

DEVELOPMENT SERVICES Planning

4.1.6

Attachment 1
Existing Policy

TITLE: STAFF QUARTERS / WORKERS ACCOMMODATION IN RURAL AGRICULTURE, RURAL LIVING AND GENERAL RURAL ZONES

ADOPTED: OCM May 2000 – Page 46 - 50

REVIEWED: OCM 8 April 2003 – Pages 39 – 43
OCM 6 July 2006 – Pages 41 – 43

ASSOCIATED LEGISLATION: Planning & Development Act 2005

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Manager Planning Services

DELEGATION:

Previous Policy Number 4.1.6

Objective:

To provide Council with a set of guidelines for development of workers/staff quarters in Rural Agriculture, Rural Living and General Rural zones.

This policy applies to the Town Planning Scheme area only.

Definitions:

Nil.

Policy:

For the purposes of this policy staff quarters/workers accommodation shall be defined as - shared self-contained living accommodation (separate to a single house) on the same site as a single house for the purposes of workers accommodation/staff quarters and shall not exceed 100m² floor area. Separate facilities including kitchen, living rooms and laundry/Ablution facilities must be incorporated into the dwelling to be utilised as staff quarters. Prior to Council approving staff quarters/workers accommodation Council must be satisfied that an existing rural/agricultural activity is operating on site

1.0 Staff Quarters/Workers Accommodation

In accordance with clause 4.3.2 of the Town Planning Scheme, Council has determined that the use of "Staff quarters/Workers Accommodation" is consistent with the objectives and purposes of the Rural Living, Rural Agriculture and General

Rural zones (12 Mile, Coconut Well, Skuthorpe and Lullfitz). Accordingly, the use may be treated as a permitted use.

An application for planning approval for staff quarters/workers accommodation shall comply with the following requirements:

- The maximum floor area shall not exceed 100m² (excluding carport / garage).
- The proposal must comply with the above definition,
- The proposed dwelling must be secondary to the existing dwelling and no more than one (1) workers accommodation dwelling may be approved on a rural lot,
- Persons staying within the workers accommodation must be involved directly in the activities being carried out on site.
- An operating rural activity must be taking place on site prior to any application being considered.

Delegation

The Chief Executive Officer has delegated authority to approve proposals for workers accommodation/staff quarters with an area of 100m² or less which comply full with this policy.

Applications for workers/staff accommodation, which exceed 100m², shall be referred to Council for consideration only after the following is addressed:

- the approved land use on site and the demand for the workers accommodation/staff quarters,
- the capability of the site to accommodate the scale of the proposed development,
- demonstrating that the accommodation need cannot be satisfied elsewhere in the vicinity of the development e.g. in the Broome townsite.
- the impact of the increased floor area on the amenity of the site and the locality.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.

Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.

LOCAL PLANNING POLICY

TITLE:	ADDITIONAL ACCOMMODATION IN GENERAL RURAL, RURAL AGRICULTURE AND RURAL LIVING ZONES
ADOPTED:	OCM May 2000 - Page 46-50
REVIEWED:	OCM 16 September 1997 – Page 25. OCM 29 April 2003 – Pages 39 – 43
ASSOCIATED LEGISLATION:	Planning and Development Act 2005 Town Planning scheme No 4(TPS4)
ASSOCIATED DOCUMENTS:	
REVIEW RESPONSIBILITY:	Manager Planning Services.
DELEGATION:	
APPLICATION:	This policy applies in the Rural Agriculture, Rural Living and General Rural zones of the Town Planning Scheme area only.

Previous Policy Number 4.1.6

Background:

The policy is required to provide guidelines for the provision of staff quarters and workers accommodation in rural zones, while discouraging temporary accommodation for persons not directly employed on rural properties that may degrade the environment.

Objective:

1. To provide guidelines for development of staff accommodation in rural zones;
2. To maintain the character of rural areas;
3. To discourage temporary accommodation for off-site workers in rural areas

Definitions:

'Rural pursuits'- any use permitted (P) or for which discretionary (D) or special (S) approval has been granted in the Rural Zones, in accordance with Part 4 of TPS4.

'Staff quarters/workers accommodation' - shared self-contained living accommodation (including kitchen, living rooms and laundry/ablution facilities) separate to but on the same site as, a single house, for persons directly employed and, engaged in rural pursuits on the property.

Policy:

General Requirements

- In accordance with clause 4.3.2 of Town Planning Scheme No 4, Council has determined that the use of "Staff quarters/Workers Accommodation" is consistent with the objects and purposes of the Rural Living, Rural Agriculture and General Rural zones (12 Mile, Coconut Well, Skuthorpe and Lullfitz). Accordingly, the use may be treated as a permitted use;
- An application for planning approval for staff quarters/workers accommodation shall comply with the following requirements:
 - The maximum floor area shall not exceed 100m² (excluding carport / garage);
 - The proposal must comply with the above definition;
 - The proposed dwelling must be secondary to the existing dwelling and no more than one (1) workers accommodation dwelling may be approved on a rural lot;
 - Persons staying within the workers accommodation must be involved directly in the activities being carried out on site;
 - An operating rural activity must be taking place on site prior to any application being considered;
 - The rural lot has an area of not less than 1 ha;
 - The proposed dwelling is not located within any Special Control Area described in Part 6 of TPS4;
 - The proposed dwelling will not detract from the landscape values of the locality as seen from any public road or from any dwelling on adjacent lots.

Applications not in accord with policy

Applications for workers/staff accommodation not in accord with the above policy shall be referred to Council for consideration only after the following is addressed:

- the approved land use on site and the demand for the workers accommodation/staff quarters has been demonstrated.
- the capability of the site to accommodate the scale of the proposed development,
- the accommodation need cannot be satisfied elsewhere in the vicinity of the development eg. in the Broome townsite.
- the impact of the increased floor area on the amenity of the site and the locality.

SHIRE OF BROOME TOWN PLANNING SCHEME No.4 (TPS4)-LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.5 of TPS4. TPS4 is administered by the Council of the Shire of Broome as the responsible authority under the Scheme. TPS4 was gazetted and came into operation on the 21st December 1999.

Planning policies adopted under TPS4 may only be amended or rescinded after the procedures set out in Clause 2.5 and 2.6 have been completed.