fortnightly	Fluence
Ongoing stakeholder meetings	2-monthly	Fluence
DRC representatives – ongoing liaison	Monthly or as needed	Fluence
Nearby project proponents (e.g. those listed in Table 6.10	As needed	Fluence
Energy Co/ACEREZ	As needed	Fluence
Local LALCs indigenous groups and employment agencies	2-monthly	Fluence
Local business chambers and networks	2-monthly	Fluence
Local TAFE and training/recruitment establishments	2-monthly	Fluence
Accommodation monitoring		
Establish and maintain an accommodation register for provision to the project workforce (register may include number of rooms, length of availability, address and contact details)	Weekly	Fluence
Establish and maintain an events register (to assist with accommodation demand forecasts)	Monthly	Fluence
Establish and maintain a complaints register in accordance with the EMS, CEMP and other plans. Manage any complaints in accordance with agreed procedures to ensure timely outcomes and actions to remediate any matters reported.	As needed	Fluence
Other requirements		

Aspect to be monitored	Frequency*	Responsibility
Workforce induction to include briefing regarding the limited medical services and the requirement to preserve for locals	As needed	Fluence
Workforce induction to include briefing regarding required behaviours on- and offsite (Fluence and site code of conduct) and the consequences of non-compliance	As needed	Fluence
Workforce induction to include higher levels of code of conduct (AMPYR and Fluence) and the consequences of non-compliance	As needed	Fluence

7.1.2 Other monitoring

Monitoring beyond the scope of this AES is detailed in the EMS (Section 7.1 and Table 7.1) and includes:

- site inspections
- daily inspections
- weekly monitoring
- monthly inspections.

7.2 Incidents and non-compliances

Incident notification and response together with non-compliance and corrective actions are discussed in Section 7.2 of the EMS.

7.2.1 Incident notification and response

Any incident or accident that results in harm to the environment and/or off-site receptors is to be regarded as an environmental incident.

As defined in the DC an incident is “a set of circumstances that causes or threatens to cause material harm to the environment. Material harm is defined in the DC as harm that:

- involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial; or
- results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or makegood harm to the environment.”

In accordance with CoC C10, the Principal will notify the Planning Secretary via the Major Projects website immediately after the Principal becomes aware of an incident. The notification from the Principal to the Planning Secretary must identify the development (including the development application number and the name of the development if it has

one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in the of Conditions of Consent.

Accordingly, Fluence and Transgrid will notify the Principal immediately after an incident occurs to enable prompt reporting by the Principal to the Planning Secretary.

The incident notification to the Principal must set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in the of Conditions of Consent.

The written notification of an incident must:

- (a) identify the development and application number;
- (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- (c) identify how the incident was detected;
- (d) identify when the applicant became aware of the incident;
- (e) identify any actual or potential non-compliance with conditions of consent;
- (f) describe what immediate steps were taken in relation to the incident;
- (g) identify further action(s) that will be taken in relation to the incident; and
- (h) identify a project contact for further communication regarding the incident.

Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Principal must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.

The Incident Report must include:

- (a) a summary of the incident;
- (b) outcomes of an incident investigation, including identification of the cause of the incident;
- (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
- (d) details of any communication with other stakeholders regarding the incident.

Response agencies need to be informed of pollution incidents quickly, so action can be coordinated to prevent or limit harm to the environment and human health generally. These are listed in Table 7.2.

Incidents will be recorded in an Incident Register, as outlined in Section 7.4 of the EMS.

Table 7.2 Response agency contact details

Response agency	Contact details
Environment Protection Authority NSW (EPA NSW)	131 555 or (02) 9995 5555
Ministry of Health NSW	(02) 9391 9000
SafeWork NSW	131 050
Dubbo Regional Council	(02) 6801 4000
Fire and Rescue NSW	000 or, for Mobiles only, 112
Rural Fire Service Orana Region	(02) 6881 3900
Heritage NSW (for Aboriginal finds, as per HMP)	(02) 9873 8500
NSW Police (for human remains, as per HMP)	131 444

7.2.2 Non-compliance notification and response

A project non-compliance is defined in the DC as “an occurrence, set of circumstances or development that is a breach of the consent but is not an incident”.

In accordance with CoC C11 of the DC, The Principal is required to notify the Department in writing via the Major Projects website within 7 days after the Principal becomes aware of any non-compliance with the conditions of this consent. Accordingly, Fluence and Transgrid will notify the Principal immediately after a non-compliance is identified to enable prompt reporting by the Principal to the Planning Secretary.

In accordance with CoCs C12 and C13 of the DC the non-compliance notification to the Principal will set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. The Principal will identify the development and the application number for the project when communicating any non-compliance to the Planning Secretary.

A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

7.2.3 Corrective actions

Once an environmental incident or non-conformance has been reported to the Principal’s Project Manager, a set of appropriate corrective actions will be raised by Fluence and Transgrid. Measures already implemented, additional measures to be implemented as a result and any corrective actions will be reported to the Principal’s Project Manager. Actions will be implemented to the satisfaction of the Principal’s Project Manager and their effectiveness confirmed to demonstrate appropriate measures have been implemented to acceptably minimise the risk of reoccurrence.

7.3 Auditing

In accordance with CoC C14, the Principal is obliged to commission independent environmental audits of the development in accordance with the Independent Audit Post Approval Requirements (2020) within 3 months of commencing construction and within 3 months of commencement of operations.

Fluence and Transgrid will provide support to the independent environmental auditing process by making documents and site personnel available as required and by helping host the independent auditors while on site. Fluence and Transgrid will also assist the Principal in implementing the recommendations of the audits.

7.4 Record keeping

Record keeping requirements are discussed in Section 7.4 of the EMS.

7.5 Review and update

AMPYR, in conjunction with Fluence and Transgrid will undertake ongoing review and improvement of existing systems and controls.

In accordance with CoC C2, this Plan (and any strategy, plan or program required under the DC) will be reviewed to the satisfaction of the Secretary of DPHI, including:

- (a) update of strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary prior to carrying out any upgrading or decommissioning activities on site; and
- (b) review and, if necessary, revise the strategies, plans or programs required under this consent to the satisfaction of the Planning Secretary within 1 month of the:
 - i. submission of an incident report under condition C10 of Schedule 2;
 - ii. submission of an audit report under condition C14 of Schedule 2; or
 - iii. any modification to the conditions of this consent.

When revised, the revision status of this Plan will be indicated on the title page of this document. This Plan will be made publicly available on the project website in accordance with CoC C20 of the DC. A hard copy of this Plan will also be kept at the site project office during construction.

AMPYR, in conjunction with Fluence and Transgrid commit to complying with CoC A3 in full.

A copy of the AES has been provided to DRC for their consideration and comment and the document has been updated to reflect the DRC comments. A record of their comments and the responses is attached as Appendix G.

7.6 Continuous improvement of environmental performance

Areas for improvement identified during daily inspections will be addressed by the Fluence and Transgrid environment teams at daily pre-start (Toolbox) meetings with the appropriate construction supervisor and crew.

At the discretion of the environment team, identified areas of improvement may also form the basis for more formalised weekly project meeting. Addressing non-conformance and areas for improvement with the construction crews in this forum is aimed at continuously improving the environmental performance of the project and driving environmental awareness on site.

Audits also play an important part in the continuous improvement process and the results of the audits should be considered when updating the EMS.

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Appendix A:

Wellington Council's New Residents Guide

WELLINGTON



NEW RESIDENTS GUIDE

INFORMATION MANUAL

NOTES

CONTENTS

Accommodation	23, 24
Aged Care	10
Attractions - Wellington	32, 33, 34, 35
Community & Service Organisations, Clubs & Interest Groups	11, 12, 13
Educational Facilities/Employment Agencies	22, 23
Emergency Services	11
Food Outlets - Restaurants - Take Away Foods	20, 21, 22
Getting Around	7
Getting to Wellington	4
Healthcare	8, 9
Hotels	21, 22
Licensed Clubs	18
Map of Wellington Region	5
Meeting Facilities	19, 20
Places of Worship	19
Pre-School, Child Care & Playgroup	22
Real Estate Agents	22
Service Clubs	18
Sportsgrounds	31
Sport & Recreation Facilities	27, 28, 29, 30
Sports & Activities	25, 26, 27
Wedding Services	24, 25
Welcome to our Wellington	7
Wellington at a Glance	4
Wellington Services	14, 15, 16, 17, 18
Wellington Town Map	6

WELLINGTON AT A GLANCE

POPULATION - Town 5600

- Council Area 9600 (incl township)

ROAD DISTANCES

Wellington to Sydney	362kms
Wellington to Dubbo	50kms
Wellington to Orange	98kms
Wellington to Parkes	111kms
Wellington to Mudgee	102kms
Wellington to Lake Burrendong	27kms

CLIMATE

Wellington has a very pleasant climate, with the following seasonal averages:-

	Maximum (average °C)	Minimum (average °C)
Summer	30	16
Autumn	23	11
Winter	14	4
Spring	23	10

RAINFALL - 635mm per annum (Wellington Area)

HEIGHT ABOVE SEA LEVEL - 304 M/996 feet

GLOBAL POSITIONING SYSTEM (GPS) - Lat/Long Co-ordinates
(taken from SV mark near public toilets in Cameron Park)

32°33.26S 148°56.41E (using Australian Geodetic System)

GETTING TO WELLINGTON

RAIL

Wellington is serviced by the XPT, with a service to Sydney departing daily at 2:44pm and arriving in Sydney at 8:48pm. The service departs from Sydney daily at 7:00am and arrives in Wellington at 12:54pm, then continues to Dubbo with connections to the Western region
Ph: 1800 621 614.

COACH

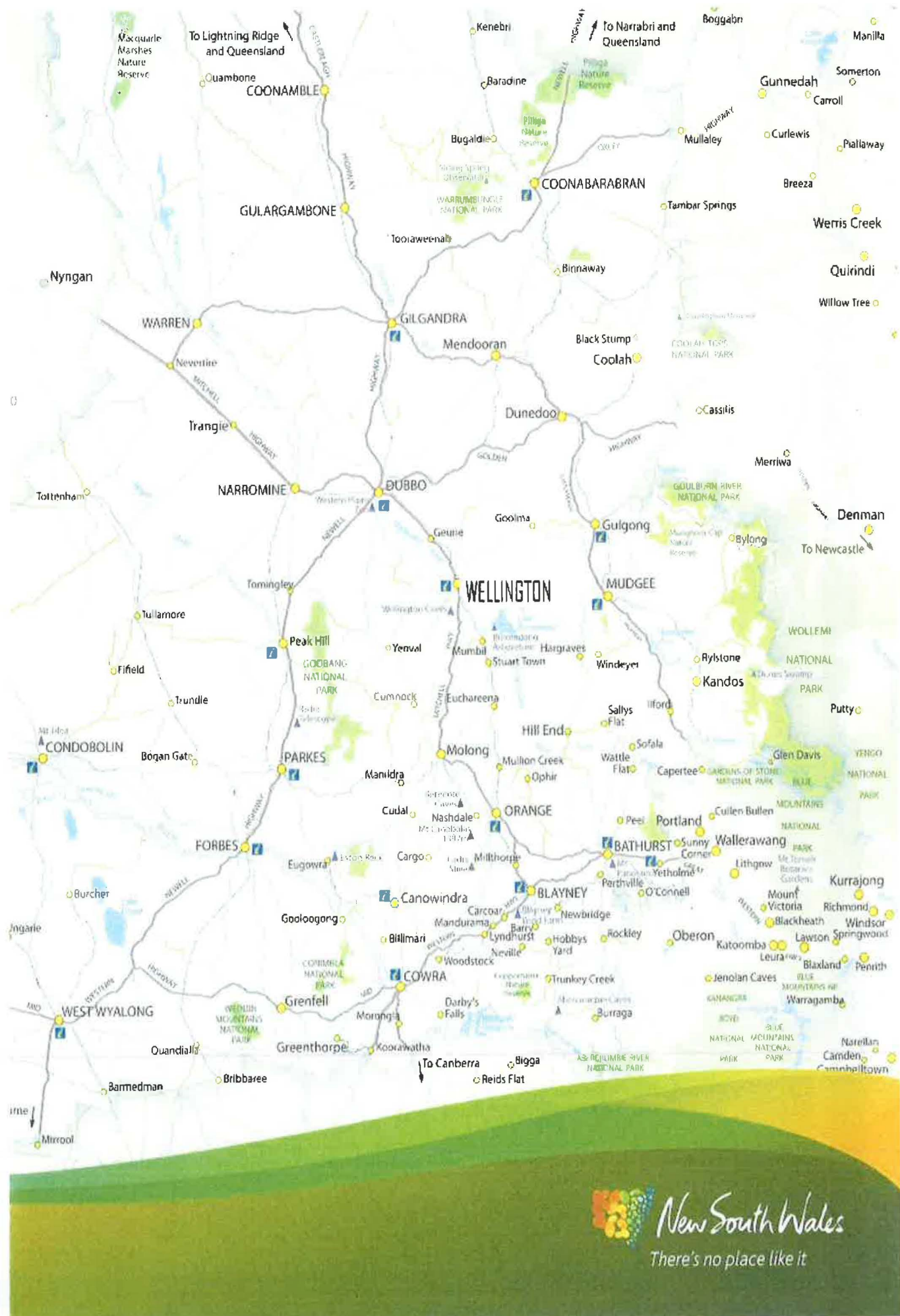
Wellington is serviced by a Countrylink service that leaves Wellington at 10:00am daily through to Lithgow to catch the City Rail train into Sydney arriving 4:45pm. The City Rail train departs from Sydney at 12:00noon into Lithgow to catch the coach to Wellington arriving at 6:15pm.

BY AIR

Dubbo airport is a forty minute drive from Wellington. Regional Express Airline (REX) and Qantaslink operate from Dubbo airport with daily flights to and from Sydney.

Wellington air strip, which is utilised by private plane owners and glider enthusiasts, is located at Bodangora.

MAP OF WELLINGTON REGION



WELLINGTON TOWN MAP



WELCOME TO OUR WELLINGTON

You will find Wellington at the junction of the Macquarie and Bell Rivers and at the foot of Mount Arthur (part of the Catombal Ranges)

To be more precise, Wellington is located 362kms north-west of Sydney on the Mitchell Highway, between Orange and Dubbo.

The valley was discovered by explorer Lieutenant John Oxley, R.N. in 1817. He named the valley after the famous Duke of Wellington who had defeated Napoleon at the Battle of Waterloo two years earlier.

A convict settlement was established in 1823, and, as Wellington was the only settlement west of Bathurst, it became a staging post for settlement in the west.

Since those very early days Wellington has prospered and the many beautiful historic homes, churches and public buildings stand as testament to our early settlers.

The Wellington Caves and the Osawano Japanese Gardens are located 8kms south of Wellington on the Mitchell Highway. The caves form part of the Wellington Caves Holiday Complex, a favourite destination of travellers for many years. The world renowned crystal calcite (one of the largest in the world) features predominately in the Cathedral Cave.

The Wellington Golf Club is situated near the Wellington Caves Holiday Complex and boasts a magnificent 18 hole grass green course.

Lake Burrendong State Park and Mookerawa Waters Park near Wellington offer the water enthusiast lots to do with swimming, fishing, boating, skiing and canoeing. There are great facilities for camping including cabins, camp and caravan sites. For the nature lover Burrendong Botanic Gardens and Arboretum is located nearby.

For the lovers of wine our local winery offers a lovely selection of local wines, Wellington is also home to many artists who use the beautiful areas of Wellington and the surrounding towns for inspiration for their art work. They use a variety of mediums from water colours to oils.

Wellington boasts of an award winning park in the centre of town, taking up one whole side of the main street. Cameron Park was constructed in the early 1900's for the enjoyment of the townspeople and the many visitors who make their way through Wellington.

Wellington has many of the services usually found in larger centres, including a wide range of retail services, medical, healthcare, fitness and sporting facilities.

Wellington is home to many government departments which, combined with the Wellington Correctional Centre, provides ample job opportunities for Wellington residents.

GETTING AROUND

TAXI

Wellington has a taxi rank conveniently located in Percy Street, (the main street) alongside Cameron Park. Alternatively the number is 131 008 or 0428 602 820.

BUS & COACH HIRE

Ogden's Coaches, 130 Thornton Street, Wellington, NSW 2820. Ph: (02) 6845 2800

HEALTHCARE

HOSPITAL

Wellington District Hospital
Gisborne Street
Wellington NSW 2820
Ph: (02) 6840 7200

OPTOMETRISTS

Morrison Family Eyecare Centre
Swift Street Medical Centre
53 Swift Street
Wellington NSW 2820
1300 393 000

Max Astri Eyecare Plus
Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 3453

HEARING AID SPECIALIST

Australian Hearing
Swift Street Medical Centre
53 Swift Street
Wellington NSW 2820
Ph: 6881 2400
Visits bi-monthly

DOCTORS

Swift Street Medical Centre
Dr I Spencer
53 Swift Street
Wellington NSW 2820
Ph: (02) 68452084

Wellington Aboriginal Corporation Health
Service
Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 3545

DENTISTS

Mark Sturman
162 Percy Street
Wellington NSW 2820
Ph: (02) 6845 2051

Don Wood
116 Lee Street
Wellington NSW 2820
Ph: (02) 6845 1076

DENTAL PROSTHESIST

Cameron Thompson
162 Percy Street
Wellington NSW 2820
Ph: (02) 6845 2242

CANCER SUPPORT

Cancer Carer's Support Group
Ph: (02) 6845 4355

Coeliac Support Group
Ph: (02) 6887 2756

Breastscreen Dubbo
Ph: 13 20 50

CHIROPRACTOR

HEALTHCARE (cont)

WELLBEING

Mainstreet Beauty & Massage
47 Lee Street
Wellington NSW 2820
Ph: 0428 451 214

WELLINGTON COMMUNITY HEALTH SERVICE

Cnr Pierce and Gisborne Streets
Wellington NSW 2820
Ph: (02) 6840 7210

Aboriginal health
Audiometry
CARER'S support group
Drug and alcohol counselling
Early childhood and Midwifery
Occupational therapy
Parenting program
Aged care team
Paediatrician
Sexual assault counselling
Surgeons/Doctors visits
Aged care activities centre
Antenatal classes
Cancer prevention
Palliative care
Speech therapy
Renal consultant
Commonwealth rehabilitation service
Women's health service
Visiting services
Cardiac rehabilitation
Dental
Diabetes clinic
Dietician
Immunisation clinic
Community nurse
Health education
School screening
Podiatrist
Sexual health
Antenatal Clinic

PATHOLOGY

Dubbo Pathology
34 Swift Street
Wellington NSW 2820
Ph: 13 20 50 or (02) 6845 3333

VETERINARY SURGEON

The Wellington Veterinary Hospital
Cnr Mudgee Rd & Mitchell Highway
Wellington NSW 2820
Ph: (02) 6845 2872

WELLINGTON ABORIGINAL CORPORATION HEALTH SERVICE (WACHS)

Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 3545

Healthy for life program
Family health worker
BTH counsellor
Drug and alcohol worker
BTH
Men's health
Eye health
Youth worker
Transport officer
Dietician
Exercise physiologist
Antenatal Clinic

SWIFT STREET MEDICAL CENTRE

53 Swift Street
Wellington NSW 2820
Ph: (02) 6845 2084

Diabetes
Optometrist
Hearing specialist
Paediatrician
Physiotherapist
Nurse available
Antenatal clinic
Childhood immunisation

AGED CARE

MARANATHA HOUSE

Maranatha House is a 42 bed low care facility with aging in place, plus a 15 low care dementia unit and also offers respite care for those carers who need a break.

Maranatha House is situated in Pierce Street in close proximity to the hospital, ambulance and community health. Maranatha House is run by local board members.

All rooms have magnificent views of the surrounding gardens, and all residents have access to their local doctor and specialists.

Maranatha House employs 44 staff members who provide excellent care to all of the centres residents.

For more information contact Maranatha House Ph: (02) 6845 3088

PROVISION FOR AGED PERSONS ACCOMMODATION (P.A.P.A units)

P.A.P.A units are accommodation for aged persons; there are 37 self care unit in four (4) locations in Wellington. There are 8 two bedroom units in Thornton Street, 6 one bedroom units at 61 Arthur Street, 18 one bedroom units in Waruga Place and 5 new wheelchair access units in Maxwell Street. All units are very spacious.

These units have very affordable rent, with pay for your own telephone and electricity. For more information please contact Delma Gersbach Ph: (02) 6845 1137.

WELLINGTON MULTI-SERVICE INCORPORATED

Provides services for the aged, frail and young disabled.

- Meals on wheels
- In home support respite
- Social support services
- Teleaid
- Times on wheels
- Booking agency for community transport
- Cemetery visits access car service every second Monday (bookings required)
- Bus to Dubbo every Tuesday and Friday except last Tuesday of month bus goes to Orange

Ph: (02) 6882 2100 or 6845 3474

BELLHAVEN AGED CARE FACILITY

Bellhaven aged care facility is a 46 bed high care facility that covers all facets of high care including dementia. It also offers respite care for carers who require a break.

The facility is owned and operated by the Dubbo RSL Aged Care Association. It is situated on the edge of town overlooking the Wellington Valley. With the recent refurbishment completed at the cost of \$4 million dollars, it is one of the best aged care facilities in this region.

It is currently employs approximately 55 staff members who provide excellent care to all of the residents.

For more information Ph: (02) 6845 1577

EMERGENCY SERVICES

Wellington Police

Maughan Street
Wellington NSW 2820
Ph: (02) 6840 2099 or 000

Wellington Fire Brigade

Warne Street
Wellington NSW 2820
Ph: 000

Rural Fire Service

Gisborne Street
Wellington NSW 2820
Ph: (02) 6845 4040 or 000

Poisons Information

Ph: 13 11 26

SES

Gisborne Street
Wellington NSW 2820
Ph: (02) 6845 3500 or 000

Wellington Ambulance Service

000

Essential Energy Electricity

Ph: 13 28 30

Gas (ELGAS and Origin)

Ph: 13 19 09

RSPCA

Ph: (02) 6882 8755

DoCs reporting line

Helpline: 13 21 11
Parent helpline: 13 20 55
Child helpline: 1800 551 800

Wires

Ph: 1300 WIRES or 1300 094 737

Wellington Council

Cnr Nanima Cres & Warne Street
Wellington NSW 2820
Ph: 02 6840 1700

COMMUNITY & SERVICE ORGANISATIONS, CLUBS & INTEREST GROUPS

Wellington Antique Engine Society

Secretary: Noel Woodyard
Ph: (02) 6845 1008
Treasurer & Acting President: John Preston

Wellington Valley Heritage Association

President: John Macarthur (02) 6887 8467

Wellington Library

Ph: (02) 6845 2156

Wellington Show Society

Ph: (02) 6845 3007

Senior Citizens Centre

Swift Street
Wellington NSW 2820
Ph: 0429 033 609

Wellington Antique Motor Club Inc

Meet third Thursday each month at 7:30 pm at
Wellington Soldiers Memorial Club

Wellington Historical Society

President: Neil Blake
Secretary: Rhonda Hayes
Meets 2:00pm fourth Tuesday each month at
Oxley Museum, Cnr Warne and Percy Streets
Ph: (02) 6845 2325 Monday-Friday 1:30-4:00pm
(Museum) or AH (02) 6845 3562 (Dorothy & Neil)

Legacy

Ph: (02) 6845 1119

Historical Guided Tours

Guided tours are available on request
Ph: Dorothy Blake at Wellington Museum on (02)
6845 2325 between Tue-Fri 1:30-4:30 or AH (02)
6845 3562

National Trust

Judith Hiatt Ph: (02) 6845 2030

Macquarie Poultry Club

President: Peter Elwell
Ph. 0427 686 582

COMMUNITY & SERVICE ORGANISATIONS, CLUBS & INTEREST GROUPS (cont)

ARTISTS

Jeanie Littlewood
Ph: (02) 6813 0999 or 0402 400 200

Eris Fleming
'Khemlani'
Woodside Lane
Bakers Swamp NSW 2820
Ph: (02) 6846 7221

Ian Spratt
Ph: (02) 6845 1711

Sue Towney
Ph: (02) 6845 1977

Tim & Lyn Winters
Ph: (02) 6846 8311

CHURCH GROUPS

Anglican Women's Association
Ph: (02) 6845 1286

Catholic Church Ladies Auxiliary
Ph: (02) 6845 2061

Uniting Church
Ph: (02) 6845 1853

COUNTRY WOMEN'S ASSOCIATIONS

Geurie
Ph: (02) 6887 1631

Gollan
Ph: (02) 6846 6226

Wellington
Ph: (02) 6845 1438

WELLINGTON EISTEDDFOD SOCIETY

Wellington Eisteddfod Society
Web: www.geni.gaia.com.au
E: wellingtoneisteddfod@hotmail.com

ROYAL FAR WEST CHILDREN'S SCHEME

Royal Far West Children's Scheme
Ph: (02) 6845 2464 or (02) 6845 4365

GIRL GUIDES ASSOCIATION

Girl Guides Association
Ph: (02) 6845 3697

SCOUT ASSOCIATION

Scout Association
Ph: (02) 6845 4199

WELLINGTON HOSPITAL AUXILIARY

Wellington Hospital Auxiliary
Meet 2:00pm first Friday each month at hospital

LAUREL LADIES

Laurel Ladies
Ph: (02) 6845 1778

QUOTA INTERNATIONAL of WELLINGTON

Ph. 6845 2555
Meet 2nd Wednesday of the Month
Lion of Waterloo
PO Box 116
Wellington NSW 2820

ROTARY CLUB

Ph. 6845 2555
Meets Every Tuesday

COMMUNITY & SERVICE ORGANISATIONS, CLUBS & INTEREST GROUPS

MASONIC LODGE

Wellington Lodge Wellesley
Ph: (02) 6846 4180

Masonic Lodge Geurie
Alan Stuart

Masonic Lodge Yeoval/Cumnock
Ph: (02) 6845 2241

RED CROSS SOCIETY

Red Cross Society
Ph: (02) 6845 3066

RSL SUB BRANCH

RSL Sub Branch
Ph: (02) 6845 1151 or (02) 6845 2877

WELLINGTON VINTAGE FAIR

Wellington Vintage Fair
Ph: (02) 6845 1736

WESTHAVEN CONTACT GROUP

Westhaven Contact Group
Ph: (02) 6845 1940

ST JOHN AMBULANCE

St John Ambulance
Ph: (02) 6845 1320

VIEW CLUB

View club
Ph: (02) 6845 2080

RSL LADIES AUXILIARY

RSL Ladies Auxiliary
Ph: (02) 6845 1445

WELLINGTON BUSINESS CHAMBER

Ph: BH 6846 7376

WELLINGTON WEIGHT WATCHERS

Wellington Weight Watchers
Ph: (02) 6884 9877

WELLINGTON AMATEUR THEATRICAL SOCIETY

Wellington Amateur Theatrical Society
Ph: (02) 6845 1613

WELLINGTON MEN'S SHED

Wellington Men's Shed
61 Gobolion Street
Wellington NSW 2820
Ph: 0427 139 550

WELLINGTON TOWN BAND

Wellington Town Band
Gisborne Street
Wellington NSW 2820
Ph: 6845 1673.

WELLINGTON SERVICES

BANKS

Commonwealth Bank and ATM
7 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 2455

National Australia Bank
2 Swift Street
Wellington NSW 2820
Ph:(02) 6840 8800

Westpac Banking Corporation Agency
Wellington Newsagency
118 Percy Street
Wellington NSW 2820
Ph: (02) 6845 3658

COURT HOUSE

Court House
Ph: (02) 6845 2077

INFORMATION CENTRES

Wellington Information & Neighbourhood
Centre
Swift Street
Wellington NSW 2820
Ph: (02) 6845 1606

Wellington Visitor Information Centre
Cameron Park
Nanima Crescent
Wellington NSW 2820
Ph: (02) 6840 1770 or 1800 621 614

FURNITURE & SECOND HAND STORES

St Vincent De Paul Society
Warne Street
Wellington NSW 2820
Ph: (02) 6845 2951

Elliot's Pre Loved Goods
52 Swift Street
Wellington NSW 2820
Ph: (02) 6845 4286

CHEMISTS

Keirles Pharmacy
32 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 2059

Healthsense Pharmacy
12 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 2067

SUPERMARKETS

Coles Supermarket
128-140 Percy Street
Wellington NSW 2820
Ph: (02) 6845 4400

Woolworths Supermarket
81 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 3256

EMPLOYMENT

OEC Employment
114 Percy Street
Wellington NSW 2820
Ph: 1800 065 188

Sureway Employment
Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 3834

Centrelink
Swift Street
Wellington NSW 2820
Ph: 13 24 68 or (02) 6845 1606

WELLINGTON SERVICES (cont)

JUSTICES OF THE PEACE

Judy Baker	Ph: (02) 6845 2011
Wendy Campbell	Ph: (02) 6846 7450
Neil Doherty	Ph: (02) 6845 1403
Robyn Edwards	Ph: (02) 6845 2077
Nicole Johnston	Ph: (02) 6845 4080
Anne Jones	Ph: (02) 6845 1322
David Taylor	Ph: 0429 452 252
Jackie Tierney	Ph: (02) 6845 1119
Sue Towney	Ph: (02) 6845 2084
Wellington Council	Ph: (02) 6840 1700
Michael White	Ph: (02) 6845 1878
Lindsay Middleton	Ph: 0419 835 632
Belinda Sherwood	Ph: 0439 451 371
Helen O'Brien	Ph: (02) 6845 4320

POST OFFICE

Wellington Post Office
19 Maughan Street
Wellington NSW 2820
Ph: (02) 6840 7890

BUSINESS SERVICES

Wellington Business Services (Danielle Anderson)
24-28 Swift Street
Wellington NSW 2820
Ph: (02) 6845 3005

ACCOUNTANTS/TAX AGENTS

Ron Moore
Lee Street
Wellington NSW 2820
Ph: (02) 6845 3600

Crowe & Horwarth
16-18 Maughan Street
Wellington NSW 2820
Ph: (02) 6845 1611
1800 451 611

ITP Income Tax Professionals (Sharon Tolhurst)
Lee Street
Wellington NSW 2820
Ph: (02) 6845 3218

Ryan & Rankmore
1 Swift Street
Wellington NSW 2820
Ph: (02) 6845 2177

Paul Campion
10 Bank Street
Ph: 6845 4252

PCYC

Police & Community Youth Club
69 Gobolion Street
Wellington NSW 2820
Ph: (02) 6845 2590
Manager: Kathryn Playford

SOLICITORS

Graham & Ward
6 Swift Street
Wellington NSW 2820
Ph: (02) 6845 2055

Brian Holmes
32 Swift Street
Wellington NSW 2820
Ph: (02) 6845 2011

Quirk Baker Solicitors
25 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 2088

SURVEYORS

Doherty Smith and Associates
30 Swift Street
Wellington NSW 2820
Ph: (02) 6845 1403

HIRE SERVICES

Public Weigh Bridge
Rygate Street
Wellington NSW 2820
Ph: (02) 6845 1878

Wellington Plant Hire
69 Gisborne Street
Wellington
Ph: 6845 1459
Mob: 0427 454 320

WELLINGTON SERVICES (cont)

PUBLIC INTERNET ACCESS

Macquarie Regional Library
Cnr Percy & Maughan Streets
Wellington NSW 2820
Ph: (02) 6845 2156

Wellington Information & Neighbourhood
Service Inc
Swift Street
Wellington NSW 2820
Ph: (02) 6845 1606

CARPENTERS

Building Maintenance
Glen Whitley
Mob: 0417 442 610

Mumbil Carpentry Services
Ph: (02) 6846 7553

Collins Kitchen & Joinery
Ph: (02) 6845 3355

Les Ney—Repairs & Maintenance
Mob: 0418 220 813

John Parker
Ph: (02) 6887 1186 or 0429 151 526

David Burke Building
3 Eucalyptus Drive
Wellington NSW 2820
Ph: 0409 451 247

Welbuilt Constructions Pty Ltd
Chris Redfern
Ph. 02 6845 3424 or 0429 813 374

ELECTRICAL CONTRACTORS

Strathbrooke Regional Services
Ph: 0429 844 003

PG & SL Melhuish
Ph: (02) 6845 2965

Tony Vernon
Ph: (02) 6846 3470
Mob: 0427 247 968

Rod Hampstead
Ph: (02) 6845 4008
Mob: 0427 454 008

Steve Jones
Ph: (02) 6845 4014

Neil Mulholland
Ph: (02) 6845 3132

Redfern Power Solutions
Will Redfern
Ph. 0407 268 550

PEST CONTROL

Spargo's Pest Services
Mob: 0418 638 646

PAINTERS

Ian Darney
Ph: (02) 6845 4510
Mob: 0409 220 625

Malcolm Fowler
97 Warne St, Wellington
Mob: 0419 691 619

M.J. Painting
Ph: (02) 6845 1117
Mob: 0412 052 734

WELLINGTON SERVICES (cont)

PLASTERERS

Howard Lay
Ph: (02) 6845 1286
Mob: 0417 422 610

Richard Spargo Plastering
Mob: 0448 299 545

PLUMBERS

Andy Byrne
Ph: (02) 6845 1214
Mob: 0418 636 359

Fast Eddie Owens
Ph: 0417 226 582

Glen Surr Plumbing
Ph: (02) 6845 4383
Mob: 0418 460 980

Twin Rivers Plumbing
Ph: (02) 6845 4654
Mob: 0409 912 716

ROOFING

Everlast Roofing NSW P/L
Licence No: R96534
Ph: (02) 6845 2878
Mob: 0418 243 933

Building Maintenance
Licence No: 144303C
Ph: 0418 236 521

TILERS

Paul Drew
Ph: (02) 6845 1023

Howard Lay
Ph: (02) 6845 1286
Mob: 0417 442 610

WINDOWS, DOORS & SCREENS

R & D Glass
Swift Street, Wellington
Ph: (02) 6845 2666
Mob: 0427 452 666

BUILDERS

David Burke Building
Ph: (02) 6845 1247
Mob: 0409 451 247

Mike Hayes
Ph: (02) 6845 2824
Mob: 0428 406 058

Gletan Restorations
Ph: 0418 236 521

Welbuilt Constructions Pty Ltd
Chris Redfern
Ph: (02) 6845 3424
Mob: 0429 813 374

Matt Redfern Constructions
Ph. 0431 293 402

BRICKLAYERS

John Ah See
Ph: (02) 6845 3440

Bill Kelly
Ph: (02) 6845 4442

AUTO SERVICE/MECHANICS

Frank Dutton
64 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2635

WELLINGTON SERVICES (cont)

AUTO SERVICE/MECHANICS

Ron Stubberfield Toyota
54 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2522

Wellington Auto Service
Lee Street
Wellington NSW 2820
Ph: (02) 6845 1621

Gersbach's Mechanical P/L
92 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2733

Sam Galea
Mitchell Highway
Wellington NSW 2820
Ph: (02) 6845 2769

Morley's Ag Service
'Curragundi' Dubbo Road
Wellington NSW 2820
Ph: (02) 6845 2698

J & P Auto Electricians
9 Dubbo Road
Wellington NSW 2820
Ph: (02) 6845 2557

One Stop Automotive Shop
Daniel Blackhall
Gisborne Street (behind Caltex)
Wellington NSW 2820
Ph.

MOTORING ORGANISATION

NRMA
Ph: 6845 2733 or 131 111

LICENCED CLUBS

Wellington Bowling Club
Clive Street
Wellington NSW 2820
Ph: (02) 6845 1973

Wellington Golf Club
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2130

Wellington Soldiers Memorial Club
75 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

SERVICE CLUBS

Rotary Club
P.O Box 131
Wellington NSW 2820
Ph: (02) 6845 1940

Quota International Club
P.O Box 116
Wellington NSW 2820
Ph: (02) 6845 2195 or (02) 6845 1387

View Club
P.O Box 194
Wellington NSW 2820
Ph: (02) 6845 2080

Wellington Lions Club
P.O Box 135
Wellington NSW 2820
Ph: (02) 6845 2978

Lions of Geurie
Ph: (02) 6887 1209

PLACES OF WORSHIP

Aboriginal & Islander Congress (Uniting)
Swift Street
Wellington NSW 2820
Ph: (02) 6845 3401

Assembly of God
Senior Citizens Centre
Swift Street
Wellington NSW 2820
Ph: (02) 6845 3678

St Patrick's Catholic Church
Cnr Percy & Warne Streets
Wellington NSW 2820
Ph: (02) 6845 2061

The Salvation Army
101 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2220

Jehovah Witness
Charles Street
Wellington NSW 2820

Anglican St John the Baptist
Cnr Percy & Warne Street
Wellington NSW 2820
Ph: (02) 6845 3410

Wellington Baptist Church
77 Swift Street
Wellington NSW 2820
Ph: (02) 6845 3779

Christian Outreach Centre
170 Thornton Street
Wellington NSW 2820
Ph: (02) 6845 2919

Uniting Church
105 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 1853

MEETING FACILITIES

Burrendong Sport & Recreation Centre
Tara Road
Mumbil NSW 2820
Ph: (02) 6846 7403

Lake Burrendong State Park
Fashions Mount Road
Mumbil NSW 2820
Ph: (02) 6846 7435

Ridgecrest Christian Convention Centre
Burrendong Dam Road
Mumbil NSW 2820
Ph: (02) 6846 7434

Wellington Caves Holiday Complex Function
Centre
Caves Road
Wellington NSW 2820
Ph: (02) 6845 1418

Wellington Civic Centre
Swift Street
Wellington NSW 2820
Ph: (02) 6845 3778
Mob: 0408 231 069

Lion of Waterloo
Montefiores Street
Wellington NSW 2820
Ph: (02) 6845 3636

Wellington Golf Club
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2130

Wellington Senior Citizens Centre
Swift Street
Wellington NSW 2820
Ph: (02) 6845 4355

Wellington Showground
Showground Road
C/- Wellington Council
Wellington NSW 2820
Ph: (02) 6840 1700

MEETING FACILITIES (cont)

Wellington Soldiers Memorial Club
75 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

Cow & Calf
135 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2710

Hermitage Hill Retreat Function Centre
Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 4469

FOOD OUTLETS - CAFES

Cactus Café & Gallery
33-35 Warne Street
Wellington NSW 2820
Ph: (02) 6845 4647

Kimbell's Kitchen—*temporarily closed*
44 Warne Street
Wellington NSW 2820
Ph: (02) 6845 1110

21 Teaspoons
Lee Street
Wellington NSW 2820
Ph: 0427 277 987

Sleepy Jean's
1 Nanima Crescent
Wellington NSW 2820
Ph: *temporarily closed*

FOOD OUTLETS - TAKE AWAY

McDonald's/McCafe
Cnr Arthur & Maughan Streets
Wellington NSW 2820
Ph: (02) 6845 4377

Pacific Seafoods
170 Percy Street
Wellington NSW 2820
Ph: (02) 6845 2363

Dominos Pizza
94 Lee Street
Wellington NSW 2820
Ph: (02) 6845 4344 or 1300 366 466

Burrendong Kiosk
Lake Burrendong State Park
Mumbil NSW 2820
Ph: (02) 6846 7460

Food 2 Go
23 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 1211

Sangs Hot Bread Shop
112 Percy Street
Wellington NSW 2820
Ph: (02) 6845 3322

KFC
Lee Street
Wellington NSW 2820
Ph: (02) 6845 4599

Wellington Caves Kiosk
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2970

Kazzas Kitchen
56 Lee Street
Wellington NSW 2820
Ph: 0448 039 156

FOOD OUTLETS - RESTAURANTS

Cow & Calf Hotel
135 Lee Street
Wellington NSW 2820
Ph: 6845 2710

FOOD OUTLETS - RESTAURANTS (cont)

Grand Hotel Restaurant
129 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2487

Lion of Waterloo Restaurant
Cnr Gipps & Montefiores Street
Wellington NSW 2820
Ph: (02) 6845 3636

The Valley Bistro
Wellington Soldiers Memorial Club
Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

75 on Arthur
Wellington Soldiers Memorial Club
Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

Wellington Chinese Restaurant
122 Lee Street
Wellington NSW 2820
Ph: (02) 6845 1229

Wellington Mandarin Court
22 Maughan Street
Wellington NSW 2820
Ph: (02) 6845 1757

Federal Brasserie
Cnr Arthur & Maughan Street
Wellington NSW 2820
Ph: (02) 6845 2914

Wellington Hotel Bistro
Cnr Swift & Arthur Streets
Wellington NSW 2820
Ph: (02) 6845 2083

The Grange Restaurant
Hermitage Hill Retreat
Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 4469

Iron Bark Inn
Molong Street
Stuart Town NSW 2820
Ph: (02) 6846 8224

Burrendong Hotel
Apsley Crescent
Mumbil NSW 2820
Ph: (02) 6846 7426

Mitchell Inn Restaurant
47 Mitchell Highway
Geurie NSW 2818
Ph: (02) 6887 1311

Geurie Bowling Club Restaurant
74 Jennings Street
Geurie NSW 2818
Ph: (02) 6887 1120

HOTELS

Central Hotel
14 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 2241

Cow & Calf Hotel
135 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2710

Wellington Hotel
Cnr Arthur & Swift Streets
Wellington NSW 2820
Ph: (02) 6845 2083

Grand Hotel
129 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2487

Ironbark Inn
Molong Street
Stuart Town NSW 2820
Ph: (02) 6846 8224

HOTELS (cont)

Federal Hotel
Cnr Arthur & Maughan Street
Wellington NSW 2820
Ph: (02) 6845 2914

Mitchell Inn
47 Mitchell Highway
Geurie NSW 2820
Ph: (02) 6887 1311

REAL ESTATE AGENTS

L J Hooker
Rex Turner
24 Maughan Street
Wellington NSW 2820
Ph: (02) 6845 3058

Peter Milling Real Estate
Julie Bennett/Robyn Walker
29 Nanima Crescent
Wellington NSW 2820
Ph: (02) 6845 1555

Raine & Horne
Gary Francis/Louise Jones
124 Percy Street
Wellington NSW 2820
Ph: (02) 6845 1222

PRE-SCHOOLS

Wellington Community Children's Centre
William Street
Wellington NSW 2820
Ph: (02) 6845 2795

Nanima Pre-School
Nanima Village
Wellington NSW 2820
Ph: (02) 6845 2436

CHILDCARE - LONG STAY

Laugh, Love, Learn
10 Gipps Street
Wellington NSW 2820
Ph: (02) 6845 4187

Wellington Family Day-Care
Percy Street
Wellington NSW 2820
Ph: (02) 6845 2767

PLAYGROUP

Wellington Playgroup
Noah's Ark Building Uniting Church
Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 1607

Comobella Playgroup
Meets every Wednesday 10am—12pm
Comobella Hall

EDUCATIONAL FACILITIES - SCHOOLS

St Mary's Central School
Percy Street
Wellington NSW 2820
Ph: (02) 6845 1822
Years K-10

Wellington Christian School
Gipps Street
Wellington NSW 2820
Ph: (02) 6845 1999
Years K-6

Wellington Primary School
Percy Street
Wellington NSW 2820
Ph: (02) 6845 4080
Years K-6

Wellington High School
Whiteley Street
Wellington NSW 2820
Ph: (02) 6845 2344
Years 7-12

EDUCATION FACILITIES (cont)

TRAINING & TERTIARY EDUCATION

TAFE NSW
Maughan Street
Wellington NSW 2820
Ph: (02) 6845 1844

TAFE NSW
Myall Street
Dubbo NSW 2830
Ph: (02) 6883 3444

TAFE NSW
70 Anson Street
Orange NSW 2800
Ph: (02) 69612 8511

Charles Sturt University
Yarrandale Road
Dubbo NSW 2830
Ph: (02) 68 85 7300

Western College
37 Cobbora Road
Dubbo NSW 2830
Ph: (02) 6884 2899

Charles Sturt University
Leeds Parade
Orange NSW 2800
Ph: (02) 6865 7755

ACCOMMODATION

MOTELS

Bridge Motel
1-5 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2555

Wellington Motor Inn
37 Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 1177

Garden Court Motor Inn
7-9 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2288

Motel Mandalay
32 Mitchell Highway
Wellington NSW 2820
Ph: (02) 6845 1011

CARAVAN & CAMPING PARKS

Riverside Caravan Park
Federal Street
Wellington NSW 2820
Ph: (02) 6845 1370

Wellington Caves Holiday Complex
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2970

Wellington Valley Caravan Park
44-48 Curtis Street
Wellington NSW 2820
Ph: (02) 6845 2006

Lake Burrendong State Park
Fashions Mount Road
Mumbil NSW 2820
Ph: (02) 6846 7435

Mookerawa Waters Park
Stuart Town NSW 2820
Ph: (02) 6846 8426

Cudgegong River Park
Burrendong Dam Road,
Mudgee NSW 2850
Ph: (02) 6373 0378

B & B's & FARM STAYS

Banderra B & B Farm Stay
Gowen Green Road
Bakers Swamp
Wellington NSW 2820
Ph: (02) 6846 7201

Carinya B & B , Mackays Rest and Yahgunyah
Cottage
111 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 4320

The River Bed and Breakfast
64 Gobolion Street
Wellington NSW 2820
Ph: 0417 237 143

B & B's & FARM STAYS (Cont)

Mackay's Rest
Arthur Street
Wellington NSW 2820
Ph: (02) 6845 4320

Yahgunyah Cottage
30 Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 4320

RESORT

Hermitage Hill Retreat and Function Centre
135 Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 4469

GROUP BOOKINGS

Lake Burrendong Sport & Recreation Centre
Tara Road
Mumbil NSW 2820
Ph: (02) 6846 7403 or 1800 815 892

Ridgecrest Christian Education and Convention
Centre
621 The Circle Road
Mumbil NSW 2820
Ph: (02) 6846 7434

WEDDING SERVICES

Wellington Caves & Holiday Complex
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2970

Wellington - Osawano Japanese Gardens
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2970

Kathleen's Hair Salon
25 Thornton Street
Wellington NSW 2820
Ph: (02) 6845 1976

Trim Hair Studio
168 Percy Street
Wellington NSW 2820
Ph: (02) 6845 3913

Sharon's Hair Cut Shop
65 Lee Street
Wellington NSW 2820
Ph: (02) 6845 2364

Renay's Hair Fusion
54 Maughan Street
Wellington NSW 2820
Ph: (02) 6845 4242

Wellington Race Club
P.O Box 278
Showground Road
Wellington NSW 2820
Ph: (02) 6845 2611

Wellington Soldiers Memorial Club
75 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

Wellington Golf Club
Caves Road
Wellington NSW 2820
Ph: (02) 6845 2130 (Wed-Sun)

Hermitage Hill Retreat and Function Centre
Maxwell Street
Wellington NSW 2820
Ph: (02) 6845 4469

FLORIST

Octopus's Garden
3 Eucalyptus Drive
Ph: (02) 6845 1247
M: 0427 451 247

SPORTS AND ACTIVITIES ATHLETICS

Little A's
Rygate Park
Simpson Street
Wellington NSW 2820
Monday evenings
Ph: (02) 6845 3645

Hash House Harriers
Ph: (02) 6845 2672

Bike Riding
Ph: (02) 6845 1621

BOWLS

Wellington Bowling Club
Clive Street
Wellington NSW 2820
Ph: (02) 6845 1973

Wellington Women's Bowling
Clive Street
Wellington NSW 2820
Ph: (02) 6845 1973

Diggers Indoor Bowls Club
Soldiers Memorial Club
75 Arthur Street
Wellington NSW 2820
Ph: (02) 6845 2877

Senior Citizens Centre
Swift Street
Wellington NSW 2820
Ph: (02) 6845 4355

Geurie Bowling Club
74 Jennings Street
Geurie NSW 2818
Ph (02) 6887 1120

Yeoval Bowling Club
Bathurst Street
Yeoval NSW 2868
Ph: (02) 6846 4006

BOXING PCYC

Gobolion Street
Wellington NSW 2820
Ph: (02) 6845 2590

CRICKET

Wellington District Cricket Association
Ph: 0418 484 027

Wellington Junior Cricket
Ph: (02) 6845 1365

Indoor Cricket
Soldiers Memorial Club Sporting Complex
Ph: (02) 6845 1716

DANCING

Line dancing
Soldiers Memorial Club Auditorium
Ph: (02) 6845 1277

DARTS

Federal Hotel
Cnr Arthur & Maughan Streets
Wellington NSW 2820
Ph: (02) 6845 2914

Mumbil Darts Club
Burrendong Hotel
Ph: (02) 6846 7426

SPORTS & ACTIVITIES (cont)

TAI CHI

Ron Goninan

Ph: (02) 6845 2846

Michael Reece

Ph: 0401 011 115 or 6845 3445

Senior Citizens Centre

Ph: (02) 6845 4355

GYM

Market Fitness (Brett Conn)

Ph: 6845 1716

Hardnox (Joel Galea)

20 Mitchell Highway

Ph: 0400 390 279

FITNESS EXERCISES

Wellington Senior Citizens Centre

Swift Street

Wellington NSW 2820

Ph: (02) 6845 4355

Walking for Pleasure

Ph: (02) 6845 2110

FISHING

Twin Rivers Fishing Club

Ph: (02) 6845 2914

FOOTBALL

Wellington Cowboys Rugby League Club

Ph: 0421 115 669

Wellington Junior Rugby League Club

Ph: 0402 801 726

FOOTBALL

Wellington Redbacks Rugby Union Club

Ph: (02) 6845 3212

Wellington Junior Rugby Union Club

Ph: (02) 6845 2509

Wellington Soccer Club

Ph: (02) 6845 1129

Wellington Junior Soccer Club

Ph: (02) 6845 1129

Wellington Touch Association

Ph: 0413 376 444

JUDO

Wellington Judo

PCYC Gobolion Street

Wellington NSW 2820

Ph: (02) 6845 7568

TENNIS

Wellington Tennis Club

Simpson Street

Ph: (02) 6845 2178

Teamsters Park Tennis Courts

Lay Street

Ph: 1800 621 614

SPORTS & ACTIVITIES (cont)

GOLF

Diggers Golf Club
Soldiers Memorial Club
Ph: (02) 6845 2877

Federal Hotel Social Golf Club
Cnr Arthur & Maughan Streets
Wellington NSW 2820
Ph:(02) 6845 2914

Lake Burrendong Golf Course
Nine Hole Golf Course
Ph: (02) 6846 7435

Wellington Golf Club
Caves Road
Wellington NSW 2820
Ph:(02) 6845 2305

Wellington Ladies Golf Club
Ph: (02) 6845 4675

Yeoval Golf Club
Warne Street
Yeoval NSW 2868
Ph: (02) 6846 4025

KARATE

Kokusai Okinawa Butoryu Gohokan Karatedo
Kyokai
Ph: (02) 6845 2846

NETBALL

Wellington Netball Association
Ph: (02) 6845 3036

SQUASH

Wellington Squash Club
Ph: (02) 6845 1716

SWIMMING

Wellington Amateur Swimming Club
Ph: (02) 6845 2665

Wellington Diggers Swimming Club
Soldiers memorial Club
Tuesday evening 6.00pm during swimming
Season.
Ph: (02) 6845 2637

SPORT & RECREATIONAL FACILITIES

BOWLING

Ph: (02) 6845 1973

Wellington Bowling Club is situated in Clive Street, Wellington and has excellent greens overlooking the peaceful Wellington valley. It also has a fully licensed bar facility with gaming machines.

FISHING

Wellington is abundant with excellent fishing spots. Having two rivers, the Bell and the Macquarie as well Lake Burrendong which provides many excellent fishing places with plenty of large fish being caught in the Wellington area.

Note: A freshwater fishing licence is required. Fishing licenses can be obtained from Lake Burrendong State Park or contact your local fisheries office for information.

SPORT & RECREATIONAL FACILITIES (cont)

BUSHWALKING

The Wellington area has several locations excellent for bushwalking. Mt Arthur has many self guided walks for the avid bushwalker from just a short walk to some of the longer treks that there is on offer.

An information brochure, including maps of the walks, are available at the Visitor Information Centre in Wellington.

Burrendong Botanic Gardens & Arboretum provides an interesting bushwalking and learning experience whilst enjoying many of the native trees and wildlife.

The Burrendong Botanic Gardens & Arboretum has self-guided walks. Leaflets are available at the start of each walk.

Lake Burrendong State Park—the hills surrounding Lake Burrendong are popular for bushwalking and photography. There are many scenic spots ideal for the avid bushwalker or photographer.

GOLF

Wellington Golf Club

Ph: (02) 6845 2130

For golfers the Golf Club can be found adjacent to the caves. The eighteen hole golf course with fully grassed greens and watered fairways looks easy—but be warned looks can be deceptive.

The club is noted for its hospitality and friendliness and the recently renovated licensed clubhouse has a complete range of amenities for visitors including their own Golf Pro.

Open 9am—5pm

LAKE BURRENDONG STATE PARK & MOOKERAWA WATERS PARK

Ph: (02) 6846 7435

For the golfing enthusiast, a nine hole sand golf course is available at this State Park and a nine hole grass green course at Mookerawa Waters Park.

SPORT & RECREATIONAL FACILITIES (cont)

HORSE RACING

Ph: (02) 6845 2611

Wellington Race Club and Wellington Picnic Race Club hold several race meetings each year. The biggest of these meeting is the Wellington Boot Carnival held in March/April each year which attracts racing enthusiasts from all over Australia.

SKYDIVING

Ph: 1300 185 180

For those who like a taste of adventure, sky diving is available in this region. For further details or to make bookings please phone Skydiveoz.

SWIMMING

Wellington Olympic Pool, Warne Street Ph: (02) 6845 2758

Geurie Swimming Pool, Wellington Street Ph: (02) 6887 1133

Both Wellington and Geurie have public swimming pools for the enjoyment of adults and children alike. There is no better way to cool off on a hot day than to take a dip in one of the three pools at Wellington or the one at Geurie.

Another alternative to a swimming pool would be Lake Burrendong State Park, which is surrounded by natural landscape and is a safe recreational venue.

TENNIS

Wellington boasts two tennis courts of high standard. Wellington Tennis Club has courts on the corner of Simpson and Gisborne Streets.

Teamster Park Tennis Club has courts on the corner of Montefiores and Lay Streets.

WATER SPORTS

The Macquarie River is a picturesque spot ideal for fishing and canoeing and now has a very popular Kayak and Canoe trail starting at Wellington and going through to Narromine. Access to the river is most easily gained at one of three places.

The 'Falls' is located at the end of the Falls Road and is a recreational reserve for public use.

The 'Shallows' are located at the northern end of Thornton Street and has a boat ramp and easy access to the water for boats.

John Oxley Park is located near the low level bridge in Herbert Street and has a boat ramp and easy access to the water.

WATER SPORTS (cont)

LAKE BURRENDONG STATE PARK, MOOKERAWA WATERS PARK & CUDGEGONG RIVER PARK

Sailing, power boating, water skiing, jet skiing, canoeing, kayaking and fishing are well provided for with boat ramps and moorings at several locations within these recreation parks. Wonderful facilities including kiosk, camping, cabins, powered sites and barbecue and picnic areas.

PARKS

CAMERON PARK

On a lazy sunny day, bring along a picnic basket and relax in this award winning park. The park occupies one complete side of the main street and is linked to Pioneer Park by a suspension bridge over the beautiful Bell River. It boasts a very modern playground catering for both older and younger children.

Terraced lawns demonstrate how planners took maximum advantage of the natural terrain and turned it into a beautiful serene and relaxing area.

TEAMSTERS PARK

Located on the corner of Lay and Montefiores, Teamsters Park is an excellent venue for a family picnic or relaxation. A playground area boasting up-to-date equipment will ensure the children are kept happy and safe. A basketball court and cricket training nets are also provided and the Teamsters Park Tennis courts are also part of this great facility.

APEX PARK

Apex park is located on the corner of Thornton and Maxwell Streets and has lots of space for children, pets and even adults to run until their hearts content.

ROTARY PARK

Rotary Park provides playground equipment for children and is located at the corner of Maxwell and William Streets.

LIONS PARK

Located in Walker Crescent is ideal for those idle days to just lay back and relax.

JOHN OXLEY PARK

John Oxley Park is located on the Macquarie River near the low level bridge. Although this park has no playground equipment, it is ideal for relaxation. Do some fishing from the river bank, have a picnic, take a stroll along the river or just sit and enjoy the tranquil surroundings.

SPORTSGROUNDS

Wellington has an abundance of high quality sporting grounds for use by both town folk and visitors alike.

PIONEER PARK

Pioneer park is located on Showground Road and is accessible from Cameron Park via the suspension bridge over the Bell River. A canteen is available for use by sporting groups and has an amenities block attached.

Pioneer Park is usually used for soccer and cricket competitions.

KENNARD PARK

Home of the 'Wellington Cowboys' rugby league team and the Wellington Redbacks rugby union team Kennard Park is located on the corner of Simpson and Zouch Streets. Rugby League, Rugby Union and cricket are the three competitions most commonly held at Kennard. With ample toilet facilities, two kiosk buildings and a large grandstand, it makes a great sporting venue. It also has a bitumen track around the edge of the playing field. An excellent lighting system makes Kennard ideal for night games and training.

RYGATE PARK

Adjacent to the Tennis and netball courts on the corner of Whiteley and Simpson Streets, Rygate Park also boasts an excellent cricket pitch, cricket practice nets, three long jump pits and marked athletics tracks. Rygate has lights for night activities. Little Athletics are also played at Rygate Park during the winter months.

BELL PARK

Located next to the swimming pool in Warne Street, Bell Park has three basketball courts and an amenities block.

MARKET SQUARE

Market square is located on the corner of Gisborne and Raymond Streets and has a marked cricket pitch and an amenities block.

BICENTENNIAL OVAL

Located in Nicholii Street, Bicentennial oval is a great venue for football or cricket. Lush green playing fields set in a residential area make this tree-lined park a very peaceful place.

WELLINGTON SHOWGROUND & RACECOURSE

The Wellington showground is located on Showground Road just across the Bell Bridge and has excellent facilities including both local and metropolitan betting rings, a licensed bar, refreshment room and a kiosk. A large covered grandstand makes sure you won't miss seeing your favourite horse win and you won't have to stand in the sun.

ATTRACTIONS - WELLINGTON

THE GATEWAY TO WELLINGTON

Take the Mitchell Highway towards Orange for 8kms from the McDonalds roundabout until you reach the turn off to the Wellington Caves. Located on this corner is the 'Gateway to Wellington' and visitor information bay. The aim of this project was to have a contemporary sculpture reflect the unique spirit and identity of Wellington and its people. The elements making up the sculpture have been inspired by the imagery of fossils, large numbers of which can be found in the area and the use of skeletal outlines which are used to draw the surrounding landscape into the sculpture.

The main structure, measuring 9 metres is made from the girders of the old Wellington bridge which fell down in 1989. Its form is based on a seed pod shape, reflecting the fertility of the valley and the future potential of the town. Inside hangs a large set of wind chimes which make reference to the stalactites of the Caves. Water drips from the stalactites into a pool below which represent the junction of the two local rivers, the Bell and the Macquarie. Growing out of the pod are large metal and mosaic plants and continuing to the native kangaroo grass once prevalent to Wellington then spreading out to Patterson Curse flowers and at the top a young seedling of the native orchid 'Diuris Althoferi'. This represents an evolution of the peoples relationship to the land and while still a young bud, offers all the hope of what is to come.

In front of the main structure is a wall made from local rock and more steel sections from the old bridge. The wall and totems reflect the Catombal Range which lies directly behind the sculpture. Within each totem is an inlaid mosaic panel which reflects different aspects of Wellington's history, culture and life.

THE WELLINGTON CAVES HOLIDAY COMPLEX

The Wellington Caves Holiday Complex is situated 8kms from Wellington towards Orange and then turn right at the Wellington gateway structure. Approximately, 1km down this road is the Wellington Caves Holiday Complex with its many and varied attractions.

The main attraction is undoubtedly the caves, with two caves open for inspection, the large Cathedral Cave, the smaller Gaden Cave, and the Phosphate Mine and Fossil Trail. Information about the tours for the caves, mine and fossil trail can be found at the Wellington Visitor Information Centre in Cameron Park or at the Wellington Caves themselves. The complex is open every day of the year except for Christmas Day.

A well appointed kiosk provides detailed information on the Caves and together with a covered barbecue and picnic area in a pleasant garden setting makes an ideal place for those wishing to enjoy the outdoors.

In the Caves grounds is a large aviary containing Australian birds.

Next to the Caves is the Caves Caravan Park, comprised of a spacious caravan park and self-contained cabins, this is a peaceful and picturesque spot to enjoy a relaxing holiday.

Adjacent to the Caravan Park is the 18 hole Wellington Caves Golf Club with its fully irrigated grass greens. This is a popular destination for local golfers and visitors are always welcome.

Other attractions in the complex are the Bottle House which contains minerals, crystals and fossils, with many of them for sale, the Japanese Gardens and also a fossil museum.

ATTRACTIONS - WELLINGTON (cont)

THE WELLINGTON - OSAWANO JAPANESE GARDENS

The Wellington - Osawano Japanese Gardens were constructed between February and November 1999. The funding for the project was a gift by Osawano town Council and the design and construction of the gardens was undertaken by Wellington Council.

The gardens were officially opened by the Mayor of Osawano Machi, Mr Tadao Nakasai on 21 November 1999 in conjunction with Wellington Mayor Mr Mark Griggs.

The sister city agreement between Wellington Council and Osawano town came into effect on 24 August 1992. The sister city relationship also enhances the continual growth of the relations between Australia and Japan and is an eternal symbol of friendship between our communities.

The gardens can be booked for functions and weddings by contacting Chris George at the Wellington Caves Holiday Complex on (02) 6845 1418

BURRENDONG DAM, SPORT AND RECREATION CENTRE AND BURRENDONG ARBORETUM

To visit the Burrendong State Park, Burrendong Sport and Recreation Centre and Burrendong Botanic Garden & Arboretum take the Mitchell Highway south of Wellington towards Orange for 5kms and turn left at the Lake Burrendong signpost. Following this road through farming and grazing country you drive through Dripstone through to a T-intersection near Mumbil. Turn left and continue along this road for 1km take the right hand turn just past the T-intersection and follow this road for 5kms.

To enter the Sport and Recreation Centre or Burrendong Arboretum take the right hand turn before entering the Lake Burrendong State Park entrance. Follow the road for 1km and turn right into the Burrendong Arboretum. The nursery and information centre are a short drive from the entrance.

The Arboretum is set on 162ha and is a collection of Australian plants cultivated for scientific and educational purposes. Approximately 50,000 plants of 2000 species are growing in the Arboretum. A feature of the Arboretum is Fern Gully, which has a man-made canopy, created from a collection of ferns and rainforest plants. The Arboretum is open every day from 9.00am to 5.00pm.

There are 1500 individual plant specimens within the gardens and these comprise 126 different species. The selection of plants was influenced by the aesthetics of a traditional Japanese garden, yet needed to attain the hardness of the Australian climate. The garden is designed to give spring cherry blossom colour and autumn leaf shade during summer months. The blend of exotic and Australian plants has produced an impressive consequence.

Maps and detailed information are available from the nursery and information centre or by telephoning (02) 6846 7454. it is an ideal picnic place, for photography, bird watching and native flora and fauna. Picnic facilities are available for those who would like to lunch in a tranquil setting.

ATTRACTIONS - WELLINGTON (cont)

BURRENDONG DAM, SPORT AND RECREATION CENTRE AND BURRENDONG ARBORETUM (cont)

Leaving the Arboretum and turning right will lead to the Lake Burrendong Sport and Recreation Centre. The Centre provides outdoor educational experiences for thousands of school children every year.

There is also accommodation available for families or groups. The centre boasts a 25m pool, tennis courts, football and cricket fields as well as water activities including sailing and canoeing. The centre is open for inspection and should you wish to make any enquiries, Ph: (02) 6846 7403.

MUMBIL, STUART TOWN AND MOOKERAWA WATERS PARK

Take the Mitchell Highway out of Wellington Towards Orange for 5kms and turn left. At the top of the hill cross over the railway line and continue along this road for 15kms to a T-intersection. Turn right and 3kms further is the village of Mumbil, a township originally built to house the people who constructed Burrendong Dam.

Refreshing drinks and meals are available at the Burrendong Hotel and whilst there, take the opportunity to discover the village history. For further information, Ph: (02) 6846 7426.

After leaving Mumbil continue on to Stuart Town, a further 10kms. Stuart Town was once called Ironbark, made famous through Banjo Patterson's poem, 'The Man from Ironbark'. It was once a busy gold mining town and the area to the east of the township, known as Mookerawa, was a rich gold bearing locality.

During the late 1800's numerous Chinese were working the goldfields and some relics of their industrious, such as Chinese ovens and water races are still in existence creating an interesting outdoor museum.

Should you wish to find out more about the goldfields, local information and the availability of gold-panning check with the Rural Transaction Centre by Ph: (02) 6846 8359.

To get to Mookerawa Waters Park, on the shores of Lake Burrendong, cross over the railway line just north of the local hotel, aptly named the Ironbark Inn, turn right and follow the road for 10kms to the park. Picnic and barbecue facilities are available. On returning to Stuart Town consider calling into the Ironbark Inn, where you can either boast about your lucky find or swap stories with some local identities.

ATTRACTIONS - WELLINGTON (cont)

CUDGEGONG RIVER PARK

This park is a crown land reserve dedicated for public recreation right on the foreshores of Burrendong Dam. It is an inland caravan park, recreational holiday area and camping reserve and is used by families, fishermen, boating enthusiasts, water skiers, campers, canoeists, kayakers, jet skiers, bush walkers and bird watchers.

This park has 241 campsites, 5 amenity blocks, boat ramps, children's play area, laundry, public phone, barbecues, foreshore camping, kiosk and dump point.

Situated approximately 35 kms from Mudgee

For further information phone (02) 6373 0378

MT ARTHUR

Turn right at the roundabout near the town library and continue along Showground Road for 2kms to the Mt Arthur scenic road. Winding your way up the mountain one can enjoy magnificent views of Wellington and the valley.

At various points along the road are bush walking tracks which provide excellent trails. Further information on these walking tracks are available from the Wellington Visitor Information Centre. There are seven tracks within the reserve as well as a horse trail.

The explorer John Oxley recorded the discovery of the Wellington Valley from the site of Mt Arthur in 1817. The Mt Arthur reserve covers an area of 3000 ha and has an elevation of 563 above sea level.

This manual has been produced to assist new residents to the Wellington area. Should any additional information be required please contact:

Wellington Visitor Information Centre
Cameron Park
Nanima Crescent
Wellington NSW 2820
Ph: (02) 6840 1770 or 1800 621 614
Fax: (02) 6845 1989
Email: tourism@wellington.nsw.gov.au
Website: www.visitwellington.com.au

IMPORTANT NOTICE

This manual has been compiled from information supplied by the various operators and is believed to be correct at the time of publication.

The onus, however, remains with the user of this manual to ensure the accuracy of the information by checking with the supplier.

The publishers cannot be held responsible for any changes that may occur or for any inconvenience or expense caused by these changes.

August 2015

Appendix B:

Summary of Local and Regional Health Services

Health services

With people coming into the area to support the project, there are likely to be impacts on various services in the region such as health services. The Wellington South BESS is located in the Western NSW Local Health District. A wide range of services are available in the district ranging from Aboriginal health, cancer services, mental health, oral health and pharmacy services. Further information can be found at <https://wnswlhd.health.nsw.gov.au/our-services>.

Wellington Health Service in the Dubbo Regional LGA is the closest hospital to the project (5 minutes' travel time by car and 3.69 km from Wellington South BESS); details are as follows:

- **Wellington Hospital** (Wellington Health Service), 30 Thornton Street, Wellington NSW 2820, (ph. (02) 6845 5500). Facilities include:
 - All emergency presentations are seen by a visiting medical doctor on a 24-hour roster
 - 12 acute care beds
 - Other services include but are not limited to psychiatry, physiotherapy, dietician, occupational therapy and dentistry.

Dubbo is the nearest regional city by road to the project site (approximately 40 km) and has two hospitals as follows:

- **Dubbo Base Hospital** (Dubbo Health Service), Myall Street, Dubbo, NSW 2830, (ph. (02) 6809 6809). Facilities include:
 - 24-hour emergency care
 - major rural referral facility
 - inpatient beds (including general medicine, rehabilitation and palliative care) and sub-acute beds
 - medical imaging, pharmaceutical services, dental services, allied health services
 - outpatient services
 - intensive care, coronary care and renal units
- **Dubbo Private Hospital** (owned by Healthe Care), Moran Drive, Dubbo, NSW 2830, (ph. (02) 6841 8800). Facilities include:
 - 53 beds, 3 theatres, 4 high dependency beds, day procedures suite
 - Specialists available include but are not limited to cardiology, dental surgery, infusion services, oncology and urology.

The townships of Mudgee and Gulgong in the Mid-Western Regional LGA have a hospital and multi-purpose service as follows:

- **Mudgee Hospital** is located at 30 Meares Street, Mudgee NSW 2650 (ph. (02) 6378 6222). Facilities include -
 - 24-hour Accident and Emergency (A&E) Department with five treatment bays, resuscitation equipment, safe assessment room and an isolation room
 - 28 acute general medical and surgical beds
 - CT scanner and eight dialysis chairs
 - four ambulatory care spaces (increased from two), including a treatment room

- peri-operative service with operating rooms, day surgery area and recovery area
 - outpatient services and community health
 - four chair Oncology service and a Maternity unit
 - five chair oral health unit.
- **Gulgong District Hospital, also known as Gulgong Multipurpose Service** is located at 34 Goolma Road, Gulgong NSW 2852 (ph. (02) 6374 3400). Facilities include -
 - 24-hour Accident and Emergency (A&E) Department and provides acute care and general medicine
 - four in-patient beds
 - six aged care beds.

The services and the location other hospitals and local health services are presented in Table 1.

Table 1. Western NSW LHD health services

Facility	Services	Address	Driving time from site (approx.)
Hospitals and Multipurpose Services			
General Practitioner Services			
Swift Street Medical Centre	General practice services	53 Swift St, Wellington, ph. (02) 6845 2084	4.4 km
Gulgong Medical Centre	Medical services (Mon – Fri)	102 Herbert Street, ph. (02) 6374 1104	55.5 km
Mudgee Medical Centre	General practice services	145 Church St, Mudgee (ph. 6372 8100)	58.29 km
South Mudgee Surgery	General practice services	9 Oporto Road, Mudgee ph. (02) 6372 4355	58 km
Dental Services			
Wellington Smiles Dental	General dental services	116 Lee St, Wellington, ph. (02) 6845 2051	4.3 km
Dubbo Family Dentists	General dental services	Level 1/282 Macquarie St, ph. (02) 6882 5444	46 km
Southlakes Dental	General dental services	2a Alexandrina Ave, ph. (02) 6882 8170	42.5 km

Facility	Services	Address	Driving time from site (approx.)
The Dentists of Gulgong	General dental services	114 Mayne Street, Gulgong, ph. 1800 883 384	55.5 km
Mudgee Dental Boutique	General dental services	Shop 5, 47-55 Market Street, Mudgee, ph. (02) 6372 7582	57.97 km
Dr Pisto Dental Surgery	General dental services	35 Byron Place, Mudgee ph. (02) 6372 1933	58.13 km
Dental Surgery	General dental services	71 Church Street, Mudgee ph. (02) 6372 1397	58.3 km
Central West Dental Care	General dental services	136 Church Street, Mudgee ph. (02) 6372 2566	58.29 km
Mudgee Orthodontics	Orthodontics	55 Mortimer Street, Mudgee, ph. (02) 6348 5217	58.67 km
Pharmaceutical Services			
Wellington Advantage Pharmacy	Pharmacy	12 Nanima Cres, Wellington 2820 (ph. (02) 6845 2067)	4.44 km
Keirle's Pharmacy	Pharmacy	31 Nanima Cres, Wellington, NSW 2820 (ph. (02) 6845 2059)	4.47 km
Gulgong Dispensary	Pharmacy	119 Mayne Street, Gulgong NSW 2852 (ph. (02) 6374 1107)	55.5 km
Priceline Pharmacy	Pharmacy	84 Mortimer Street, Mudgee NSW 2850 (ph. (02) 6372 0133)	58.18 km
Health Focus Pharmacies Pty Ltd	Pharmacy	Shop 2, 84 Mortimer Street, Mudgee NSW	58.2 km

Facility	Services	Address	Driving time from site (approx.)
		2850 (ph. (02) 6372 3375)	
South Side Pharmacy	Pharmacy	Shop 3, 145 Church Road, Mudgee NSW 2850 (ph. (02) 6372 9500)	58.3 km
Blooms The Chemist	Pharmacy	1-3/79 Church Street, Mudgee NSW 2850 (ph. (02) 6372 4227)	58.3 km

Appendix C:

Regional Events Calendar

Events schedule 2024-2025

The tables below were extracted from council and event websites. The data represents the information current at the time of compilation (June 2024). Cabonne Shire LGA displayed no listed events potentially contributing to local and regional traffic volumes and short-term accommodation demand during the time frame considered for the construction of the project. The list is not exhaustive and is intended as a guide only. It is recommended that LGA and event websites be checked frequently (e.g. monthly) to ensure scheduled events and their potential accommodation requirements and traffic impacts are considered throughout the construction phase with scheduling according to ensure the availability of short-term accommodation to service the local tourist industry.

NSW public holidays and school term breaks

Event	Timing/date
Bank Holiday	4/8/2025, 3/08/2026
Labour Day	6/10/2025, 5/10/2026, 4/10/2027
Christmas Day	25/12/2025, 25/12/2026
Boxing Day	26/12/2025, 26/12/2026
New Year's Day	1/1/2025, 1/01/2026
Australia Day	26/1/2026, 26/01/2027
Good Friday	18/4/2025, 3/04/2026
Easter Saturday	19/4/2025, 5/04/2026
Easter Monday	21/4/2025, 6/04/2026
Anzac Day	25/4/2025, 25/04/2026
King's Birthday	9/6/2025, 8/06/2026
Labour Day	6/10/2025, 5/10/2026
School summer break	Eastern division – 22/12/2025 to 26/1/2026 18/12/2026 to 27/01/2027 Western division – 22/12/2024 to 2/2/2026 18/12/26 to 3/02/2027
Autumn break (both divisions)	14/04/2025 to 24/04/2025 7/04/2026 to 17/04/2026
Winter break (both divisions)	7/07/2025 to 18 July 2025 6/07/2026 to 17/07/2026
Spring break (both divisions)	29/09/2025 to 10/10/2025 28/09/2026 to 9/10/2026

Scheduled events in the Dubbo Regional LGA

Event	Location	Timing/date
Dubbo Farmers Market	Dubbo	Every 1 st and 3 rd Saturday
Dubbo Rotunda Markets	Dubbo	Generally monthly
Wellington Rotary Markets	Wellington	Every 4 th Saturday
Geurie Lions Market	Geurie	Last Saturday of every 3 rd month
Dubbo Classic Cars and Coffee	Dubbo	1 st Saturday every month
NSW Touch Association Junior State Cup	Dubbo	21/02/2025 to 23/02/2025 20/02/2026 to 22/02/2026
Beers to the Bush	Dubbo	March, annual event
Man from Ironbark Festival	Stuart Town	Easter Saturday every year
NSW Junior Rugby Championships	Dubbo	7 to 9/06/2025
Orana Avicultural Society Annual Show	Dubbo	22/6/2025
Dubbo Winter Whisky Festival	Dubbo	13/6/2025 to 14/6/2025 12/06/2026 to 13/06/2026
Dubbo Harness Racing	Dubbo	June to December
Winter Country Classic Race Day	Dubbo	29/6/2025
2024 Orana Caravan, Camping, 4WD, Fish & Boat Show	Dubbo	19/9/2025 to 22/9/2025
Vintage Truck, Tractor & Quilt Show 2024	Dubbo	30/05/2025 to 1/06/2025
Dubbo MotorFest – annual event	Dubbo	30/8/2025
Caravan Camping 4WD Fish and Boat Show	Dubbo	19/9/2025 to 21/9/2025
City of Dubbo International Fours (annual lawn bowling event)	Dubbo	23 to 25/9/202
Cross Cultural Carnivale 2024 (annual event)	Dubbo	18/10/2025
Herefords Australia - National Show and Sale	Dubbo	3/06/2025
Shorthorn National Show and Sale	Dubbo	17 to 18/06/2025
National Merino Ram Show and Sale	Dubbo	12 to 13/08/2025
Dorper Sheep Society of Australia National Show and Sale	Dubbo	4 to 5/09/2025TBC
Dubbo Dream Festival	Dubbo	
Stock Route Music Festival (annual event)	Dubbo	2025 postponed

Event	Location	Timing/date
Wellington Show (annual event)	Wellington	23 to 24/5/2025 15 to 16/05/2026
Dubbo Show (annual event)	Dubbo	30/5/2025 to 1/6/2025

Scheduled events in the Mid-Western Regional LGA

Event	Location	Timing/date
Mudgee Farmers Markets	Mudgee	Monthly, every third Saturday
Lawson Park Markets	Mudgee	Monthly, every second Saturday
Mudgee Makers' Market	Mudgee	Monthly, first Sunday of the month
Rylstone-Kandos Show	Rylstone/ Kandos	24/2/2024 to 25/2/2024, annual event
Mudgee Show (annual event)	Mudgee	first full weekend of March each year
Mudgee Craft Beer and Cider Festival	Mudgee	5/3/2024, annual event
Putta Bucca Carp Muster	Putta Bucca	March*
Robert Stein Annual Foot crush Feast	Mudgee	March*, annual event
Can Cruise event	Mudgee	March*, annual event
NSW Touch Junior Regionals	Mudgee	26/4/2025 to 27/4/2025
Mudgee Classic (cycling event)	Mudgee	4/5/2025 to 5/5/2025, annual event
Angus Breeders Sale	Mudgee	May*, annual event
Henry Lawson Heritage Festival (Gulgong)	Gulgong	June*, annual event
Mudgee Small Farm Field Days	Mudgee	11/7/2025 to 12/7/2025 annual event
Mudgee Running Festival	Mudgee	17/8/2025 annual event
NRL Telstra Premiership Round 25	Mudgee	22/08/2025
Craft and Carnivore Festival	Mudgee	6 to 7/09/2025
Mudgee Wine and Food Month	Mudgee	September*, annual event
Flavours of Mudgee	Mudgee	27/09/2025, annual event
Sculptures in the Garden	Mudgee	11/10/2025 to 26/10/2025, annual event
Mudgee Cup	Mudgee	5/12/2025 annual event
Note there may be events missing from this snapshot survey.		
*Date unavailable		

Scheduled events in the Warrumbungle Shire LGA

Event	Location	Timing/date
Made 'n' Grown Market	Dunedoo	Monthly, second Saturday of the month
Dunedoo Show	Dunedoo	29/3/2025, annual event
Dunedoo Carp Muster	Dunedoo	8/03/2025, annual event
Tunes on the Turf	Dunedoo	8/11/2025, annual event

Scheduled events in Narromine LGA

Event	Location	Timing/date
Narromine Show	Narromine	29 to 30/8/2025
Dolly Parton Festival 2024	Narromine	11/10/2025

Scheduled events in Gilgandra Region LGA

Event	Location	Timing/date
Collie Cup 2024	Gilgandra	9/8/2025
Gilgandra Show	Gilgandra	9 to 10/5/2025, 24 to 25/04/2026

LGA event data sources

LGA	Data source
Dubbo Regional LGA	Events Calendar • Dubbo Region
Mid-Western Regional LGA	Events directory Mid-Western Regional Council (nsw.gov.au)
Warrumbungle Shire LGA	Event Calendar - Warrumbungle Shire Council (nsw.gov.au)
Narromine LGA	Event Calendar Narromine Region
Gilgandra Region LGA	Events Gilgandra Region NSW
Cabonne Shire LGA	Events - Cabonne Council (nsw.gov.au)
NSW Events Calendar	NSW Events & Festivals Official NSW Tourism Website (visitnsw.com)

Appendix D:

Short-term Accommodation

List

Accommodation search – Wellington South BESS – May 2025

The information provided below is not exhaustive. Inclusion or omission from the list does not predicate endorsement.

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Maryvale - approximately 5 minutes travel time to the Wellington South BESS site					
Avonlea farm stay	Maryvale, 2820	0407 071 352		No data	
Wellington - approximately 10 minutes travel time to the Wellington South BESS site					
Bridge Motel Wellington	5 Lee Street, Wellington	(02) 6845 2555	Motel	13	Website: https://wellingtonbridgemotel.com.au/
Central Hotel Wellington	16 Nanima Crescent, Wellington	0457 798 269	Hotel	No data	No website
Cow and Calf Motel	135 Lee Street, Wellington	(02) 6845 2710	Motel	20	Website: https://www.cowandcalf.com.au/
Federal Hotel	100 Arthur Street, Wellington	(02) 6845 2914	Motel	15	Website: https://www.imghotels.com.au/federalhotelwellington
Grand Hotel	111-113 Lee Street, Wellington	(02) 6845 1303	Hotel	18	Website: https://grandhotelwellington.com/ Can provide longer-term rooms, breakfast and meals catering
Hermitage Hill Country Retreat	135 Maxwell St, Wellington	(02) 6845 4469	Cottages	13	Website: https://hermitagehill.com.au/
Motel Mandalay	32 Lee Street, Wellington	(02) 6845 1011	Motel	22	No website:
Wellington Caves Holiday Park	Caves Road, Wellington	(02) 6840 6480	Cabins and camp sites	No data	Website: https://www.wellingtoncaves.com.au/stay Powered and unpowered sites, camp kitchen, recreation room, laundry, amenities block, swimming pool.
Wellington Motor Inn	37 Maxwell St, Wellington	(02) 6845 1177	Motel	11	No website
Wellington Riverside Caravan Park	1 Federal Street, Montefiores	(02) 6845 1370	Cabins and camp sites	14	Website: https://www.wellingtonriversidepark.com.au/ Powered and unpowered sites, camp kitchen, recreation room, laundry, amenities block, swimming pool, WiFi, dump point, BBQ.
Wellington Valley Caravan Park	44-48 Curtis St, Wellington	0409 252 107	Cabins and camp sites	No data	No website

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Geurie - approximately 16 minutes travel time to the Wellington South BESS site					
Mitchell Inn, Guerie	47 Mitchell Highway, Gerie	(02) 6887 1265	Motel	8	
Wongarbon - approximately 16 minutes travel time to the Wellington South BESS site					
Billy-o Bush Retreat	43L Barbegal Rd, Wongarbon, NSW 2831	0418 431 334	Cabins x 3 Powered sites	11 beds	Website: https://www.billyobushretreat.com.au/ways-to-stay
Stuart Town - approximately 31 minutes travel time to the Wellington South BESS site					
Mookerawa Waters Holiday Park	1000 Mookerawa Rd, Stuart Town	(02) 6846 8246	Cabins and camp sites	5 cabins	This site is approximately 60 minutes' drive from WSBESS. Website: https://reflectionsolidays.com.au/parks/mookerawa-waters/
Dubbo – approximately 40 minutes travel time to the Wellington South BESS site – accommodation webpage - https://dubbo.com.au/visit/dubbo-region-directory?category=accommodation					
Abel Tasman Motor Inn	133-135 Whylandra Street, Dubbo	(02) 6885 2555	Motel	38	Includes 1 disabled room and 2 family rooms Website: https://www.abeltasmanmotorinn.com.au/
Aberdeen Motel	25 Cobra Street, Dubbo	(02) 6884 1700	Motel	32	Website: https://southerncrossmotelgroup.com.au/motels/nsw/dubbo-accommodation/the-aberdeen-motel/
Across Country Motor Inn	85 Whylandra Street, Dubbo	(02) 6882 0877	Motel/units	23	Website: https://www.acrosscountrymotorinn.au/
Akuna Motor Inn and Apartments	109-111 Whylandra Street (Newell Highway), Dubbo	(02) 6885 4422	Motel	16	Website: https://www.akunamotorinn.com.au/
All Seasons Motor Lodge	78 Whylandra Street, Dubbo	(02) 6882 6377	Motel	19	Website: https://allseasonsmotorlodge.com.au/
Amaroo Hotel	81Macquarie Street, Dubbo	(02) 6882 3533	Hotel	24	Website: https://amaroohoteldubbo.com.au/
Australian Heritage Moor Inn	216 Brisbane Street, Dubbo	(02) 6884 1188	Motel	27	Website: http://www.australianheritagemotorinn.com.au/
Blue Gum Dubbo Motel	109 Cobra Street, Dubbo	(02) 6882 0900	Motel	24	Website: https://www.bluegumdubbo.com.au/

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Blue Diamond Motor Inn	113 Wingewarra Street, Dubbo	(02) 6882 0666	Motel	25	Website: https://www.bluediamondmotorinn.com/
Cascades Motor Inn	147 Cobra Street, Dubbo	(02) 6882 3888	Motel	36	Website: https://www.cascadesmotorinn.com.au/
Castlereagh Hotel	Cnr Brisbane and Talbragar Streets, Dubbo	(02) 6882 4877	Hotel	26	Website: https://www.imghotels.com.au/castlereaghhoteldubbo
Cattleman's Country Motor Inn and Serviced Apartments	8 Whylandra Street, Dubbo	(02) 6884 5222	Motel and apartments	175	Website: https://cattlemans.com.au/
Centrepont Motel	146 Bourke Street, Dubbo	(02) 6882 7644	Motel	14	Website: https://www.cmdubbo.com.au/
Comfort Inn	57 Cobra Street, Dubbo	(02) 6882 7033	Motel	16	Website: https://www.bookonline.com/hotel/comfort-inn-dubbo
Country Apartments	230 Brisbane Street, Dubbo	(02) 6885 1141	Apartments	9	Website: https://www.countryapartments.com.au/ Offer special rates for bookings over 28 days.
Country Leisure Motel	86 Cobra Street, Dubbo	(02) 6882 3988	Motel	15	Website: https://www.countryleisuredubbo.com.au/
Countryman Motor Inn	47 Cobra Street, Dubbo	(02) 6882 7422	Motel	22	Website: http://www.countrymandubbo.com.au/
Discovery Parks, Dubbo	154 Whylandra Street, Dubbo	(02) 6884 5222	Cabins	63	Website: https://www.discoveryholidayparks.com.au/caravan-parks/new-south-wales/orana-dubbo?utm_source=google&utm_medium=organic&utm_campaign=gmb&utm_term=visit-website&utm_content=DHP-NSW-Dubbo
Dubbo Midstate Caravan Park	21 Bourke Street, Dubbo	(02) 6882 1155	Motel/Cabins	29	Website: https://dubbomidstate.com.au/accommodation/
Dubbo RSL Club Motel	Cnr Brisbane Street and Wingewarra Street, Dubbo	(02) 6884 9099	Motel	34	Website: https://dubborslmotel.com.au/
Eastend Studio Apartments	277-283 Cobra Street, Dubbo	0447 466 575	Apartments	No data	Premium self-contained apartments offering both long and short stays, contactless check-in and common areas to enjoy, reduced rate for longer stays. Website: https://www.eastenddubbo.com.au/

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Endeavour Court Motor Inn	94-98 Bourke Street, Dubbo	(02) 6881 1000	Motel	17	Website: https://www.endeavourcourtmotel.com.au/
Forest Lodge Motor Inn	248 Mayall Street, Dubbo	(02) 6882 6500	Motel	15	Website: https://forestlodgedubbo.com.au/
Fountain View Motel	113-115 Cobra Street, Dubbo	(02) 68829777	Motel	27	Website: https://www.fountainviewmotel.com.au/
Garden Hotel	Gipps Street, Dubbo	(02) 6882 3371	Motel	19	Website: https://www.gardenhotel.com.au/
Golden West Motor Inn	87 Cobra Street, Dubbo	(02) 6882 3822	Motel	28	Website: http://www.goldenwestmotorinn.com.au/
Ibis Budget Dubbo	14 Victoria Street, Dubbo	(02) 6882 9211	Motel	65	Website: https://all.accor.com/hotel/3496/index.en.shtml?utm_campaign=seo+maps&utm_medium=seo+maps&utm_source=google+Maps
Manera Heights Apartment Motel	43 Cobbora Road, Dubbo	(02) 6884 3865	Apartments	16	Website: https://maneraheights.com.au/
Matilda Motor Inn	231 Darling Street, Dubbo	(02) 6882 3944	Motel	52	Website: https://www.matildamotorinn.com.au/
Night Cap at Macquarie Inn	Cnr Wheelers Lane and Birch Avenue, Dubbo	(02) 6884 1955	Motel	29	Website: https://nightcaphotels.com.au/hotels/nsw/nightcap-at-macquarie-inn?utm_source=google_yext&utm_medium=organic&utm_campaign=book-a-room
NRMA/Big 4 Dubbo Holiday Park	18 Alfred Street, Dubbo	1800 824 820	Motel/Cabins	46	Website: https://www.nrmaparksandresorts.com.au/dubbo/book-now
Orana Motel Dubbo	95 Cobra Street, Dubbo	(02) 6882 7888	Motel	34	Website: https://www.oranamotel.com.au/
The Oxley Motel	85 Cobra Street, Dubbo	(02) 6882 4444	Motel	54	Website: https://www.oxleydubbo.com.au/
The Palms Motel	39 Cobra Street, Dubbo	(02) 6881 8155	Motel	24	Website: https://www.tpmd.com.au/
Park Vue Motel	131 Bourke Street, Dubbo	(02) 6882 4253	Motel	No data	
Quality Inn Dubbo International	165 Whylandra Street, Dubbo	(02) 6882 4777	Motel	60	Website: https://www.choicehotels.com/en-uk/new-south-wales/dubbo/quality-inn-hotels/au736?checkInDate=2023-03-22&checkOutDate=2023-03-23
Quest Dubbo	22 Bultje Street, Dubbo	(02) 5809 8600	Apartment	65	Website: https://www.questapartments.com.au/properties/nsw/dubbo/quest-dubbo?utm_source=GoogleMyBusiness&utm_medium=organic&utm_campaign=dubbo

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
The Shearing Shed Motor Inn	31 Cobra Street, Dubbo	(02) 6884 2977	Motel	23	Website: https://www.shearingshedmotel.com.au/
Sure Stay (Blue Diamond) Hotel	113-115 Wingewarra Street, Dubbo	(02) 6882 0666	Hotel	23	Website: https://www.bestwestern.com/en_US/book/hotel-rooms.90541.html?aff=BAU&iata=90000026&ssob=BLSSH0004G&cid=BLSSH0004G:google:gmb:90541
Tallarook Motor Inn	17 Stonehaven Avenue, Dubbo	(02) 6882 7066	Motel	32	Website: https://www.tmidubbo.com.au/
West View Caravan Park	13R Narromine Road, Dubbo	0488 028 992	Cabins	16	Website: https://www.westviewcaravanpark.com.au/
Gulgong – approximately 50 minutes travel time to the Wellington South BESS site (hotels and motels omitted to preserve short-term accommodation to service the local growing tourism industry)					
Gulgong Tourist Park	8 Goolma Road, Gulgong	(02) 6374 1294	Caravan Park	19	15 powered sites – would need to book early
Owl Head Lodge	241 Bergalin Road, Gulgong	0473 742 744	Cottages	2 motel studios 2 cabins 1 cottage 1 bdrm 1 cottage 2 bdrm	
Daisy’s Cottage	95 Belmore Street, Gulgong	None provided	Cottage	1 cottage 3 bdrm	Booking.com
Gulgong Telegraph Cottage	5 Robinson Street, Gulgong	0455 862 580	Studio & apartment	2 studio 2 bdrm 1 aptmt 2 bdrm	
Molong - approximately 45 minutes’ travel time to the Wellington South BESS site					
Molong Motor Inn	12 Gidley Street, Molong	(02) 6366 8099	Motel	16	
Mudgee - approximately 1 hour travel time to the Wellington South BESS site (hotels and motels omitted to preserve short-term accommodation to service the local growing tourism industry)					
Flora Cottage	13 Market Street, Mudgee	0455 505 882	Cottage	3 bdrm	
Riddell Cottage	21Market Street, Mudgee	None provided	Cottage	2 bdrm	

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Hardy on Bellevue	14A Hardy Crescent, Mudgee	0428 859 509	Duplex	2 bdrm	Short term accommodation
70 on Mortimer	70 Mortimer Street, Mudgee	None provided	Apartments	4	Booking.com
Wombadah Luxury Accommodation	44 Tierney Land, Mudgee	0458 191 098	B&B	4	
Afton House B&B	63 Church Street, Mudgee	(02) 6372 7696	B&B	5	
Birches B&B	1 Bombira Avenue, Bombira	0438 940 398	B&B	3	
Forgandenny House B&B	17 Short Street, Mudgee	(02) 6372 2437	B&B	3	
Putta Bucca B&B	27 Putta Bucca Road, Mudgee	0427 751 334	B&B	1	
Mudgee Merlot Gate Guesthouse	116 Gladstone Street, Mudgee	0487 921 088	B&B	4	Booking.com
Mudgee Homestead Guesthouse	31 Coorumbene Road, Mudgee	(02) 6373 3786	B&B	7	
Units on Robertson	36 Robertson Street, Mudgee	None provided	Unit	1	
Mudgee Apartments on Horatio Street	27A Horatio Street, Mudgee	0409 304 872	Apartment	3 x 1 bdrm	
Stay in Mudgee	639 Castlereagh Highway, Mudgee	0475 389 353	Homestead Cottage Cottage	4 bdrm 1 bdrm 1 bdrm	
Parklands Resort and Conference Centre	121 Ulan Road, Mudgee	(02) 6372 4500	Resort	70	
Mudgee Riverside Caravan and Tourist Park	27 Short Street, Mudgee	(02) 6372 2531	1 bdrm Cabins 2 bdrm villas	30	Mon- Thurs, not weekends 32 powered sites – advise booking early to secure.

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Big 4 Mudgee Park	71 Lions Drive, Mudgee	(02) 6372 1090	Cabins	22	26 powered sites – advise booking early to secure.
Mudgee Valley Park	2-8 Bell Street, Mudgee	(02) 6372 1236	Cabins	50	17 powered sites – advise booking early to secure.
Peppertree Hill and Peppertree Hill Terraces, The Willows and The Laneway (see immediately below)	Various locations in and around Mudgee	(02) 6372 0443	Cottages x 4 Cottages x 5 Cottage x 1 Homestead 1	1 bdrm 2 bdrm 3 bdrm 4 bdrm	
The Laneway	1A Sydney Road Street, Mudgee	(02) 6372 0443	Apartments x 7	2 bdrm	
Peppertree Terraces	110-112 Church Street, Mudgee	(02) 6372 0433	Apartments x 6	4 x 1 bdrm 2 x 2 bdrm	1 and 2 bdrm options
The Willows	54 Douro Street, Mudgee	(02) 6372 0443	Apartments	4 x 3 bdrm	Booking.com
The Wandering Grape	44A Market Street	None provided	Apartment	1 bdrm	Booking.com
Maggie's Place	None provided	None provided	Apartment	3 bdrm	
My Space on Market –	124 Market Street, Mudgee	None provided	Loft 4 Apartment 2	1 bdrm 2 bdrm	Booking.com
44 The Lane	44 Market Street Rear, Mudgee	None provided	Apartment	1 bdrm	
Inara Apartment	3/78A Denison Street, Mudgee	None provided	Apartment	1 bdrm	Booking.com
Evanslea Luxury Boutique Accommodation	146 Market Street, Mudgee	0455 505 882	Cottages x 4 House	1 bdrm 4 bdrm	
Perry Street Hotel	40 Perry Street, Mudgee	(02) 6372 7650	Suites	13 bdrm	Peppertree Hill Group
Kirsten Accommodation	No address provided	1300 768 674	Apartments Cottage x 1	1 bdrm 7 bdrm	

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Avoca House	44 Horatio Street, Mudgee	None provided	House	3 bdrm	Booking.com
Yallambie	None provided	None provided	House	4 bdrm	Booking.com
Kuzman Homestead	53 Court Street, Mudgee	None provided	House	3 bdrm	Booking.com
The Coach House on River and Park	5 Lawson Street, Mudgee	None provided	House	3 bdrm	Booking.com
Denison Lodge	36 Denison Street, Mudgee	None provided	House	3	Booking.com
The Mudgee Bungalow	None provided - Mudgee	0421 401 491	House	3	Booking.com
Currawong Bungalow	None provided - Mudgee	None provided	House	3	Booking.com
Abbingdon House	7 Carara Road, Mudgee	0438 945 197	House	4	
Contemporary Mudgee Weekender	11 Costigan Court, Mudgee	None provided	House	4	Booking.com
Nikki's on Market Street	None provided	None provided	House	2	Booking.com
Comfortable home	2A Park Avenue, Mudgee	None provided	House	2	Booking.com
Mudgee Getaway with Yard, near Racecourse	None provided	None provided	House	3	Booking.com
Cottage on Church	61 Church Street, Mudgee	None provided	House	3	Booking.com
Mudgee Country Grandeur Home	21 Mulgoa Way, Mudgee	None provided	House	6	Booking.com
Bellevue Mudgee	None provided	None provided	House	4	Booking.com
8 th Tee	None provided	None provided	House	4	Booking.com

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Private Mudgee Villa	None provided	None provided	House	1	Booking.com
Terrace on Horatio	83 Horatio Street, Mudgee	None provided	House	3	Booking.com
A Market Place, Mudgee	18 Market Street, Mudgee	None provided	House	3	Booking.com
Almas Mudgee	154 Market Street, Mudgee	0408 893935	House	3	
Ellington Manor	40 Mortimer Street, Mudgee	(02) 6372 7272	House	6	
Mudgee Explorer Accommodation	26 George Street, Mudgee	0474 971 785	House (Lodge) House (Villa)	6 3	
Other locations within a 60-minute commute of Wellington South BESS					
Black Sheep Inn Whispering Moon Cottage	91 Heifer Station Lane, Borenore, NSW 2800	0404 887 849	Converted shearing shed	5 (10-13 people) 2	Website: http://www.blacksheepinn.com.au/ 1 hour commute time, can accommodate between 10 and 13 people if willing to share rooms
Cudgegong River Holiday Park	Burrendong Dam Road, Yarrabin	(02) 6373 0378	Cabins	15	Note this is just outside the 60-minute commute polygon
Grattai Grove	809 Old Grattai Road, Grattai	0400 353 190	Cottages	1 cottage 3 bdrm 1 cottage 1 bdrm	
Hair of the Dog Inn	26 Federation Street, Ballimore	(02) 6886 5131	Motel	7	Approximately 1hr to drive to Stubbo SF
Hangar House	25 Tim Longeran Drive, Bombira	0417 752 054	Suites	5	Has runway and aircraft hangar
Little Corvo Farm Stay	Tallawang			1	Airbnb – approx. \$500/wk discount for monthly stay
Mudgee Guesthouse	51 Henry Lawson Drive, Bombira	0411 309 142	B&B	6	Booking.com
Reflections Holiday Park – Lake Burrendong	468 Fashions Mount Road, Mumbil	(02) 6846 7435	Cabins	10	Website: https://reflectionsholidayparks.com.au/parks/lake-burrendong/

Establishment	Address	Phone No.	Type	No. rooms/ bedrooms	Further information
Narromine accommodation – 66 minutes’ travel time to the Wellington South BESS site					
Peppercorn Motor Inn	18 Trangie Rd, Narromine, NSW 2821	(02) 6889 1399	Motel	21	Website: http://www.peppercornmotorinn.com.au/
Narromine Aerodrome Tourist Park and Motel	Aerodrome Entry, Tom Perry Drive 4108 Mitchell Hwy, Narromine, NSW 2821	(02) 6889 2129	Motel	11	Website: https://www.narrominetouristpark.com.au/ Powered and unpowered sites available
Narromine Camping and Stock Reserve	Brummagen Rd, Mitchell Highway, Narromine, NSW 2821	0416 154 944	Campground	No data	
Narromine Hotel Motel	116 Dandaloo St, Narromine, NSW 2821	(02) 6889 1017	Motel	20 pub style 10 motel style	
Narromine Rockwall Tourist Park	69 Mitchell Hwy, Narromine NSW 2821	0437 656 594	Cabins	8	Website: https://www.narrominerockwalltouristpark.com.au/ Powered sites available
The Abbey Bed and Breakfast	24 Dandaloo St, Narromine, NSW 2821	0425 561 577	B&B	7	Website: http://www.theabbeybb.com/
The Stockman Motor Inn	77 Manildra St, Narromine, NSW 2821	(02) 6889 2033	Motel	16	Website: http://www.stockmaninn.com.au/
Orange accommodation – 70 minutes’ travel time to the Wellington South BESS site					
There are multiple accommodation options in Orange – hyperlinks for accommodation options include: https://www.orange360.com.au/Plan-Your-Trip/Accommodation , https://www.visitnsw.com/destinations/country-nsw/orange-area/accommodation , https://www.orange.nsw.gov.au/caravan-park/					

Appendix E:

State Significant Projects in the Region

Proposed and approved projects within an 85 km radius of the Wellington South BESS (as of mid May 2025)

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
Orana BESS SSD-45242780 Akaysha Energyt	400 (4-hour, 1.6 GW)	1 km W	DR	100 - 150	Up to 6	Sep-2024	12 - 18	Construction	Possible	EIS states that much of the workforce will be sourced locally where possible; an AES will be drafted in consultation with DRC.	Shuttle buses, light and heavy: 352 (6 OSOM)
Wellington SF (and BESS) SSD-8573, Mods 1 – 3 Lightsource BP	174 - SF BESS – unknown	1 km N	DR	unknown	3	2019	12	Operational Mod 3 – Prepare Mod Report	Mod 3 - possible	Wellington Solar is operational. Modification 3 – Changes to the BESS, is at the ‘prepare modification report’ stage in the planning process.	Operation 6 trips a day
Wellington North SF (and BESS) SSD-8895 and Mod-1 Lightsource BP	300 – SF BESS – unknown	3.5 km N	DR	400	4	SF under construction	18-24	SSD-8895: Construction underway Mod-1 Prepare Mod Report	Possible	<u>AES dated May 2022</u> available	Heavy: 102 Light: 34
Wellington Town BESS SSD-56623466 RWE	180 – BESS (4-hour, 720)	5 km S	DR					Withdrawn			
Maryvale SF SSD-8777 Gentari Solar Australia	230 MW BESS: 230 MW/ 375 MWh	7 km NW	DR	400	10	Mid-2025	12	Construction	Possible	No temporary workers camp. 5% local workforce target	Light:75 Heavy: 20
Apsley BESS SSD-35160796 ACEnergy	120 MW/ 240 MWh	13 km S	DR	50	5	2024	5-8	Construction	Possible	AES was proposed to be prepared in the EIS. No further information.	Light: 20 per day Heavy: 9 per day
Suntop Solar Mod 2 – Battery Storage System SSD-8696-Mod-2 Photon Energy	189 MW/ 800 MWh	15 km SW	DR	Unknown	Unknown	Unknown	Unknown	Prepare Mod Report	unknown	Solar farm is operational. Addition of BESS is in prepare mod report stage. No information available as of June 2024.	No information
Bodangora WF MP10_0157 Iberdola	113	16 km NE	DR	N/A - construction complete	Unknown	N/A	N/A	Operational	No	Site is operational.	Up to 10 light vehicles per day

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
Uungula WF ** SSD-6687 Squadron Energy	414	19 km E	DR	250	12	End Mar 2025	24-30	Construction	Possible	<p><u>AES dated June 2023</u> available</p> <p>Workers to be accommodated as follows:</p> <ul style="list-style-type: none"> - 5-year lease agreement on former aged care facility ‘Bellhaven’ (37 rooms with more rooms planned – DA application lodged with DRC) - Possible expansion of Riverside Caravan Park via temporary/portable accommodation pods - Recruitment of rural properties as rental accommodation <p>Considering the construction of a scalable workers’ camp</p>	Heavy: (240) + (16 + 10 OSOM) + (10) + 36 Light: 240 (400)
Burrendong WF SSD-8950984 Ark Energy	500	23 km SE	DR and MWR	250	15	2025-2026	24-30	Response to submissions	Possible	<p>Exhibition period closes on 13 December 2023</p> <p>Community engagement session held in Mudgee in June 2023</p> <p>Propose to source worker accommodation locally</p>	Heavy: 52 (+ 8 OSOM) Light: 250
Yarrabin Pumped Hydro** SSD-59906794 ACEN	810	31 km SE	DR and MWR	500?	Up to 50	2026	43	Prepare EIS	Possible	Propose temporary worker camp to house up to 500 workers	No information
Piambong WF SSD-64777221 Piambong Wind Farm Pty Ltd	551 – WF 100 – BESS (2-hour, 200)	33 km E	MWR	Up to 400	12-15	2026?	36	Prepare EIS	Possible	Scoping report considers the option of a temporary worker camp to house up to 400 workers.	No information
Dubbo Project Mod 1 SSD-5251-Mod-1 Australian Strategic Materials	N/A Small scale open cut mine supplying ore containing rare metals	33 km W	DR	625 (peak 1000)	274 (expanded from 250)	2024	18-24	Construction	Possible	No mitigation measures proposed for accommodation.	Light: 400 Heavy: 18 OSOM: 2
Spicers Creek WF #,** SSD-41134610 Squadron Energy	700	35 km NE	DR	250	12	2025?	24-30	Assessment	Possible	<p>Will draft an AES to address workforce accommodation requirements, considering multiple accommodation options including:</p> <ul style="list-style-type: none"> - Locally sourced accommodation - Seeking EOIs from local accommodation providers 	Heavy: 66 (106) Light: 320 (590)

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
										- Discussions with Energy-Co regarding use of CWO REZ accommodation facility (if built) temporary workers camp	
Aquila Wind Farm SSD-67667971 ACEN	48 turbines and BESS (300 MW)	41 km S	DR	300	15	Unknown	24	Prepare EIS	Possible	SIA to be submitted with EIS.	To be confirmed in EIS
Dapper SF # SSD-52217961 Origin	300 - SF	41 km NE	DR / WS	Up to 350	15-20	2025?	18-24	Prepare EIS	Possible	MWRC requested detailed social impact assessment rather than standard due to the number of SSDs in the region (MWRC 2023). Propose to source worker accommodation locally; inferred in the scoping report	No information
Sandy Creek SF SSD-41227735 Lightsource BP	230 – SF 230 – BESS (4-hour, 3 GW)	49 km NE	DR / WS	245-350	10	2026	28	Response to submissions	Possible	Seeking approval for temporary workforce accommodation facility on the development footprint. Capacity for 350 personnel. 200 parking spaces.	Light: 120 Shuttle buses: 40 Heavy: 74
Beryl BESS SSD-61460977 Ratch-Australia Corporation	100 (2-hours, 200)	49 km E	MWR	40	Unknown	Jan 2025	12	Prepare EIS	Possible	Propose to source worker accommodation locally, including possible existing worker camps	No information
Dubbo Firming Power Station SSD-28088034 Squadron Energy	64 MW	50 km NW	DR	N/A	N/A	2026	N/A	Announced	Possible	Drafting of Agreement	No information
Beryl SF SSD-8183 Banpu Energy	110	50 km E	MWR	N/A	Not stated	Operational	N/A	Operational	No	Site is operational.	N/A
Bellambi Heights SF and BESS SSD-33344237 Vena Energy Australia	200 – SF 200 - BESS	51.8 km E	MWR	80-100	8	Q2 2025	Up to 21	Approved	Possible	Propose to source worker accommodation locally	Heavy: 20 (80) Light: 80

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
Cobbora SF # SSD-29491142 Marble Energy	700 – SF 200 - BESS	51.8 km NE	DR / WS	Up to 700	15	2025?	24	Prepare EIS	Possible	Propose to source worker accommodation locally in the scoping report	No information
Mavis SF and BESS SSD-66675960 Mytilineos	250	53 km NE	MWR	No details available as of 30 Nov 2023	Unknown	Late 2025	Unknown	Prepare EIS	Possible	Intend to produce a SIA alongside the EIS	No information
Kerrs Creek Wind Farm SSD-62199230 RES Australia	441 MW 63 turbines	53 km S	DR	340	10	unknown	28	Prepare EIS	Possible	SIA to be submitted.	To be confirmed in EIS
Forest Glen SF SSD-9451258 X-Elio Australia	110 MW	54 km NW	DR	150-200	7-10	Unknown	12-18	Approved, Construction to commence in 2025	Possible	EIS mitigation measure ‘2 Liaison with local representatives regarding accommodation options for staff, to minimise adverse impacts on local services.’	Shuttle buses: 9 Light: 80 Heavy: 20 OSOM: 48 Total: 157
Tallawang SF and Battery #,*,** SSD-23700028 RES	500	55 km NE	MWR	380 FTE with peak of 420 estimated in Aug 2027	10	2 nd half of 2026	34	Assessment	Possible	Temporary workers accommodation to be located off Pagoon Road, west of Jacksons Lane accommodating up to 400 workers	Heavy: 170 (270) Light: 600
Mayfair SF SSD-60074458 Elgin Energy	75	56 km NE	MWR	150	1-3	Q2 2025	12	Prepare EIS	Possible	Will prepare a Workforce Accommodation Strategy is consultation with Council and DPHI to be approved prior to the submitted version of the EIS.	To be confirmed in EIS
Avonside SF SSD-66150459 Eco Energy World	400 - SF 400 - BESS	56 km NE	WS	Up to 300	15	Unknown	12-24	Prepare EIS	Possible	WSC has suggested key matters include the consideration for supporting infrastructure such as housing to create a positive legacy for the LGA (i.e. provide housing diversity and assist ease the housing shortage). A temporary workers’ camp is being considered by the proponent.	No information
Orana WF SSD-58260958 ACCIONA Energia	524	57 km NE	MWR / WS	580	Up to 12	2026	24	Prepare EIS, lodgement in 2024	Possible	Community consultation scheduled for Dec 2023.	No information

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
										Proposed workforce accommodation not discussed in detail the project scoping report, however, both MWRC and WS Council require an accommodation plan as part of the EIS.	
Mullions Creek Wind Farm Iberdrola Pty Ltd	N/A	60 km SE	DR & CS	Up to 250	N/A	N/A	N/A	Announced – Pre-planning	Unlikely	Announced – Pre-planning	No information
Barneys Reef Wind Farm #, *, ** SSD-24106966 RES	441	62.6 km NE	MWR					Withdrawn			No information
Wallaby Creek Wind Farm SSD-60247211 Acciona Energy Australia Global	250 MW (38 turbines and BESS)	64 km W	NS	150	6	unknown	24	Prepare EIS	Possible	SIA to be submitted with EIS.	To be confirmed in EIS
Stubbo SF # SSD-10452 ACEN	400 – SF 200 - BESS	65 km NE	MWR	520	10	10 Jul 23	24	Construction	Possible	Sourcing worker accommodation locally	Heavy: 60 Light: 230
Narragamba SF ** SSD-60575715 Narragamba Solar	320	67 km NE	MWR	400	10	Q4 2025	20-24	Prepare EIS	Possible	Scoping report considers the option of a temporary worker camp to house up to 400 workers (will likely make use of the proposed Birriwa Workers Camp). MWRC request a WAP as be provided as part of the EIS.	Heavy: 100 Light: 250
Birriwa SF and BESS #, ** SSD-29808870, ACEN	600 – SF 600 – BESS (2-hour, 1.2 GW)	68 km NE	MWR	SF – up to 800, average 360, BESS up to 170	Up to 20	End 2025?	SF - 28 BESS - 16	Recommendation	Possible	Temporary workers camp 500 workers initially with expansion to accommodate 1,000 workers	Heavy: 135 + 2 OSOM Light: NA
Dunedoo SF SSD-8847 lb vogt	55	70 km NE	WS	30-100	3	Unknown	10-12	Approved	Possible	AES to be drafted. Construction was scheduled to commence in 2021, however, a staging notification submitted in March 2023 to DPIE was approved in May 2023 enabling the project to progress to the pre-construction phase.	Heavy: 80 Light: 24

Project	Capacity (MW)	Proximity (straight line distance)	LGA	Workforce		Construction phase		Status	Construction overlap with Wellington South BESS?	Other comments	Construction Traffic (trips per day (peak))
				Construction	Operation	Estimated start	Duration (months)			Potential cumulative impacts	
Ulan SF SSD-46406974 Edify	50 - SF 50 – BESS (4-hour, 200)	71 km E	MWR	120	4	unknown	8-12	Prepare EIS	Possible	Edify is exploring the possibility of using Ulan Water accommodation facilities for construction workers (scoping report) but will likely use of locally sourced accommodation options too.	No information
Narromine BESS SSD-50701505 Edify Energy	125 MW/ 250 MWh	73 km NW	NS	40	2	2025	9	Prepare EIS	Possible	SIA to be submitted with EIS.	To be confirmed in EIS
Gilgandra SF SSD-6785-Mod-2 Neoen	40MW	74.8 km NW	GS	110	35	2024?	9	Approved – on hold	Possible	No mitigation measures proposed for accommodation.	Light: 220 Heavy: 80
Crudine Ridge WF SSD-6697. SSD-6697-Mod-1 Squadron Energy	135	75.8 km SE	MWR	N/A - construction complete	Not stated	N/A	N/A	Operational	No	Site is operational.	Operation max 30 trips per day
Burroway SF SSD-55968733 Edify Energy	100 MW/ 400 MWh	76 km NW	NS	250	4	2026/27	12-18	Prepare EIS	Possible	SIA to be submitted with EIS.	To be confirmed in EIS
Bowdens Silver Mine SSD-5765 Bowdens Silver	N/A	85 km E	MWR	Up to 248	124	N/A	18	Approved	Possible	AES requested by MWRC Post approval documentation process underway	Phase 1 Heavy: 58 Light: 120 Phase 2 Heavy: 62 (266) Light: 200

Candidate Foundation Generator for the CWO REZ

*Projects may share workforce

**Workforce to be accommodated in a workers' camp

Appendix F:

AES Stakeholders

Accommodation and Employment Strategy – Potential stakeholders

Stakeholder	Contact details	Key interests
Local government		
Dubbo Regional Council	<ul style="list-style-type: none"> Regional Economic Development Team Email: council@dubbo.nsw.gov.au Ph. (02) 6801 4259 P.O. Box 81, Dubbo NSW 2830 	<ul style="list-style-type: none"> project timing, duration and workforce size (construction and operations) ensuring the project contributes to the local economy and community by improving the diversity of industry in the area, and creation of local employment; community benefit sharing schemes or similar and potential voluntary planning agreements facilitating links between local businesses and the project incentivizing local sourcing of materials and workforce for major projects within the area ongoing Council and community engagement impacts on local services, short- and long-term accommodation stocks and utilities as well as proposed mitigations (e.g. employment, accommodation, education and training services) potential cumulative impacts by multiple concurrent projects on local infrastructure, local industry (e.g., tourism) and community cohesion/wellbeing
Mid-Western Regional Council	<ul style="list-style-type: none"> Contact: Lisa person, Economic Development Coordinator Email: lisa.penson@midwestern.nsw.gov.au 86 Market Street, Mudgee, NSW 2850 	
Warrumbungle Shire Council	<ul style="list-style-type: none"> Email: info@warrumbungle.nsw.gov.au Main office: 14-22 John St., Coonabarabran, NSW 2357 Coolah Office: 59 Binnia St, Coolah, NSW 2843 	
Cabonne Shire Council	<ul style="list-style-type: none"> Email: council@cabonne.nsw.gov.au Ph. (02) 6392 3200 99-101 Bank Street, Molong. NSW 2864 	
Narromine Shire Council	<ul style="list-style-type: none"> Email: mail@narromine.nsw.gov.au Main office: 118 Dandaloo Street, Narromine, NSW 2821 Ph. (02) 6889 9999 	

Stakeholder	Contact details	Key interests
Education and training		
Primary schools and secondary schools	<ul style="list-style-type: none"> Wellington <ul style="list-style-type: none"> Wellington Public School (Primary) St Marys Catholic school Wellington High School Geurie <ul style="list-style-type: none"> Geurie Public School (kinder to year 6) Wongarbon <ul style="list-style-type: none"> Wongarbon Public School (kinder to year 6) 	<ul style="list-style-type: none"> opportunities for work placements, apprenticeships and traineeships (including School-Based Apprenticeships and Traineeships (SBAT)) potential partnerships with education and training providers to deliver courses and pathways to employment event opportunities relating to education, careers and employment (e.g. site visits, career and employment days)
TAFEs and trade colleges	<ul style="list-style-type: none"> TAFE NSW Wellington <ul style="list-style-type: none"> 43 Maughan Street, Wellington NSW 2820 Ph. 13 16 01 TAFE NSW – Dubbo – Educational institution <ul style="list-style-type: none"> 12 Narromine Rd, Dubbo, NSW 2830 ph. 13 16 01 TAFE NSW – Dubbo – Vocational college <ul style="list-style-type: none"> Myall St, Dubbo, NSW 2830 ph. 13 16 01 TAFE Western Mudgee College <ul style="list-style-type: none"> 269 Ulan Rd, Mudgee, NSW 2850 ph. 13 16 01 	<ul style="list-style-type: none"> work readiness micro credentialling opportunities for local workers delivery of the <i>‘Prepare to work in the renewable energy sector’</i> micro skills courses VERTO delivers the Workforce Australia program

Stakeholder	Contact details	Key interests
	<ul style="list-style-type: none">– Charles Sturt University, Dubbo Campus– 8 Tony McGrane Pl, Dubbo, NSW 2830	
Local training organisations	<ul style="list-style-type: none">• VERTO – Wellington<ul style="list-style-type: none">– 50/52 Maughan Street, Wellington, NSW 2820– Ph. 1300 483 786– Email: info@verto.org.au• VERTO – Dubbo<ul style="list-style-type: none">– Shop 7/137 Macquarie Street, Dubbo NSW 2830– ph. 1300 483 786– Email: info@verto.org.au	
Businesses and commerce associations		
Local business	Civil works contractors, building contractors, commercial accommodation providers, suppliers of quarry products, logistics companies etc.	<ul style="list-style-type: none">• opportunities to provide services, workforce or materials for the project• potential partnerships to deliver pathways to employment in the renewables sector, or related industries• growing local and regional businesses through increased local spending by the project• employment and procurement opportunities and support for underrepresented communities in the renewables, construction and manufacturing sectors
Business associations and chambers of commerce	<ul style="list-style-type: none">• Wellington Business Chamber<ul style="list-style-type: none">– 6 Maughan Street, Wellington, NSW 2820– Ph. (02) 6845 4555• Dubbo Business Chamber<ul style="list-style-type: none">– C/O Down the Lane 215B Macquarie Street, PO Box 309, Dubbo NSW 2830	

Stakeholder	Contact details	Key interests
	<ul style="list-style-type: none"> – Email: executiveofficer@dubbochamber.com.au – Ph. 0457 844 883 • Gulgong Chamber of Commerce • PO Box 400, Gulgong NSW 2852 (publishes the 'Gulgong Gossip') – C/O Down the Lane 215B Macquarie St, PO Box 309, Dubbo NSW 2830 – Ph. 0457 844 883 • Business Mudgee – PO Box 1159, Mudgee, NSW 2850 – Email: @businessmudgee – Ph. 0488 663 744 	<ul style="list-style-type: none"> • impacts on local services, as well as mitigations (e.g. employment, education and training services)
Recruitment agencies	<ul style="list-style-type: none"> • Wellington <ul style="list-style-type: none"> – Joblink Plus (02) 6840 9100 – Best Employment (02) 5830 5400 – Sureway Employment and Training 1300 787 392 • Dubbo <ul style="list-style-type: none"> – Joblink Plus (02) 6841 6300 – Industry Skills Solutions 1300 463 755 – Sureway Employment and Training 1300 787 392 – Best Employment Ltd (02) 5836 7100 – APM Employment Services (02) 6884 3290 – Torra Staffing and Recruitment (02) 6800 1799 – Haynes Staffing and Recruitment (02) 1300 628 581 	

Stakeholder	Contact details	Key interests
Aboriginal and Torres Strait Islander groups		
Local Aboriginal Land Councils (LALC)	<ul style="list-style-type: none"> Wellington LALC <ul style="list-style-type: none"> Email: wellingtonlalc@yahoo.com 163 Simpson St, Wellington, NSW 2820 ph. 0417 239918 Dubbo LALC <ul style="list-style-type: none"> Cnr Wingerarra and Darling Street, Dubbo, NSW 2830 Ph. (02) 6884 5276 Mudgee LALC <ul style="list-style-type: none"> Unit 1/1 Industrial Ave, Mudgee, NSW 2850 Ph. (02) 6372 3511 	<ul style="list-style-type: none"> employment and procurement opportunities and support for Aboriginal people and businesses ongoing training and apprenticeship opportunities for Aboriginal people pathways to permanent employment for Aboriginal people throughout construction and operation
Aboriginal-owned businesses	<ul style="list-style-type: none"> See NSW Indigenous Chamber of Commerce 	
NSW Indigenous Chamber of Commerce	<ul style="list-style-type: none"> No email address available 2/1 Sabre Cl, Rutherford, NSW Ph. (02) 4932 7722 	
Yilabara Solutions	<ul style="list-style-type: none"> Email: wfa-dapto@yilabara.org.au Suite 2, First Floor, 64 Talbragar St, Dubbo, NSW 2820 Ph. (02) 5858 4597 	
CWOREZ	EnergyCo	<ul style="list-style-type: none"> oversight of the delivery of the CWOREZ

Stakeholder	Contact details	Key interests
	<ul style="list-style-type: none"> Email: contact@energyco.nsw.gov.au GPO Box 5469, Sydney, NSW 2001 Ph. 1800 118 894 <p>ACERERZ – no contact details available</p>	<ul style="list-style-type: none"> coordination of community impacts and benefits in the CWOREZ transit routes to and through the CWOREZ addressing challenges regarding CWOREZ workforce accommodation monitoring and assisting in the mitigation of cumulative impacts
Accommodation managers and providers		
Commercial accommodation owners	Note that hotel and motel owners are excluded here to preserve short-term accommodation stocks to service the tourism industry.	<ul style="list-style-type: none"> provision of accommodation to non-local workforce. enhancement of existing facilities by project proponents for non-local worker use to be used for commercial accommodation purposes when the project is completed potential recruitment of rental stock
Real estate agents	<ul style="list-style-type: none"> Wellington <ul style="list-style-type: none"> Raine and Horne (02) 6845 1222 Sterling Turner Real Estate (02) 6845 3058 Peter Milling and Company (02) 6845 1555 Gulgong <ul style="list-style-type: none"> Troy McKellar Real Estate (02) 6374 2323 Raine and Horne Gulgong (02) 6374 1000 The Property Shop Gulgong (02) 6374 2393 Dubbo <ul style="list-style-type: none"> 20 real estate agents found in Google search 	
Private landlords	<p>Flatmates.com.au</p> <p>https://www.facebook.com/groups/1410975522521410/</p>	

Stakeholder	Contact details		Key interests
Short-term let providers (e.g. owners of accommodation provided on platforms such as Airbnb)	<ul style="list-style-type: none"> • Airbnb • Wotif • Booking.com • Tripadvisor • Lastminute.com.au 	<ul style="list-style-type: none"> • Stayz.com.au • Agoda • HomeToGo • Cozycozy • Trivago • Localista 	
Proponents proposing to establish a temporary workers' accommodation camp	<ul style="list-style-type: none"> • Spicers Creek WF Email: spicerscreekwind@squadronenergy.com Ph. 1800 095 754 • CWO Transmission Line Email: contact@energyco.nsw.gov.au ph. 1800 118 894 • Tallawang SF and Battery and Barneys Reef WF Email: info@barneysreef-renewableenergy.com Ph. 1800 118 737 • Birriwa SF and Narragamba SF Email: info@birriwasolar.com.au Ph. 1800 290 995 • Uungala WF Project Manager – Daniel Banovic Email: info@uungalawindfarm.com.au Ph. 0488 820 191 • Valley of the Winds WF Email: info@valleyofthewinds.com.au Ph. 1800 512 339 • Inland Rail Narromine to Narrabri Maree Young – Stakeholder Engagement Lead 		There may be an option to locate project workers at already established worker camps in the local area.

Stakeholder	Contact details	Key interests
	Email: inlandrailnsw@inlandrail.com.au Ph. 0456 787 725	
Not-for-profit associations		
Regional Development Australia - Orana	Email: admin@rdaorana.org.au 41 Church Street, Dubbo NSW 2830 (02) 6885 1488	Can provide information regarding socioeconomic trends, labour, employment, accommodation options and SSDs in the region
VERTO	37 Cobbora Rd, Dubbo, NSW 2830 Ph. 1300 6399 0102	VERTO provides a range of services including apprenticeships and traineeships, disability support, employment services, Indigenous programs, tenancy advice, vocational training and youth initiatives.
Local Community		
Individuals Project neighbours Community and local interest groups Environmental groups Vulnerable community members	Pending	<ul style="list-style-type: none"> • individual project impacts • cumulative impacts e.g. impacts on health service provision and rental accommodation availability; project-related traffic impacts • employment opportunities • community benefit scheme (or similar).

Appendix G:

DRC Review Comments and Responses



Outlook

SSD-27014706 Wellington South BESS - Accommodation & Employment StrategyAndy,

From Darryll Quigley <Darryll.Quigley@dubbo.nsw.gov.au>**Date** Fri 5/9/2025 5:06 PM**To** Andy Winter <andy.winter@ampyreenergy.com> 1 attachment (126 KB)

AD25 42070 SSD-27014706 Wellington South BESS - 6773 Goolma Road Wuuluman - PN 46301 - Accommodation & Employment Strategy - Council comment.DOC;

Andy,

Please find attached a copy of Council letter dated 9 May 2025.

The letter has also been uploaded to the NSW Major Projects Portal.

Thanks

**Darryll Quigley****Manager Building and Development Services**

Building & Development Services

P 02 6801 4656

Darryll.Quigley@dubbo.nsw.gov.au

We acknowledge the traditional custodians of the Wiradjuri land where we work and their ongoing connections to land and community.

Your experience matters!
Click an Icon to let us know how we went.



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Outlook

Ampyr Energy - Wellington South BESS (SSD-27014706) - Accommodation and Employment Strategy

From Andy Winter <andy.winter@ampyrenergy.com>

Date Tue 5/6/2025 4:01 PM

To council@dubbo.nsw.gov.au <council@dubbo.nsw.gov.au>

Dear Council,

As discussed with Monique in your customer experience team just now, we would like to identify the appropriate contact within DRC with whom we can consult on our Accommodation and Employment Strategy, which is a condition of our State Significant Development Approval. Please would you kindly advise the relevant person(s) by return email.

Thanks in advance, regards Andy

Andy Winter | Contractor

mobile +61 (0) 459 821 430

email andy.winter@ampyrenergy.com

AMPYR Australia Pty Ltd

Level 17, 167 Macquarie Street, Sydney

NSW, 2000, Australia

www.ampyrenergy.com





Ampyr Wellington South BESS - Accommodation and Employment Strategy - DRC Contact

From Andy Winter <andy.winter@ampyrenergy.com>

Date Wed 4/23/2025 4:32 PM

To Stephen Wallace <Stephen.Wallace@dubbo.nsw.gov.au>

Hi Stephen,

How are you? You may recall we had multiple dealings on the Akaysha Orana BESS through project development...

I am presently assisting Ampyr Energy with the Financial Close of their Wellington South BESS project "next door", which is targeted for mid-June this year. With a view to commencing construction promptly thereafter, we are getting ahead of the curve with the requisite Management Plans required under our DA. We have already had a number of productive meetings with Peter James and others at DRC regarding the development of the Traffic Management Plan and we recently lodged a draft on the DPHI Portal as part of the formal consultation process.

We'd like to take a similar approach with the Accommodation and Employment Strategy, but I am not sure who at DRC is the responsible person? Please can you kindly connect us by return email so that we can commence consultation on the Accommodation and Employment Strategy.

Many thanks in advance, regards, Andy



Andy Winter | Contractor

mobile +61 (0) 459 821 430

email andy.winter@ampyrenergy.com

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NSW, 2000, Australia

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Review Table Wellington South Battery Energy Storage System

Biodiversity Management Plan

Our ref: DOC25/359872

Your ref: SSD-27014706

Dated 6 May 2025

Document reference	DCCEWW Comment	Company Response
1.1	Revise the BMP to include targets and triggers for weed and pest management that are quantitative, unambiguous, and relate to performance or completion criteria	Updated Section 8.4 Updated Table 8.4
2.1	Do not remove eggs from active nests. Removal of habitat trees must be postponed until birds have hatched, fledged, and left the hollow. Update Protocol 14 – Superb Parrot inspection to be consistent with Section 8.4 of the BMP	Updated Section 10.1 Protocol 1 – Vegetation Clearing - General. Dot point 1 Updated Section 10.2 Protocol 2 – Vegetation Clearing - Habitat Trees Dot point 4 Updated Section 10.1 Protocol 14 – Superb Parrot inspection protocol Dot point 2 removed reference to egg removal.
3.1	Conduct a final proofread of the document to correct typographical and other errors.	Document updated
3.2	Update references to “BCD” to “Conservation Programs, Heritage and Regulation” (CPHR)	Document updated

Review Table Wellington South Battery Energy Storage System

Chance Finds Protocol

Ref: HMS ID 10061

5 May 2025

Document reference	DCCEEW Comment	Company Response
HMS ID 10061	Heritage NSW should be included in the list of contacts following any suspected skeletal material	Updated Section 2.1 to include Heritage NSW Updated Figure 4.1 to include Heritage NSW
	Update non-compliance reporting to include notification to compliance@planning.nsw.gov.au	Updated Section 4.5.2

Letter sent to RAPS 14/05/2025 updating the RAPS of the following:

- minor changes to the CFP
- the Principal for the project has changed from AMPYR Australia Pty Ltd and Shell Energy Operations Pty Ltd, to be solely AMPYR Australia Pty Ltd (AMPYR).
- following the 28-day RAP review period of the ACHMP, the decision was made by the Principal to prepare a standalone *Chance Finds Protocol* (CFP) and an ACHMP.

Review Table Wellington South Battery Energy Storage System

Accommodation and Employment Strategy

Dubbo Regional Council Reference:

D2021-2 Part 1

Parcel 46301

DTQ:DQ

9 May 2025

Document reference	DRC Comment	Company Response
	It is noted that other required strategies will address and cross reference accommodation and employment needs;	The AES will be updated if any of the other plans or strategies are updated and such updates affect the Accommodation and Employment Strategy
Page 9 – Section 2.1 - Table 2.1 row 2	where is section 6.21 that is referenced;	Should be Section 6.2. Amended
Page 28 -Section 5.4	complete yellow highlight	Updated
Page 49 – Section 6.3	please ensure reference to cumulative developments are up to date. For information please refer to DRC Council Report dated 8 April 2025 Item Infrastructure, Planning & Environment Committee 25/24;	Updated. References updated to include report reference
Pages 72-80 – Section 6.5	please complete	Updated
Pages 86-90 – Section 6.7.6	please complete	Updated
Page 86 - Section 6.7.6	please clarify reference to Mayfair SF	Amended to Wellington South BESS
	Maintain and enhance the process for complaint handling ensuring there is a clear and	Complaints handling procedure is the same across all the plans and strategies

	transparent process and responsibility for response is identified	and reflects the provisions of SSD 27014706
	It is noted that there is a strong focus on the proposed Pierce Street accommodation development in Wellington. All efforts should be made to secure and develop this accommodation option to align with the peak accommodation needs of this project	The project maintains its commitment to the Pierce Street accommodation development.