

Workforce Accommodation

Local Planning Policy

VERSION 2

January 2016

town planning services

Version	Adoption	Comment
1	14 August 2007 Council Item DS022	Draft.
1	23 October 2007 Council Item DS075	Final.
1	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
2	23 February 2016 Council Item DRS245	Final – No objections received during advertising.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Workforce Accommodation local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

An essential component of several industry sectors is the ability to attract and accommodate a workforce such as for the resources, tourism, construction and agricultural industries.

This policy is particularly concerned with addressing planning requirements associated with accommodation for construction and operational projects that typically employ fly-in, fly-out workforces that are associated with the large-scale mining, resource and infrastructure sectors.

The recent history of new projects in the Geraldton area and the Mid West region is dominated by the emergence of mining. Taking into account patterns of fly-in, fly-out employment within mining, it is recognised that the initial construction workforce for mining projects may not directly translate into workers permanently residing within Geraldton. In the interests of ensuring industries are able to efficiently attract and retain labour to undertake construction projects, there are merits behind a construction workforce being temporarily housed close to the construction site itself, but isolated from existing population centres.

The Local Planning Strategy aims for sustainable population growth to primarily focus on the Geraldton Urban Growth Boundary area and the regional townsites of Mullewa and Walkaway. The local government recognises the importance of long-term or operational workforce in mining and other industry sectors to be located within existing settlements such as Geraldton, Mullewa and Walkaway. These population centres are capable of providing appropriate community infrastructure and services.

3.0 OBJECTIVES

- a) To provide for the establishment of Workforce Accommodation that is demonstrated to meet the temporary needs of a specific industry related project and is considered to be appropriate from a social, environmental, cultural and economic perspective.
- b) To allow for Workforce Accommodation associated with the construction / maintenance / shut-down to be temporarily provided on rural land and located in proximity to sites for major projects.
- c) To encourage Workforce Accommodation for permanent operational workforce to be located within the Geraldton Urban Growth Boundary area or the regional townsites of Mullewa or Walkaway and discourage them from rural land.

4.0 POLICY MEASURES

4.1 Interpretation of Construction and Operational Workforce

4.1.1 Construction workforce is to be interpreted where a significant number of construction staff may be required to be brought into the locality for undertaking the construction phase of the project or during maintenance shut-downs, outside of what would otherwise be considered the operational phase of the project.

4.1.2 Operational workforce is to be interpreted as the more permanent staff that are required to operate the facility or project inclusive of support staff such as catering, cleaners, medical staff and the like.

4.2 Location

4.2.1 Construction related Workforce Accommodation is considered to be suitable for locations in proximity to the relevant project site. Within rural areas the local government preference is the establishment of Workforce Accommodation to be located in close proximity, or on land directly associated with, the relevant project or development to which it supports.

4.2.2 Operational related Workforce Accommodation will be expected to be located within the existing settlements of the Geraldton Urban Growth Boundary area and the regional townsites of Mullewa and Walkaway.

4.3 Rural Zone

In the Rural zone, construction related Workforce Accommodation should be developed in a manner that avoids:

- a) Land containing remnant vegetation. The local government may consider developments on sites in proximity to remnant vegetation where bushfire management requirements are addressed, and where clearing of vegetation is avoided or minimised through revegetation of other portions of the site.
- a) Land located within Special Control Areas in the Scheme.
- b) Land containing significant deposits of basic raw materials.
- c) Detrimental impact upon the character and amenity of adjoining land.

4.4 Tourism Zone

4.4.1 The development should consider the compatibility of the use with existing operational tourism uses on the site or the future intended use of the site for tourism uses. The Workforce Accommodation development should be incidental to the predominant use of existing tourism development.

4.4.2 The development should be designed in a manner that would facilitate a transition from workforce accommodation to a quality short-stay accommodation alternative.

4.5 Residential Zone

- 4.5.1 The layout and arrangement of the development should respect the character of the area having regard to residential density, building scale, built form and boundary setbacks.
- 4.5.2 The external appearance of the development should be consistent and compatible with surrounding uses. Where possible colours, materials and architectural design features used to identify the character of the area should be incorporated into the external appearance of the development.
- 4.5.3 Development should incorporate landscaping to integrate the development with the streetscape, to screen areas of car parking, and to compliment the character and amenity of the residential area.
- 4.5.4 The development should demonstrate sufficient on-site parking for the number of accommodation units provided.
- 4.5.5 Specific measures should be identified to manage impacts on neighbouring amenity, such as traffic movement and noise generated by the use.
- 4.5.6 The layout and arrangement of the use should minimise the impacts of noise and headlight glare of vehicles to bedrooms and major habitable rooms of adjacent or neighbouring dwellings.
- 4.5.7 Information regarding management including how the premises will generally operate on a day-to-day basis (including confirming arrangements for waste management).

4.6 Application Requirements

Applications should be supported with a management statement and/or information detailing how the proposed location is appropriate. Information to provide would generally include a description of:

- a) The site, including the site layout and a description of the operation of the proposed development itself.
- b) The appropriateness of the site's location and the compatibility of Workforce Accommodation with adjoining / nearby uses.
- c) Access to existing community infrastructure and services (such as roads, power, water, sewerage, telecommunications).
- d) The management and decommissioning/rehabilitation (as required) of the site for the eventual removal of the Workforce Accommodation development and return of the land to its original state (or next intended state of land use / development).

4.7 Duration of Development Approval

- 4.7.1 Development approvals for Workforce Accommodation are generally subject to a temporary approval of 5 years. The specific time limit however will have regard to the purpose of the Workforce Accommodation (construction or operational staff) and it should not be assumed that a 5 year period will be granted in all cases.
- 4.7.2 In considering the period of time for which a development approval is granted, the local government will consider the timeframe requested by the applicant and the tenure arrangements for the land (e.g. period of lease over Crown land).