

## LOCAL PLANNING POLICY

## 5.2

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| <b>TITLE:</b>                      | <b>WORKFORCE ACCOMMODATION IN RURAL,<br/>RURAL SMALLHOLDINGS AND CULTURAL AND NATURAL<br/>RESOURCE USE ZONES</b>   |
| <b>ADOPTED:</b>                    | OCM 15 April 2010 – Pages 48 – 50  |
| <b>REVIEWED:</b>                   | OCM 30 July 2015 – Pages 28 – 40<br>OCM 17 December 2015 – Pages 110 – 121<br>OCM 25 May 2017 – Pages 85 – 260<br>OCM 14 December 2017 – Pages 1030 – 1043<br>OCM 12 December 2019 – Pages 213 – 221<br>OCM 30 May 2024 – Pages 10 –16 |
| <b>ASSOCIATED<br/>LEGISLATION:</b> | Planning and Development Act 2005<br>Planning and Development (Local Planning Schemes)<br>Regulations 2015<br>Local Planning Scheme No 7 (LPS7)  |
| <b>ASSOCIATED<br/>DOCUMENTS:</b>   |  |
| <b>REVIEW<br/>RESPONSIBILITY:</b>  | Director Development Services  |
| <b>DELEGATION:</b>                 | 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.  |
| <b>APPLICATION:</b>                | This policy applies in the Rural, Rural Residential, Rural Small Holdings and Culture and Natural Resource Use zones within LPS7.  |

### **Background:**

The policy is required to provide guidelines for the provision of workforce 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 5.5 Transient Workers Accommodation applies to such forms of development.

### **Objective:**

1. Provide guidelines for development of workforce accommodation in 'rural' zones;
2. Maintain the character of 'rural' areas;
3. Discourage temporary accommodation for off-site workers in rural areas.

**Policy:**

**General Requirements**

- 1.1 An application for development approval for workforce accommodation in the Rural Smallholdings 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 100m<sup>2</sup> (excluding carport / garage);
  - (ii) The proposed accommodation unit must be secondary to the existing dwelling and no more than one (1) workforce accommodation unit may be approved on a lot;
  - (iii) The accommodation unit cannot be a caravan or park home;
  - (iv) Persons staying within the workforce 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 landowners or occupants of the main residence. The occupation of the premises for seasonal activities only (i.e. mango fruit picking) is not sufficient grounds to support workforce accommodation;
  - (vi) The lot has an area of not less than 5 ha;
  - (vii) The applicant can demonstrate that the workforce 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 workforce accommodation in the Rural and Cultural and Natural Resource Use zones shall comply with the following requirements:
  - (i) Persons staying in the workforce 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 workforce accommodation unit can be adequately serviced with water, power and effluent disposal.

## **SHIRE OF BROOME LOCAL PLANNING SCHEME No. 7 (LPS7) – LOCAL PLANNING POLICIES**

This Policy is a Local Planning Policy adopted pursuant to Part 2 clause 4 of the deemed provisions of LPS7. LPS7 is administered by the Shire of Broome as the responsible authority under the Scheme. LPS7 was gazetted and came into operation on the 28 September 2023.

Planning policies adopted under LPS7 may be amended or rescinded after the procedures set out in Part 2 of the deemed provisions of LPS7 have been completed.