

Guidelines for Construction Workers Accommodation





Acknowledgement of Country

The Department of Planning, Housing and Infrastructure acknowledges the Traditional Custodians of the land and pays respect to Elders past, present and emerging.

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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Artwork (left side) by Nikita Ridgeway

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1

Introduction

Providing housing for growth in regional and rural areas is a NSW Government priority. The Department of Planning, Housing and Infrastructure actively supports this priority through a range of initiatives that build on the recommendations of the Regional Housing Taskforce¹.



¹ The Regional Housing Taskforce was established in June 2021 in response to increasing pressures on the supply and affordability of housing in Regional NSW. In October 2021, it released a Recommendations Report outlining principles to improve housing supply. For more information, see the Department's website: <https://www.planning.nsw.gov.au/policy-and-legislation/housing/regional-housing/regional-housing-taskforce>

2

Using this
guideline



This guideline will help with development applications for construction workers accommodation under [State Environmental Planning Policy \(Housing\) 2021](#) (the Housing SEPP).

The Housing SEPP has been amended to provide a clear local approval pathway for construction workers accommodation. The provisions for construction workers accommodation are contained in part 13 of the Housing SEPP.

Local councils should consult these guidelines before assessing any development applications for **construction workers accommodation** that are associated with **large-scale projects**.

Note about local councils

Throughout this guideline, references to the 'consent authority' in the legislation have been addressed to 'local councils'.

The purpose of this notation is to simplify the guidelines, as in the majority of cases, the relevant consent authority is a local council. In some cases, a local planning panel or other organisation may be the relevant consent authority.

In any case where clarity is needed, please refer to the legislation.

2.1 Approval of accommodation for workers

If you are seeking planning approval for state-significant development or state-significant infrastructure, include any temporary accommodation in this development application. This will reduce the need for multiple development applications.

You could receive approval through your Local Environment Plan (LEP), if a local provision is already in place. Please contact your local council for more information.

If neither of the above is possible, you can submit a separate development application to your local council for construction workers accommodation. Use part 13 'Accommodation for relevant construction workers' of the Housing SEPP.

3

Definitions

3.1 Construction workers accommodation

‘Construction workers accommodation’ refers to temporary housing for construction workers involved in large-scale developments and is defined in section 141D of the Housing SEPP.

This type of accommodation is:

- made up of movable dwellings (excluding campervans, caravans and tents)
- a minimum of 5 dwellings
- for workers engaged in an eligible development project (described in section 3.4).

Construction workers accommodation must also meet certain structural soundness and safety requirements (see section 6.1 for more information). These are set out by the [NSW Local Government \(Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings\) Regulation 2021](#).

3.2 Ancillary buildings

Buildings which form an ancillary function to the accommodation may also be permitted, including:

- amenities blocks
- dining halls
- gymnasiums
- meeting halls
- buildings for recreation.

Consider [Planning Circular PS 21-008 How to characterise development](#) (issued 2 December 2021) to decide if a building is classified as ancillary.

3.3 Applicable land

Development of construction workers accommodation can be undertaken on land in any of the local government areas listed in section 141E of the Housing SEPP.

3.4 Eligible development projects

To qualify for this type of accommodation, workers need to be engaged in an eligible development project, with fixed start and end dates.

Eligible development projects include:

- Any state significant development that is categorised as;
 - Mining and extractive industry
 - Air transport facilities
 - Rail and related facilities
 - Electricity generating workers and heat or co-generation
 - Electricity transmission or distribution,
- Any state significant infrastructure that is categorised as;
 - General public authority activities
 - Rail infrastructure
 - Water storage or water treatment facilities
 - Pipelines
 - Electricity transmission or distribution.

The specifications of these developments are found in Schedules 1 and 3 of [State Environmental Planning Policy \(Planning Systems\) 2021](#), and [State Environmental Planning Policy \(Transport & Infrastructure\) 2021](#). Relevant workers are defined in Chapter 13 of the Housing SEPP.



4

Housing SEPP Provisions

4.1 Permissibility

These provisions are intended to provide some flexibility around permitted locations. Feedback from councils and industry has indicated that the appropriate location may vary, depending on local conditions and the location of infrastructure.

4.1.1 Residential zones

These zones are compatible because of the residential nature of the use. You do not require any further justification for such development in these zones.

4.1.2 Non-residential zones

Sometimes, non-residential zones are more suitable areas for construction workers accommodation. For example, a rural or business zone, with convenient amenities and transport links. If they have considered these guidelines and are satisfied the site is appropriate in the circumstances, a local council may approve this accommodation.

Note for local councils

We recommend that you require an 'Accommodation and Employment Strategy'. Developing this strategy is often necessary for applications related to state-significant development or state-significant infrastructure. This approach provides greater flexibility to address local conditions. See section 6.1 for more information and Appendix 1 for a template.

4.2 Prohibited zones

Despite any other considerations, construction workers accommodation is explicitly prohibited in any land zoned Forestry (RU3), Conservation (C), Waterway (W) and Recreation (RE).

4.3 Duration

These provisions are designed to promote temporary housing, that must be removed once it is no longer required.

In general, all buildings and movable dwellings should be removed from the land after 2 years of being installed.

However, there may be situations where it is appropriate for construction workers accommodation to remain beyond this timeframe. For example, if the construction phase of a development is longer than 2 years.

In these circumstances, construction workers accommodation and related structures can remain on site for longer, depending on local council approval.

Note for local councils

We recommend that you include a condition in the consent requiring structures to be removed at end of use (see section 5 for more information).

We also recommend that you require an 'Accommodation and Employment Strategy' for the duration of the development. See section 6.1 for more information and Appendix 1 for a template.



4.4 Transport, parking and other infrastructure

Sufficient transport, parking and other infrastructure must be provided within the development.

Transport and parking are determined by local council controls and policies. If there are no specific regulations in place, we recommend you submit a 'Traffic and transport impact assessment' with your development application (see section 6.4 for more information).

You should also consider infrastructure that may be required to service the accommodation (see section 6.2 for more information).

4.5 Impact assessment

The local council must consider the impacts of the development.

Note for local councils

You should consider the impact of:

- water impacts on the site and adjoining properties (including environmental, stormwater, run-off, contamination and groundwater)
- the local character and scenic qualities (including surrounding heritage items and heritage conservation areas)
- existing road network capacities (particularly for the movement of livestock for rural areas or land close to agriculture)
- effect on nearby agricultural land uses
- amenity of nearby residential developments
- hazards (including bushfire and flooding).

4.6 Amenities

The minimum types of infrastructure that should be provided with construction workers accommodation include:

- electricity
- water
- sewerage
- internet and telecommunication services.

These can be provided by portable or permanent infrastructure.

The need for on-site amenities is reduced if the location is near existing facilities with demonstrated capacity (such as a town centre). Otherwise, you must provide appropriate amenities such as:

- dining rooms
- maintenance/storage shed
- areas for religious or cultural needs
- amenities for families that may be staying in the accommodation
- medical facilities
- kitchens
- communal spaces for gathering
- toilet and/or laundry facilities
- storage.



These amenities should be designed to ensure the safety and security of workers, such as ensuring that there are separate male and female toilets.

The [Code of Practice for Managing the Work Environment and Facilities](#) from Safework NSW provides guidelines on the types of facilities that must be provided.

4.7 Bushfire

If the accommodation is on bushfire-prone land or grassland, you must consider:

- safe entry to and exit from the site in an emergency
- bushfire protection measures or emergency procedures that may be needed.

Councils and applicants should also consider the requirements of NSW Rural Fire Service's Planning for Bush Fire Protection (see section 7.2 for more information).

Note for local councils

You should refer to the emergency and evacuation procedures in the plan of management. You could require safety briefings to be provided for new occupants outlining the risks and emergency procedures.

You can also refer the development to the NSW Rural Fire Service for comment, if bushfire risk is identified.

You may require a bushfire emergency management and evacuation plan to be prepared, to ensure all conditions are considered.

4.8 Subdivision

You cannot subdivide land containing, or subject to an assessment for, construction workers accommodation. This provision mitigates the risks associated with land fragmentation or unauthorised land uses.

5

Consent conditions



Consent conditions can ensure that certain aspects of the development application are met, see examples in Table 1.

Note for local councils

We recommend you consider including conditions in your consent and discussing these conditions with the proponent prior to issuing the consent. Conditions of consent will anticipate common issues with construction workers accommodation.

Table 1. Examples of consent conditions that councils can impose when determining a development application

Topic	Guidance/Suggestion
Time-limited consents	<p>To ensure that the land use remains temporary, consent authorities can apply a time limit through an appropriate condition of consent that aligns with the time frame for the associated employment-generating project. This condition should align with the construction period of the project.</p> <p>This can also differentiate the worker’s accommodation use from other standard forms of residential accommodation.</p> <p>Councils should also consider the time needed to remove structures from the site at the end of the use. This should be addressed by the proponent/applicant in a decommissioning plan (see below).</p>
Plan of management	<p>Consent authorities may consider including a condition that requires operational consistency with a construction workers accommodation management plan. In the condition, consent authorities should include a review period to ensure that the plan of management remains relevant.</p>
Bushfire emergency management and evacuation plan	<p>Where a bush fire risk has been identified, consent authorities may wish to include a condition requiring the proponent/applicant to prepare a bushfire emergency management and evacuation plan.</p>
Restrictions on subdivision	<p>Land on which temporary workers accommodation is approved cannot be subdivided. Council may wish to impose a condition to reflect this in the consent.</p>
Decommissioning of structures	<p>Councils should consider imposing a condition requiring accommodation to be removed at the end of use.</p> <p>Councils could require the proponent/applicant to provide details for removing the construction workers accommodation in the development application by requesting a decommissioning plan.</p>

6

Accompanying
documents



6.1 Accommodation and employment strategy

You should prepare an accommodation and employment strategy which:

- outlines where workers will be sourced from
- explains how they will be accommodated
- includes project-specific details, to help councils understand the needs and impacts.

Note for local councils

If the accommodation is to service multiple projects, you must be satisfied that there is sufficient justification for this.

You can provide an accommodation and employment strategy that was previously submitted and approved with the associated infrastructure development. If the details have changed, you may submit a new strategy.

The intent of the strategy is to ensure key matters are addressed and to:

- analyse opportunities within existing accommodation
- determine the number of workers requiring accommodation and
- determine the duration that the accommodation will be needed for

- demonstrate how the proposed development will ensure sufficient accommodation for the workforce associated with the development
- give details of the proposed development and how the development will align with planned construction phases
- give details of whether there is sufficient accommodation to meet the demand of all workers and their families.
 - For example, some out-of-area and regional workers who may come with their families may have different accommodation needs than single construction workers. These implications on housing availability should be considered.
- justify the proposed development's location and how impacts will be addressed
- demonstrate how adverse social and environmental impacts associated with project employment and accommodation of the workforce will be avoided and social benefits achieved
- address the cumulative impacts associated with other large-scale projects in the area.

Note for local councils

The template in Appendix 1 is not restrictive. You may also request additional matters be addressed, where appropriate.

6.2 Plan of management

A plan of management to address the ongoing operations of a development must be included in a development application. This is to ensure that the operational aspects of the accommodation can be considered during the assessment process.

While the scope of a plan of management can vary, our minimum recommendations are in Table 2.

Table 2. Minimum information to include in a plan of management

Topic	Guidance/Suggestion
Operational details	Outline key aspects of how the accommodation will function.
Health, safety and security	Describe measures to safeguard the health, well-being, security and safety of occupants including medical facilities, and separate toilet facilities.
Community and resident impact	Address strategies to manage social and amenity concerns for the surrounding community and communities where workers will use services and infrastructure, including programs to mitigate antisocial behaviour, noise, litter and odour and programs to maintain resident safety.
Resident services	Specify the services provided, such as transportation to local amenities and workplaces, and the provision of open space, leisure facilities and healthcare facilities, internet and telecommunication services.
Emergency procedures	Detail the plan for emergency evacuation and identification. Applicants may wish to use the NSW Rural Fire Service's Bush Fire Emergency and Evacuation Plan as a guide.
Waste management	Explain the procedures for on-site waste collection and disposal.
Complaint resolution	Outline the process for handling and recording complaints.

6.3 Social impact assessment

Social impact is the positive or negative effect of a development on people and the community. For example, the provision of construction workers accommodation can boost the local economy through increased spending in a community where workers live.

A social impact statement identifies, predicts and evaluates social impacts and proposes responses for projects, including for construction workers accommodation. Councils may require a social impact statement with a development application.

A social impact statement for construction workers accommodation should identify, predict and evaluate the issues listed in Table 3. The social impact statement should be targeted and proportionate to the likely project impacts and context.

Table 3. Information to include in a social impact assessment

Topic	Guidance/Suggestion
The social locality	Identify the extent of social impacts and benefits from the project accommodation and workforce.
Impacts on the community in the social locality	<p>Analyse the extent and nature of the likely social impacts on:</p> <ul style="list-style-type: none">• the nature, existing capacity, demand and affordability of the relevant housing market• use and users of tourist and short-term accommodation• capacity of social infrastructure and services• community cohesion and character• employment and livelihood benefits and their distribution• worker behaviour and codes of conduct• the local economy. <p>An analysis should also be conducted in the context of other major developments that are planned, under construction or operating in the region and that are likely to share the same resources or impact the same communities.</p>
Impacts on workers	<p>Discuss strategies to support workforce diversity and maintain social well-being, particularly for sites that are remote or isolated.</p> <p>Review the access to amenities and essential services, including those to address the religious and cultural needs of the workers.</p>

6.4 Traffic and transport impact assessment

Construction workers accommodation may have an impact on local and regional roads. Sometimes, councils may ask you to submit a traffic and transport impact report. This report should include:

- an identification of local and regional roads
- the number of peak trips and the times at which they will occur
- on-site parking availability
- an analysis of road network capacity;
 - within centres,
 - between centres and work sites
 - between centres and locations from which workers will travel to reach the accommodation,
- an identification of any road upgrades that may be required
- proposed solutions to mitigate potential traffic impacts (such as shuttle buses), including any measures required by a public authority.

6.5 Decommissioning plan

Once it is no longer required, construction workers accommodation should not impact on other development. We recommend you develop a decommissioning plan including the details in Table 4.

Note for local councils

We recommend you impose a consent condition requiring the removal of structures and ancillary buildings following the operation of the development.

You can also request a decommissioning plan with the details in Table 4.

Table 4. Information to include in a decommissioning plan

Topic	Guidance/Suggestion
Duration of removal works	Specify the estimated timeframe for dismantling and removing structures and movable dwellings. Identify additional impacts that may arise during this time, such as increased local traffic, and propose solutions to mitigate these impacts.
Workforce accommodation	Specify the estimated number of workers required to complete the decommissioning and site rehabilitation works, and provide details of accommodation arrangements for these workers.
Risks, mitigation and monitoring	Provide details of any key stages of the decommissioning plan, identification of potential risks (including any additional impacts that may arise, such as increased local traffic), propose solutions to mitigate risks and outline ongoing monitoring.
Structures and facilities	Clearly identify the buildings/dwellings designated for removal and any facilities intended to remain on the site after decommissioning.
Site rehabilitation	Outline the plan for restoring the site to its original condition or the agreed-upon state.
Infrastructure transfer	Indicate if there are any agreements in place for transferring ownership or responsibility of specific infrastructure (e.g. roads or utilities) to a public authority like the council.

7

Relationship to
other policies



7.1 Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021

Construction workers accommodation typically consists of movable dwellings that require consent under the *NSW Local Government Act 1993*.

Part 4 of Local Government (Manufactured Home Estates, Caravan Parks, Camping Grounds and Moveable Dwellings) Regulation 2021 has been amended to set out requirements for construction workers accommodation.

These requirements aim to ensure measures such as the design, construction and installation standards for movable dwellings and manufactured homes also apply to construction workers accommodation. Broader requirements around the design of the development and consideration of hazards also apply.

7.2 Planning for bushfire protection

Section 4.14 of the *NSW Environmental Planning and Assessment Act 1979* applies to developments situated on bushfire-prone land. This section requires the local council to:

- consider the relevant specifications and requirements outlined in the NSW Rural Fire Service's [Planning for Bush Fire Protection](#)

or

- accept a certificate by a person who is recognised by the NSW Rural Fire Service as a qualified consultant in bushfire risk assessment stating that the development conforms to the relevant specifications and requirements
- consult with the Rural Fire Service if the development does not meet the specifications and requirements of its Planning for Bush Fire Protection.

Additionally, the council must assess the development under any other applicable provisions of section 4.15 of the Act.

Note for local councils

The bushfire risk for construction workers accommodation should be considered on a case-by-case basis, considering its characteristics and location.

Sites in remote locations, or with entries and exits that may be impacted by bushfire, could have significant bushfire risk.

If a significant bushfire risk is identified, you should consult with the Rural Fire Service to determine appropriate bushfire risk mitigation measures.



7.3 State Environmental Planning Policy (Exempt and Complying Codes) 2008

Clause 2.32K of State Environmental Planning Policy (Exempt and Complying Codes) 2008 prohibits converting construction workers accommodation into farmstay accommodation as exempt development.

You must submit a separate development application if you want to convert construction workers accommodation into any other form of permanent accommodation, or to tourist and visitor accommodation.

7.4 State Environmental Planning Policy (Housing) 2021

Section 114 of State Environmental Planning Policy (Housing) 2021 prohibits converting construction workers accommodation to short-term rental accommodation without a development application.

7.5 SafeWork NSW

Section 19 of the NSW *Work Health and Safety Act 2011* states that when a person conducting a business provides accommodation for workers, they must maintain it as far as reasonably practicable, to ensure the workers are not exposed to health and safety risks.

Accommodation managers should also have emergency management plans in place and induct new workers when they arrive.

SafeWork NSW has developed a Code of Practice for managing the work environment and facilities (download from the [SafeWork's List of codes of practice web page](#)).

This code, along with its Accommodation Guide, includes a list of recommended amenities for construction workers accommodation. You should consult this list and the SafeWork website when designing and managing construction workers accommodation.

While the *Work Health and Safety Act* provides a framework for overall safety through workplace facilities and accommodation, several other schemes offer guidance and legislative requirements for workers in specific circumstances. For example, the [Pacific Australia Labour Mobility Scheme](#) has its own regulations.

We recommend you consider and address all relevant legislative requirements before submitting a development application for construction workers accommodation.

7.6 Local Environmental Plan provisions

A Local Environmental Plan may provide for construction workers accommodation (or similar development such as temporary worker accommodation). However, if there is a conflict between the provisions in the LEP and Chapter 13 of the State Environmental Planning Policy (Housing) 2021 (also known as the Housing SEPP), or if simultaneous compliance with both is impossible, the Housing SEPP will usually take precedence.

You can choose to use either the Local Environmental Plan or the Housing SEPP only:

- if the Local Environmental Plan includes a clause for construction workers accommodation (or a similar provision like temporary worker accommodation), and
- if that clause aligns with the Housing SEPP.

8

Appendix

Appendix 1: Accommodation and employment strategy template

The accommodation and employment strategy template detailed over the following pages is designed to help applicants to incorporate all relevant considerations for a construction application, ensuring they meet the requirements outlined in part 13 of the Housing SEPP.

While the template covers a comprehensive range of matters, there may be instances where councils require additional information. To ensure all aspects are addressed, we recommend applicants consult with councils early in the process.

Disclaimer: This template is an example only. The format and wording can be adapted as required. Applicants are responsible for ensuring the strategy meets the relevant council's needs.

Accommodation and Employment Strategy for [insert location]

1. Key information

Provide all the key facts in this section, including the purpose of the strategy, the associated project, peak construction periods and worker numbers (total and peak for both construction and operational workers) and a demonstration of the need. Strategies that cover multiple projects should include peak periods for all projects.

The demonstration of need may be based on several factors including:

- existing job vacancies in the region to determine how many local workers may be required/employed
- other projects that may also be under construction
- local vacancy rates
- other workers accommodation in the region.

1.1 Construction workers accommodation

Provide key details of construction workers accommodation including the:

- location
- number of beds and rooms
- facilities and amenities provided.

2. Introduction

Provide a short overview of contextual information that may be relevant to the construction workers accommodation and employment.

2.1 Background and purpose

- Provide details of associated project – name, operator and location.
- State any relevant conditions that the accommodation strategy may be required to satisfy, including any relevant conditions in the associated state significant development or state significant infrastructure consent.
- Provide the objectives of the accommodation and employment strategy.
- State any limitations to the strategy (if required).

2.2 Overview of the project

Provide details of the project, including the:

- scope and scale of the project
- location of project and associated zoning
- social locality (the regions and townships most likely to be impacted)
- project timing (construction start/end and operation start/end)
- Where the accommodation is intended to service multiple developments, these details should be provided for each development. Where it is intended to be a hub, to service multiple types of developments, regional information should be provided which shows the scope and location of developments most likely to utilise the accommodation.

2.3 Project workers requirements

Provide details of:

- any key roles required for the project
- the total number of workers, including a breakdown of construction workers and operational workers, where these workers will be sourced from and if any are likely to be accompanied by families/partners
- the period of construction and associated workers required in each period
- Where the accommodation is intended to service multiple developments, cumulative peak and worker periods should be provided.

2.4 Stakeholder consultation

Detail any stakeholder consultation undertaken in the making of the strategy, including with councils, local organisations and consultative committees, the community, employment providers, local accommodation providers and industry experts.

3. Regional profile

Provide details about:

- relevant regional planning strategies, policies and planning agreements
- locational context and major centres in the region
- relevant population, social and economic statistics
- regional facilities and services including:
 - key infrastructure
 - employment services
 - cultural and entertainment facilities
 - housing services
 - police and emergency services
 - hospitals and medical services.

3.1 Regional employment context

Provide details about:

- the regional economic profile
- key industries in the local government area
- employment and unemployment rates.

3.2 Regional accommodation context

Provide details on the types of accommodation available in the region.

Provide details of vacancy rates, and any seasonal variation and event peaks in these (e.g. key festivals, agricultural and tourism seasons) and distance from the project for:

- rental accommodation
- short-term accommodation such as tourist and visitor accommodation
- other workers accommodation.

4. Other major projects in the region

Provide details of other major projects that may have been approved, under construction or operating in the region. Provide information on their status, location, potential number of workers and whether this project would result in concurrent demand for accommodation.

Identify any cumulative impacts of these developments on the region, including:

- the likely concentration of projects regionally – this can be shown spatially
- estimated construction time frames
- likely overall numbers of construction workers by workforce accommodation type.

Where there is a high level of uncertainty on the timing of approved projects, it may be useful to consider different development scenarios.

5. Employment strategy

Provide the total number of workers needed throughout the relevant phase of the development and in the longer-term and detail any strategies to prioritise the employment of local and regional workers for construction and operation of development, where feasible.

Where the accommodation is intended to service multiple projects, it may be useful to provide cumulative information for the employment strategy.

For accommodation servicing a single project, it may be useful to provide a table showing each construction phase and the proportion of workers that will be sourced both locally, within the region and out-of-region. Include:

- the types of roles required in each construction phase and the number of these roles that would be required
- the anticipated number of support staff needed to maintain and run the construction workers accommodation
- details of any jobs that are expected to be sourced locally or regionally.

The applicant may wish to investigate ways to recruit locally for various construction phases, where appropriate, or provide training opportunities to target key local groups.

6. Accommodation strategy

Detail any strategies to ensure that sufficient accommodation is provided for the workforce during construction and throughout the life of the development (including the operation and decommissioning).

6.1 Accommodation options

Provide an overview of accommodation options. The applicant should detail the:

- employee number peak periods – this can be provided as cumulative peak periods for accommodation intended to service multiple projects
- proportion of local, regional and out-of-region workers that will be housed in existing accommodation, by accommodation type
- shortfall that existing accommodation may present
- reasons that would justify the use of existing accommodation and mitigation measures to ensure that it will not generate social impacts, such as decreasing housing affordability, impacting on tourist and emergency accommodation.

It may be useful to provide this information in a table format – an example of such a table is given below.

Topic		Guidance/Suggestion
Ongoing workers	[insert number]	Permanent rental accommodation
Temporary workers – within the region	[insert number]	Existing housing
Temporary workers – outside of the region	[insert number]	Short-term accommodation Tourist and visitor accommodation
Shortfall	[sum of worker numbers above] - [total workers required]	-
Additional housing needed for temporary workers	[insert number above]	Construction workers accommodation

6.2 Details of accommodation development

Provide details about:

- the location and siting of accommodation, including:
 - size of the accommodation area
 - distance from closest centre
 - land zoning
 - hazard identification
 - justification for the proposed development location and how its associated impacts will be addressed
- the lifespan of the development and how its associated impacts will be addressed
- the total number of beds and rooms
- occupancy rates during specific construction periods, such as at peak construction
- the anticipated waste generation (types and volume) and proposed management strategies
- any infrastructure and services, for example, whether the accommodation will be connected to a reticulated system or use tank storage and associated toilet facilities.
- the anticipated waste demand (type and volume) and wastewater generation (volume), and proposed sourcing and management strategies
- the types of amenities available to support worker health and wellbeing such as health facilities, and internet and telecommunication services.
- how adverse social and environmental impacts will be avoided and social benefits achieved from the accommodation of the workforce.

We recommend that a layout plan of the site and accommodation be provided in the strategy that identifies the above elements.

7. Monitoring and evaluation

Detail any strategies for monitoring and evaluation by:

- listing any conditions that may require continuous monitoring and review
- nominating key construction phases where the strategy will be reviewed and updated
- listing any consultation that is held on a fixed basis
- documenting procedures that would trigger reviews outside of nominated periods, such as complaints or engagement with stakeholders.

