



Policy Name:	LPP13 Transient Workforce Accommodation
File No:	LPP13 PS.TP.7
Policy Purpose:	Local Planning Policies are guidelines used to assist the Shire in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.
Principles / Framework:	Shire of Ashburton 10 Year Community Plan 2012-2022 Goal 04 – Distinctive and Well Serviced Places Objective 03 – Well Planned Towns
Application:	Town Planning Scheme No.7
Statutory Environment:	Shire of Ashburton Town Planning Scheme No. 7 Planning & Development Act 2005
Minute Number:	13.07.33
Approval Date:	Ordinary Meeting of Council held on 18 September 2013

1.0 SCOPE:

A Local Planning Policy is not part of the Scheme and does not bind the Shire in respect of any application for planning approval but the Shire is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

2.0 OBJECTIVES:

- 2.1 To provide advice for potential developers of Transient Workforce Accommodation for the mining, construction and other industries.
- 2.2 To ensure that operators and developers are aware of the requirements in providing, managing and removal of the camps.
- 2.3 To establish guidelines to be used in considering any applications proposed for the development of these camps.
- 2.4 Specify a time period for approval of Transient Workforce Accommodation camps.

3.0 POLICY:

3.1 Policy Statement

The Council of the Shire of Ashburton does not support “fly- in, fly-out” mining as Council considers that it leads to a loss of economic and social value to the Shire and the regional area as a whole. The Council does acknowledge that there will be circumstances such as remoteness and limited life of a particular mining or industrial activity that result in a need for Transient Workforce Accommodation camps to be established. This Policy seeks to address the establishment of such



camps. It also addresses matters of amenity, both for camp residents and those who live in proximity of such establishments.

3.2 Definitions

For the purpose of this policy:

“Ancillary Buildings” means any buildings associated with the construction camp not used for the purposes of accommodation (i.e. bar area, dining hall, kitchen, offices etc.).

“Potable Water” means water in which the levels of physical, chemical and microbiological constituents does not exceed the guideline values set out in the National Health and Medical Research Council and Australian Water Resources Council publication "Guidelines for Drinking Water Quality in Australia 1987", which has been approved by the Shire subject to any conditions which may be laid down by the Commissioner for Health.

“Transient Workforce Accommodation” means dwellings intended for the temporary accommodation of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractor’s camp and dongas.

Transient Workforce accommodation camps have been divided into 2 types, these being:

TYPE A Camps which are located within or in proximity to existing urban or resident populations, typically on land zoned for residential or commercial purposes. These camps may be further categorized into long term operational camps and (generally) shorter term construction camps.

TYPE B Camps which are more remote from existing urban or resident populations, typically on land zoned rural or pastoral uses. These camps include exploration and fly camps, remote construction camps and remote operational villages. By their nature and location, these camps operate largely independently of existing permanent urban settlements.

3.3 Application of Policy

This policy has been prepared in accordance with the provisions of Part 2 of the Shire of Ashburton Town Planning Scheme No 7.

This policy applies throughout the Shire of Ashburton, except to the extent that the provisions of State Agreement Legislation and the Mining Act 1978, over-rule the Planning and Development Act 2 005 and the Shire planning scheme.

3.4 Impact on Community

Transient workers accommodation has the potential to impact on the economic and social wellbeing of Shire communities in two ways.

- (a) The scale and the extent of the accommodation can result in a significant demand being placed on physical and community infrastructure. Furthermore, it can distort local and regional commercial activity, and
- (b) Detailed design considerations may impact on the amenity of the areas immediately surrounding the area.

For these reasons, each application for transient workers accommodation shall be accompanied by an assessment of the proposal, including:



- (a) A detailed explanation of the need for the facility
- (b) Details of the extent to which the proposal places demands on physical and 1community infrastructure, and
- (c) The extent to which the local community will benefit from the proposal.

3.5 Advertising of Applications

The Shire is of the opinion that Transit Workforce Accommodation has the potential to significantly impact on the amenity of the surrounding community. For this reason the Shire requires, in the absence of good reasons to the contrary, that development applications for Transient Workforce Accommodation be advertised in accordance with Clause 5.7 of the Shire of Ashburton Town Planning Scheme No 7.

3.6 Location of Camps

3.6.1 The particular location of any proposed camp is at the discretion of the Shire and will depend on the capability, suitability and appropriateness of the site for the proposal. The Shire does not support Transient Workforce Accommodation camps located:

- in a position or area that would adversely affect residential, rural residential or rural smallholdings uses or lifestyles or that would detract from any particular scenic or visual attraction;
- adjacent to recognised tourist routes, unless suitably screened or designed for permanent use;
- within any sensitive areas such as industrial buffer areas or waste water treatment plant buffers or the following zones:
 - Rural Residential;
 - Industrial and mixed Business/Development;
 - Industry; or
 - Mixed Business.

3.7 Density of Development

3.7.1 Type A camps should not exceed 200 accommodation rooms.

3.7.2 Type B camps shall provide the necessary number of accommodation rooms associated with the relevant operation.

3.7.3 The overall density of development of the camp should not exceed 100 persons per hectare.

3.7.4 The Shire may consider variations to the above requirements, subject to the proponent providing adequate justification for the proposed variation(s) to the satisfaction of the Shire.

3.8 Design Requirements & Building Materials of Structures

3.8.1 All materials used and construction of accommodation and ancillary buildings shall be in accordance with the Building Code of Australia 1996 and Health Act (Construction Camp Regulations).

3.8.2 The use of reflective cladding materials on the buildings shall not be permitted.

3.8.3 For Type A camps, the building materials shall be of the earth brown, vegetation green or local landscape colours range to blend with the surroundings.

3.8.4 The use of second hand materials is not supported in Type A camps.

3.8.5 The Shire may consider approval to use second hand materials and/or buildings in Type A camps, and all applications to do so must be accompanied by the following information:

- photographs clearly showing four separate elevations of the used buildings;
- an inspection report from an approved Building Surveyor; and
- the standard building and site plans as would be required for such an application.

3.8.6 Each accommodation unit must be designed such that each accommodation room meets the following criteria:



- the ventilation and air space is to be in accordance with the requirements of the Health Act 1911 Construction Camp Regulations;
- adequate provisions are to be made for heating and cooling systems for each accommodation room;
- an en suite is to be provided for each accommodation room within Type A camps, though the Shire may consider the use of shared ensuite facilities between 2 accommodation rooms. The ensuite shall contain a shower, toilet and hand basin.
- each ensuite shall have a door that opens outwards or can be readily removed from the outside. In the case of a shared ensuite, the door/s must be capable of being locked. The requirements for the ensuite must be in accordance with the Health Act 1911 and the Building Code of Australia 1996;
- each accommodation room should be provided with a bed, clothes storage, table/desk and any other necessary furniture, as may be required;
- each accommodation room is to have at least 2 double power points; and
- each accommodation room is to be provided with both natural and artificial light, in accordance with the requirements of the Health Act 1911 Construction Camp Regulations.

3.8.7 Adequate provisions are to be made for verandahs for each accommodation unit or alternatively, the supply of common covered outdoor areas, to the satisfaction of the Shire.

3.9 Landscaping & Aesthetics

3.9.1 All accommodation units, ancillary buildings and car parking areas will be setback in accordance with the Town Planning Scheme.

3.9.2 All boundary setback areas with frontage to roads will be required to be landscaped with appropriate fast growing trees and shrubs, to the satisfaction of the Shire.

3.9.3 The internal camp area is to be landscaped for screening and shade purposes, in accordance with an approved landscape plan, to the satisfaction of the Shire.

3.9.4 Landscaping works are to be commenced within 30 days of the completion of construction of the camp, and are to be maintained by the developer/manager of the camp throughout the duration of the camp. The Shire may require that a bond be provided to ensure that the landscaping is maintained.

3.9.5 The developer is to provide footpaths, which are a minimum of 1.2 metres wide between all accommodation units, outdoor areas, ancillary buildings, car parks and bus bays. The footpaths shall be shown on the site plan at the time of making the application. The materials used to construct such footpaths are to be to the satisfaction of the Shire.

3.10 Fencing

3.10.1 The developer is to install uniform boundary fencing, such as plain post and wire around the property boundary, to the satisfaction of the Shire.

3.11 Water Supply

3.11.1 Arrangements are to be made with the relevant service provider so that connection to a water supply service will be available to the proposed camp.

3.11.2 In the event that no reticulated water supply can be provided to the land, arrangements are to be made to provide an adequate water supply of potable water.

3.11.3 All tanks and vessels used for the storage of drinking water shall be so constructed and covered as to prevent water stored therein from becoming polluted or contaminated.

3.11.4 The potable water supply shall be of a capacity to provide a minimum of 80 litres per person per day.



3.12 Stormwater Drainage

- 3.12.1 All stormwater from roofed and paved areas shall be collected and disposed on site to the satisfaction of the Shire.

3.13 Effluent Disposal & Toilet Facilities

- 3.13.1 All ablution facilities shall be connected to an appropriate approved effluent disposal system, in accordance with the requirements of the Department of Environment & Conservation and the Health Department of Western Australia.
- 3.13.2 In addition to the ablution facilities provided for each accommodation room, suitable provisions are to be made for ablution facilities in common areas (i.e. bar areas, dining rooms, offices etc.).

3.14 Laundry Facilities

- 3.14.1 Minimum laundry facilities shall be provided to the following scale:
- Up to 100 persons 1 unit to 10 persons
 - Over 100 up to 200 persons 1 unit to 12 persons
 - Over 200 up to 300 persons 1 unit to 15 persons or otherwise in accordance with the Health Act (Construction Camp Regulations).
- 3.14.2 Such laundry facilities will include:
- at least 1 washing machine connected to hot and cold running water;
 - a trough with a drain plug and hot and cold running water;
 - at least 0.3 metres of bench space for ironing clothes, with access to a power point;
 - an electric clothes drier or 60m of washing line;
 - supplied with artificial light.

3.15 Rubbish Disposal

- 3.15.1 The developer/manager of the facility shall establish rubbish disposal services, to the satisfaction of the Shire.
- 3.15.2 The developer/manager is to provide at least 1 common area for rubbish collection, which may be easily accessed. This area is to contain bin wash down areas and be appropriately setback and screened from adjoining buildings, to the satisfaction of the Shire.
- 3.15.3 Bins to be provided in all common areas.

3.16 Lighting

- 3.16.1 Appropriate night time security lighting is to be provided within the camp site to the satisfaction of the Shire.
- 3.16.2 All lighting shall be required to adopt shading measures and be directed to minimise any unnecessary light spill and impacts on the surrounding locality.

3.17 Emergency Services, Fire, First Aid

- 3.17.1 Type A camps will be required to provide emergency fire services in accordance with relevant legislation.
- 3.17.2 Type B camps will be required to make adequate provisions for emergency fire services, including fire breaks, fire fighting equipment and water supplies in accordance with the relevant legislation.
- 3.17.3 The Shire will require that the proponent prepare emergency fire and cyclone procedures plan.
- 3.17.4 The proponent will be required to make suitable provisions for first aid facilities in accordance with Health Department regulations.
- 3.17.5 All emergency services shall be adequately marked and located to ensure emergency vehicle access.



3.18 Parking Provisions

- 3.18.1 Car parking shall be determined upon application.
- 3.18.2 Provisions shall be made for bus parking and pick-up / set-down areas within the site, or as required.
- 3.18.3 All car parking areas shall be located, designed and constructed to the satisfaction of the Shire.

3.19 Internal Road Standards

- 3.19.1 All internal roads shall be a minimum of 4m in width and designed and constructed to the satisfaction of the Shire.
- 3.19.2 A one-way system of vehicle movement throughout the site and a maximum speed of 8 km/h is preferred.

3.20 Road Frontage Standards

- 3.20.1 The Shire will consider the existing road network adjacent to the development site and may require that the developer construct, upgrade the existing road(s) and/or contribute towards the additional maintenance of the existing roads(s) if it is considered that the development of the site for these purposes and subsequent additional vehicle movements warrants such action.

3.21 Signage

- 3.21.1 Signage shall be in accordance with the Town Planning Scheme and relevant Policy requirements.
- 3.21.2 An 1800mm x 1800mm information sign shall be provided at the entrance to the development site to indicate such information as:
 - Owner of the site
 - Manager of the site
 - Specific Rules for the Camp Area
 - Map of the Camp Area
 - Emergency Contact Phone Number(s)

3.22 Public Transportation Provisions

- 3.22.1 It is preferred that workers are transported to and from the work site by a coach or bus service.

3.23 Recreation & Community Facilities

- 3.23.1 It is preferred that the workers utilise the recreation and community services available within the existing towns and settlements throughout the region when the camp is located within reasonable proximity to these facilities.

3.24 Liquor Licensing

- 3.24.1 On-site facilities will be subject to the standards set under the relevant legislation.

3.25 Catering & Meal areas

- 3.25.1 All kitchen and meal areas shall comply with the relevant standards as prescribed by the Health Act and other relevant legislation to the satisfaction of the Shire.

3.26 Telephones

- 3.26.1 It is preferred that an adequate number of public phones be provided throughout the camp.



3.27 Review of Development

- 3.27.1 Shire shall undertake regular inspections of the camp and surrounding area and provide written notification to the camp manager of any breaches or problems identified during the inspection.
- 3.27.2 The camp manager shall rectify those breaches or problems immediately, unless the Shire grants an extension in accordance with a written request from the camp manager which details the reasons for the extension being requested.

3.28 Removal of Structures and Rehabilitation of Site

- 3.28.1 The Shire shall require that all temporary structures, waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site at the cessation of the Planning Consent granted by the Shire for the camp.
- 3.28.2 The Shire shall require that the site be left in a neat and tidy condition following the removal of the structures.
- 3.28.3 The Shire shall require a written agreement be provided by the developer/manager to this effect.

3.29 Keeping of Pets

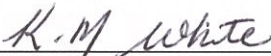
- 3.29.1 No pets are to be kept within the camp area and the Shire will require that a written agreement be provided by the developer/manager to this effect.

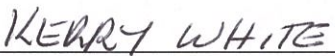
4.0 REFERENCE:

The Shire of Ashburton Town Planning Scheme No. 7 and the Planning & Development Act 2005.

5.0 RESPONSIBILITIES:

The Town Planning Section of the Development Services Division as per the Delegations Policy and Register and further authority is delegated to the Chief Executive Officer for the following:


(Signature)
Signed


(Print Name)
Shire President

Monitor and Review: Principal Town Planner

Last Review Date: Ordinary Meeting of Council held on 18 September 2013

Next Review Date: September 2017

This policy is to remain in force until otherwise determined by the Council or superseded.