

Explanation of Intended Effect – Temporary workers’ accommodation

Proposed changes to *Standard Instrument – Principal Local Environmental Plan* to include a standard definition for temporary workers’ accommodation

Proposed changes to include specific provisions for construction accommodation in certain Renewable Energy Zones

August 2023

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Acknowledgement of Country

The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the Traditional Custodians of the land and we show our respect for Elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

We recognise Australian Aboriginal and Torres Strait Islander peoples' unique cultural and spiritual relationships to place and their rich contribution to society.

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Abbreviations

Term	Explanation
Construction workers	Workers who are employed or contracted to build large-scale projects
Draft guideline	Draft guideline for temporary and seasonal workers' accommodation
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Planning Systems SEPP	State Environmental Planning Policy (Planning Systems) 2021
REZ	Renewable energy zone and, unless context indicates otherwise, refers specifically to the Central West–Orana REZ and New England REZ
Seasonal worker	Workers who are employed at a particular time of year, such as during harvests, to meet fluctuating demand
SEPP	State Environmental Planning Policy
Standard Instrument LEP	Standard Instrument –Principal Local Environmental Plan: this is the standard instrument prescribed by the Standard Instrument (<i>Local Environmental Plans</i>) Order 2006, which sets out the standard provisions for a local environmental plan

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1 Introduction

The NSW Government is proposing changes to the planning system that will provide a clear approval pathway for temporary workers' accommodation. This will help manage spikes in regional housing demand caused by influxes of seasonal and temporary workers.



1.1 Proposed changes to the planning system

This document explains the changes to the planning system that the NSW Department of Planning and Environment (the department) proposes and their intended effects. The department proposes to:

- amend the Standard Instrument – Principal Local Environmental Plan to include a standard definition of ‘temporary workers’ accommodation’
- include specific provisions for construction accommodation in certain renewable energy zones.

1.2 Housing for the regional workforce

The NSW planning system plays an important role in providing the right type of housing in the right location. The challenge of providing housing for a regional workforce is that the system must respond to significant fluctuations in demand. A variety of factors cause this fluctuation. These factors include major projects starting, older projects coming to a natural end, and the seasonal nature of work in some agricultural and rural industries.

The supply of housing for regional workers has also been further affected recently by natural disasters and an increase in the number of people moving to the regions during the COVID-19 pandemic.

Regional Housing Taskforce NSW

The Regional Housing Taskforce was established in June 2021. Its purpose is to identify technical barriers in the planning system that prevent the delivery of housing supply in regional areas. It also recommends ways to improve housing outcomes in regional NSW through the planning system and other government levers.

The Regional Housing Taskforce's work showed that housing pressures had become more acute across the regions. Rents have been rising at a faster rate than in Greater Sydney and there are low rental vacancy rates. The growth in regional house prices is relatively high. In addition, increased activity across regional NSW to support significant infrastructure projects and major industry expansions has intensified demand for housing. These issues, combined with planning controls that are unclear, inconsistently applied, or that do not directly address the need to house seasonal and temporary workers, have worsened housing supply and affordability issues in regional NSW.

Ensuring appropriate accommodation is available for the workforce in regional NSW must be balanced with the long-term viability of rural land for agricultural uses and resources. This presents unique planning challenges. For example, unplanned residential development that is not directly connected to farm activities can result in:

- dispersed settlement patterns
- land use conflicts
- increased pressure for subdivision
- greater demand for state and local infrastructure away from well-serviced urban areas and towns.

It is a longstanding planning approach to make existing settlements or future growth areas the primary location for residential development in regional areas.

Despite these factors, there is a practical need to provide housing in out-of-town locations for a range of workers. The planning framework, which is applied mainly through local environmental plans, must include appropriate and modern mechanisms for councils and proponents to meet demand for worker housing in a timely, appropriate and transparent way.

Key issues for regional areas

The key issues to consider and balance in regional areas include:

- providing housing that meets the needs of the mining and extractive industry, infrastructure projects, agricultural and rural industry sectors
- providing housing as demand fluctuates
- providing a range of housing types to suit different needs and budgets
- protecting rural lands for agriculture and resources by minimising fragmentation and conflicting land uses
- minimising infrastructure and servicing costs.

Findings of the Regional Housing Taskforce

The Regional Housing Taskforce released a **Findings Report** (September 2021) and a **Recommendations Report** (October 2021). The latter included 5 key recommendations for the NSW Government and 15 targeted interventions in support of these.

The NSW Government accepted the Regional Housing Taskforce's recommendations and targeted interventions in August 2022. The **Government's Response paper** also included more commitments. These provide a comprehensive plan that will support the supply of new homes across NSW, tackling the problem from several angles.

The Regional Housing Taskforce's targeted intervention 4.1 and NSW Government response (below) aim to investigate how we could improve planning pathways to support regional accommodation for workers. This has informed the NSW Department of Planning and Environment's work in preparing a draft toolkit for local councils.

This Explanation of Intended Effect describes the department's proposed solution.

Regional Housing Taskforce Recommendation 4

Investigate planning levers to facilitate the delivery of housing that meets short-term needs by:

4.1 Introducing standard planning pathways for temporary worker accommodation and investigating planning pathways for innovative housing options for a variety of needs, such as temporary supportive accommodation for those in crisis and housing for seasonal workers.

Government response

Investigating the introduction of standardised planning pathways for certain types of temporary accommodation to address spikes in regional housing demand stemming from seasonal and temporary workers.

2 Targeted stakeholder consultation

In November 2022, the department consulted key stakeholders about housing for temporary and seasonal workers. We explored options for broadening and standardising provisions in the planning system. The goal is to increase industry and community confidence about where and how housing can be provided for temporary workers in sectors such as agricultural, resources, energy and infrastructure.

Targeted consultation we completed

- 27 local councils
- 10 government agencies
- 2 joint organisations
- 2 industry groups

The options tested focused on 2 types of housing that can accommodate seasonal and temporary workers:

- housing provided on a temporary basis, generally in out-of-town or remote locations, referred to as 'temporary workers' accommodation'
- housing on-farm for workers employed in agricultural or rural sectors, referred to as 'rural workers' dwellings'. Rural workers' dwellings can be either temporary or permanent.

The feedback the department received from the targeted consultation was that stakeholder would prefer us to:

- provide a standard definition of temporary workers' accommodation
- keep and, if necessary, update the existing standard definition of rural workers' dwellings
- give councils guidance on local provisions for both temporary workers' accommodation and rural workers' dwellings

- keep existing local provisions for rural workers' dwellings
- give councils the flexibility to determine where they will permit temporary workers' accommodation and rural workers' dwellings
- give councils guidance material to support them in planning for the housing needs of seasonal and temporary workers.

The introduction of a new standard definition for temporary workers' accommodation has been informed by the feedback we received during consultation.

The accompanying Draft guideline for temporary and seasonal workers' accommodation sets out advice on local provisions and the permissibility of temporary workers' accommodation and rural workers' dwellings.

3 Temporary workers' accommodation

Temporary workers' accommodation provides housing on a temporary basis for workers who need accommodation for the life of a project or on a seasonal basis. It may provide for workers who:

- are employed on a permanent or temporary basis
- have a permanent home elsewhere and stay in temporary workers' accommodation when working (for example, fly-in fly-out workers who work on rotating shifts)
- are employed on a short-term or seasonal basis and stay in the accommodation, possibly continuously, for several months (for example, fruit pickers or ski season hospitality/tourism workers).

Table 1 lists the key differences between rural workers' dwellings and temporary workers' accommodation.

Table 1: Key differences between the 2 types of accommodation

Basis	Rural workers' dwellings	Temporary workers' accommodation
Permanency	Can include both permanent and temporary forms of accommodation	We propose these will be temporary in nature only and must be decommissioned at the end of the project
Location	Can only be provided on a farm	We do not propose limiting this to farms



3.1 Existing planning pathways

Permissibility

Specific provisions for temporary workers' accommodation have been introduced into several existing local environmental plans by some councils. These local provisions have defined the use and set out the requirements for where and on what basis the development is permissible with development consent.

Local provisions

Existing local provisions have various objectives, heads of consideration and pre-conditions for approval.

The following objectives are common across most existing local provisions:

- There must be a need for accommodation.
- It must be related to the nature of the work or locational requirements.
- The proposal must be in an appropriate location.
- The development must minimise the impact on roads and infrastructure.
- The development must not prevent the land being used in other ways in the future.
- Other objectives address design, impacts on adjoining land or neighbourhood, land-use conflicts and economic benefits.

There are various pre-conditions for planning consent. Many directly reflect the clause objectives. The most common pre-conditions include a requirement:

- to demonstrate the need for the accommodation, including its nature, scale and location
- to provide adequate infrastructure for the development including water, wastewater, power and roads
- that the use will not prevent the land from being used in other ways in the future and that the land must be restored.

Definitions

Existing local provisions within local environmental plans include a definition of temporary workers' accommodation in the relevant clause.

Key features of the existing definitions include that the accommodation is for:

- habitable buildings and associated amenities
- use on a permanent or temporary basis
- people working in the various industries listed in the definition.

The Standard Instrument – Principal Local Environmental Plan does not include a definition of 'temporary workers' accommodation'.

Approval pathway for temporary workers' accommodation

Temporary workers' accommodation, where permissible with development consent, follows the local development pathway in an local environmental plan. Accommodation for temporary workers may be developed through a state development pathway, if the proposal meets the thresholds for development as set out in the State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP).

Accommodation for temporary workers may be approved as part of development that meets certain state-significant thresholds under the Planning Systems SEPP. The approval of accommodation for temporary workers as part of these developments depends upon a full assessment as part of the application process. This assessment would consider various factors such as planning regulations, environmental impacts, community considerations, and other relevant criteria to ensure the development complies with applicable laws and regulations.

3.2 What we've heard so far

Definition

Targeted consultation undertaken by the department in November 2022 indicated stakeholders would prefer a standard definition of temporary workers' accommodation. Stakeholders felt a standard definition would provide the appropriate categorisation of the land use and give the community greater certainty about where and how this type of land use could be permissible.

Stakeholders suggested that the definition should include a reference to 'associated amenities'. The feedback we received was that these supporting or associated amenities could form a significant component of the development.

Stakeholders also suggested the definition should not limit a temporary workers' accommodation facility to providing such accommodation for only certain sectors. This issue is addressed in later sections of this document and in the draft guideline.

Permissibility

There was general support for councils to determine permissibility according to local requirements and conditions. Some councils prefer temporary workers' accommodation to be permissible only in rural zones. Others would like to permit temporary workers' accommodation in a broader range of zones including residential, special purpose and private recreation zones.

The proposed Temporary Workers' Accommodation package gives councils the flexibility to determine permissibility by giving:

- a standard definition of temporary workers' accommodation
- an outline of local provisions
- guidance on how to determine permissibility for the Standard Instrument LEP zones in the draft guideline.

There was mixed support for applying the existing provision in some local environmental plans that temporary workers' accommodation must be within 5 km of the relevant project or place of employment. Other stakeholders preferred temporary workers' accommodation to be provided in or close to an established urban area. This would give greater flexibility for the use of temporary workers' accommodation facilities while also ensuring residents have access to services.

Industries

While targeted consultation indicated there is general support for temporary workers' accommodation to be available to cater for a broad range of industries, this view was not unanimous (see list below). One council noted its preference is to allow temporary workers' accommodation only for short-term construction workers, locating all long-term employees in permanent housing in established urban areas.

The range of industries supported include:

- large-scale infrastructure
- electricity-generating works
- mining or extractive industries
- agriculture and rural industry
- seasonal hospitality workers



4 Changes to the Standard Instrument – Principal Local Environmental Plan

The department proposes inserting a standard definition of temporary workers' accommodation into the Standard Instrument – Principal Local Environmental Plan (Standard Instrument LEP). The Standard Instrument LEP does not currently include this, although such accommodation is an important form of residential accommodation.

A standard definition would provide consistency and give councils, industry and the community certainty about the importance of planning for this type of accommodation.

4.1 New standard definition of temporary workers' accommodation

Below is a draft definition of temporary workers' accommodation the department proposes to insert into the Standard Instrument LEP.

Temporary workers' accommodation means any habitable buildings and/or moveable dwellings and associated amenities erected or altered for the purpose of providing temporary accommodation for persons employed or contracted to work for the purpose of, but not limited to, the rural, agricultural, mining, extractive industry or electricity-generating works.

Table 2 explains the elements of the definition.

Any existing local definitions in local environmental plans will be repealed to ensure consistency with the proposed new definition of temporary workers' accommodation in the Standard Instrument LEP. This means those councils with existing local definitions would instead rely on the new standard definition, as set out above.

Table 2: The elements of the definition

Element of definition	Description	Commentary
Sectors	<ul style="list-style-type: none"> The intent of the proposed definition is to give maximum flexibility on the types of sectors or industries that will be able to build temporary workers' accommodation for workers and contractors. The new definition will not restrict the use to specific sectors. Rather, this will be open for councils to consider and determine through any local provision that they may adapt in their local environmental plans. 	<ul style="list-style-type: none"> The proposed standard definition of temporary workers' accommodation will work alongside the land-use tables and local provisions so councils can identify where the use will be permissible with consent and for which sectors. Local provisions may introduce planning controls that limit temporary workers' accommodation to compatible surrounding land uses and may also restrict temporary workers' accommodation to certain sectors – see Section 4.5 for more details.
Habitable building or moveable dwelling	Included to give more flexibility on the type of structures that can be used for temporary workers' accommodation.	Moveable dwellings include a broad range of accommodation styles, such as manufactured homes, caravans and other portable dwellings.
Associated amenities	The residential accommodation can include associated amenities.	Amenities can be provided to support the operation of the facility and meet the needs of workers.
Temporary accommodation	The accommodation is to be provided and used on a temporary basis.	<ul style="list-style-type: none"> Temporary workers' accommodation will provide temporary housing for seasonal and temporary workers. It does not provide permanent housing for workers in regional NSW. The definition does not establish the parameters of 'temporary', as this varies depending on the circumstances of the project. See the draft guideline for more details.
Nature of employment	The accommodation is for people employed or contracted to work.	Employment arrangements are varied and referred to broadly to cover all employment arrangements.

Consultation questions

- Does the definition accurately convey the key elements of temporary workers' accommodation?
- What types of associated amenities should be included within temporary workers' accommodation?
- We have deliberately used a broad definition to give maximum flexibility. Is this the preferred approach? Or would you prefer the definition to include an exhaustive list of industries in which temporary workers' accommodations can apply?

Note: Councils can also introduce planning controls that limit temporary workers' accommodation to compatible surrounding land uses, where they have opted to include a local temporary workers' accommodation provision in the local environmental plan.

4.2 Residential accommodation to include temporary workers' accommodation

The land-use type 'residential accommodation' is defined in the Standard Instrument LEP as meaning a building or place used predominantly as a place of residence and includes various types of development.

The department proposes to include temporary workers' accommodation as a subset of the residential accommodation definition. Refer to the box below, 'Proposed approach to the definition of residential accommodation'.

As a subset of residential accommodation, temporary workers' accommodation will be permissible with consent in all zones where 'residential accommodation' is permissible. This includes zones where any use is allowed if it is not specifically prohibited), unless stated otherwise in the land-use table.

Proposed approach to the definition of residential accommodation

Residential accommodation means a building or place used predominantly as a place of residence, and includes any of the following:

- a. attached dwellings
- b. boarding houses
 - b(a)(a) co-living housing
- c. dual occupancies
- d. dwelling houses
- e. group homes
- f. hostels
 - f(a)(a) (Repealed)
- g. multi dwelling housing
- h. residential flat buildings
- i. rural workers' dwellings
- j. secondary dwellings
- k. semi-detached dwellings
- l. seniors housing
- m. shop-top housing
- n. temporary workers' accommodation***

but does not include tourist and visitor accommodation or caravan parks.

*Temporary workers' accommodation

n. Temporary workers' accommodation means any habitable buildings and/or moveable dwellings and associated amenities erected or altered for the purpose of providing temporary accommodation for persons employed or contracted to work in, but not limited to, the rural, agricultural, mining, extractive industry, energy or resources sector.

4.3 Limiting temporary workers' accommodation to regional NSW

In keeping with the Regional Housing Taskforce's intent, the department proposes to limit the permissibility of temporary workers' accommodations to land outside of the Eastern Harbour City, Central River City and the Western Parkland City (the **3 areas of Greater Sydney that the former Greater Cities Commission has defined**). The feedback we have received so far is that providing suitable accommodation for temporary workers is mainly a regional issue.

Consultation question

Do you agree temporary workers' accommodation should apply only to councils outside of the Eastern Harbour City, Central River City and the Western Parkland City (that is, outside Greater Sydney)?

4.4 Permissibility of temporary workers' accommodation

We do not propose to mandate permissibility of temporary workers' accommodation in any zones. Rather, it will be up to regional councils to determine the appropriate zones –based on local context and issues –and update the land-use table accordingly. The draft guideline will assist councils in implementing the new options.

Councils can elect to update the land-use table of their local environmental plan to clearly establish permissibility.

Alternatively, as we propose that temporary workers' accommodation will be a subset of residential

accommodation, councils can elect to make no change to the land-use table and rely, instead, on the permissibility of residential accommodation. In these instances, temporary workers' accommodation will be automatically permitted in all zones under a Standard Instrument LEP where residential accommodation is either expressly permitted, or not expressly prohibited, in an open zone. See Figure 1 for more information.

The department will work closely with councils to update local environmental plans as required. See Section 4.6 for more information.

4.5 LEP Amendments for temporary workers' accommodation

We do not propose to introduce any mandated provisions for temporary workers' accommodation. The draft guideline includes information and advice to help councils prepare a local provision for temporary workers' accommodation.

A council may use the local provision to set objectives, development standards, and appropriate controls. The local provisions will give proponents and the community guidance and direction.

The local provision may introduce planning controls that limit temporary workers' accommodation to surrounding land uses that are compatible and may also restrict temporary workers' accommodation to certain sectors.

As we propose to introduce the new standard definition and existing local definitions will be repealed. Those councils with local environmental plans that include existing local provisions will have the opportunity to make amendments as needed.

Figure 1 sets out options for councils to establish permissibility and/or local provisions for temporary workers' accommodation. Table 3 and Table 4 provide guidance.

The department will work closely with councils to update local environmental plans as required. See Section 4.6 for more information.

Figure 1: Proposed approach to permissibility and local provisions

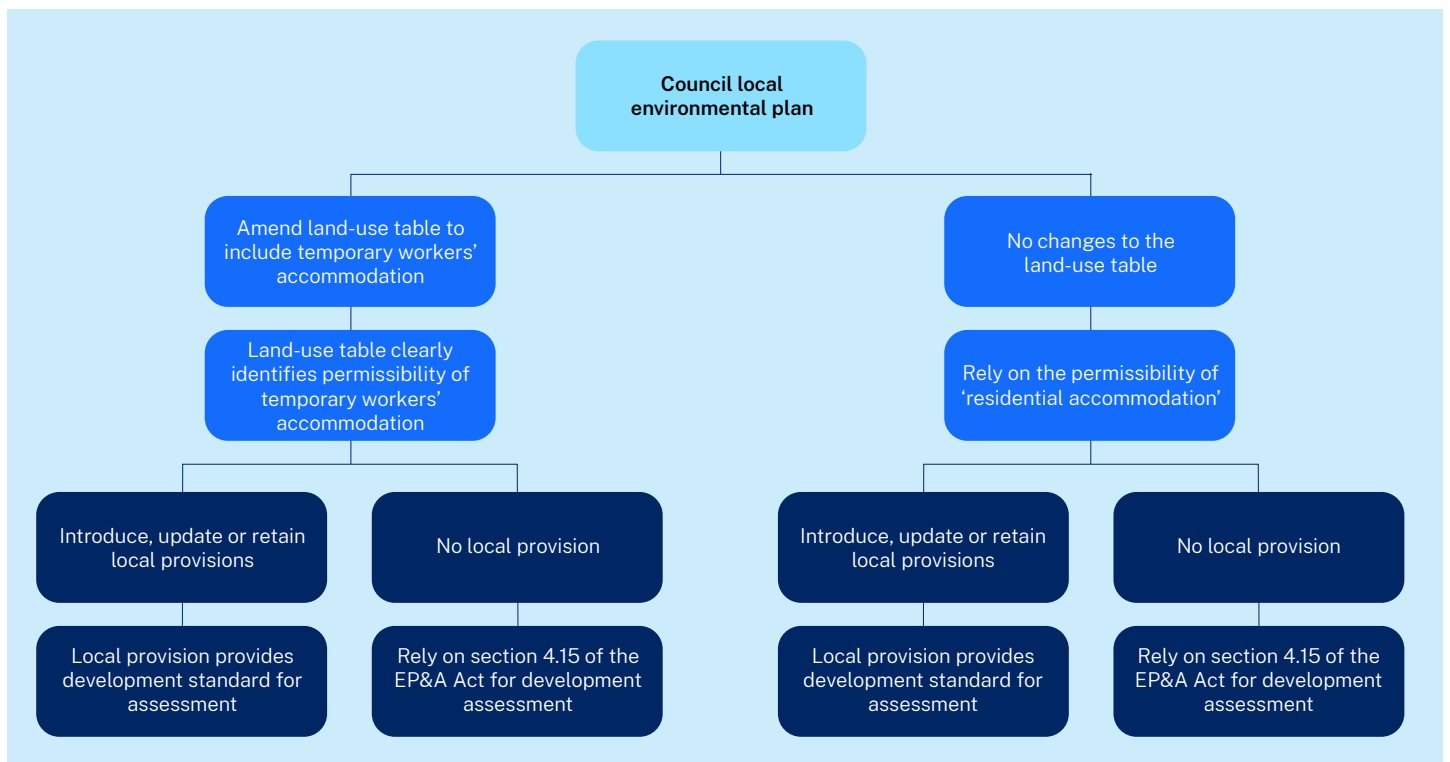


Table 3: Permissibility options – Land-use table changes

Options for land-use table	Guidance and implementation
Amend land-use table	This option lets councils choose to amend the land-use table. Including temporary workers' accommodation within the land-use table makes clear that such accommodation is permissible.
Do not amend the land use table	<ul style="list-style-type: none"> This option allows councils to rely on the permissibility of 'residential accommodation' to determine if temporary workers' accommodation is permissible instead of amending the land-use table of individual local environmental plans. We propose that temporary workers' accommodation falls under the category of 'residential accommodation' in the Standard Instrument LEP. As a result, the permissibility of temporary workers' accommodation will align with that of 'residential accommodation'.

Table 4: Local provision options for temporary workers' accommodation

Options for local provisions	Guidance and implementation
Insert new local provisions	This option lets councils choose to insert new local provisions in the local environmental plan. The draft guideline gives advice on the potential development standards that may be included within any new local provisions.
Do not include local provisions	Councils can choose not to include bespoke local provisions and instead rely on Section 4.15 of the <i>Environmental Planning and Assessment Act 1979</i> .

Consultation question

Are there other implementation issues or approaches that should be considered?

4.6 LEP Amendments for temporary workers' accommodation

After the department has exhibited this explanation of intended effect and considered submissions, we will prepare any updates to the proposed definition. Once we have drafted a definition, we will seek feedback from councils on any proposed amendments to local environmental plans that are necessary to:

- update land-use tables to establish permissibility for temporary workers' accommodation
- update or introduce local provisions.

We propose that councils would have 3 months to consider and nominate zones and/or local provisions to be inserted into their local environmental plans. The department intends to carry out these amendments through a state environmental planning policy, which will be repealed once relevant changes are made to specific local environmental plans (self-repealing SEPP).

Should councils elect not to update the land-use table or to introduce/update the local provisions within the 3-month period, they would need to make any subsequent local environmental plan changes through a separate planning proposal.

Consultation question

Would 3 months give councils enough time to advise the department on intended changes to local environmental plans?

5 Supporting construction accommodation in renewable energy zones

Suitable housing is needed for construction workers to ensure critical infrastructure in the Central West–Orana and New England renewable energy zones is delivered on time.

Renewable energy zones are areas identified across NSW that group new wind and solar power generation into locations for efficient storage and transmission across NSW. The first renewable energy zone (REZ) to be developed is in the Central West–Orana region. The Central West–Orana REZ will unlock 3 gigawatts of new network capacity—enough to power 1.4 million homes. It is expected to bring up to \$5 billion in private investment to the Central West–Orana region by 2030. At its peak, this REZ is expected to support about 5,000 construction jobs in the region.

The next REZ to be developed is in New England. This has an intended network capacity of 8 gigawatts and is expected to deliver up to \$10.7 billion in private-sector investment. Around 830 operational jobs and 1,250 construction jobs are anticipated in the New England REZ.

The current local approvals framework for temporary workers' accommodation is unclear, creating uncertainty for both councils and the industry. As construction is already underway on some infrastructure projects, there is mounting pressure to ensure clear permissibility is in place. This will help secure enough accommodation for the influx of workers expected in the region over the next 5 years. Without appropriate accommodation, there is a risk that delivery of the infrastructure throughout the Central West–Orana REZ and New England REZ will be delayed.

The amendments proposed in this document will establish a clear permissibility pathway. This will support the provision of temporary workers' accommodation in key locations when it is needed. Ensuring enough accommodation is available for construction workers will help deliver critical infrastructure on time.



5.1 Proposed changes to a state environmental planning policy

To address the issue of permissibility, we propose to insert provisions into a State Environmental Planning Policy (SEPP). These provisions would allow 'construction accommodation' to be permissible with council consent in the following zones:

- RU1 Primary Production
- RU2 Scenic Landscape
- RU4 Primary Production Small Lot
- RU5 Village or
- RU6 Transition zones.

We intend to limit these provisions to the Central West–Orana and New England REZs and where the development satisfies the definition of 'construction accommodation'.

Below is a draft definition of 'construction accommodation'. The intent of a separate definition of 'construction accommodation' is to ensure this pathway is limited to workers involved in the construction of renewable energy projects. Councils can nominate zones and local provisions for a broader range of temporary workers' accommodation under the Standard Instrument LEP, as set out in the section above.

Construction accommodation means any habitable buildings, moveable dwellings, supporting infrastructure and associated amenities erected on a temporary basis for the purpose of providing a place of short-term accommodation for persons contracted or employed to construct electricity-generating works or electricity transmission or distribution networks within a renewable energy zone declared under section 19 of the Electricity Infrastructure Investment Act 2020.

The department also proposes to insert a provision to require councils to be satisfied of each of the following conditions before granting development consent for construction accommodation development:

1. The development will:

- be designed, sited and managed to—
 - avoid any significant adverse environmental impacts, particularly impacts on biodiversity, and
 - mitigate the risk of hazards, for example floods, bushfires and contamination, to the development, and
 - minimise any adverse impacts of the development, including contamination, on the surrounding land.
- be located to provide safe and reasonable access for workers to the place of employment
- not unreasonably affect existing land uses or adjoining uses, including through altering agricultural practices, introducing unmitigated biosecurity risks or unduly restricting any existing water access agreements
- not unreasonably impact on the night and daytime amenity of adjoining land uses (including but not limited to dwellings, tourist accommodation or places of worship)
- manage impacts on the existing road network

2. The development provides:

- adequate transport infrastructure, if required, and
- suitable onsite facilities for workers, power systems, maintenance and cleaning facilities, waste management systems, water and sewerage systems

3. Where practicable, any infrastructure provided in connection with the development can continue to be used after the accommodation is no longer required

4. A management plan is provided that addresses the matters outlined in (1), including:

- operation of accommodation facilities
- management of waste and wastewater generated on site
- management of internal traffic movements and ingress and egress from the road network into the site
- potential operational impacts on the use and amenity of adjoining land uses and locality
- decommissioning or repurposing of the site when the development is no longer in use.

While there is an immediate need to address temporary workers' accommodation in the Central West–Orana and New England REZ, there will also be a need to ensure a clear permissibility pathway is in place for future REZ areas as they are developed. While the intent is to work with local councils to update Standard Instrument LEP's to address permissibility, it is possible these changes may not be in place when temporary workers' accommodation is required in a REZ area. In this case, an option may be to apply the above approach to the relevant REZ area as required.

Consultation questions

- Does the proposed definition capture the likely built form of temporary workers' accommodation in the renewable energy zone?
- What types of associated amenities should be included within temporary workers' accommodation?
- Are there any other zones or provisions that should be included in this approach?
- Are there any other ways the department may help alleviate pressures for workforce accommodation in the renewable energy zone?
- Do you agree that these provisions should be applied to other renewable energy zone areas if required?



6 Have your say

The Department of Planning and Environment welcomes community and stakeholder feedback on this Explanation of Intended Effect. Your feedback will help us better understand the views of the community and will inform the amendments discussed in this document.

You can make a submission on the explanation of intended effect by completing the online feedback form at:

www.planningportal.nsw.gov.au/have-your-say-

Submissions may address the issues raised in this document or provide additional input regarding the proposed changes. The Department will publish a response to submissions following the close of the exhibition period.



