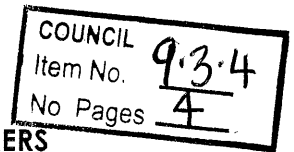


# DEVELOPMENT SERVICES

## Planning Services

X.X.XX



**TITLE:** LOCAL PLANNING POLICY FOR TRANSIENT WORKERS ACCOMMODATION

**ADOPTED:** OCM ..... – Page .....

**REVIEWED:**

**ASSOCIATED LEGISLATION:** Planning and Development Act 2005  
Shire of Broome Town Planning Scheme No4

**ASSOCIATED DOCUMENTS:**

**REVIEW RESPONSIBILITY:** Manager Planning Services

**DELEGATION:**

### Objective:

1. To identify Transient Workforce Accommodation as distinct from other forms of short and long term residential accommodation.
2. To provide a safe and functional living environment for the transient workforce associated with industrial and construction development in the Shire of Broome.
3. To discourage transient workforce accommodation in the town centre, residential, Industrial or tourism zones.
4. To minimise the impact of transient workers on residents and businesses in the Shire of Broome.
5. To ensure occupancy of transient workforce accommodation facilities is limited to transient workers or working couples.

### Definitions:

A **transient workforce accommodation facility** is “a building or group of buildings used for the accommodation of transient workers, and it may comprise bedrooms, dining rooms, kitchens, ablutions, toilets and appropriate amenity area, and associated parking areas, but does not include a hotel, motel, tourist accommodation, permanent residential accommodation or caravan park or camping grounds.”

**Transient Workforce** is that temporary or intermittent workforce employed on one or more finite projects in or based in the Shire of Broome. It does not include workforce employed in the normal ongoing operation of any business or industry.

## **Policy:**

### **Scope of the Policy:**

This policy applies in the whole of the Shire of Broome.

This policy does not apply to dwellings constructed and intended for human occupation on a permanent basis. Such buildings are subject to the Residential Design Codes of Western Australia 2008 (R Codes).

### **Assessment Criteria:**

Transient Workforce Accommodation is not listed in the list of use classes in TPS4 and Council may consider applications for this use in accordance with the "Use Not Listed " provision of the Scheme.

When considering applications for planning approval for Transient Workforce Accommodation, the Shire will have regard to:

1. The objectives for the various zones and reserves set out in TPS4
2. Any relevant local planning policy.
3. The location and site characteristics of the property and the immediate surrounding area.
4. Comments received from surrounding and nearby landowners and residents.
5. The impact on and from adjoining uses.
6. The time frame for the occupancy of the proposed facility.
7. The design form and the likely impact on the future use of the land.
8. Access to existing services and infrastructure.
9. The safe and efficient transportation of residents, goods and materials to, from and within the facility.
10. The ability of the residents of transient workforce accommodation facilities to access associated services and amenities within the town.
11. The scale and overall quality of the development.
12. Proposed management of emergency, environmental, and health issues.
13. Relevant legislation, State Planning Policies, Development Control Policies and Planning Bulletins published by the Western Australian Planning Commission, and other publications or guidelines produced by State agencies.
14. The Shire may require, by signed agreement, a statement setting out the agreed management arrangements for the facility and a commitment to the date and details of rehabilitation and conversion or rehabilitation of the site.

Suitable Locations

## **Development requirements**

### **Site Cover:**

Maximum site coverage 40%

### **Front Building Setbacks:**

Buildings should be set back from a boundary to a public road a nominal distance of 9.0 metres, although this will take into account the amount of landscape screening that can otherwise be achieved.

### **Side and Rear Building Setbacks:**

Buildings should be set back from boundaries a nominal distance of 3.0 metres, although the need for perimeter landscaping for screening purposes and access for maintenance and pedestrians will also need to be taken into account.

### **Building Height:**

A Transient Worker Accommodation facility can include multiple levels but must observe the following height limits; maximum plate height of 6.5 m, and maximum building height of 10.5 m

### **Parking**

Provision is to be made for car parking at a rate of one car parking bay per transient worker accommodated. Additional parking is required for boats, trailers, caravans and other recreational vehicles at a rate of one parking/storage bay per 10 transient workers accommodated.

### **Landscaping/ Open Space:**

Each transient workforce accommodation facility shall be provided with landscaped and/ or grassed outdoor recreation area(s), at a minimum rate of four square metres per person accommodated (excluding boundary landscaping). This may be reduced by up to one quarter of the rate where recreational infrastructure such as swimming pools, gymnasiums and covered barbecue areas are provided.

As a minimum, outdoor recreation areas shall provide shade and include outdoor cooking facilities.

Car parking and external storage areas, bin compounds and other unsightly structures should be suitably screened to reduce visual impact.

Each accommodation unit/ suite shall be provided with an area of private space for the exclusive use of the resident. This space may be provided external to the unit, but must be easily accessible. Desirable forms of private space include courtyards, viewing decks and balconies.

### **Aesthetic Considerations:**

Where possible, transient workforce accommodation facilities are encouraged to comply with the Broome architectural style provisions set out in TPS4 (clause 5.10).

## **Other Considerations**

### **Period of Operation**

Approval will only be given for suitable Transient Worker Establishments for a period of five years. Such facilities are not considered to be required as part of the permanent infrastructure of the Broome Townsite but may be necessary components to facilitate development in the short term.

### **Liquor Licensing:**

The Shire will not support a Liquor Licence on any Transient Worker Accommodation premises.

### **Food Premises:**

Any food premises in the facility will only be permitted for the provision of food to the resident transient workers.

### **Management Plan**

Council may require a management agreement in the form of a deed of agreement as a condition of approval. Where Council requires a management plan to be provided in should address the following issues:

1. Provision of a full-time on-site manager;
2. The landlord tenant relationship with the employer of the transient workers, not with the workers themselves. This is to ensure that facility fulfils its intended purpose of providing accommodation for transient workers and does not get used as budget holiday accommodation or for non-transient workers.
3. Control of resident transient worker behaviour
4. Refuse collection arrangements
5. Ongoing maintenance of buildings, fencing, structures, car parking and access ways, and landscaped areas
6. Establishment of appropriate emergency procedures including fire and cyclone;
7. Decommissioning and restoration of the site.