

Liverpool Range Wind Farm

Fact Sheet
October
2023

Temporary Workforce Accommodation Community Consultation



In September 2022 a Modification Application was submitted to the Department of Planning and Environment (DPE) for the Liverpool Range Wind Farm (LRWF) project (Mod-1 Application). In response to submissions received during the public exhibition period we have made a number of changes to the Project. These changes are reflected in the Response to Submissions (RTS) Report and the Amendment Report. The reports will be assessed by DPE who will then make a determination on the Mod-1 Application. Both reports were submitted to DPE on 14 September 2023 and can be viewed here:

www.planningportal.nsw.gov.au/major-projects/projects/mod-1-turbine-and-infrastructure-changes

To accommodate the workforce required to construct the LRWF project, Tilt Renewables is proposing to amend the Mod-1 Application to include a temporary workforce accommodation (TWA) facility. Two potential sites have been shortlisted. One of the potential sites is located around 3 km east of Coolah township along Vinegaroy Road and the other potential site is located on the southern side of Cassilis township along Cassilis Road (refer to Figure 1 on page 4). Preliminary estimates suggest that a TWA facility with around 550 beds is required to support the peak construction phase of the LRWF project. The TWA would be decommissioned at the end of construction and the site rehabilitated.

This fact sheet has been prepared for community consultation activities taking place between 24-26 October 2023 in Coolah and Cassilis (see back page for how to provide feedback). It sets out preliminary information about what a TWA is, overview of the short-listed potential locations, benefits, and preliminary results from the various environmental studies that are currently being prepared.

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liverpoolrangewindfarm@tiltrenewables.com



What is “Temporary Workforce Accommodation”?

The proposed TWA will provide temporary housing facilities designed specifically for workers who are involved in the construction of the LRWF project for a limited duration (approximately 48 months).

It is temporary because once construction is complete, the TWA will be removed and the site remediated, in accordance with the relevant contractual documentation with the landholder and development approval. The TWA will ensure that the workforce is adequately housed close to the LRWF project site, enabling efficient work schedules, reducing daily commute times and reducing traffic impacts associated with the LRWF project.

The TWA facility must be sited and designed in a manner that will attract and retain the required construction workforce, and managed in a way that provides for a safe environment for all residents. The TWA facility must also strike an appropriate balance of on-site provision of goods and services to avoid overwhelming the Coolah and Cassilis townships, while allowing interested local businesses to share in the potential economic opportunities.

Why does the LRWF project require Temporary Workforce Accommodation?

Our investigations into labour and accommodation supply suggest that there is a shortage of appropriately skilled workers within a 60-minute drive distance from the LRWF project and a substantial shortage in short- and long-term rental accommodation.

Given the skills shortage in the local region, it is expected that the large majority of the construction workforce will be non-local fly-in fly-out (FIFO), drive-in drive-out (DIDO), or bus-in bus-out (BIBO) employees whose normal place of residence is located a long distance from the LRWF project site.

There are not enough hotels, motels, AirBnBs and rental homes within a 60-minute drive of the LRWF project to house the expected workforce without negatively impacting existing communities and short-term visitors to the region.

The TWA will need to accommodate the construction workforce in a way that ensures their well-being and security; minimises adverse social, environmental and economic impacts; and provides benefits to the local economy.

What is the approval pathway for the TWA?

As the TWA will be temporary and used only to accommodate the workforce required to construct the LRWF project, approval to construct, operate and decommission the TWA is being sought as part of the LRWF Mod-1 Application that is currently being assessed by DPE. An amendment to the current Mod-1 Application will be prepared to include the proposed TWA.

Approval may be sought for both the Coolah and the Cassilis TWA sites to meet the expected workforce over the estimated 4-year construction period for the LRWF project. In the event that both TWA sites are used, it is likely that a smaller TWA facility would be located at the Cassilis site to facilitate the initial public road upgrades and early works, whereas a larger TWA facility would be located at the Coolah site to facilitate construction of the rest of the public road upgrades and wind farm works.

Tilt Renewables will continue to work closely with DPE to ensure all relevant technical assessments for the TWA have been completed and to progress the Mod-1 Application. We will provide responses to all relevant feedback received from neighbours, the broader community, as well as councils and agencies, in the amendment documentation. We are planning to lodge the amendment documentation with DPE towards the end of this year. DPE will not make a determination on the current Mod-1 Application prior to assessing the amendment documentation.

What TWA locations are being investigated?

Tilt Renewables investigated a large number of potential locations for a TWA in and around Coolah and Cassilis townships. Several of the potential sites that were investigated had substantial environmental or social constraints that warranted them being removed from further consideration.

We have now short-listed two potential TWA sites in proximity to the LRWF project site, those being the following:

- **Site 1 – Coolah:** located approximately 3 km south-east of Coolah on private property within the LRWF project site boundary and owned by a landholder associated with the LRWF project. The site is around 15 ha and is accessible via an existing driveway off Vinegaroy Road. The site is entirely cleared of vegetation and is currently being used for cropping.
- **Site 2 – Cassilis:** located on the southern side of Cassilis township on private property owned by Upper Hunter Shire Council. The site is around 12 ha and is accessible off Cassilis Road. The site is entirely cleared of vegetation and is currently being used for cropping.

We intend to choose a location that would result in the least adverse impacts to the community and the environment. We will consider relevant feedback received during community consultation drop-in sessions and neighbour discussions as well as the findings of the technical impact assessments that we are currently preparing to identify a preferred site.

The maps on the following page show the locations of both sites (refer to Figure 1).

Temporary Workforce Accommodation - potential locations

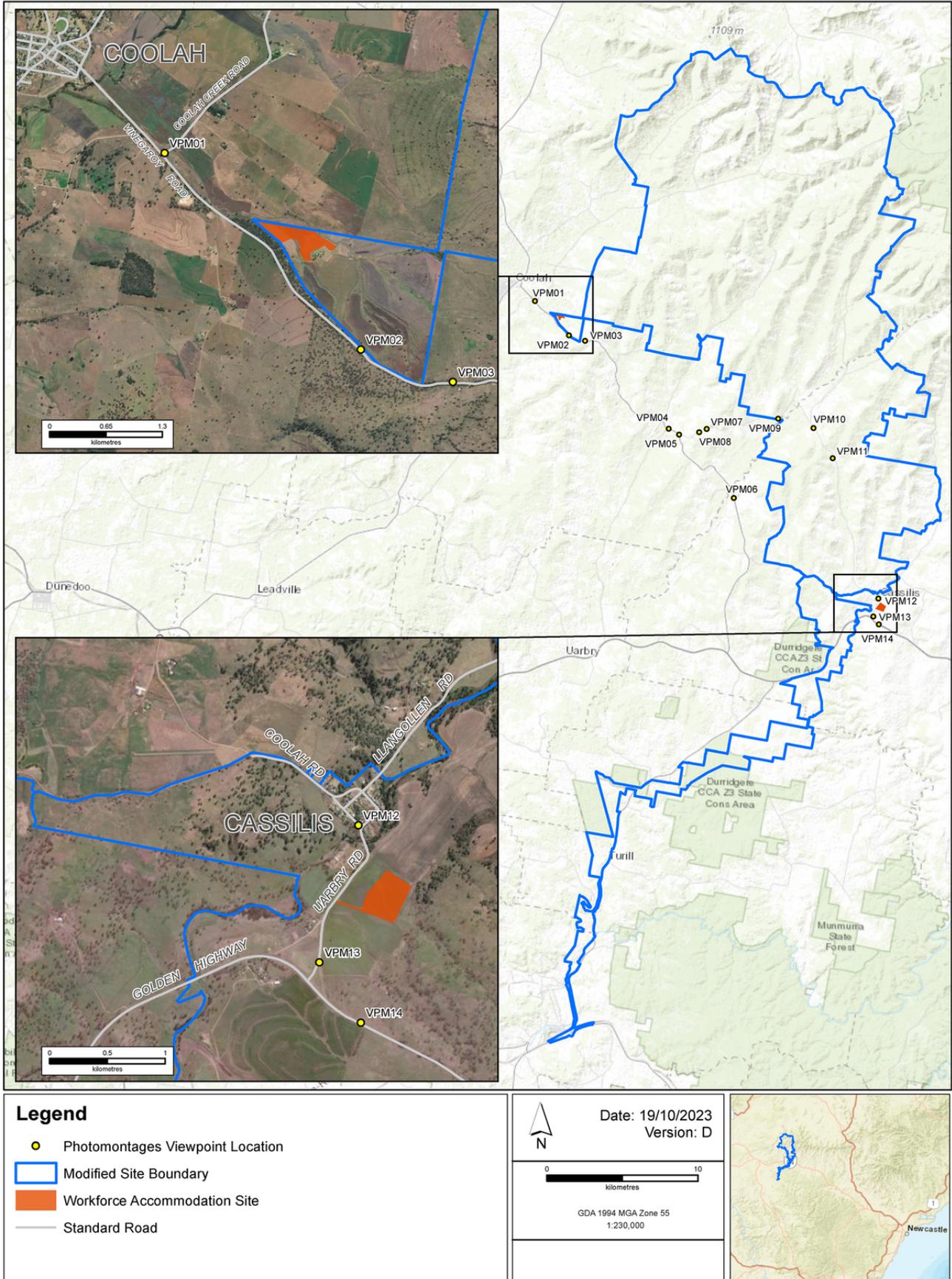


Figure 1: Temporary Workforce Accommodation - potential locations

What is Tilt Renewables proposing for workforce accommodation?

Ensuring suitable accommodation for the workforce is critical to the successful development of the LRWF project. The peak construction workforce for the LRWF project is expected to reach around 550 workers. Additional beds may be required for other staff that will need to operate and maintain the TWA.

The preliminary concept plans (refer to Figure 2 and 3 on page 6) are intended to inform discussions with immediate neighbours and the broader community, and be used as a basis for impact assessments as part of the approvals process.

The preliminary TWA concept designs have been prepared to host 600 persons including workers and staff, which will allow for flexibility in accommodation arrangements and ensure that all workers have comfortable and adequate living spaces.

All rooms will be designed to ensure the wellbeing of the workforce. This is typically single room type accommodation with ensuites, laundry services, a waste-water treatment module, administration building, kitchen and dining room, and social facilities such as gym and multipurpose court.

It is important to note that the final design of the TWA will be prepared by the Balance of Plant (BOP) contractor. Tilt Renewables is aiming to select a preferred BOP contractor towards the end of 2023.

Who will live at the TWA?

The TWA will only accommodate non-local employees of Tilt Renewables, Vestas (as the turbine supplier), and the preferred BOP Contractor and their subcontractors working on the construction of the LRWF project, and any employees required for the operations of the TWA.

Accommodation will be provided for non-local fly-in fly-out (FIFO), drive-in drive-out (DIDO), or bus-in bus-out (BIBO) employees whose normal place of residence is located a long distance from the LRWF project site.

What is the projected construction workforce for the LRWF project?

The projected workforce for the construction of the LRWF project will be determined once a preferred BOP Contractor has been selected and detailed design of the wind farm project progresses. Preliminary estimates suggest around 550 beds will be required during the peak construction period.

Accommodation requirements over a 4-year construction period are predicted to be as follows:

- Initial approx. 100 rooms
- Year 1 ramp up to approx. 400 rooms
- Year 2 ramp up to approx. 550 rooms
- Year 3 ramp down to approx. 400 rooms
- Year 4 ramp down to approx. 200 rooms before demobilisation

Will the TWA be fenced?

Typically a TWA facility is fenced to maintain the safety and security of residents at the TWA.

How will waste from the TWA be managed?

A Waste Management Plan will be developed for management of waste and where possible, any waste will be collected and recycled through existing recycling centres in the local community.

Will alcohol be served in the TWA or will workers fill up the local pubs?

Further investigations are required to determine whether alcohol will be served within the proposed TWA. Where it is served, responsible service of alcohol (RSA) requirements will apply. Designated social areas with set operating times will be established to ensure the wellbeing of employees is appropriately managed. Furthermore, all employees are required to register a zero drug and alcohol reading when they are scheduled to work and will be subject to drug and alcohol testing.

Our employees are encouraged to support local restaurants and businesses in the community, and we will work with the local hoteliers to ensure the workforce behaviour in local establishments is proactively managed.

What is the stance on the use of illicit drugs, medications and excessive use of alcohol?

The use of illicit drugs, alcohol and unapproved medications will not be tolerated. Systems will be implemented to monitor and enforce this.

What is Tilt Renewables proposing to do about the safety and security of the community?

We expect our workforce to be respectful and considerate of the local community at all times, and this is a requirement of our employment conditions. We have zero tolerance for poor behaviour in the local community and this commitment extends to everyone working on our projects whether they are local, non-local, Tilt Renewables or subcontractor employees. All residents at the TWA will be subject to a Code of Conduct that will be strictly enforced at all times.

How will access to medical and emergency services be provided at the TWA?

First aid facilities will be provided at the TWA facility. This is to ensure that employees have immediate health support whilst not adversely affecting community health services.

The TWA will also have emergency procedures in place for significant events.

What are the potential impacts of the TWA and how will they be assessed and mitigated?

Tilt Renewables is currently undertaking a suite of technical impact assessments to identify potential environmental and community impacts associated with the two potential TWA locations. Some of the potential impacts related to TWAs include:

- Possible disturbances to the nearby community in terms of noise or increased traffic
- Potential impacts on the environment of the chosen site and its surroundings
- Social impacts associated with community wellbeing, access to essential services, health and safety, and security

It is important to emphasise that all assessments are being prepared assuming worst-case scenarios to ensure the most comprehensive understanding of potential impacts. Below is a summary of the key preliminary findings.

The finalised impact assessments will be included in the documentation that will be submitted to DPE as part of the amendment to the Mod-1 Application and published on the LRWF project website: www.liverpoolrangewindfarm.com.au.

Lodgement of the amendment documentation with DPE is scheduled for late 2023.

Assessment	Summary of key findings
<p>Construction and operational noise</p>	<p>Construction and operational noise associated with the TWA is governed by the Noise Management Levels (NMLs) set out in the NSW Interim Construction Noise Guidelines (ICNG). The NMLs are not hard noise limits, but rather are used as a guide where additional mitigation measures should be implemented to reduce noise impacts. The predictive noise assessment assumed all noise emitting sources are co-located, operating at maximum capacity, and not shielded by any buildings or structures. The key findings are:</p> <ul style="list-style-type: none"> • The 45 dB(A) day time (7am-6pm) NML is achieved at all Non-Associated residences - no noise mitigation measures will be required. • Mitigation measures may be required to minimise potential noise impacts at nearby Non-associated residences from the Coolah TWA during the evening period (6pm-10pm), and at the Cassilis TWA for the evening (6pm-10pm) and night time (10pm-7am) periods. <p>Mitigation measures may include changing the design or layout of the TWA, selecting low-noise equipment, positioning noise-generating equipment (esp. A/C units and electricity generator) further from / shielded from nearby Non-associated residences, constructing noise barriers or mounds, and fitting broadband reversing alarms to vehicles.</p> <p>Recommended noise levels (as set out in the NSW Road Noise Policy) for traffic on public roads are achieved at both the Cassilis and Coolah TWA locations.</p>

Assessment	Summary of key findings
Ecology	<p>Field surveys have been completed at both the Coolah and Cassilis TWA locations. Both sites are currently used for cropping and have been cleared of native vegetation and possess low habitat value. A Biodiversity Development Assessment Report (BDAR) is likely to not be required as the impacts are expected to be negligible.</p>
Heritage (both Aboriginal and Historic)	<p>Field surveys with Registered Aboriginal Parties (RAPs) have been completed at both TWA sites. Key findings include:</p> <ul style="list-style-type: none"> • Both sites possess low subsurface archaeological potential. • Two isolated artefacts were identified near the boundary of the Coolah TWA site. <p>The Aboriginal Cultural Heritage Management Plan (ACHMP) for the LRWF project will outline management and surface collection requirements.</p>
Traffic	<p>The inclusion of a TWA facility will result in a redistribution of workforce-related traffic that has already been assessed in the Supplementary Traffic Impact Assessment that was prepared for the Mod-1 Application. Rather than being spread across the broader public road network, the TWA will result in workforce-related traffic being more closely confined to the areas immediately surrounding the LRWF project.</p> <p>Peak AM traffic movements are expected to occur around 7 am, while peak PM traffic movements are expected to occur around 6 pm.</p> <p>With appropriate mitigations measures, a TWA facility is unlikely to have a significant adverse impact on the safety and efficiency of the public road network. Mitigation measures may include:</p> <ul style="list-style-type: none"> • Upgrades to public roads and intersections to include appropriately designed right and left turn treatments to accommodate increased peak hour traffic volumes. • Potential for shuttle buses to transport workers between the TWA and the main construction compounds to reduce the reliance on individual vehicles and minimise traffic movements.

Assessment	Summary of key findings
<p>Visual Amenity</p>	<p>Preliminary findings from the Visual Impact Assessment are described below.</p> <p>Coolah TWA</p> <ul style="list-style-type: none"> • It is likely that views from Coolah township will be screened by existing buildings and vegetation. • Views of the TWA may be possible at some locations along Vinegaroy Road particularly at higher elevations • Potential visual impacts are considered to be negligible-low. <p>Cassilis TWA</p> <ul style="list-style-type: none"> • Views of the TWA are likely from elevated areas within Cassilis township and from areas around the TWA including Cassilis Road and the Golden Highway. • Potential visual impacts are considered to be low-moderate. <p>All lighting required for the TWA will be designed in accordance with the requirements of the NSW Dark Sky Planning Guidelines to avoid adverse impacts on the Siding Springs Observatory.</p> <p>Various photomontages for both potential TWA sites have been prepared to illustrate potential visibility. These can be viewed at the Coolah shopfront (50 Binnia Street), Cassilis Post Office and on the LRWF project website: www.liverpoolrangewindfarm.com.au</p>
<p>Water Resources</p>	<p>Water usage at a TWA is typically around 125 litres per person per day. The preferred water supply method is to tap into an existing potable water supply. Other options include rainwater harvesting, wastewater recycling, bore water supplies, and trucking water to site. Groundwater investigations at both TWA sites are currently underway to firm up groundwater yield and quality.</p>
<p>Social Impact</p>	<p>The key potential social impacts at the Coolah and Cassilis TWA sites may include the following:</p> <ul style="list-style-type: none"> • Impact on surroundings due to changes in sense of place, visual landscape, and noise. • Increase in local employment, economic activity, small business and training opportunities • Disruption to community composition and relations due to introduction of a large non-local workforce <p>It is critical that appropriate mitigation measures are in place and enforced to minimise potential adverse social impacts. In addition to measures proposed in the specialists reports (noise, visual, ecology, and others), key mitigation measures could include:</p> <ul style="list-style-type: none"> • Development of a TWA specific Stakeholder Engagement Plan • Implementation of an employment and procurement strategy to maximise local jobs and procurement opportunities

What are the key benefits of Temporary Workforce Accommodation?

Locating a TWA in proximity to the LRWF project site and nearby townships presents a range of potential benefits for the LRWF project and the wider community, including:

- **Economic growth:** A construction workforce that resides locally can lead to increased local business patronage, such as shops, trades, cafes, restaurants and other services.
- **Employment opportunities:** A TWA can open opportunities for members of the local community in roles necessary for the operation of a TWA, such as food and beverage providers, laundry and cleaning, landscaping and maintenance of the TWA facility.
- **Reduced local traffic:** With workers staying on-site, there is a reduction in daily commuting traffic on the broader public road network, which lessens the impact on local roads, minimises potential traffic disruptions, and shorter trips can reduce the risk of driver fatigue and vehicle accidents.
- **Legacy infrastructure:** A TWA can provide an opportunity to leave infrastructure that is important to the landholder and the local community in place once construction has ceased and the construction workforce has demobilised. This could include groundwater bores for firefighting purposes, potential water / sewerage treatment facilities, housing or community infrastructure.

Further detailed planning and discussions with the local community and councils will be required to determine what lasting benefits can be provided as part of a TWA.

I have a house to rent, how can I rent it to the LRWF project?

Tilt Renewables does not enter into private rental agreements directly with home owners. In instances where additional rental accommodation may be desired and adequate supply of rental accommodation is available, we will work with local real estate agents to locate suitable rental accommodation.

How can my local business become a supplier to the TWA?

Tilt Renewables will conduct local supplier forums in the community and we will be holding more as the LRWF project progresses towards construction. Please complete the Goods & Services Register form by scanning the QR code or contact us directly by email.

GOODS AND SERVICES REGISTER



To register interest in providing goods or services for the LRWF project, please visit www.liverpoolrangewindfarm.com.au and complete the linked form under the employment section.



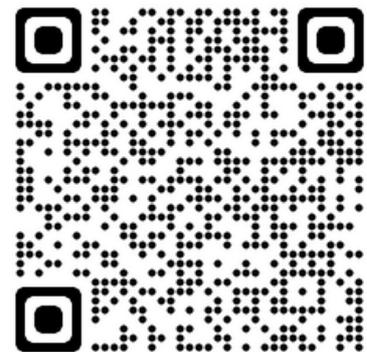
How can you provide feedback on the proposed Temporary Workforce Accommodation?

We want to hear any feedback or concerns you may have with the proposed TWA sites so that we can seek to address those concerns and help inform the final siting, design, operation, and environmental management of the proposed TWA. We are particularly interested to learn about the environmental, economic or social aspects that you consider important and relevant to the assessment of the proposed TWA.

WE ARE SEEKING YOUR FEEDBACK



The following feedback form has been created to gather feedback on the proposed TWA sites. Hover over the QR code or use the link below to access the feedback form.
<https://www.research.net/r/HV2T6KF>



You are invited to provide feedback to us by completing the feedback form or by emailing us directly us at: liverpoolrangewindfarm@tiltrenewables.com. You can also call us on 1800 WE TILT (938 458) should you wish to share feedback verbally for us to take note of.

If you would like to meet with us to discuss the proposed TWA in more detail, this can also be arranged by contacting us using the above details.

For more information, please visit the project website or contact us:

Website: www.liverpoolrangewindfarm.com.au | **Phone:** 1800 WE TILT (1800 938 458)

Email: liverpoolrangewindfarm@tiltrenewables.com