



TIM HOWLETT

COMMENT

Submission No: 169491

Organisation: <i>Dubbo Regional Council</i>	Key issues:
Location: <i>New South Wales 2830</i>	
Submitter Type: <i>None of the above apply to me OR I am making a submission in relation to advice the Commission has been asked to provide</i>	
Attachment: <i>Dubbo Regional Council - Submission to the Independent Planning Commission - Dubbo Firming Power Station SSD-28088034.pdf</i>	

Submission date: 4/19/2024 11:50:11 AM

Please refer to attached submission

CD21/1764
ED24/73727
TJH



19 April 2024

Independent Planning Commission
Suite 15.02
135 King Street
SYDNEY NSW 2000

**DUBBO FIRING POWER STATION
STATE SIGNIFICANT DEVELOPMENT APPLICATION SSD-28088034**

Dear Ken,

Dubbo Regional Council thanks the Independent Planning Commission for the opportunity to comment on the Dubbo Firing Power Station - State Significant Development Application SSD-28088034.

Following the meeting on Tuesday 16 April 2024 as part of the determination process, Council provides the below comments.

Status of Planning Agreement

Council has received an offer to enter into a Planning Agreement from Dubbo Firing Nominees Pty Ltd. This offer is in accordance with Council's Renewable Energy Benefit Framework, and will be presented to a Council meeting at a later date for consideration. Council requests that Condition A10 and Schedule 2 of the recommended conditions of consent be updated to:

- A payment of \$950,000, with payment of all funds prior to the commencement of construction; or
- An annual payment of \$71,250 and total payment of \$1,425,000 over the life of the project (adjusted annually for CPI) from the commencement of construction.

Accommodation and workforce

The Dubbo Regional Local Government Area continues to require significant housing and accommodation options as a result of the Central-West Orana Renewable Energy Zone. Current short-term worker accommodation options in the region primarily consist of Airbnb, motels,

hotels, motor inns and cabins, which have average and peak occupancy rates of approximately 75% and 85-95%. These options largely accommodate visitors and tourists to the region.

Council requests that Condition B45 of the recommended conditions of consent be updated to require the Construction Workforce Accommodation Strategy be approved by the Planning Secretary prior to the commencement of construction. This will ensure the condition is consistent with the approval requirements of other Strategies.

Community sentiment regarding the project

Council has not received any feedback from the community in relation to this project.

Other matters

Council requests that Condition B39 of the of the recommended conditions of consent be updated to include the need for an application under Section 138 of the Roads Act 1993.

Council requests that the recommended conditions of consent by updated to include the requirement to obtain a Construction Certificate for the proposed works.

Should you have any enquiries in this matter, please contact me on [REDACTED] or [REDACTED] during normal office hours.

Yours faithfully

[REDACTED]

Tim Howlett
Acting Manager Growth Planning