

TITLE: **STAFF ACCOMMODATION IN GENERAL AGRICULTURE, RURAL SMALL HOLDINGS AND CULTURE AND NATURAL RESOURCE USE ZONES**

ADOPTED: OCM 15 April 2010 – Pages 48 – 50
OMC 30 July 2015 – Pages 28 – 40
OMC 17 December 2015 – Pages 110 – 121
OMC 25 May 2017 – Pages 85 – 260
OMC 14 December 2017 – Pages 1030 – 1043
OMC 12 December 2019 – Pages 213 – 221

ASSOCIATED LEGISLATION: Planning and Development Act 2005
Local Planning Scheme No 6 (LPS6)

ASSOCIATED DOCUMENTS:

REVIEW RESPONSIBILITY: Director Development & Community Services

DELEGATION: Delegations are exercised in accordance with delegation granted in terms of Section 5.42 of the Local Government Act 1995 as amended or other statutes as applicable to specified officers.

APPLICATION: This policy applies in the General Rural, Rural Residential, Rural Small Holdings and Culture and Natural Resource Use zones within LPS6.

Previous Policy Number 8.4

Background:

The policy is required to provide guidelines for the provision of staff accommodation in ‘rural’ zones, while discouraging temporary accommodation for persons not directly employed on rural properties which would be inconsistent with the objectives of the zone and the amenity of the area.

Note, this policy does not apply to development standards for accommodation of transient workers involved in finite projects. LPP 8.8 Transient Workers Accommodation applies to such forms of development.

Objective:

- 1. Provide guidelines for development of staff accommodation in ‘rural’ zones;

2. Maintain the character of 'rural' areas;
3. Discourage temporary accommodation for off-site workers in rural areas

Definitions:

"staff accommodation" means shared self contained living accommodation, used for the accommodation of persons directly employed in an approved activity carried out on the lot.

Policy:

General Requirements

- 1.1 An application for development approval for staff accommodation in the Rural Small Holdings zone shall comply with the following requirements:
 - (i) The maximum floor area, measured from the external face of the walls of the accommodation unit shall not exceed 100m² (excluding carport / garage);
 - (ii) The proposed accommodation unit must be secondary to the existing dwelling and no more than one (1) staff accommodation unit may be approved on a lot;
 - (iii) The accommodation unit cannot be a caravan or park home;
 - (iv) Persons staying within the staff accommodation must be directly employed in an approved activity carried out on the lot;
 - (v) An operating rural activity must be taking place on site prior to any application being considered and details must be supplied demonstrating why the approved activity requires employees additional to the land owners or occupants of the main residence. The occupation of the premises for seasonal activities only (i.e. fruit picking) is not sufficient grounds to support staff accommodation;
 - (vi) The lot has an area of not less than 5 ha;
 - (vii) The applicant can demonstrate that the staff accommodation unit can be adequately serviced with water, power and effluent disposal;
 - (viii) The proposed accommodation unit will not detract from the landscape values of the locality as seen from any public road or from any dwelling on adjacent lots.
- 1.2 An application for development approval for staff accommodation in the General Agriculture and Culture and Natural Resource Use zones shall comply with the following requirements:
 - (i) Persons staying in the staff accommodation must be directly employed in the agricultural activity carried out on site the lot;
 - (ii) The proposed accommodation unit(s) will not detract from the landscape values of the locality as seen from any public road; and
 - (iii) The applicant can demonstrate that the staff accommodation unit can be adequately serviced with water, power and effluent disposal.

SHIRE OF BROOME LOCAL PLANNING SCHEME No. 6 (LPS6) – LOCAL PLANNING POLICIES

This Policy is a Local Planning Policy adopted under the provisions of Clause 2.4 of LPS6. LPS6 is administered by the Shire of Broome as the responsible authority under the Scheme. LPS6 was gazetted and came into operation on the 30 January 2015.

Planning policies adopted under LPS6 may be amended or rescinded after the procedures set out in Clause 2.4 and 2.5 have been completed.