

WORKFORCE ACCOMMODATION POLICY

SCOPE

This policy applies to all workforce accommodation developments proposed to be located within the Banana Shire Local Government area. It also applies to the extension of existing Hotels and Short-Term Accommodation within the Shire.

This policy should be read in conjunction with the current planning instruments in effect within the Banana Shire Local Government area. The policy should also be read in conjunction with the Workforce Accommodation Temporary Local Planning Instrument.

Where a term used in this policy is not defined, the term shall have the meaning assigned to it by:

- i. The Banana Shire Planning Scheme 2021 (the "Planning Scheme"); or
- ii. The Planning Regulation 2017 where the term is not defined in the Planning Scheme.

To the extent of any inconsistency between this policy and the planning scheme, the Temporary Local Planning Instrument No. 01 of 2024 Workforce Accommodation prevails.

LEGISLATION

Banana Shire Planning Scheme 2021
Planning Regulation 2017
Temporary Local Planning Instrument No. 01 of 2024 Workforce Accommodation

OBJECTIVE

The purpose of this policy is to provide guidance on the appropriate location, development standards and built form of workforce accommodation that will achieve high quality outcomes which support the needs of major renewable energy infrastructure projects while maintaining the character of the existing communities and supporting the local businesses within the Banana Shire.

DEFINITIONS

TLPI	Temporary Local Planning Instrument No. 01 of 2024
The Planning Scheme	<i>Banana Shire Planning Scheme 2021</i>
Renewable Energy Project	A major industry project
Workforce Accommodation	The use of premises for- <ol style="list-style-type: none">i) Accommodation that is provided for persons who perform work as part of-<ol style="list-style-type: none">a) A resource extraction project; or

- b) A project identified in a planning scheme as a major industry or infrastructure project; or
 - c) A rural use; or
- ii) Recreation and entertainment facilities for persons residing at the premises and their visitors, if the use is ancillary to the use in subparagraph (i); but does not include rural worker's accommodation.

POLICY

Overview

The Council acknowledges that Workforce accommodation is an invaluable housing resource for industry. However, the Council also recognises that accommodation circumstances can vary depending on the characteristics of the workforce, work rosters and changing labour requirements. When Workforce accommodation is well-planned and effectively managed, the individual and cumulative impacts can be appropriately addressed, and benefits realised for the community, industry proponents, and industry workforces.

Council supports well designed and well-located Workforce accommodation, where consistent with the following outcomes:

1. The proposal is located within a Workforce Accommodation Overlay identified in the TLPI.
2. The scale of the proposal is compatible with the scale and nature of existing or planned development in the immediate locality.
3. The land is physically suitable for development and the proposal adequately addresses any physical constraints.
4. Any adverse impacts on significant natural features and environmental values on and off-site are mitigated.
5. Significant community or cultural values of the site are protected and where possible enhanced.
6. Access can be provided to required physical infrastructure and community services and facilities (whether provided on or off-site) to meet the needs of proposed development while continuing to meet the needs of the wider community.
7. Compatibility with land uses and major infrastructure adjoining or in close proximity to the site can be achieved through design considerations.

Workforce accommodation will be supported within the Urban Area where suitable land is available that can be appropriately serviced by infrastructure. Suitable allotments have been included within the Workforce accommodation overlay. Council seeks to encourage the long-term growth of its resident population through the utilisation and improvement of existing and planned infrastructure, services and through sustainable growth of local business. Therefore, new Workforce accommodation should be located within proximity of townships to allow for the use of existing physical and social infrastructure by the workforce and encourage support of local business. The Workforce Accommodation Overlay reflects this outcome.

Council intends to introduce a centralised booking system to be utilised by the primary contractors engaged by the renewable energy providers. The purpose of this system is to gain an understanding of the amount of accommodation available, so that an official record of the bookings is easily accessible, and to avoid complications occurring later in the process.

Townships

1. **Biloela** – The primary land located within the overlay lies in the rural area surrounding the Biloela township that is not located within the bushfire or flood constraint overlays. However, some land within the Urban Area of the Biloela township has also been identified. This includes land in proximity to the sewerage treatment plant and vacant State-controlled land.
2. **Moura** – The overlay area primarily comprises of the rural land surrounding the Moura township that is located outside of the bushfire and flood constraint overlays. However, it also includes the existing caravan park located to the north-east of the town.
3. **Taroom** – Land included within the overlay for Taroom is primarily the rural allotments to the east of the township that are not located within the bushfire or flood constraint overlays. The overlay has also included vacant rural residential allotments which are of sufficient area to accommodate Workforce accommodation.
4. **Wowan** – The overlay area primarily comprises of the rural land to the north and east of the Wowan township that is not located within the bushfire or flood constraint overlays.
5. **Dululu** – The primary land located within the overlay is the rural allotments located directly adjacent to the township of Dululu that are not located within the bushfire or flood constraint overlays.
6. **Banana** – The overlay area identified for the Banana locality includes rural allotments located to the north and east of the township that are not located within the bushfire or flood constraint overlays.

Extension of Existing Hotels & Short-Term Accommodation

The extension of existing hotels and short-term accommodation within the townships will be supported for the provision of additional Workforce accommodation where suitable land is available and amenity and character considerations are addressed.

Local Business

New workforce accommodation should be located and designed to support existing local business within the six identified townships. The provision of ancillary facilities within the workforce accommodation should be limited and intended to provide essential services and recreational opportunities without diverting demand from proximate local business.

Decommissioning

The current and ongoing demand for renewable energy projects within the Banana Shire is directly related to Federal and State Government initiatives to reach renewable energy targets. Once these initiatives have evolved and these targets have been acquired, it is likely that demand will decline. These projects involve a high number of construction employment opportunities but lesser amounts of operational employment. As such it is therefore expected that decommissioning and removal of these facilities will likely occur unless they are provided in an urban context, can be serviced and can be retrofitted for short term accommodation or housing to meet the needs of the community. Council may impose a condition on planning approvals requiring their removal within a particular time frame.

Development Assessment Process

Development proposals in relation to Workforce accommodation will be assessed on their individual merits in accordance with the Planning Scheme and relevant legislation. The Council will give regard to

this Policy, the workforce accommodation TLPI, and the planning scheme, to the extent it is not overridden by the TLPI. In all instances applications for Workforce Accommodation in the Rural zone will be inconsistent with the planning scheme and will be decided by the elected Council, with no delegations applicable to this form of development.

PROCEDURE

Procedures as approved and issued by the Chief Executive Officer, and subject to further revision, amendment and issue under the authority of the Chief Executive Officer.

CERTIFICATION


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CHIEF EXECUTIVE OFFICER
BANANA SHIRE COUNCIL

07.05.24
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DATE