



Accommodation and Employment Strategy

West Wyalong Solar Farm

Prepared for
Lightsource bp

Client representative
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Date
7 August 2020

Rev 02



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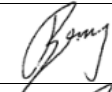

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Acronyms, abbreviations and definitions

| Acronym, abbreviation or definition | Meaning |
|-------------------------------------|---|
| AES | Accommodation and Employment Strategy |
| CEMP | Construction Environmental Management Plan |
| CoC | Condition of Consent |
| Council | Bland Shire Council |
| DPIE | Department of Planning, Industry and Environment |
| EIS | Environmental Impact Statement |
| EMS | Environmental Management Strategy |
| EPA | Environment Protection Authority |
| EPC | Engineering, Procurement and Construction |
| HSE | Health, Safety and Environment |
| MW | Megawatt |
| NHVR | National Heavy Vehicle Regulator |
| NSW | New South Wales |
| OEMP | Operational Environmental Management Plan |
| O&M | Operations and Maintenance |
| RMS | Roads and Maritime Services |
| Secretary | Secretary of the Department of Planning, Industry and Environment |

1. Introduction

1.1 Purpose and Objectives

Lightsource bp was granted Development Consent on 28 November 2019 to construct and operate a new State significant development solar farm approximately 16 kilometres (km) northeast of West Wyalong, in the Bland Shire Local Government Area. The West Wyalong Solar Farm ('the Project') signifies an important contribution to Australia's renewable energy supply.

The purpose of this Accommodation and Employment Strategy (AES) is to provide an overarching plan to address employment and accommodation requirements for the Project.

The structure and scope of this AES has been prepared to meet the Condition 29 of Schedule 3 of the Development Consent. Table 1-1 identifies where each requirement is addressed in this AES.

Table 1-1 Condition requirements and location in document

| Condition requirement | Location in this document |
|---|---------------------------|
| Prior to commencing construction, the Applicant must prepare an Accommodation and Employment Strategy for the development in consultation with Council, and to the satisfaction of the Secretary. This strategy must: | Section 4 |
| a) Propose a strategy to ensure there is sufficient accommodation for the workforce associated with the development. | Section 5.2 |
| b) Consider the cumulative impacts associated with other State significant development projects in the area. | Section 3.4 |
| c) Investigate options for prioritising the employment of local workers for the construction and operation of the development, where feasible. | Section 5 |
| d) 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. | Section 7 |
| Following the Secretary's approval, the Applicant must implement the Accommodation and Employment Strategy. | |

1.2 Project overview

The Project involves the construction, operation and eventually decommissioning of a solar farm with a generating capacity of approximately 90 megawatts (MW) and 50 MW/90 MW-hour (MWh) of battery storage.

The main components of the Project include:

- approximately 296,000 single-axis tracking solar panels (up to 4.1 m high) and 15 inverter stations;
- 30 lithium-ion battery units with a total capacity of 50 MW/90 MWh (to be constructed at a later date);
- an on-site substation and connection to Essential Energy's 132 kV transmission line via overhead or underground transmission lines along Myers Lane
- a monitoring house and two storage sheds

- landscape screening; and
- internal access tracks, car parking and security fencing.

During operation of the Project, the ground cover and landscape screening would be properly maintained with appropriate species and weed management. Sheep grazing, where practicable, would be undertaken on the site during operation to manage ground cover.

The expected operational life of the infrastructure is approximately 30 years. However, the Project may involve infrastructure upgrades that could extend the operational life.

The Project is located on a 562 hectare (ha) property in Wyalong on the northern fringes of the Riverina Murray region of NSW. The development footprint of the Project is 211 ha and was designed to avoid site constraints, including native vegetation, Aboriginal heritage items of high significance and a watercourse. Access to the Site would be via a new access point on Blands Lane. The approved general layout of the Project is shown in Figure 1-1.

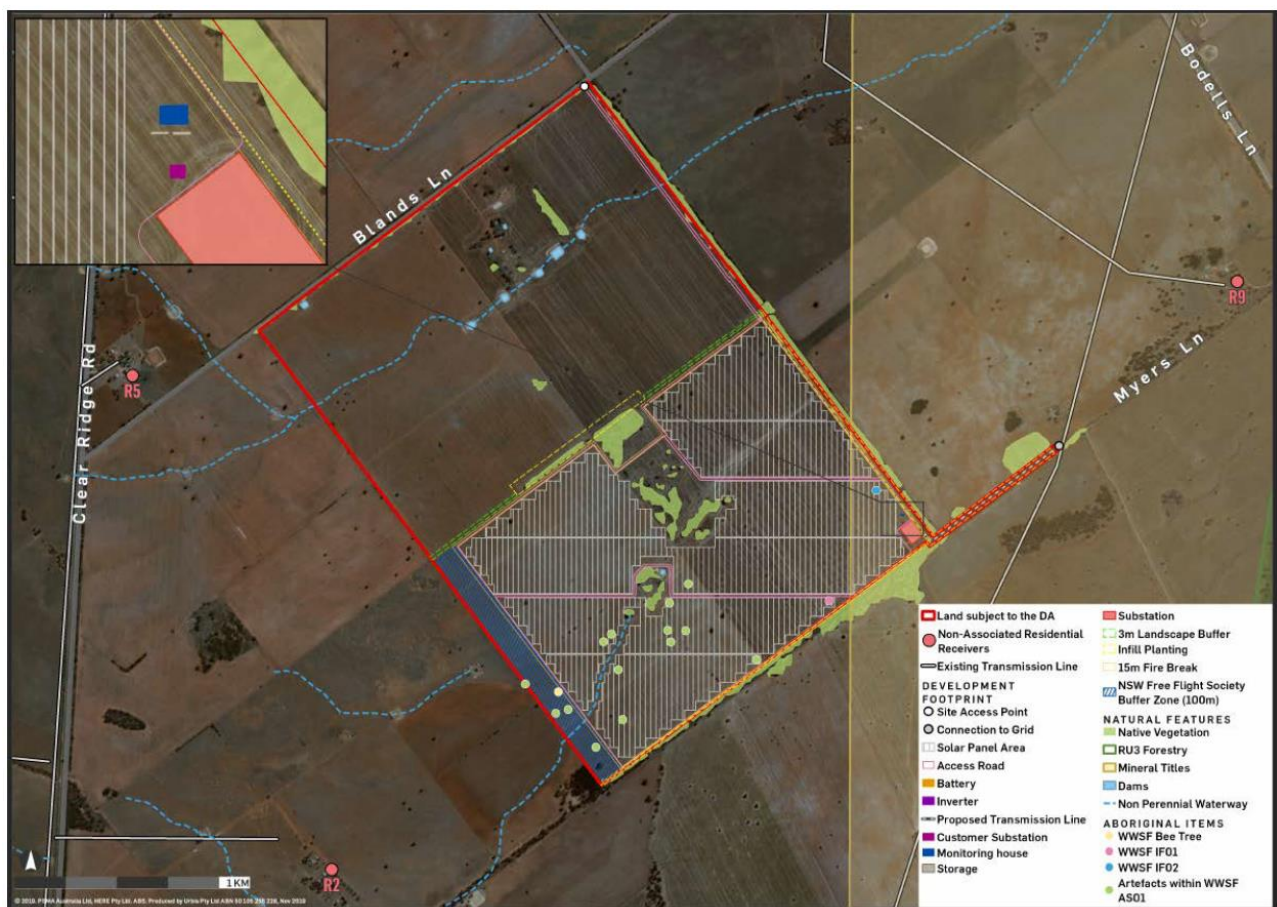


Figure 1-1 General layout of the West Wyalong Solar Farm as identified in the Development Consent

1.3 The Proponent

The proponent for West Wyalong Solar Farm is Lightsource bp. Lightsource bp will engage an Engineering, Procurement and Construction (EPC) contractor to construct the Project and an Operation and Maintenance (O&M) contractor to manage the operation.

1.4 Related documents

This AES is part of the environmental management system for the Project which is based on a hierarchy of documents. The environmental management system follows Lightsource bp's environmental objectives and management processes. The Environmental Management Strategy (EMS) is the overarching document for the Project in the system that includes a number of management documents.

The purpose of the AES is to provide a strategy for ensuring compliance with the Development Consent and impacts associated with the employment and accommodation requirements of the Project. A flowchart of the documents in the environmental management system is shown in below.

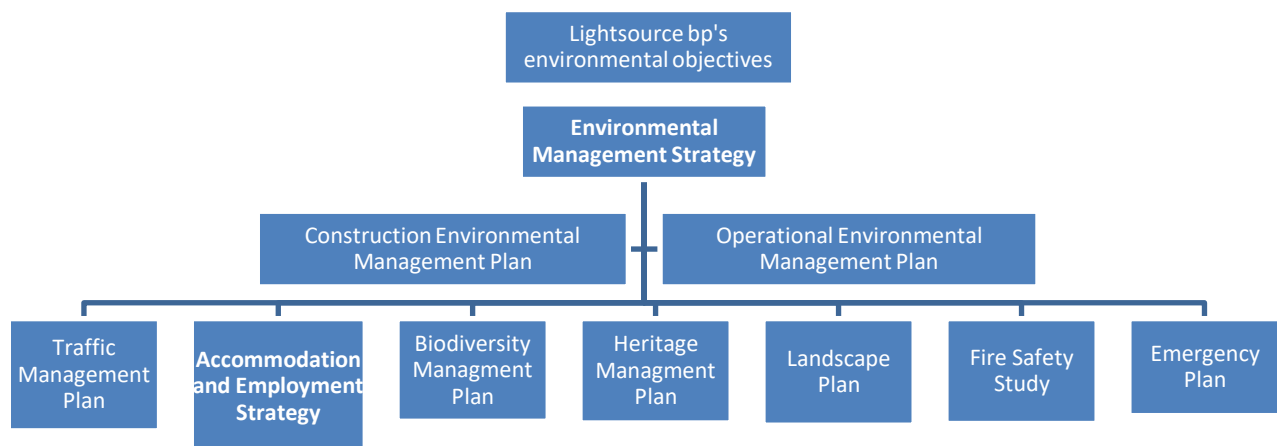


Figure 1-2 Flow chart of environmental management system

2. Location

The Project is located within the Bland Shire Local Government Area (LGA) and the nearest town centre is West Wyalong. The Project is over three hours' drive from Canberra and over five hours drive from Sydney.

The regional location of the Project is shown in Figure 2-1.

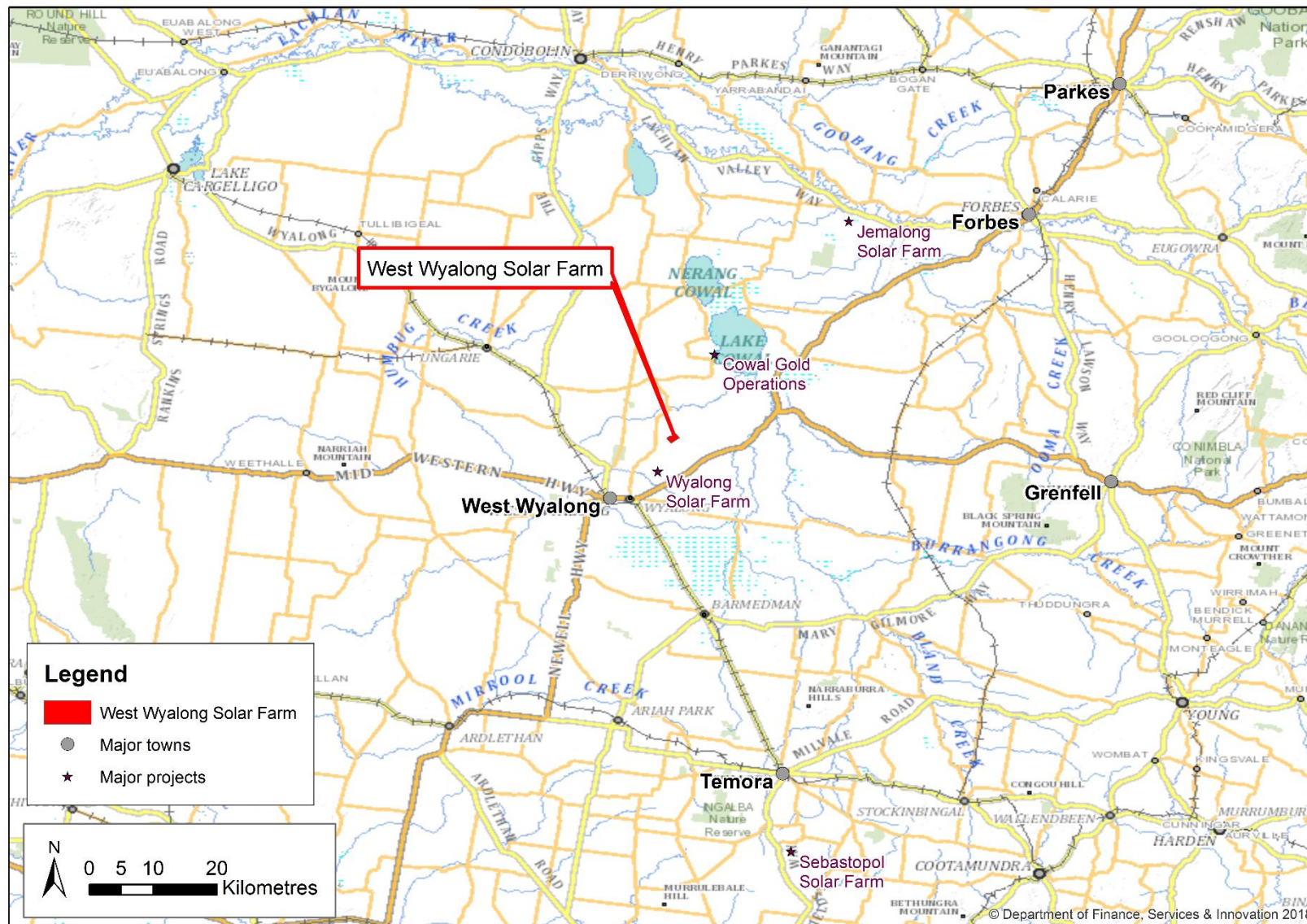


Figure 2-1 Regional location of the Project (Base map: SiX Maps 2020)

2.1 Nearby town centres

The nearest major town centres to the West Wyalong Solar Farm are shown in Figure 2-1 and detailed in Table 2-1

Table 2-1 Major town centres near the site

| Township | Distance from site | Approximate driving time from site | Population (ABS 2016) |
|--------------|--------------------|------------------------------------|-----------------------|
| West Wyalong | 18 km south-east | 25 minutes | 2,749 |
| Temora | 70 km south east | 1 hour | 4,054 |
| Grenfell | 106 km east | 1 hour 10 minutes | 1,973 |
| Forbes | 77 km north east | 1 hour 10 minutes | 7,035 |
| Parkes | 106 km north east | 1 hour 30 minutes | 9,964 |

2.2 Socio economic profile

West Wyalong is the main town of Bland Shire in the Riverina region of New South Wales with a population of 3,141. The population of Bland Shire LGA in 2016 was 5,955, compared to 5,865 in 2011 (ABS, 2017; ABS, 2013). Bland Shire includes many smaller towns and villages, including Barmedman, Kikoira, Mirrool, Naradhan, Tallimba, Ungarie, Weethalle, and Wyalong.

At the 2016 census, gold ore mining was the dominant industry of employment for West Wyalong's population (10.9%) with Local Government administration (5.9%) and supermarket and grocery stores (4.4%) among the township's other major employers, reflecting the township's role as a service centre for Bland Shire LGA (ABS, 2017). For the wider Bland Shire LGA, grain-sheep or grain-beef cattle farming, gold ore mining, other grain growing and sheep farming (specialised) provide approximately 27.8% of the employment (ABS, 2017). The unemployment rate for West Wyalong was 3.4%, which is slightly lower than the wider Bland Shire LGA at 3.6%, but much lower than the national rate of 6.9% (ABS, 2017).

West Wyalong provides social and community infrastructure for local residents within the region. A variety of facilities and services are available in West Wyalong including:

- Major district hospital and three general practice medical services
- Post office
- Two supermarkets
- Two banks
- Seven service stations and a number of mechanic garages
- Cafes, bakeries and takeaway shops

- Restaurants (freestanding and connected to hotels and motels)
- Services and Citizens Club
- A gym
- Bus services
- Accommodation facilities such as hotels, motels, caravan parks, bed and breakfasts, cottages, apartments and Airbnbs.

2.3 Community events

The region has several community events which are held annually that may impact availability of accommodation and services in the area. Events which may increase demand for accommodation and services in proximity to the Project are identified in Table 2-2. It is noted that some of these events may be rescheduled due to the COVID-19 restrictions in place as of June 2020.

Table 2-2 Anticipated events in the region (as of June 2020)

| Event | Description | Potential impacts | Anticipated next date |
|-----------------------|---|---|-----------------------|
| West Wyalong Show | The West Wyalong Show is held annually and is one of the Bland Shire's biggest annual events (Bland Shire Council, 2020). | Minor and short term increase in accommodation demand within the West Wyalong town centre. | September 2020 |
| Parkes Elvis Festival | Large annual festival celebrating Elvis Presley. | Moderate and short term increase in accommodation demand in Parkes and the surrounding areas. | January 2021 |

3. Workforce Generation

3.1 Construction Workforce Estimates

Construction of the Project is expected to occur over a 12 month period commencing in late 2020/early2021 and require up to 170 full-time equivalent (FTE) staff during peak construction. The workforce requirement would vary over the course of the different construction phases. An anticipated monthly breakdown of worker numbers is shown in Figure 3-1.

Labour required within the workforce would typically include the following:

- Surveyors
- Module installers
- Electricians
- Plant operators
- General labourers
- Riggers

- Fencers
- Health, safety and environment (HSE) personnel.

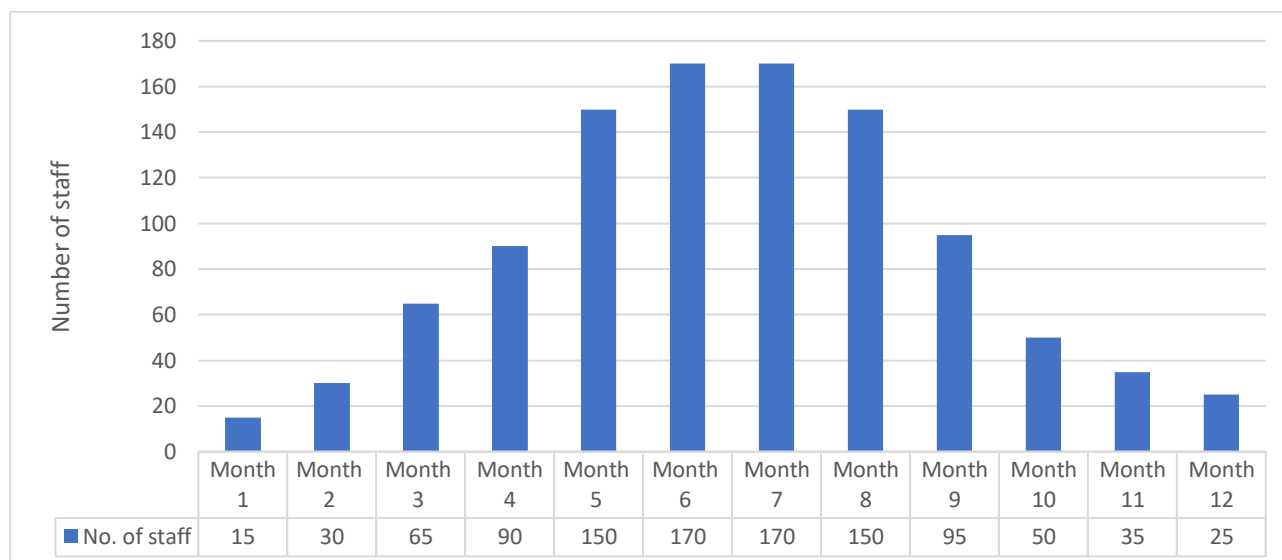


Figure 3-1 Anticipated monthly breakdown of construction workforce

3.2 Operational Workforce Estimates

Once operational, West Wyalong Solar Farm is expected to require up to three FTE staff on an ongoing basis.

3.3 Transport

Transportation of a majority of construction personnel to and from the site shall be by shuttle bus with the use of light vehicles offsite minimised. The Project site is to be accessed via separate designated transport routes for light vehicles and shuttle buses and over-dimensional / heavy vehicles as required by Condition 3 and 4 in Schedule 3 of the Development Consent 9 (see Figure 3-2).

Travel routes of shuttle buses will be determined by the locations of staff accommodation and in accordance with the Development Consent. The number of shuttle buses and the identified routes will be determined to minimise travel times and ensure convenient pick up points for staff.

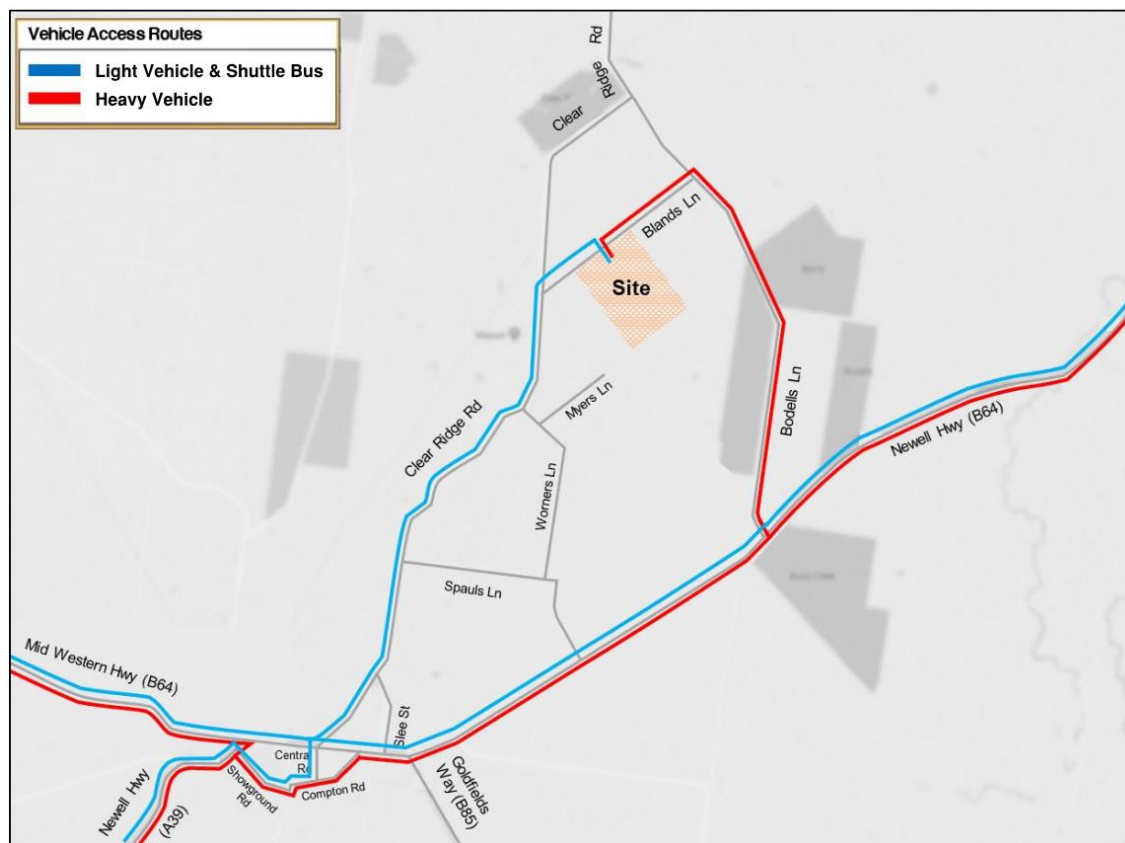


Figure 3-2 Site vehicle access routes as specified by the Development Consent

3.4 Cumulative Impact

Cumulative impacts may occur if the construction periods of nearby major projects overlap with the construction period of the Project. An influx of staff across multiple projects is likely to place pressure on local short-term accommodation and other services within the community, which may have adverse flow-on effects. For example, construction staff may restrict the availability of short-term accommodation to other users during peak tourist periods such as school holidays and the region's annual events.

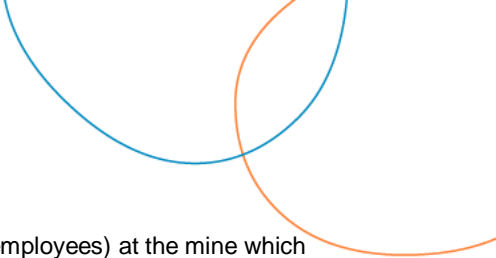
The below major projects have been identified in proximity to the Project and are shown in Figure 2-1.

3.4.1 Cowal Gold Operations

The Cowal Gold Operations is an established gold mine approximately 37 kilometres north-east of West Wyalong. Cowal Gold Operations is an existing open cut mine site which has been operating since 2005. The mine employs approximately 385 workers which are mostly local employees and contractors that reside in residential accommodation in West Wyalong (Evolution Mining 2020).

The mine may shutdown approximately every six months for maintenance, refurbishments or other operational requirements. A shutdown may last from 48 hours to a week, during which around 100 to 200 additional rooms in West Wyalong may be taken up by workers and maintenance contractors brought in for the work.

Cowal Gold Operations is currently preparing a Development Application seeking to expand mining operations. The proposed expansion would include a new underground mine, including extension of mine life from 2032 to 2037 and additional production of approximately 1.4 million ounces of gold.



The proposed expansion is expected to result in 160 additional jobs (contractors and employees) at the mine which would place pressure on accommodation predominantly in West Wyalong, Forbes and Condobolin. Forbes Shire and Bland Shire have indicated that additional housing may be required to supply the anticipated demand (EMM, 2019).

As the Development Application is still in the planning stage, the mine expansion and construction period of the West Wyalong Solar Farm are unlikely to overlap.

3.4.2 Wyalong Solar Farm

The Wyalong Solar Farm is an approved but not yet constructed 100MW solar farm approximately 7.5 kilometres north-east of West Wyalong.

It is expected that the majority of the approximately 150 construction staff (estimated peak workforce) would be sourced from the local area, with non-local workforce contractors likely to seek accommodation in West Wyalong and surrounding towns and villages. The construction work is likely to be staged in phases with workforce varying over the course of construction.

If construction of the Project was to coincide with West Wyalong Solar Farm, then cumulative impacts may include community impacts such as high demand for local resources (e.g. business and accommodation) straining capacity. However, if the projects are sequential, depending on timing, it could provide an extended and sustainable period of income and business for the local region.

During operation of the Wyalong Solar Farm it is anticipated that up to four FTE and eight part-time staff would be required.

3.4.3 Sebastopol Solar Farm

The Sebastopol Solar Farm is an approved but not yet constructed 108MW solar farm approximately 80 kilometres south-east of West Wyalong. Construction is anticipated to take 10-12 months with a peak of around 200 staff. Accommodation for non-local construction staff for the Sebastopol Solar Farm would primarily be sought in Temora and the surrounding areas.

Should the construction period of the Sebastopol Solar Farm overlap with this Project, the options available for accommodation could become limited near Temora.

Operation of the Sebastopol Solar Farm is anticipated to require two to three FTE staff and up to 6 service contractors.

3.4.4 Jemalong Solar Farm

Jemalong Solar Farm is a 50MW solar farm located approximately 50 km north of the West Wyalong Solar Farm. Construction commenced on the project in March 2020 and is supporting approximately 100 direct FTE and 100 FTE indirect jobs.

Consultation with Jemalong Solar farm in June 2020 identified that construction is anticipated to be completed in December 2020. Construction of the Jemalong Solar Farm may briefly overlap with construction of the West Wyalong Solar Farm. However, the peak construction phases of the Jemalong Solar Farm and the West Wyalong Solar Farm are unlikely to occur concurrently.

3.4.5 Inland Rail – Illabo to Stockinbingal

The Illabo to Stockinbingal section of Inland Rail is currently in an assessment phase which includes preparation of the Environmental Impact Statement (EIS). The closest section of the project is approximately 90 kilometres south-east of West Wyalong.

As the Illabo to Stockinbingal and West Wyalong Solar Farm are at different planning stages, the cumulative impacts are expected to be minimal due to the low likelihood of overlapping construction periods and the distance between the developments.

4. Stakeholder Engagement

4.1 Bland Shire Council

The Development Consent (Condition 29 in Schedule 3) requires that this AES be developed in consultation with Bland Shire Council. Engagement with Council is necessary to ensure that opportunities to maximise employment and accommodation use within the area are realised.

Consultation was undertaken with Will Marsh, Director Assets & Engineering Services, at Bland Shire Council on 4 June 2020. Council advised that they are not aware of any other major projects on the same timeline for construction.

A copy of the draft AES was provided to Council for comment via email on 10 July 2020. Upon review, Council found the AES satisfactory and identified that if the workforce numbers are known and there is enough lead in time, there is a possibility that purpose built short term accommodation could be erected (see Appendix A). As sufficient accommodation has been identified in the region surrounding the site (refer to section 6.2), development of purpose built accommodation has not been considered in this AES at this stage.

Ongoing consultation with Bland Shire Council is proposed prior to and throughout construction, as needed, to identify accommodation and employment opportunities in the local area.

4.2 Consultation with identified major projects

As described in Section 3.4, major projects planned in the surrounding regions could potentially impact accommodation and employment availability in the local area should construction times be concurrent with the Project.

Once an EPC contractor is engaged and timeframes for construction of the Project are finalised, a review of potential major projects in the surrounding areas which may impact accommodation availability, including those in Section 3.2, will be identified. These projects would be consulted to determine the likely timeframes for works. If works are likely to overlap with this Project, the following information would be sought:

- Employment requirements
- Planned accommodation
- Preferred accommodation locations.

The outcomes of the consultation with nearby major projects would be incorporated into the processes for seeking accommodation and employing staff. Opportunities for collaboration on accommodation and employment will be undertaken in consultation with the relevant projects, such as the Jemalong Solar Farm, where practicable.

5. Employment Strategy

The Project will provide an opportunity for local people and local businesses to benefit from investment associated with construction of the Project. Local businesses will be encouraged to participate in the Project on the basis of providing competitive terms of business, price, quality and delivery, as well as taking into account safety and environmental considerations.

5.1 Objectives

The Project will partner with businesses which have the appropriate experience, qualifications, value for money and shared values to meet the needs of the works. Based on the regional profile in Section 2, there are likely to be people and businesses with suitable skills and trades residing in the local and wider region.


The key objectives of the employment strategy for the Project are:

- A minimum of 35% of construction workforce sourced locally
- 100% of operational workforce sourced locally
- Sub-contractors and suppliers sourced locally.

To encourage and prioritise local employment for West Wyalong, Lightsource bp propose the below actions for the construction of the Project (see Table 5-1).

Table 5-1 Objectives and actions to encourage prioritisation of local employment

| Actions | Timing | Responsibility |
|---|---|--|
| Contact Bland Shire Council and the local business groups to identify means of engaging with potential suppliers and employees. Review the <i>Bland Shire Business and Community Guide</i> (Bland Shire Council, 2019). | During project planning (prior to construction) and as required during construction | EPC Project Manager and O&M Site Manager |
| Use local media outlets such as radio, newspaper and local social media, and other advertising opportunities (e.g. West Wyalong Solar Farm website, local business community group social media pages, recruitment agencies) to advertise expressions of interest for employment and other services. | During project planning (prior to construction) and as required during construction | EPC Project Manager and Lightsource bp |
| Contact the nearby major projects such as Jemalong Solar Farm and Cowal Gold Operations to identify any potential businesses or persons in the region which could be engaged on the Project. | During project planning (prior to construction) and as required during construction | EPC Project Manager |
| Maintain a register of relevant goods and services provided by local businesses where they are able to provide at equal or better standard as those from outside the area, and are competitive on price, performance, quality, safety, suitability and delivery. | During project planning (prior to construction) and throughout Project | EPC Project Manager and O&M Site Manager |



| Actions | Timing | Responsibility |
|--|--|--|
| Grant local businesses sufficient opportunity to submit proposals and tenders by either providing open tenders or contacting local businesses. | During project planning (prior to construction) and throughout the Project | EPC Project Manager and Lightsource bp |
| Maintain records of local businesses and contractors employed by the Project until completion of construction phase. | Throughout construction | EPC Project Manager |
| Encourage sub-contractors to hire local staff wherever possible and reasonable by including criteria regarding local employment in sub-contractor assessment process when awarding contracts | During project planning (prior to construction) and throughout the Project | EPC Project Manager |
| Identify skills and services to be engaged or tendered in the coming quarter and engage with businesses on the register and other stakeholders such as local council and nearby major projects. | Review requirements every three months during construction | EPC Project Manager & EPC Site Manager |
| Identify opportunities to supervise, mentor and up-skill local businesses and employees for specialist works, rather than recruiting from outside the area (where practicable). Contact TAFE NSW and registered training organisations in the surrounding towns such as the Parkes to identify if any suitably qualified or training opportunities for workers. | Within the first 6 months of construction | EPC Project Manager |

5.2 Review of local skills and services

There are a number of local skills and services options available in the region such as electricians, mechanics, surveyors, plant hire and more. The *Bland Shire Business and Community Guide* (Bland Shire Council, 2019) provides a comprehensive list of businesses operating within the LGA and their contact details.

An online review has also identified a number of potential local skills and services in area. Detailed in Table 5-2 are the potential number of services in the local area as identified in the Yellow Pages (Yellow Pages, 2020).

Table 5-2 Estimate of available local skills and services in the area (Yellow Pages, 2020)

| Service/Skill | Approximate number of businesses in surrounding towns | | | | |
|----------------------|---|--------|--------|----------|--------|
| | West Wyalong | Temora | Forbes | Grenfell | Parkes |
| Electricians | 2 | 2 | 5 | - | 9 |
| Surveyors | - | - | 2 | | 2 |
| Building contractors | 4 | 8 | 6 | 2 | 18 |
| Mechanics | 5 | 3 | 11 | 5 | 12 |
| Plant hire | 2 | 1 | 1 | - | 14 |
| Fencing contractors | 1 | 2 | 2 | 1 | 6 |
| Portable toilets | 1 | - | 1 | - | 1 |

6. Accommodation Strategy

Where suitable construction staff are not able to be sourced from local areas, staff will need to relocate to the area surrounding the site for the duration of their work. Fully equipped and comfortable lodgings would need to be booked for extended periods to house the workforce during construction.

Due to the low number of operational staff required for the Project and the long term nature of the work, accommodation requirements would be considered on an individual basis in consultation with the engaged personnel.

6.1 Objectives

The key objectives of finding suitable accommodation for the temporary workforce associated with construction of the Project are:

- Prioritise use of local accommodation within approximately 1 hours' drive of the site
- Minimise spread of accommodation locations
- Avoid need for personnel to change accommodation during employment.

In Table 6-1, actions have been developed in order to address the above objectives.

Table 6-1 Actions to prioritise use of local accommodation

| Action | Timing | Responsibility |
|---|---|---------------------|
| Consult with Bland Shire Council and provide more accurate estimates of construction timing and workforce once known | During project planning (prior to construction) | EPC Project Manager |
| Facilitate preparedness in the local business community by providing further detail to key stakeholders on construction timing, workforce estimates, accommodation requirements, and goods and services required during the construction period. | During project planning (prior to construction) | EPC Project Manager |
| Contact with Cowal Gold Operations to identify any upcoming shutdowns or major works which could impact accommodation availability. | During project planning (prior to construction) and on an ongoing basis as required | EPC Project Manager |
| Compile and maintain register of local property owners who have expressed interest in offering dwellings for rent. | During project planning (prior to construction) | EPC Project Manager |
| Research and identify available local accommodation options in the surrounding town centres. | During project planning (prior to construction) | EPC Project Manager |
| Monthly review of workforce predictions during construction to ensure that accommodation requirements are met in accordance with the objectives of this AES. | At commencement of construction and quarterly review thereafter | EPC Project Manager |
| Identify any overlaps with peak demand periods for accommodation in the coming quarter and engage with key stakeholders such as solar farms. | At commencement of construction and quarterly review thereafter | EPC Project Manager |
| Consult regularly with local property owners and accommodation providers to manage occupancy to maximise use of local accommodation without preventing its use for tourism purposes. | At commencement of construction and quarterly review thereafter | EPC Project Manager |

6.2 Review of accommodation options

The Development Consent requires that the AES propose a strategy to ensure there is sufficient accommodation for the workforce associated with the development. As described in Section 3, a portion of the workforce is likely to travel from other regional or metropolitan areas and reside in the West Wyalong area temporarily for the duration of construction. This will create a demand for temporary accommodation during the construction period for approximately 9 to 12 months.

A desktop review of accommodation options and discussions with local accommodation and real estate business identified a range of options for accommodating the construction workforce. These include:

- Short-term accommodation – motels and caravan parks
- Rental properties – renting privately-owned dwellings and Airbnb.

Based on discussions with local accommodation businesses in West Wyalong, Temora and Forbes, agreements with nearby major developments for supply of accommodation to staff is uncommon. Accommodation is generally organised with providers on an as needed basis. It is expected that the available accommodation in the towns surrounding the Project site is sufficient to accommodate the peak workforce considering part of the workforce will be sourced locally.

6.2.1 Short-term accommodation – West Wyalong

There are a number of short-term accommodation options available which primarily cater to tourists and other visitors in West Wyalong, as well as workers associated with farming, agricultural and mining activities in the region. These include motels, motor inns and cabins. A review of available accommodation through online booking websites identified approximately 288 rooms in the township of West Wyalong, detailed in Table 6-2.

Table 6-2 Estimate of available accommodation in West Wyalong

| Establishment | Type | Number of rooms |
|---------------------------|--------|-----------------|
| Ardeanal Motel | Motel | 20 |
| Cameo Inn Motel | Motel | 18 |
| Club Inn Motel | Motel | 42 |
| Mayfair Motel | Motel | 15 |
| Charles Sturt Motor Inn | Motel | 31 |
| County Lodge Motor Inn | Motel | 22 |
| Royal Hotel | Hotel | 6 |
| The Palms Motel | Motel | 13 |
| West Wyalong Caravan Park | Cabins | 9 |
| Acacia Golden Way Motel | Motel | 16 |
| True Blue Motor Inn | Motel | 30 |
| Top Town Motel | Motel | 9 |
| Ace Caravan Park | Cabins | 15 |

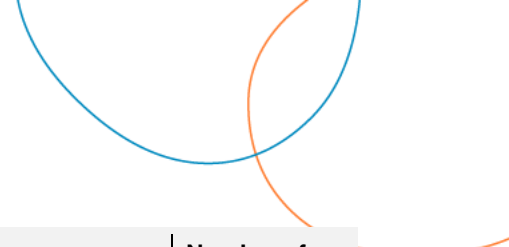
| Establishment | Type | Number of rooms |
|---|-----------|-----------------|
| Metropolitan Hotel | Hotel | 15 |
| Tattersalls Hotel | Hotel | 23 |
| Mentor Chambers Apartment Bed & Breakfast | Apartment | 3 |
| Broadway Apartment | Apartment | 1 |
| Total | | 288 |

6.2.2 Short-term accommodation- surrounding areas

A range of accommodation options have been identified within approximately 100 kilometres of West Wyalong. There are several short-term accommodation options available in these surrounding areas including motels, motor inns and cabins. These are summarised in Table 6-3:

Table 6-3 Conservative estimate of short-term within approximately 100 kilometres of West Wyalong

| Establishment | Location | Type | Number of Rooms |
|-----------------------------|----------|-------------|-----------------|
| Temora Motel | Temora | Motel | 10 |
| Thelma's Temora | Temora | Cottage | 2 |
| Revive Central Apartments | Temora | Apartments | 4 |
| SkyLodge Temora | Temora | Motel | 12 |
| Aromet Motor Inn | Temora | Motel | 15 |
| Shamrock Hotel Motel Temora | Temora | Hotel Motel | 16 |
| Koreela Park Motor Inn | Temora | Motel | 16 |
| Goldtera Motor Inn | Temora | Motel | 12 |
| Courthouse Cottage | Temora | Cottage | 2 |
| Kames Cottages | Temora | Cottage | 4 |
| Terminus Hotel | Temora | Hotel | 8 |



| Establishment | Location | Type | Number of Rooms |
|-------------------------------------|----------|--------------------------|-----------------|
| Bradford Cottage | Temora | Cottage | 3 |
| Patchwork Inn B&B Temora | Temora | Hotel | 16 |
| Rose Cottage Temora Bed & Breakfast | Temora | Cottage | 4 |
| Royal Hotel Temora | Temora | Hotel | 3 |
| | | Temora Subtotal | 127 |
| Grenfell Hall B&B | Grenfell | Cottage | 3 |
| Railway Hotel | Grenfell | Hotel | 15 |
| Grenfell Motel | Grenfell | Motel | 20 |
| The Calico Duck B&B | Grenfell | Cottage | 2 |
| Grenfell Caravan Park | Grenfell | Cabins | 3 |
| Garden Room Bed & Breakfast | Grenfell | Cottage | 1 |
| | | Grenfell Subtotal | 44 |
| Ben Hall Motor Inn | Forbes | Motel | 28 |
| Town & Country Motor Inn Forbes | Forbes | Motel | 20 |
| Lake Forbes Motel | Forbes | Motel | 16 |
| Country mile Motor Inn | Forbes | Motel | 14 |
| Forbes Victoria Inn | Forbes | Motel | 25 |
| The Plainsman Motel | Forbes | Motel | 41 |
| BIG4 Forbes Holiday Park | Forbes | Cabins | 14 |
| Adrian Motel | Forbes | Motel | 22 |
| Apex Riverside Tourist Park | Forbes | Cabins | 11 |

| Establishment | Location | Type | Number of Rooms |
|-----------------------------------|----------|------------------------|-----------------|
| Carrawobitty Rural Retreat | Forbes | House | 9 |
| Girragirra Retreat | Forbes | Cottage | 3 |
| Appleyard Bed & Breakfast | Forbes | Cottage | 1 |
| Vandenbery Hotel | Forbes | Hotel | 12 |
| Hillview B&B | Forbes | Cottage | 2 |
| Hillberry House | Forbes | House | 3 |
| Forbes Inn Hotel Motel | Forbes | Hotel Motel | 10 |
| Forbes River meadows Caravan Park | Forbes | Cabins | 11 |
| A Sunset View B&B | Forbes | Cottage | 2 |
| | | Forbes Subtotal | 244 |
| | | Total | 415 |

6.2.3 Rental accommodation

Due to the potential competition for short term accommodation within the region from both tourists and other developments, there is a possibility that the private rental market and informal rental market will be required to be utilised to meet accommodation needs.

Based on discussions with local real estate agents, there is limited availability of rental properties in the towns close to the Project. Rental properties are generally two to three bedroom houses which are predominantly unfurnished. A desktop assessment of available rental properties as of June 2020 was completed and the findings are shown in Table 6-4.

Online short-term rental platforms such as Airbnb provide another means of identifying available accommodation for the work force. As search of properties available in February next year was completed to gain an understanding the potential options available. Private properties with one to three bedrooms and private rooms were predominantly available in the area.

Table 6-4 Estimates of rental accommodation in the region

| Town | Estimate of rental properties available as of June 2020 (<i>realestate.com.au</i> 2020 & Domain, 2020) | Airbnb properties (estimate available October 2020) |
|------------|--|--|
| Wyalong | 10 - 20 | Around 2 |
| Forbes | Up to 5 | Up to 5 |
| Temora | Around 5 | Around 8 |
| Parkes | 50-60 | Around 9 |
| Cowra | 10 -20 | Around 2 |
| Condobolin | 10-20 | Around 1 |

7. Implementation of strategy

7.1 Roles and Responsibilities

Lightsource bp is responsible for the engagement of an EPC Contractor to undertake construction works and an O&M contractor for ongoing operation of the Project.

The EPC Project Manager is responsible for implementation of the AES as it applies to the construction phase, including undertaking all consultation with key stakeholders. The EPC will work with the EPC Site Manager to address ongoing employment and accommodation requirements for the Project during construction.

7.2 Review

Ongoing monitoring and review of the performance and implementation of the AES will be undertaken in accordance with Condition 29(d) in Schedule 3 of the Development Consent.

During construction, the AES will be reviewed every 3 months after commencement of construction until works are completed to:

- Assess the extent to which the objectives of the AES are being met with regard to:
 - Maximising use of local accommodation (Table 6-1 of AES)
 - Prioritising local employment where reasonable and feasible (Table 5-1 of the AES)
- Assess the continuing suitability of the AES in relation to construction progress, workforce predictions, changing conditions and information
- Incorporate feedback from external stakeholders including Bland Shire Council, accommodation operators, the business community and the general community.

Regular review of the AES will allow opportunity for improvement to be identified and implemented.

7.3 References

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- Bland Shire Council 2019, *Bland Shire Business and Community Guide*, West Wyalong



Council consultation

Appendix A

From: [Will Marsh](#)
To: [Eleanor Parry](#)
Cc: [Council Records](#)
Subject: RE: West Wyalong Solar Farm - Accommodation and Employment Strategy
Date: Thursday, 6 August 2020 9:48:37 AM
Attachments: [image003.png](#)
[image005.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Eleanor,

Bland Shire Council have reviewed both the Traffic Management Plan and the Accommodation and Employment Strategy for the West Wyalong Solar Farm and find them satisfactory.

With regard to the Accommodation and Employment Strategy, if the numbers that require accommodation are known and there is enough lead in time, there is a possibility that purpose built short term accommodation could be erected.

Regards



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