

Swallow Tail Battery

Workforce Accommodation Plan

01 THE ASSESSMENT

How Swallow Tail was assessed

To assess potential indirect impacts to local housing and accommodation, a Workforce Accommodation Plan (WAP) will be included in the Development Application submission for the Swallow Tail Battery. A WAP looks at where workers building a project will live and what impact this has on existing housing supply, rental prices and tourism.

WHAT WAS EXAMINED

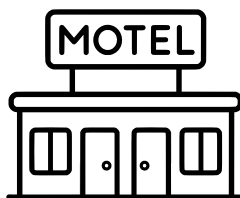
During initial community engagement, council and community members raised concerns about housing pressure and the combined impact of multiple projects in the region. In response, the Project has prioritised accommodation options that reduce reliance on local housing. Along with this feedback, over 20 local accommodation providers were consulted with to inform the WAP. The WAP examined four accommodation types, for availability and affordability, taking into account the combined demand from other major projects within a 50 km radius.



Homes for sale



Local rentals



Temporary hotels/motels



Purpose-built accom.

02 KEY FINDINGS

Opportunities and considerations

Opportunities

- ✓ Small non-local workforce of only ~14 workers (24 at peak), about 3.9–6.5% of the region's expected non-local workforce.
- ✓ No on-site workers' camp proposed, removing a common source of disruption.
- ✓ Short-term accommodation has spare capacity (~191 rooms); enough alone for the project's peak need.
- ✓ A "legacy housing" model could leave behind affordable/social housing in Crookwell, providing a lasting benefit.

Considerations to manage

- ⚠ Rentals are tight (~43 properties available) and vacancy rates have fallen across the area.
- ⚠ Households in Taralga and Goulburn spend over a third of their wage on rent (34.8% and 34.1% respectively).
- ⚠ Cumulative demand is the real risk: other projects could need up to ~347 non-local workers if peaks overlap.
- ⚠ Festivals, events and school holidays create peak periods when workers could crowd out tourists.



TALK TO US

Questions, concerns or local insight?

We'd like to hear from you.

YOUR CONTACT

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Final assessments for the Project will be published on the AMPYR website before Development Application submission.

Scan the QR code or visit the Swallow Tail page at ampyr.com.au

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03 MANAGING THE IMPACTS

How the impacts will be managed

The Project aims to employ 80% of its construction workforce locally, which would reduce the need for additional accommodation.

For those workers in need of accommodation, the Project will take a “avoid first” approach, steering workers away from the options that may impact local access to housing or accommodation, and prioritising options that add capacity or leave a benefit behind.

Accommodation options are ranked in order of preference:

PRIORITY	ACCOMMODATION OPTION	PREFERENCE	IMPACT
1	Purpose-built / “legacy housing” accommodation (a proposed ~120-apartment village in Crookwell that could later become affordable/social housing)	High	Lowest
2	Short-term accommodation (hotels/motels), avoiding peak tourism and event periods	Medium	Low–Mod.
3	Privately owned housing via a voluntary owner registry	Low	Moderate
4	Private rental housing — last resort only, targeting least-stressed areas (e.g. Marulan)	Low	Highest

Key safeguards and commitments

- ✓ Keep hotel/motel occupancy below 90–95%, and relocate workers if it rises above that, to protect tourism businesses.
- ✓ Review workforce predictions every six months and monitor the housing market, adjusting to account for variables
- ✓ Continue collaborating on the plan with regional council, local community, and workforce accommodation providers as we progress through the Project; making adjustments where required.
- ✓ Prepare the detailed WAMP and a worker Code of Conduct before construction starts.
- ✓ Maximise local jobs and spending, and keep engaging Council and neighbouring projects on cumulative impacts.

