WORKER ACCOMMODATION (ISAAC) FACTSHEET

The source of all the data below is the Greater Whitsunday Housing Playbook unless another source is quoted.

How do we solve for workforce accommodation for agriculture (seasonal), tourism, energy and resources

Employment Growth

Resources
- 14,361 employed in mining in the Isaac region (REMPLAN)
- 24 operating mines; 2 under construction and 4 seeking expansion; 12 in various stages of approval

Energy
- 155 in electricity, gas, water and waste (REMPLAN)
- Growing renewable energy sector; 3 solar farms in operation – Middlemount, Clermont and one close to Moranbah; 11 approved solar farms awaiting construction
  - Ruby Run had 175 jobs at peak of construction, several to operate
  - Wirsol Energy solar farm in Clermont; 585 jobs in construction, several to operate
  - SUSI Partners solar farm in Middlemount is operational (since 2020)
- Wind farm in Clarke Creek is set to be the largest in the Southern Hemisphere (east of Middlemount) – schedule to create 350 direct jobs; 25 jobs to operate
- One company is exploring a renewable hydrogen opportunity and there is an ammonium nitrate plant down the road from Moranbah

Agriculture
- 1,193 employed in agriculture in the Isaac region (REMPLAN)
- Second largest cattle region in Queensland; ag sector is worth $462m (REMPLAN)
  - Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF)
  - One abattoir in the region that provides on-site accommodation

Health: 556 employed in health and social assistance (REMPLAN)

Tourism
- 992 employed in accommodation and food services (REMPLAN)
Main season is winter

Seasonality / Spikes in demand

Aquaculture:
- Prawns – December to May

Cattle:
- Small workforce required for cattle - majority operate with either small permanent staff or hire in contract mustering teams and outsource other services (DAF); more than likely camp on the property

Resources:
As new mines are constructed, there is a spike in short-term rental demand. Most mining companies commit to add to housing stock in their Social Impact Management Plans (resulting from the Strong and Sustainable Resource Communities Act 2017). This stock has still to be developed.

Considerations:

- Camp usage: Workforce accommodation village bed capacity is estimated at 20,200 for an estimated workforce of 12,000.
- **Primary housing gap is affordable housing for service industry and agricultural workforces.**
- Isaac Affordable Housing Trust (IAHT) has received funding for 16 new affordable homes from the Resource Communities Infrastructure Fund ($8m).
- The Smart Transformation Housing Summit has identified an opportunity for IAHT to participate in the private rental market as well as the social and affordable housing space. IAHT are having some success engaging with the Queensland Government's Housing Investment Fund (HIF).
- Opportunities at the Belyando Estate subject to enabling trunk infrastructure.
- Grosvenor Estate is privately owned, has trunk infrastructure and has land available to be developed.
- Isaac Regional Council are reviewing their population projections to inform their planning scheme. They have appointed a consultant and are initiating this process which will use the 2021 Census as a baseline and overlay likely growth based on projects in the pipeline.
- From a social perspective, stakeholder engagement has confirmed that the need is for **emergency accommodation** as opposed to more social housing.

Opportunities identified in the Greater Whitsunday Playbook:

Partnerships and collaboration theme:
- Bring existing and prospective employers and accommodation providers together to explore **strategies to collaboratively meet the ranging short-term accommodation needs of mutliple sectors** (e.g. tourism, agriculture, government, resources, students etc.)
- **Consider cross-sector opportunities to package Build-to-Rent project opportunities** that includes identification of well-located and serviced land and precommitted housing volumes for set periods of time.
- **Identify locations** that can accommodate different worker groups; unlock vacant land – potentially contributed by local government.
- Explore **a trust fund model that incorporates employers as investors** to support building and rent of affordable housing
- **Incentive the development of attached housing solutions or medium density solutions on small lot sizes.**
- Work with local government to **streamline processes** for this type of accommodation.
- **Multi-use facilities** that are used for other accommodation needs out of season.
- Address **transport links** between facility/facilities and key workplaces.
- **Housing "connect" service** for short-term and long-term accommodation needs for use by multiple industries and employers.
- Program to enable access to spare bedrooms / **home-share campaign.**

Enabling the Market theme:
- **Employer partnerships with a Tier 1 CHP** to develop affordable homes for workforces with legacy supplemented by State and Federal funding.
- Identify and **develop opportunities** for regional and local Community Housing Providers and Housing Trust bodies to partner with the public and private sector to deliver new housing.
- Develop, prepare and promote **development prospectus packages** (including site identification) connected to committed rental or purchase demand for Build-to-Rent, retirement living, aged care, short-term accommodation, infill attached housing, affordable housing and conversion of non-residential buildings to housing.

Government and Leadership theme:
- **Bi-annual regional forum** to identify barriers to workforce housing and opportunities to collaborate.