

Construction Workers Accommodation Policy

POLICY | Development and Environmental Services

To Provide Guiding Principles on the Location, Assessment, Establishment and Management of Construction Workers Accommodation in the Singleton Local Government Area

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Service Unit:	Planning and Development Services		
Responsible Officer:	Manager Development and Environmental Services		
Responsible Director:	Director Infrastructure and Planning		
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1 BACKGROUND

1.1 Title of the Policy and Commencement Date

The Construction Workers Accommodation Policy takes effect upon adoption by Council.

1.2 Purpose of the Policy

The purpose of this Policy is to provide guiding principles to developers seeking to construct, manage and operate Construction Workers Accommodation within the Singleton Local Government Area (LGA).

2 OBJECTIVE

2.1 Objectives and Coverage of the Policy

This Policy aims to provide transparency regarding Construction Workers Accommodation through:

1. Providing Council's preferred locations for investigation of Construction Workers Accommodation in Singleton
2. Providing guiding principles for the location, construction, operation, reuse and decommissioning of Construction Workers Accommodation.
3. Clearly outline the roles and responsibilities of Council and developers in the assessment, construction, operation, reuse and decommissioning of Construction Workers Accommodation.
4. Promoting the benefits and value of Singleton and surrounding communities as a place to live, work, play and invest.

3 APPLICATION

3.1 Application of this Policy

This Policy applies to all Construction Workers Accommodation proposals within the Singleton Local Government Area and is not limited to accommodation required for electricity infrastructure development.

This Policy applies to Construction Workers Accommodation proposed and installed in neighbouring Local Government Areas, where these facilities are likely to have an impact on the delivery of services by Singleton Council.

4 DEFINITIONS

For the purposes of this policy:

Term	Meaning
Council	

	<ul style="list-style-type: none"> Singleton Council
Construction Workers Accommodation	<ul style="list-style-type: none"> The State Environmental Planning Policy (Housing) 2021 sets out: construction workers accommodation means a place that is— (a) used to provide at least 5 dwellings for relevant workers in moveable dwellings, other than campervans, caravans or tents, and (b) ancillary to the construction of approved electricity infrastructure development; or (c) State significant development (mining, extractive industries, air transport facilities, port facilities and rail and related transport facilities); or (d) State significant infrastructure (public authority activities, port facilities, rail infrastructure, water storage or water treatment facilities, pipelines). <p>Note: State significant development and State significant infrastructure are defined under the State Environmental Planning Policy (Planning Systems) 2021.</p>
Electricity Infrastructure Development	<ul style="list-style-type: none"> The State Environmental Planning Policy (Housing) 2021 defines electricity infrastructure development as development for the following purposes that is carried out in a renewable energy zone— (a) electricity generating works, within the meaning of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, Part 2.3, Division 4, (b) electricity transmission or distribution networks, within the meaning of <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>, Part 2.3, Division 5.
Renewable Energy Zone	<ul style="list-style-type: none"> Geographical area of the State and the infrastructure specified in a declaration by the Minister
Temporary Workers' Dwellings	<ul style="list-style-type: none"> Housing provided on a temporary basis for workers who need accommodation for the life of a project or a season. Accommodation for non-electricity infrastructure development uses, including mining, infrastructure, seasonal workers in the agricultural or tourism sectors.
Rural Workers' Dwellings	<ul style="list-style-type: none"> Permanent housing provided on farm on a year round or seasonal basis for workers involved in agriculture or rural industries on that land.

5 PRINCIPLES/BODY

5.1 Procedural Statement

Housing Dynamics in Singleton Local Government Area

Singleton Council's preference is to provide for a long term, legacy solution where Construction Workers Accommodation contributes to addressing the longer-term shortage of short-term rental accommodation for industry diversification in the LGA, as well as meets known accommodation needs to support crisis services, homelessness, aged care, over 55s, essential workers accommodation and youth accommodation.

The adopted Singleton Local Strategic Planning Statement identifies the following planning priorities:

- Accommodation, facility and service provision meets the needs of the aging population
- The housing stock is high-quality, affordable and provides for a range of accommodation choices

Whilst not specifically identifying the needs of construction workers within the Local Strategic Planning Statement, the policy direction of Council is to ensure housing in the LGA meets community expectations to a high standard.

The adopted Singleton Local Housing Strategy identifies the following gaps:

- Greater diversity of lot sizes
- Diverse and affordable housing types
- Dwellings with fewer number of bedrooms
- Housing to cater towards short-term stays and temporary workers
- Dwellings in rural areas

To address these gaps, the Local Housing Strategy includes the following actions, specifically targeting temporary workers:

- Investigate a public-private partnership “demonstration project” for a diverse housing typology project.
- Proactively work with resources sector, community housing and Defence Housing Authority providers to explore new models for shared and investment incentives through subsidized or deferred return on investment programs.
- Support innovative housing solutions such as pre-fab, manufactured housing, 3D print housing and tiny houses where development outcomes do not negatively affect amenity of the site or surrounds.
- Investigate and implement ways to encourage temporary housing for transient workers or individuals displaced due to social issues. This can include motel and hotel developments, so rental stock is not taken up by this cohort.

The actions within the adopted Local Housing Strategy should be considered when assessing site suitability for Construction Workers Accommodation.

Use of Existing Sites within the Singleton Local Government Area

To assist, Singleton Council has identified locations within the Singleton Local Government Area that meet the criteria listed within this Policy. These locations have been identified through the adopted Singleton Local Strategic Planning Statement and the Singleton Local Housing Strategy as either infill potential or Strategic Growth Areas.

These sites have the following characteristics that align broadly with this Policy, noting detailed site assessment is required to determine the full suite of constraints (if any):

- Located within existing Strategic Growth Areas, zoned residential with no rezoning requirements for Construction Workers Accommodation
- Access to required infrastructure, including water, reticulated sewer, electricity and telecommunications (including NBN)
- Not located on the flood plain
- Largely free of biodiversity constraints, however contemporary assessments would be required
- Not located on biophysical strategic agricultural land or critical industry cluster
- General topography is suitable for development
- Access to community services and facilities, including retail
- Capable of creating a walkable neighbourhood

The following list has been compiled based on adopted Council strategies.

Suitable Strategic Growth Area sites:

- Lot 9 DP1196266 (Singleton Local Housing Strategy Strategic Growth Area 6)
- Lot 2 DP1279109 (Singleton Local Housing Strategy Strategic Growth Area 3)

Repurpose sites: existing sites that have the potential to be repurposed as Construction Workers Accommodation include:

- Part Lot 203 DP1042655 (Former Mercy Aged Care Services site)

Infill development sites: within the Singleton town centre:

- Lot 1 DP1070881 (corner Patrick Street and Queen Street, Singleton)
- Part Lot 3 DP1070881 (corner Patrick Street and Queen Street, Singleton)

Supporting Accommodation for Rural Workers

Council supports the use of Construction Workers Accommodation in rural areas where the accommodation can be repurposed for rural workers where seasonal work requires temporary accommodation.

Site Selection Criteria and Design Requirements

Where Council's preferred sites are determined to be unsuitable, site selection should be consistent with the below criteria-based approach that takes into consideration accessibility and serviceability ahead of project convenience.

In addition to the design requirements set out in Councils adopted Development Control Plan and Engineering Standards, Construction Workers Accommodation should include consideration of the following:

- Located adjacent or near to existing urban zoned land ((R1 - General Residential', R2 - Low-density Residential) or should be a logical extension of an existing lifestyle living area
- Have access to the required services and infrastructure including water, reticulated sewer/onsite sewer management system, electricity, telecommunications (including NBN)
- Is not located on the flood plain
- Be free of high biodiversity or ecological value. Where biodiversity constraints exist, be accompanied by a Biodiversity Development Assessment Report (BDAR)
- Be consistent with Planning for Bushfire Protection requirements
- Be supported by a water and sewer servicing strategy and infrastructure needs analysis
- Should not be proposed in areas identified as biophysical strategic agricultural land or critical industry cluster
- The proposed land has the following general attributes:
 - Flat-moderate grades
 - Access to community services and facilities
 - Access to convenience and/or other retail
 - Road access
 - Capable of creating a walkable neighbourhood

The selection of any site for Construction Workers Accommodation should be located to:

- Allow infrastructure to be converted, with the approval of Council, and used for future residential or visitor accommodation or employment generating activities
- Allow for logical extension to existing lifestyle living or residential development
- Minimise the impact to Council on the provision of infrastructure and community services
- Provide ease of access for workers to community services

The design of Construction Workers Accommodation should consider:

- Sustainable building design principles, including the Nationwide House Energy Rating System (NatHERS) and partnership with the National Built Environment Rating System (NABERS).
- Alignment with the Trajectory for Low Energy Buildings
- The strategies required to eliminate modern slavery risks in the whole of life supply chain for the proposed development

Provision of Infrastructure

Council has an adopted Local Infrastructure Contributions Plan, Planning Agreement Policy and Water and Sewer Development Servicing Plans which provide for the provision of development led infrastructure within the LGA.

Council has an adopted Asset Management Strategy and supporting plans for buildings, transportation, open spaces and reserves, stormwater drainage, roads, sewer and water infrastructure delivered and maintained by Council.

Proposed Construction Workers Accommodation developments should consider these strategic plans when determining the location and infrastructure needs of the development.

Council reserves the right to use its adopted Planning Agreement Policy as a framework to offset impacts of proposed Construction Workers Accommodation.

Access to infrastructure should be an extension of existing servicing, to prevent isolated and costly service arrangements.

Construction Workers Accommodation will require a water/sewer servicing strategy to be developed and submitted with any application.

Council's Development Control Plan and Engineering Standards and Water and Sewer Technical Specifications must be complied with. Where deviation is proposed, early engagement with Council is encouraged.

Construction Workers Accommodation should include the principles of a Circular Economy to provide for collection, recycling and reuse of waste produced on site.

Provision of Social and Community Infrastructure

Council supports a 'dry mess' facility to improve safety and encourage use of local retail and hospitality services. Council will not accept an application that includes a 'wet mess'.

Where possible, local procurement for operations, maintenance and management of facilities should be undertaken and include First Nations providers.

The impact of the development on support services in health, education and sport should be assessed in a cumulative sense. Council encourages consultation and engagement with service providers early in the development process to ensure adequacy and cumulative impacts are assessed.

The assessment of impact on support services should result in no net impact to existing locally provided services and, where services are available in the

community, the Construction Workers Accommodation should use these.

Long Term Legacy

Construction Workers Accommodation have the potential to provide a long-term legacy to communities through the sharing, reuse and/or repurposing of facilities between projects and to support individuals displaced due to housing affordability and availability in the LGA.

Council supports the lodgement of development applications for the change of use of Construction Workers Accommodation to a higher order use following construction, where the proposal meets the legislative and policy requirements at the time of lodgement.

Accommodation should be designed to create an attractive space for immediate and future users and consider contemporary models such as the Core and Cluster Model used in other service areas.

6 RELEVANT LEGISLATION

Environmental Planning and Assessment Act, 1979

Environmental Planning and Assessment Regulation, 2021

State Environmental Planning Policy (Housing) 2021

Guidelines for Construction Workers Accommodation

7 DOCUMENT INFORMATION

Related documents and reference information in this section provides a single reference point to develop and maintain site compliance information.

7.1 Related Documents

Related documents, listed in Table 7-1 below, are internal documents directly related to or referenced from this document.

Number	Title
23/20371	• Engineering Design Guidelines
23/20041	• Engineering Construction Guidelines
23/20043	• Standard Drawings
24/30502	• Development Servicing Plan - Water
24/30501	• Development Servicing Plan - Sewer
24/39950	• Technical Specifications – Water
24/39951	• Technical Specifications – Sewer

Table 7-1 – Related documents

8 RESPONSIBLE OFFICER / POLICY OWNER

Ownership of this policy rests with the Manager Development and Environmental Services.

9 RESPONSIBILITIES

Parties or Persons	Responsibilities
General Manager and Executive Leadership Team	<ul style="list-style-type: none">• Ensure adequate resources are available to support implementation of the Policy.
Manager Development and Environmental Services	<ul style="list-style-type: none">• Ensure Construction Workers Accommodation is assessed in accordance with this Policy and relevant planning instruments.
Planning and Development Coordinator	<ul style="list-style-type: none">• Undertake assessment of Construction Workers Accommodation applications and provide advice into State significant development proposals consistent with this Policy, Council's adopted Development Control Plan and any relevant legislation.
Principal Development Contributions Officer	<ul style="list-style-type: none">• Ensure planning agreements are undertaken in accordance with Council's adopted Planning Agreements Policy.• Ensure local infrastructure contributions are levied in accordance with Council's adopted Local Infrastructure Contributions Plan.
Manager Infrastructure Services	<ul style="list-style-type: none">• Ensure servicing requirements for Construction Workers Accommodation are consistent with Council's adopted Engineering Standards and other relevant documents.
Manager Water and Sewer	<ul style="list-style-type: none">• Ensure servicing requirements for Construction Workers Accommodation are consistent with Council's adopted Engineering Standards and other relevant documents.

10 APPROVAL

As per cover sheet.

11 MONITORING

This policy will be monitored by the Manager Community Growth and Evolution to ensure compliance.

12 REVIEW DATE

This policy, once adopted, is to remain in force until it is reviewed by Council. This policy is to be reviewed within twelve (12) months to ensure that it meets legislative and community requirements.

13 RECORD KEEPING, CONFIDENTIALITY AND PRIVACY

This policy is to be made available for public viewing as required under the *Government Information (Public Access) Act, 2009*.

14 BREACHES AND SANCTIONS

Any breaches of this Policy will be referred to the General Manager for appropriate action.

15 DOCUMENT HISTORY

The below table provides a summary of changes and amendments to this document.

Version	Date Amended	Author	Comments (eg reasons for review)
0	NA	Mary-Anne Crawford	<ul style="list-style-type: none">• New Policy
			<ul style="list-style-type: none">•
			<ul style="list-style-type: none">•
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