

Marulan Gas Fired Power Station Workers Accommodation

EnergyAustralia recognises that the proposed site for the Marulan Gas Fired Power Station is on the traditional Country of the Gundungurra peoples and respects and acknowledges their continued connection to Country and culture.

What is the workers accommodation facility and potential impacts and proposed mitigations?

The Project is estimated to require at least 400 jobs during its construction phase, we have plans to employ locally where possible, this may limit the number of workers requiring accommodation.

Workers requiring accommodation for a short period can secure local accommodation, providing a boost to local motels or short-term rental suppliers. However, where accommodation is needed for a large workforce for several years, using motels or local rentals could place pressure on the local housing market and increase rental costs for the whole community.

A temporary workforce accommodation facility that can house up to 400 workers is proposed as part of the Project. It is expected to include units/rooms, camp kitchen, first aid facility, gym and/or recreation room, laundry and carparking.

As part of the Project planning and Modification Report, proposed site for the facility has been identified within a private property on Ambrose Road.

In site selection, we have considered proximity to the worksite and the town, safety and security, nearby infrastructure and amenities or the need to build utilities, accommodation quality, cost, sustainability and proximity to neighbours.

The temporary workers accommodate facility would be designed to fit with the surrounding environment and minimise noise and visual impacts.



The intention is that most of the construction workforce would stay in the purpose-built accommodation, rather than in local rentals. This would be supported by a community outreach plan to set clear expectations around behaviour, connect workers with the community, and respect local character.



We'll also work closely with businesses and service providers to plan for any increased demand during construction, and with eligible neighbours to establish agreements that support respectful, ongoing relationships and address concerns early.



Identified impacts		Proposed mitigations	
Economic impact	<p>The workers housed at the camp may spend time in the local area and engage in recreational activities, contributing to the local economy.</p> <p>Workers will need local accommodation until the accommodation facility is constructed.</p>	Workforce Accommodation Strategy	<p>A Workforce Accommodation Strategy will be developed to guide how workers are housed during the Project – outlining accommodation options, workforce numbers and timing, and aim to maximise benefits for local accommodation providers while avoiding pressure on tourist and visitor capacity.</p> <p>The strategy will consider factors like location, transport access, services and utilities, worker wellbeing, and impacts on the local housing market.</p>
Demand on services and utilities	An influx of a major workforce will place additional demand on utilities and services.	Accommodation camp	Purpose-built, self-contained accommodation to reduce pressure on local utilities and services.
		Utility and service plan	Early coordination with utility and service providers to plan for increased demand.
		Onsite support services	Onsite support services (e.g. health, waste, water) to minimise reliance on community infrastructure.
		Staggered schedules	Staggered workforce schedules to avoid peak strain on local systems.
Social Connection	An influx of a major workforce has the potential to impact social characteristics within the local community.	Support for local service upgrades	<p>Community benefit initiatives or contributions to support local service upgrades.</p> <p>All this activity driven through a Workforce Management Plan.</p>
		Code of conduct	Worker Code of Conduct outlining respectful behaviour, local laws, cultural awareness, and safe driving.
		Engagement	Community outreach plan to maintain open communication and respond to concerns.
		Inductions	Local inductions to familiarise workers with community expectations and values.
		Onsite facilities	Onsite facilities to help reduce social pressure on local venues and services.
		Staggered rosters	Staggered rosters to help minimise large groups in public areas.
		Support for local events	Support for local events to encourage positive interaction.
Visual amenity	A newly constructed facility has the potential to impact visual amenity in the area.	Design	<p>Accommodation design will help minimise visual and noise impacts.</p> <p>Use of colours and materials that blend with the natural landscape.</p> <p>Noise controls to help limit operational sound.</p> <p>Vegetation screening around the site perimeter.</p>
		Post construction land rehabilitation	Post-construction land rehabilitation to pre-disturbance condition.

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