Prepared for Samsung C & T Renewable Energy Australia

Accommodation Inventory

251103 South Coree BESS

Berrigan Shire Council, NSW

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Executive summary

NGH has been engaged by Samsung C&T Renewable Energy Australia Pty Ltd on behalf of South Coree BESS as Trustee for South Coree Pty Ltd (the Applicant) to complete an accommodation inventory for the proposed South Coree Battery Energy Storage System (BESS) (the Project). The inventory forms a key input to the Accommodation and Employment Strategy (AES), which is a post-approval Project commitment, and will be developed as agreed in close consultation with the Berrigan Shire Council. It provides an evidence-based assessment of local and regional accommodation capacity, identifies potential overlap with tourism or event periods, and evaluates the implications of cumulative development activity on workforce housing within Finley and surrounding towns.

The Project infrastructure will occupy an approximately 5-hectare (ha) site and involve the development, construction, operation, and decommissioning of a BESS with a capacity of up to approximately 80 Megawatts (MW) / 320MWh (80MWh x 4hr). Construction is expected to take approximately 12 months, with peak construction occurring over a six-month period. Within this period, up to 60 full-time equivalent (FTE) workers will be employed during the anticipated six peak-months of May and October 2027. Once operational, the Project will require 1-2 FTE roles for maintenance and monitoring.

Approach

This accommodation inventory was developed using a mixed-method approach that combined document review, content analysis, and targeted consultation with local accommodation providers and Berrigan Shire Council. This approach enabled both quantitative and qualitative insights into Finley's housing and tourism accommodation markets.

Accommodation and housing context

The Riverina Murray region, which includes the Berrigan, Edward River, and Murray River Local Government Areas (LGA), continues to experience structural housing constraints. Since 2020, vacancy rates have varied across different towns but has mostly been under 3%, averaging around 0.7-3.2% across the six Urban Centres and Localities (UCL) within one hour's drive from the Project site: Finley, Tocumwal, Berrigan, Jerilderie, Cobram and Deniliquin. Increased demand, limited new housing delivery, and population stability following COVID-19 in-migration have intensified competition in the rental market.

Across the six UCLs, population levels are broadly stable, unemployment rates have improved since 2016, and unoccupied dwelling rates remain high (12-16%). Many unoccupied dwellings are seasonal homes or under-utilised properties that do not contribute to the housing market. References to unoccupied dwellings are not intended to analyse the home-ownership market but to indicate potential short-term or rental accommodation availability. However, as their contribution is often limited, even a modest construction workforce influx could place pressure on available rental accommodation.

Short-term accommodation supply

Within Finley, approximately five commercial accommodation establishments, including motels and hotels, offer an estimated 120-130 short-term beds (URBIS, 2025b). These operate below full capacity for most of the year, with availability tightening somewhat during local major events such as the *Finley Pro Rodeo, Finley Agricultural Show* and *Finley Ball.* Further, analysis of AirDNA data indicates that there are two active short-term rental listings in Finley, primarily private dwellings accommodating four to five guests.

More recent consultation with two major accommodation providers: *Albion Hotel Motel and Finley Palm Motor Inn* were conducted for this inventory and confirmed a combined capacity of around 60 beds under normal conditions, advising that, if rooms were shared, capacity could be doubled, allowing for the accommodation of around 120 workers. One provider expressed readiness to accommodate workers in one of their other motels approximately 30 minutes from Finley, with a capacity of 14 beds if required, further increasing potential capacity. Both accommodation providers indicated interest in formal agreements to supply accommodation for the Project workforce.

Further, discussion with Berrigan Shire Council indicated that local short-term accommodation providers in Finley do not see much activity throughout the year and would be the preferable accommodation option. Short-term accommodation in surrounding towns, including Berrigan, Tocumwal and Cobram would also be ideal locations to accommodate additional short-term demand if required.

These findings suggest that Finley and surrounding town's short-term accommodation market can readily absorb the Project's peak workforce demand of 60 FTE.

Local events and major projects

To maximise economic benefits to the community and reduce impact on local housing and accommodation supply, the Project's peak construction period (May to October 2027) would aim to minimise conflict with the local tourism sector and fall outside of major events. This inventory shows some of the large festivals and events held in Finley and their timing in relation to the Project's workforce distribution over the construction period.

Cumulative impact analysis identified 11 regional projects within 50 kilometres (km); however, only five; Finley BESS, Berrigan BESS, Atlas Renewable Solar Farm, Deniliquin East BESS and Deniliquin BESS, may overlap temporally with construction, suggesting low to moderate cumulative impacts during the construction period. A detailed assessment would be required at the stage of detailed design, post development approval, as the timeline of the Project becomes clearer.

Synthesis and implications

The analysis indicates that Finley and surrounding towns possess sufficient short-term accommodation capacity to support the Project's peak construction workforce without adversely affecting local housing or tourism markets.

However, given the preliminary nature of this assessment, no definitive conclusion could be drawn regarding the extent of cumulative impacts at this stage. A more detailed assessment of potential cumulative impacts would be undertaken as part of the AES, when the Project schedules and workforce profiles are confirmed as part of the detailed design process.

Acronyms and Abbreviations

AES	Accommodation and Employment Strategy
BESS	Battery Energy Storage System
DPHI	Department of Planning, Housing and Infrastructure (NSW)
EIS	Environmental Impact Statement
FTE	Full-time equivalent
ha	hectares
km	kilometres
LALC	Local Aboriginal Land Council
LGA	Local Government Area
m	metres
MW	Megawatt
NEM	National Electricity Market
SIA	Social Impact Assessment
STRA	Short-term rental
SWREZ	South-West Renewable Energy Zone
UCL	Urban Centres and Localities

1. Introduction

NGH has been engaged by Samsung C&T Renewable Energy Australia Pty Ltd on behalf of South Coree BESS as Trustee for South Coree Pty Ltd (The Applicant) to complete an accommodation inventory for the proposed South Coree Battery Energy Storage System (BESS) (the Project). The inventory forms a key input to the Accommodation and Employment Strategy (AES), which is a post-approval Project commitment, and will be developed as agreed in close consultation with the Berrigan Shire Council.

The Project is located at 384 Broockmanns Road, Finley NSW, approximately 39.2 kilometres (km) southeast of the nominated South-West Renewable Energy Zone (SWREZ). The Project Site is located approximately 5 km west of the township of Finley, 20 km northwest of Tocumwal (NSW), approximately 27 km east of Berrigan (NSW), and approximately 52 km west of Deniliquin (NSW).

The Project infrastructure will occupy an approximate 5-hectare (ha) site and involve the development, construction, operation, and decommissioning of a BESS with a capacity of up to approximately 80 Megawatts (MW) / 320MWh (80MWh x 4hr). It would supply electricity to the National Electricity Market (NEM) during peak periods. The Project is expected to provide a meaningful contribution to the state's transition to renewable energy and should act to stabilise the grid and drive prices down.

Construction is estimated to occur over approximately 12 months commencing in March 2027, noting that the estimated project timeline may change dependant on the approval process and other decision-making processes. During construction, up to 60 full-time equivalent (FTE) workers will be required. Once operational, the Project will require 1-2 FTE roles for maintenance and monitoring. The expected operational life of the BESS is 20 years.

2. Approach

The accommodation inventory was developed using a mixed-method approach that combined document review, content analysis, and targeted consultation with local accommodation providers and Berrigan Shire Council. This approach enabled both quantitative and qualitative insights into Finley's housing and tourism accommodation markets. The objective was to provide a realistic assessment of accommodation availability, housing market dynamics, and the potential overlap between Project workforce demand and tourism-related occupancy in Finley and surrounding towns. The key sources and methods used are summarised in Table 2-1.

Table 2-1 Key sources and methods

Source / Method	Summary
Consultation with Berrigan Shire Council	Discussion with council officers responsible for community and development during the development of the Project Accommodation Inventory.
Consultation with two Finley accommodation providers	▪ *Albion Hotel Motel* ▪ *Finley Palm Motor Inn* Verified capacity, seasonal occupancy patterns, and willingness to accommodate Project workforce.

Source / Method	Summary
Riverina Murray - What's happening with supply and is it a good match? (NSW Government, 2024b)	Provided regional context on housing supply, highlighting structural shortages relevant to regional workforce housing.
Riverina Murray Region - What's happening in the housing market? (URBIS, 2025b)	Informed assessment of rental affordability, availability, and demand pressures across the region.
Housing market snapshot – Riverina Murray Region (NSW Government, 2024c)	Benchmark data on vacancy rates to compare with local market trends.
ABS Census Data (2011, 2016, 2021)	Demographic, employment, and dwelling characteristics across the six UCLs.
Finley Showground and Sporting Complex webpage (Finley Show Society Inc., n.d.)	To inform timing, scale, and nature of key events influencing short-term accommodation demand.
Social Impact Assessment - Finley BESS (URBIS, 2025a)	Provided reference data on accommodation supply and demand for a comparable local project.
Social Impact Assessment - Deniliquin East BESS (URBIS, 2025b)	Provided reference data on accommodation supply and demand for a comparable local project.
SQM Research Database	Supplied time-series data on rental vacancy rates by postcode to establish market tightness and trends.

3. Accommodation and Housing Context

3.1. The Riverina Murray region

The Riverina Murray region, covering 20 LGAs including Berrigan Shire, Edward River and Murray River, faces a persistent shortage of affordable and diverse housing. Despite its traditionally affordable reputation, sustained population growth, an ageing population, and limited housing diversity have created structural pressures across the rental markets (NSW Government, 2024c).

The stock of caravans, cabins, and improvised dwellings, which historically offered flexible and low-cost accommodation for seasonal workers, has also halved from 566 in 2016 to 314 in 2021, further reducing short-term housing alternatives. *"The loss of this accommodation reduces options for lower income households and reduces flexibility to deal with seasonal workers"* (NSW Government, 2024b, p. 5).

Rental market data is consistent with these trends, with vacancy rates across the region remaining well below the 3% threshold generally considered indicative of a balanced rental market (SuburbsFinder, 2023). Most towns, including Deniliquin and Tocumwal, have recorded sustained vacancy rates of under 2% since 2020. This is further discussed in section 3.4.

Between 2017 and 2022, median rents increased by 33.3% in Berrigan, 31.8% in Edward River, and 19.4% in Murray River (ABS, 2021). These sharp rises coincide with population inflows and a rebound in regional tourism, particularly following COVID-19 restrictions. As a result, housing affordability has declined. In 2021, 86.3% of very low-income rental households and 49% of low-income households in the region experienced rental stress, paying more than 30% of income on housing costs (NSW Government, 2024c).

The region also recorded the loss of approximately 600 affordable rental dwellings between 2017 and 2022 (NSW Government, 2024a), a decline of nearly 29%. Edward River was among one of the LGA's experienced some of the largest declines, alone losing 222 affordable homes, an equivalent of a 74% reduction in low-cost rental stock. Public and community housing make up approximately 3.3% of the total housing supply (NSW Government, 2024b), and waiting times in areas such as Deniliquin, Finley, and Tocumwal commonly range from 2-5 years. These underlying conditions exacerbate vulnerability for low-income households and increase competition between renters, essential workers, and short-term construction personnel.

While the Riverina Murray remains relatively more affordable than metropolitan NSW, the data points to a structural supply deficit and not a temporary imbalance. Growth in housing stock has not matched demographic shifts, and the absence of smaller, adaptable dwellings restricts both workforce accommodation flexibility and long-term housing affordability.

3.2. The Murray region

The Murray region encompasses nine councils, include Berrigan Shire Council, Edward River Council and Murray River Council , which together represent a cross section of NSW southern inlands. The Murray Region extends along the state's southern border with Victoria and is characterised by productive agriculture, growing regional centres, and strong cross-border linkages to the Victorian economy.

The Murray Region occupies a critical position within the NSW Government's broader Riverina-Murray planning framework. To the east, Berrigan Shire encompasses the townships of Finley, Tocumwal, and Berrigan, which sit along key transport routes linking inland NSW with Albury and Shepparton in Victoria. Edward River Council encompasses the regional town centre Deniliquin that functions as the western service hub of the region, providing retail, health, and educational services to surrounding rural communities. Murray River Council extends along the northern banks of the Murray River, including the growing regional centres of Moama and Mathoura that share close economic and social ties with Echuca in Victoria.

Across these three LGAs, demographic and economic patterns are consistent. Populations are small and dispersed, with Deniliquin and Finley acting as key service centres. The population base is ageing, with a gradual influx of lifestyle retirees and a slow rate of youth retention. Economically, agriculture remains the foundation of the regional economy, though diversification into manufacturing, logistics, tourism, and renewable energy has increased in recent years. Towns such as Deniliquin and Tocumwal also benefit from tourism and short-term accommodation linked to the Murray River, regional events, and nature-based recreation.

3.3. Local Project context

The Technical Supplement: The Social Impact Assessment Guideline for State Significant Projects, defines "local" *as long term residents of an area within a specific driving time, e.g. 1 hour* (DPHI, 2025, p. 26). Consistent with this definition, the following six UCLs located within approximately one hour's drive of the Project have been included in this inventory (ABS, 2021; *Google Maps*, n.d.).

Table 3-1 List of UCLs and their LGAs with approximate driving time from the Project

UCL	LGA	Approximate driving time from the Project (minutes)
Finley	Berrigan Shire Council	~6
Tocumwal	Berrigan Shire Council	~20
Berrigan	Murrumbidgee Council	~20
Jerilderie	Murrumbidgee Council	~30
Cobram	Moira Shire Council	~30
Deniliquin	Edward River Council	~40

Source: (ABS, 2021; *Google Maps*, n.d.)

Analysis of the six UCLs shows a broadly stable population, improving employment conditions, and varying levels of housing utilisation between 2011 and 2021 (ABS, 2021). Population trends are largely static. Finley remains stable around 1,900 residents, while both Jerilderie and Deniliquin have decreased by less than 50 people in a decade. In contrast, Berrigan has grown with fewer than 50 people in a decade. Only Tocumwal shows significant growth (over 20%), driven by lifestyle migration and the Murray River tourism economy.

In the larger centres of employment, the unemployment rate has generally improved since 2016, falling from an average of about 6% to below 4% by 2021. Tocumwal saw a sharper decline in unemployment rates, reflecting employment gains in retail, aged care, and local government administration. Local labour markets are small and driven by a limited number of employers, leaving the local workforce vulnerable to project cycles or agricultural downturns.

The proportion of unoccupied private dwellings is high across most towns, averaging 13-15% in 2021, well above the NSW regional average (approximately 9%). Superficially, this might suggest the availability of housing, but the reality is more nuanced. Many of these dwellings are seasonal homes, unmaintained properties, or used intermittently by absentee owners. For instance, in towns like Tocumwal , the rates reflect tourism-linked properties rather than rental capacity.

Taken together, the data depicts a regionally stable but structurally constrained housing market. Population growth is modest, unemployment is improving, yet a large portion of the dwelling stock remains inactive. These conditions mean that even minor workforce inflows associated with construction or industrial activity could put pressure on available housing stock.

Table 3-2 Demographic and housing trends in six UCLs (2011–2021, Data source: ABS)

Indicator	2011	2016	2021	Trend
Finley				
Population	1,921	1,888	1,864	Stable population.
Unemployment (%)	5.4	5.8	3.9	Steady improvement in job conditions.

Indicator	2011	2016	2021	Trend
Unoccupied dwellings (%)	12.9	15.5	7.4	Significant reduction; higher housing utilisation.
Tocumwal				
Population	2,154	2,352	2,587	Consistent growth (~20% in 10 years) reflecting lifestyle migration and tourism.
Unemployment (%)	5.9	6.1	3.5	Significant improvement in employment; diversification into tourism and services.
Unoccupied dwellings (%)	17.8	17.3	14.2	Gradual decline in unoccupied dwellings, suggesting stronger housing demand.
Berrigan				
Population	922	934	957	Modest but steady growth.
Unemployment (%)	4.7	7.8	5.5	Improved since 2016 but remains above regional average.
Unoccupied dwellings (%)	15.7	16.1	16.6	High vacancy rates, possibly due to low rental demand or ageing stock.
Jerilderie				
Population	775	811	747	Stable population.
Unemployment (%)	4.5	5.2	4.6	Stable and very small labour market.
Unoccupied dwellings (%)	16.4	19.0	15.8	Generally high vacancy rates, experiencing a minor decrease.
Cobram				
Population	5,420	5,375	5,389	Stable population.
Unemployment (%)	6.3	6.2	4.3	Gradual improvement of employment.
Unoccupied dwellings (%)	11.2	12.2	11.1	Steady vacancy rates and housing utilisations.
Deniliquin				
Population	6,411	6,833	6,431	Stable population, aging demographics.
Unemployment (%)	4.7	5.9	4.4	Gradual recovery in employment post-2016; modest improvement.

Indicator	2011	2016	2021	Trend
Unoccupied dwellings (%)	13.5	9.9	12.5	Slight rebound in vacant dwellings, likely to reflect seasonal homes.

3.4. Housing vacancy rates

The Murray Region's housing market reflects a broader pattern of moderate growth and limited new supply. Many smaller towns have experienced sustained rental shortages, particularly since the COVID-19 pandemic, when regional in-migration placed additional pressure on available housing.

As shown in Figure 3-1, residential vacancy rates in the Murray Region have followed a gradual upward trend since 2022, after reaching a historic low of around 0.8% that year. While the increase suggests a modest easing of rental tightness, the market remains constrained by long-term undersupply. As of December 2025, the regional vacancy rate is estimated at approximately 1.3%, corresponding to around 219 vacant rental dwellings across the Murray Region (SQM Research, 2025).

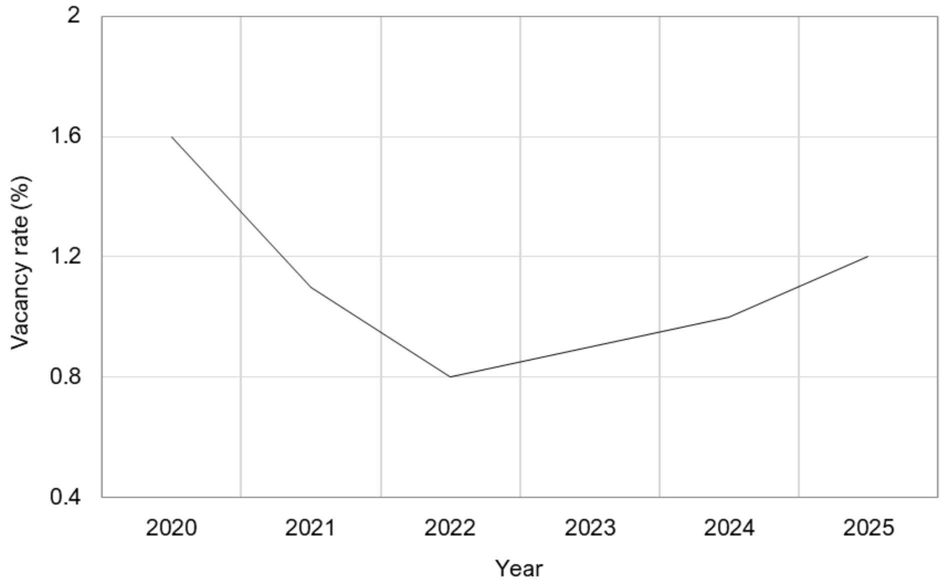

Figure 3-1 Vacancy rates of the Murray Region [Data source: SQM Research]

This level remains significantly below the 3% threshold. The modest rise since 2022 may reflect incremental additions to the rental stock or reduced population pressure following the post-pandemic in-migration surge. However, the data still points to limited housing availability, with low turnover and increasing competition for rental dwellings, particularly within key centres such as Deniliquin and Tocumwal. Persistent low vacancy rates have implications for housing affordability and workforce mobility, especially where large infrastructure or renewable energy projects generate short-term accommodation demand.

The vacancy rates have differed across the six towns (UCLs) located within an hour's drive of the Project location. In Finley and Jerilderie, vacancy rates have fluctuated and generally remain over 3% since 2024, illustrating a move towards a less tight rental market. In contrast, vacancy rates in Tocumwal, Berrigan, Cobram and Deniliquin have remained below the 3% threshold for most of the period, highlighting a persistently tight regional rental market (Figure 3-2). While some fluctuations are evident, the overall pattern reflects structural undersupply rather than temporal variation. This continued shortage limits housing affordability, constrains workforce mobility, and reduces the capacity to absorb new project-related demand.

Finley rental vacancy rates have fluctuated between high and low, with rates dropping from approximately 6.0% in 2020 to approximately 1.5% in 2022, before returning to higher vacancy rates slightly above 4.5% in 2024. As of December 2025, the rate was approximately 2.8%, representing four vacancies. This reflects a smaller rental market experiencing frequent fluctuations, ranging from approximately 20 to fewer than five dwellings available for lease during the five year period (SQM Research, 2025).

In Tocumwal, vacancy rates declined from around 3.5% in 2020 to approximately 0.2% by 2022, before rising to 3% in 2024. However as of December 2025, the rate was approximately 0.8%. Similarly, vacancy rates in Berrigan, Cobram and Deniliquin have remained consistently below the equilibrium benchmark of 3%. In contrast, Jerilderie shows fluctuating rates, rising from below 2.8% in 2020 to 5% in 2023. As of December 2025, the rental vacancy rate of Jerilderie was around 6.3%.

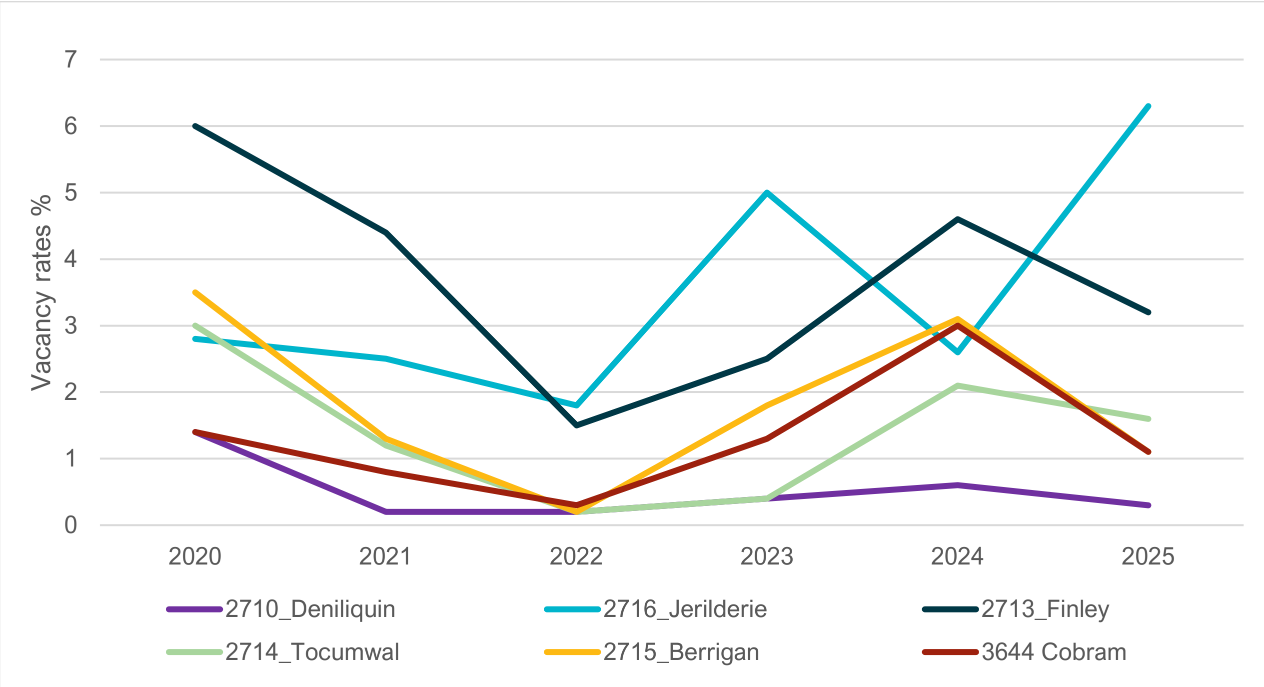

Figure 3-2 Vacancy rates of six UCLs [Data source: SQM Research]

Taken together, rental vacancies between 2020 and 2025 in the six UCLs shows a wider pattern of persistent rental scarcity within one hour's drive from the Project location. While some short-term relief is visible post-2023, the average vacancy rate across all six UCLs remain near 2.3% as of December 2025. Persistent low vacancies imply increasing difficulty for tenants seeking housing and for regional employers and project proponents who depend on local rental accommodation.

3.5. Short-term accommodation supply

This section outlines the existing accommodation capacity in and around Finley to assess the area's ability to support the Project's temporary construction workforce. It draws on secondary data, including the Finley BESS Social Impact Assessment (URBIS, 2025a) and Deniliquin East BESS (URBIS, 2025b), short-term rental data, and targeted consultations with key local accommodation providers. The analysis is presented at two scales: the Finley township itself, and insights from recent consultations with accommodation operators and Council representatives. Together, these provide an understanding of available short-term supply, seasonal patterns, and the capacity to accommodate the Project's peak workforce.

3.5.1. Within Finley

The Finley BESS SIA identified approximately five commercial accommodation establishments in the township of Finley, including motels and hotels (URBIS, 2025a). Additionally, the SIA for the Deniliquin East BESS identified that approximately 61 beds were available in Finley (URBIS, 2025b, p. 49).

However, the inventory revealed that the capacity (in January 2026) of the five accommodation establishments would have a higher accommodation availability, equivalent to 135 available beds (Appendix A). Noting that occupancy levels are likely to vary seasonally.

Further, data from AirDNA[1] indicate that there are two active short-term rental listings, two private dwellings accommodating four to five guests. That operate well below full capacity for much of the year, with utilisation rates likely in the 0-40% range, reaching slightly higher occupancy during some local 1-2 day events, including the *Finley Rodeo Show* (April), *Finley Agricultural Show* (September) and *Finley Ball* (October) (refer to Section 4.1).

3.5.2. Consultation

Discussions with the Berrigan Shire Council confirmed that their preferred type of accommodation for the Project would be local short-term accommodation in Finley, or surrounding towns including Berrigan, Tocumwal and Cobram. They also reported that Finley's biggest event that may compete with short-term accommodation demand would be the *Finley Ball*, however; noting that most visitors stay in on-site camping accommodation which is included in the ticket.

Engagement with one main accommodation provider in Finley, the *Albion Hotel Motel,* confirmed a normal capacity of approximately 40 beds. Additionally, the accommodation provider also owns a motel in Strathmerton (approximately 30-minute drive from Finley), with a normal capacity of approximately 14 beds. They also reported that they are usually not fully booked during the major events, such as *Finley Agricultural Show.*

Additionally, the *Finley Palm Motor Inn* confirmed that they also host construction workers and would be able to accommodate up to 20 people, still allow them to accommodate other regular visitors. The Motor Inn reported that they their busiest time of the year is harvest season between September and December, when their occupancy rates can reach up to 80-100%. During other periods of the year, the occupancy could drop to approximately 30%.

While online sources indicate an estimated 135 short-term beds across Finley, consultation findings suggest that actual available capacity may be higher than reported figures, reflecting the presence of unlisted or informal accommodation options. One provider indicated readiness to utilise one of their other motels, potentially increasing total capacity further, and both expressed interest in formal agreements to accommodate the Project's workforce.

These findings suggest that Finley's short-term accommodation market can absorb the Project's peak workforce demand of 60 FTE. This is further analysed in context of local events and the potential cumulative impact of major projects in the area in Section 4.

[1] Data analytics platform focused on the short-term rental (STR) market.

4. Potential Concurrent Demand

4.1. Local events

To maximise economic benefits to the community and reduce impact on local housing and accommodation supply, the Project's estimated peak construction period (May – October 2027) could be planned to minimise conflict with the local tourism sector and major events.

This section highlights some of Finley's larger festivals and events and assesses their timing in relation to the estimated Project's construction peak workforce period, noting that the estimated project timeline is subject to project approval process and may change.

Finley's event calendar includes three major annual events that influence accommodation availability and tourism patterns: the *Finley Pro Rodeo,* the *Finley Agricultural Show* and the *Finley Ball.* Each plays a distinct role in the local and region's tourism economy and exerts different levels of pressure on local accommodation.

The *Finley Pro Rodeo* is a large and recognised annual event, held around Easter for 1 day, drawing on average up to 1,000 participants. The event offers food, kid's activities and a local rodeo show, with busses running from Tocumwal. Another major event, the *Finley Agricultural Show,* traditionally held around the Father's Day weekend in September, draws around 1,500 attendees from the local area and surrounding Riverina region (Finley Show Society Inc., n.d.). While a large proportion of event attendees of both events are from the local area, some visitors also seek accommodation in town and surrounding areas. During this period, Finley experiences higher occupancy across motels and other type of short-term rentals.

A third major event is the *Finley Ball*, a local rural community event organised by a local volunteer and service group drawing on average up to 1,000 attendees. Held over a weekend in May. Most attendees use camping grounds as it is included in the ticket price, reducing short-term accommodation demand and competition (Finley Show Society Inc., n.d.),

The indicative peak construction period (May-October) has been used to assess potential overlap between Project accommodation needs and peak tourism-related accommodation demand in Finley

Table 4-1 Local annual event in Finley

Local event	Timing	Potential overlap with peak construction
Finley Pro Rodeo	1 day event usually held in April around Easter.	Unlikely
Finley Ball	2 day weekend event usually held in May.	Possible
Finley Agricultural Show	2 day weekend event usually held in September around Father's Day	Possible

The Project's workforce profile over the 12 months construction period is estimated to gradually increase from March 2027, reaching a peak of approximately 60 workers during May – October, before tapering off through late spring and summer. Importantly, the first month and later period of the estimated peak construction period may coincide with two local events, including the Finley Ball (May) and Finley Agricultural Show (September), which could potentially impact tourism accommodation availability in Finley. However, conversations with Council and accommodation providers reported the Project would be unlikely to cause competition with tourism-based accommodation demand due to the short duration of the events and events provided camping accommodation.

In addition, most of the Project's peak construction period, aligns with local tourism patterns, as the winter months (June – August) as well as October represent an off-peak period for visitor numbers, with availability across motels, holiday parks, and short-term rental properties. This trend reflects a typical construction cycle, where mobilisation and early civil works occur in the first quarter, followed by peak construction activity mid-year, and then progressive demobilisation towards the end of the calendar year.

Potential accommodation impacts are short-lived, concentrated around Easter weekend, Father's Day weekend, and a weekend in September with a high proportion of visitors being day-trippers. The construction workforce could reach up to 60 personnel during these times. Given that local motels typically accommodate a mix of contractors and visitors, short-term workforce demand during this period can be managed through early bookings and flexible rosters without affecting availability for tourism participants.

The Project workforce is expected to have lower number of workers during the *Finley Pro Rodeo*, representing the beginning of construction. Even though the *Finley Ball* and the *Finley Agricultural Show* could cause local compression of accommodation supply, the most common accommodation for attendees of the *Ball* would be use provided camping grounds and most visitors to the *Agricultural Show* are day-trippers, who are not likely to contribute to high levels of competition. Additionally, most of the workforce could be housed via flexible arrangement with local accommodation providers or temporary accommodation solutions well outside the main visitor zone.

The construction distribution outlined above is indicative only and will be refined following development approval, once detailed design and associated Project scheduling and workforce planning have been undertaken. These refinements will reflect the confirmed construction methodologies, sequencing, and workforce requirements established during the detailed design phase.

4.2. Major projects

In total, 11 major developments have been identified, including a mix of solar farms, BESS, and wind farms. The Project EIS identified 10 developments within a 50 km radius of the Project Site. In addition, one (1) other major development have been identified, Atlas Renewables Solar Farm (see Table 4-2). These projects vary in scale and phase, with most either being in the planning phase or approved with potential construction and/or operational overlap as of June 2025. While some of the projects phases may have changed, they are not expected to have noticeable cumulative impacts as described below. Collectively, they represent the broader renewable energy transition underway across southern NSW and northern Victoria.

The nearest developments, such as Finley BESS, Berrigan BESS, and Atlas Renewable Solar Farm represent the most immediate cumulative context. The Finley BESS (55 FTE construction workforce) is geographically closest, while Berrigan BESS (50 FTE construction workforce) is the geospatially second closest, and Atlas Renewable Solar Farm (20 FTE construction workers) is the third closest There is potential that short-term workforce accommodation demand and local service use could overlap for the three projects, especially during the construction phase. Other projects such as Currawarra Solar Farm, Tarleigh Park Solar Farm, Deniliquin BESS, and Deniliquin East BESS lie within a 20km-45 km radius, contributing primarily to regional construction labour and demand. While 11 developments were identified in the context of potential cumulative impacts by the Project's EIS, available information indicates that only a small number may have overlapping construction periods with the Project (2027-2028).

Given the preliminary nature of this assessment, no definitive conclusion could be drawn regarding the extent of cumulative impacts at this stage. A more detailed assessment of potential cumulative impacts could be undertaken as part of the AES, when the Project schedules and workforce profiles are confirmed.

Table 4-2 Significant developments in the study area - Additional to those identified in the Project's EIS

Project	Stage	Distance from Project (km)	Indicative time frame	Potential project overlap
Atlas Renewable 4.95 MW (AC) Solar Farm	Planning	6km	Construction commencement unknown. Approx. 3–6-month construction period, requiring up to 20 construction workers.	Possible

Source: (SKM Planning, 2026).

5. Synthesis and Implications for the Project

This section integrates findings from the accommodation, housing, and event assessments (Table 5-1) to provide an overall understanding of the Project's interaction with Finley's housing market and broader regional dynamics.

Table 5-1 Summary table of key thematic areas with key findings

Thematic area	Key findings	Implications for the Project
Housing context	Regional housing markets are structurally tight, with vacancy rates averaging 0.7%-3.2% across the six UCLs (Refer Figure 3-2) since 2020. Affordability pressures are significant, with declining rental stock and limited new supply.	Limited spare rental capacity indicates potential constraints for Project workforce housing unless early arrangements are made.
Short-term accommodation	Approximately 135 commercial bed listings exist within Finley. Two providers alone can host up to 60 guests [so the approximate commercial beds could be higher than estimated through online sources] if shared-room arrangements are adopted. There is potential for hosting an additional 14 people at an additional Inn approximately 30-min drive from the Project.	Existing short-term supply is sufficient to accommodate the projected 60-person peak workforce but may require some flexible rosters to manage potential event overlap. Early engagement with local providers could secure workforce housing.

Thematic area	Key findings	Implications for the Project
Event timing	One major tourism event, such as the *Finley Pro Rodeo,* occur outside the Project's peak construction months. However, the *Finley Ball and Finley Agricultural Show* could overlap with the Project's peak construction.	Scheduling avoids most major tourism events, with low likelihood to cause competition for accommodation. The estimated scheduling is developed to avoid community disruption and tourism conflict.
Cumulative projects	11 regional developments identified, though only five could potentially overlap with the Project.	A detail assessment would be required at detailed design, post development approval, as the timeline of the Project becomes clearer.
Local engagement	Local accommodation providers expressed willingness to partner via accommodation agreements.	Contractual arrangements could strengthen local benefits.

The assessment demonstrates that Finley and surrounding towns possess adequate short-term accommodation capacity to meet the Project's peak workforce needs, provided that proactive coordination occurs with local operators.

If the Project successfully recruits even a modest proportion of its workforce locally, for instance, 10% of total construction labour, the pressure on available accommodation would be correspondingly reduced. This level of local participation would translate to around 5-6 workers residing within 1 hour drive from the Project site, thereby decreasing the number of external workers requiring housing and further lessening the potential impact on local accommodation supply.

Conversely, even under a conservative or worst-case scenario in which the Project is unable to source any local labour, the analysis indicates that sufficient capacity exists within the current short-term rental and commercial accommodation stock to accommodate the entire construction workforce during peak periods. The combination of available motel and hotel listings, along with the potential for usage of short-term accommodation in surrounding towns, demonstrates that the regional accommodation market can absorb the Project's demand without displacing tourists.

Overall, the Project's scale, duration, and construction scheduling have been designed to minimise cumulative and community impacts. While the broader housing market remains tight, the temporary nature of the Project workforce and its alignment with off-peak tourism months significantly reduce the risk of community pressure.

Spatially, the Project benefits from proximity to multiple towns within 1 hour commuting radius, providing additional flexibility in workforce distribution. The construction would aim to minimise conflict with tourism peaks where possible, ensuring that economic benefits through contractor spending and local service use are realised without compromising visitor markets.

During the development of the AES, consultation may be undertaken with all three councils: Berrigan Shire, Edward River, and Moira Shire Council. This could support the preparation of a Project and location-specific AES that aligns with existing regional development and housing strategies/objectives, strengthening coordination between the Project and local government planning priorities.

Appendix A - List of short-term accommodation

Accommodation providers	Published rooms/units	Approx. beds	Notes
Finley			
Century Motor Inn & Service Station	14	20-25	Room and bed numbers were compiled using publicly available information and accommodation websites such as *booking.com*. Where room or site counts were not published, indicative estimates were derived using standard occupancy assumptions: approximately two to three beds per motel room and four to six beds per cabin or villa. However, consultation with accommodation providers indicate that the actual available capacity may be higher than figures reported online.
Albion Hotel Motel	5	10-15	
Finley Palm Motor Inn	16	35-40	
Finley Country Club Hotel Motel	17	35-40	
Finley Motel	12	25-30	

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NGH

NSW • ACT • QLD • VIC

ABN 31 124 444 622   ACN 124 444 622

E: ngh@nghconsulting.com.au

BEGA

Suite 11, 89-91 Auckland Street
(PO Box 470)
Bega NSW 2550

T. (02) 6492 8333

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000

T. (07) 3129 7633

CANBERRA

Unit 8, 27 Yallourn Street
(PO Box 62)
Fyshwick ACT 2609

T. (02) 6280 5053

GOLD COAST

2B 34 Tallebudgera Creek Road
Burleigh Heads QLD 4220

T. (07) 3129 7633

MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000

T: (03) 7031 9123

NEWCASTLE - HUNTER & NORTH COAST

2 Dick Street
Newcastle West NSW 2302

T. (02) 4929 2301

SUNSHINE COAST

Building 1, 30 Chancellor Village Boulevard
Sippy Downs   QLD   4556

T: 13 54 93

SYDNEY REGION

Suite 9.01, Level 9, 28 Foveaux Street
Surry Hills NSW 2010

T. (02) 8202 8333

TOWNSVILLE

Level 4, 67-75 Denham Street
Townsville QLD 4810

T. (07) 4410 9000

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650

T. (02) 6971 9696

WODONGA

Unit 2, 83 Hume Street
(PO Box 506)
Wodonga VIC 3690

T. (02) 6067 2533