



7 October 2011

Committee Secretary  
House of Representatives Standing Committee on Regional Australia  
PO Box 6021  
Parliament House  
**CANBERRA ACT 2600**

To Whom It May Concern

**RE: INQUIRY INTO THE USE OF 'FLY-IN, FLY-OUT' (FIFO) WORKFORCE PRACTICES IN REGIONAL AUSTRALIA**

The Urban Land Development Authority (ULDA) was established in 2007 as part of the Queensland Housing Affordability Strategy with the specific purposes of facilitating the provision of a range of housing options to address diverse community need and to facilitate planning principles that promote ecological sustainability and best practice urban design. The ULDA's approach to achieve these purposes is two-fold, namely to:

- undertake projects within declared urban development areas to deliver a wide range of housing options, demonstrating best practice sustainable development; and
- document our processes so that others can adopt them and produce similar outcomes.

In 2010 the ULDA undertook a resource towns housing affordability program to assist in relieving housing stress associated with population growth driven by the expansion of key resource industries in the Bowen and Surat Basins.

This resulted in the declaration by the Queensland Government of Urban Development Areas (UDAs) in three resource communities; Blackwater, Moranbah and Roma which was supported by the relevant local authorities.

The objectives in each UDA are to develop projects that increase diversity and choice, lower new home prices, deliver homes that are affordable to rent by key workers and demonstrate that diversity can deliver profitable development and quality community and design outcomes.

Non-resident worker accommodation makes an important contribution to meeting housing needs required to support population growth in resource areas. In Blackwater and Moranbah the issues surrounding FIFO/DIDO were prevalent during the ULDA's preparation of the respective development schemes.

The ULDA identified, addressed and responded to these issues within the following documents detailed below and consider that these documents provide important and relevant responses to the following three items contained within the Terms of Reference for the Standing Committee on Regional Australia's inquiry into FIFO/DIDO:

- *the effect of a non-resident FIFO/DIDO workforce on established communities, including community wellbeing, services and infrastructure*
- *provision of services, infrastructure and housing availability for FIFO/DIDO workforce employees*
- *current initiatives and responses of the Commonwealth, State and Territory Governments.*



### **Submissions Reports**

Through the community consultation process, issues and concerns raised by the community, stakeholders and the local Council were identified and documented within submissions reports for the preparation of each development scheme.

These reports are public documents and, for example, the Blackwater and Moranbah Submission reports are available for viewing via the following links:

- Moranbah UDA Development Scheme Submissions Report  
[http://www.ulda.qld.gov.au/\\_dbase\\_up/MOR\\_Sub\\_report.pdf](http://www.ulda.qld.gov.au/_dbase_up/MOR_Sub_report.pdf)
- Blackwater UDA Development Scheme Submissions Report  
[http://www.ulda.qld.gov.au/\\_dbase\\_up/BLA\\_sub\\_report.pdf](http://www.ulda.qld.gov.au/_dbase_up/BLA_sub_report.pdf)

### **Moranbah and Blackwater UDA Development Schemes**

The respective development schemes for Blackwater and Moranbah provide a locational response to the issues surrounding housing of non-resident workers associated with the mining industry. Both schemes identify areas, via representative hatch lines, where 'large-scale non-resident worker accommodation' (i.e. over 100 rooms or more or containing mess facilities etc) may be considered appropriate. Outside of these areas but within the UDA larger camp style facilities would not be considered appropriate land uses. Regardless of size the development schemes also identify that any development application for a 'non-resident worker accommodation' must undergo public notification so as to keep the community informed.

The development schemes for Blackwater and Moranbah can be viewed via the following links:

- Moranbah UDA Development Scheme [http://www.ulda.qld.gov.au/01\\_cms/details.asp?ID=517](http://www.ulda.qld.gov.au/01_cms/details.asp?ID=517)
- Blackwater UDA Development Scheme [http://www.ulda.qld.gov.au/01\\_cms/details.asp?ID=340](http://www.ulda.qld.gov.au/01_cms/details.asp?ID=340)

### **Development Assessment Guideline for Non-Resident Worker Accommodation**

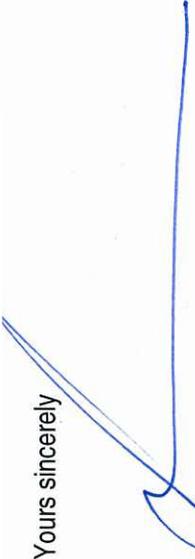
The ULDA's development assessment response to the issue of housing non-resident workers has been through the preparation of a non-resident worker accommodation guideline. "*ULDA Guideline No. 03 – Non-resident worker accommodation, Guideline for locating and designing high quality accommodation facilities*" will assist in maximising the benefits to those who will occupy non-resident worker accommodation by ensuring their safety and comfort, and also to the towns that host them. This guideline has already proved to be helpful in assisting applicants in designing non-resident worker accommodation facilities and preparing development applications within UDAs in a way that promotes innovative and high quality development outcomes. It will be beneficial for those preparing development applications outside the UDAs, as well as local governments seeking to address this type of accommodation in their planning schemes.

The Non-resident worker accommodation guideline can be viewed via the following link:-

- [http://www.ulda.qld.gov.au/01\\_cms/details.asp?ID=157](http://www.ulda.qld.gov.au/01_cms/details.asp?ID=157)

I trust this submission is helpful and the ULDA looks forward to the inquiry's report and recommendations.

Yours sincerely



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