

LOCAL PLANNING POLICY

5.5

TITLE:	WORKFORCE ACCOMMODATION
ADOPTED:	OCM 10 June 2010 – pages 54 - 57
REVIEWED:	OCM 30 July 2015 – Pages 28 – 40 OCM 17 December 2015 – Pages 110 – 121 OCM 25 May 2017 – Pages 85 – 260 OCM 14 December 2017 – Pages 1030 – 1043 OCM 12 December 2019 – Pages 213 - 221 OCM 30 May 2024 – Pages 10 -16
ASSOCIATED LEGISLATION:	Planning and Development Act 2005 Planning and Development (Local Planning Schemes) Regulations 2015 Local Planning Scheme No 7 (LPS7)
ASSOCIATED DOCUMENTS:	
REVIEW RESPONSIBILITY:	Director Development 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 to the LPS7 area.

Objective:

1. Identify Workforce Accommodation as distinct from other forms of short and long term residential accommodation.
2. Provide a safe and functional living environment for the workforce associated with industrial, resource and construction development in the Shire of Broome.
3. Minimise the impact of workers accommodated in Workforce Accommodation on residents and businesses in the Shire of Broome.
4. Ensure occupancy of workforce accommodation facilities is limited to transient workers or working couples.

Definitions:

Workforce Accommodation means premises which may include modular or relocatable buildings, used –

- a. primarily for the accommodation of workers engaged in construction, resource, agricultural or other industries on a temporary basis; and
- b. for any associated catering, sporting and recreation facilities for the occupants and authorised visitors.

Policy:

Assessment Criteria:

- 1.1 When considering applications for development approval for Workforce Accommodation, the Shire will have regard to:
 - (i) The objectives for the various zones and reserves set out in LPS7.
 - (ii) Any relevant local planning policy.
 - (iii) The location and site characteristics of the property and the immediate surrounding area.
 - (iv) Comments received from surrounding and nearby landowners and residents.
 - (v) The impact on and from adjoining uses.
 - (vi) The time frame for the occupancy of the proposed facility.
 - (vii) The design form and the likely impact on the future use of the land.
 - (viii) Access to existing services and infrastructure.
 - (ix) The safe and efficient transportation of residents goods and materials to from and within the facility.
 - (x) The ability of the residents of workforce accommodation facilities to access associated services and amenities within the town.
 - (xi) The scale and overall quality of the development.
 - (xii) Proposed management of emergency, environmental, and health issues.
 - (xiii) 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.
 - (xiv) Whether the applicant has investigated all other avenues for the accommodation of the workforce with existing accommodation providers and can demonstrate that this is not feasible.
- 1.2 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.

Development requirements

Site Cover:

- 2.1 A maximum site coverage of 40% is permitted.

Front Building Setbacks:

- 2.2 Buildings should be setback from a boundary to a public road a minimum of 9.0 metres, although this may need to be increased to provide adequate landscaping and screening.

Side and Rear Building Setbacks:

- 2.3 Buildings should be setback from boundaries a minimum of 6.0 metres, although the need for perimeter landscaping for screening purposes, areas for firebreaks, setbacks and access for maintenance and pedestrians will also need to be taken into account.

Building Height:

- 2.4 A Workforce 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

- 2.5 Provision is to be made for car parking at a rate of one car parking bay per worker accommodated unless residents are transported to and from the site by the operator and management details are submitted with the application for development approval. Additional parking may be required for transit buses, boats, trailers, caravans and other recreational vehicles at a rate of one parking/storage bay per 10 workers accommodated.

Landscaping/ Open Space:

- 2.6 Each 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 when recreational infrastructure such as swimming pools, gymnasiums and covered barbecue areas is provided.
- 2.7 As a minimum, outdoor recreation areas shall provide shade and include outdoor cooking facilities.
- 2.8 Car parking and external storage areas, bin compounds and other unsightly structures should be suitably screened to reduce visual impact.
- 2.9 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.

Climate Responsive Design

- 2.10 Accommodation units and outdoor areas are designed to reduce solar penetration and include access to breezes.

Other Considerations

Period of Operation

- 3.1 Approval will only be given for suitable Workforce Accommodation 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:

- 3.2 Any alcohol made available for sale will only be supported where alcohol is for resident transient workers. At no time will the Shire support a Liquor License where alcohol is made available to the general public.

Food Premises:

- 3.3 Any food premises in the facility will only be permitted for the provision of food to the resident of the Workforce Accommodation.

Management Plan

- 3.4 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:

- (i) Provision of a full-time on-site manager.
- (ii) The landlord tenant relationship with the employer of the workers, not with the workers themselves.

Note: This is to ensure that facility fulfils its intended purpose of providing accommodation for workers and does not get used as budget holiday accommodation or for workers not employed in the activity undertaken on site.

- (iii) Control of resident behaviour.
- (iv) Refuse collection arrangements.
- (v) Ongoing maintenance of buildings, fencing, structures, car parking and access ways, and landscaped areas.
- (vi) Appropriate emergency procedures including fire and cyclone.
- (vii) Decommissioning and restoration of the site.

Rehabilitation of the site:

- 3.5 A rehabilitation plan must be submitted with the application for development approval setting out how the site will be rehabilitated to the pre-development conditions upon expiry of the approval period.

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