

PLANNING PROPOSAL - TEMPORARY WORKERS ACCOMMODATION

REPORT BY STRATEGIC PLANNER

Planning proposal TWA

A0420084

RECOMMENDATION

That:

- 1. the report by Strategic Planner on the Planning Proposal - Temporary Workers Accommodation be received;**
- 2. that Council prepare a Planning Proposal under section 55 of the Environmental Planning and Assessment Act the purpose of which is to insert a local clause in Mid-Western Regional Interim Local Environmental Plan 2008 and Draft Mid-Western Regional Local Environmental Plan 2011 for Temporary Workers Accommodation;**
- 3. That a further report be presented to Council upon the completion of the exhibition addressing any submissions.**

EXECUTIVE SUMMARY

The purpose of this report is to initiate the development of a planning proposal to define and insert a local clause for temporary workers accommodation as an amendment to the Mid-Western Regional Interim Local Environmental Plan 2008 and Draft Mid-Western Regional Local Environmental Plan 2011 (as exhibited). Council is seeking to amend both instruments concurrently rather than review the Draft LEP to ensure that the local provisions are not inadvertently held up should the Draft LEP be delayed.

DETAILED REPORT

Mid-Western Regional Local Government Area is experiencing unprecedented growth in the resources industry through an increase in mining activity throughout the region. With this growth comes employment which is typically being sourced from outside the LGA. While the current and draft planning instruments have made provision for urban growth to accommodate the increase in population, pressure is also mounting for alternative accommodation options which offer can offer both an immediate and short term solution to the mounting housing problem.

Temporary workers accommodation is a specific type of development with specific issues and impacts and it is not defined in the Standard Instrument. For the purposes of the Interim LEP 2008, it is considered that a temporary workers accommodation would appropriately be defined for the purposes of the Mid-Western Interim LEP 2008 as *tourist and visitor accommodation* which is defined as follows:

tourist and visitor accommodation means a building or place that provides temporary or short-term accommodation on a commercial basis, and includes hotel accommodation, serviced apartments, bed and breakfast accommodation and backpackers' accommodation.

This is considered the applicable definition for the Mid-Western Interim LEP as a temporary workers accommodation provides temporary accommodation on a commercial basis.

Pursuant to the Mid-Western Interim LEP, *tourist and visitor accommodation* is permissible with consent in the following zones:

- Village Zone
- Neighbourhood Business Zone
- Mixed Use Zone
- Commercial Core Zone
- Light Industrial Zone
- General Industrial Zone

Pursuant to the Draft Mid-Western Regional LEP 2011, *tourist and visitor accommodation* is permissible with consent in the following zones:

- RU1 Primary Production
- RU4 Primary Production Small Lots
- RU5 Village
- R1 General Residential
- R3 Medium Density Residential
- B1 Neighbourhood Centre
- B2 Local Centre
- B3 Commercial Core
- B4 Mixed Use
- SP3 Tourist
- RE2 Private Recreation

A Draft DCP has been prepared on this basis to provide controls and guidance for the development of temporary workers accommodation for mine-related workers or those associated with large scale infrastructure projects. However, tighter controls are required to ensure that temporary workers accommodation is suitably located.

The planning proposal seeks to define the use and outline locational criteria for this type of development as follows:

For the purposes of the clause “Temporary Workers Accommodation” is defined as:

“Development which remains in place on a temporary basis that provides temporary accommodation for mine-related workers or those associated with large scale infrastructure projects and their dependents (usually employed on a “drive in / drive out or Fly in /fly out basis) and consists of accommodation units, and associated amenity building.”

The objectives of the clause are:

- To ensure that temporary workers accommodation;
 - is located within 5km of a mine or major project site and;
 - does not result in land use conflict with other existing or any reasonably anticipated future use of land such as tourism and agriculture, and
 - minimises the impact on local roads and infrastructure.
- Consent for temporary workers accommodation will not be granted unless the consent authority is satisfied that:

- There is a demonstrated link between the mine or major project and the need for the additional accommodation,
- The development located within 5km of the site of the main site office of a coal mine or major project site,
- Provision has been made for sealed road access from the development to the mine or major project site and nearest urban centre, and
- Arrangements have been made for the supply of water and sewerage infrastructure services.

A copy of the Planning Proposal is Attachment 2 to this report.

The process for amendment to the LEP is shown in Attachment 1 (Figure 5). Once formally considered by Council, the planning proposal is forwarded to the Minister of Department of Planning and Infrastructure for a recommendation to the LEP Panel and the gateway process. Should the LEP Panel recommend that the proposal proceed consultation will be undertaken and submissions reviewed before the plan legally drafted and made by the Minister.

FINANCIAL IMPLICATIONS

Not applicable

STRATEGIC OR POLICY IMPLICATIONS

The planning proposal will reinforce the direction of growth as set through the structure of the environmental planning instruments and assert Council's position in respect to temporary workers accommodation.

LIZ DENSLEY
STRATEGIC PLANNER

CATHERINE VAN LAEREN
GROUP MANAGER DEVELOPMENT AND COMMUNITY SERVICES

25 November 2011

Attachments:

Figure 5 Process to make a Local Environmental Plan
Draft Planning Proposal – Temporary Workers Accommodation

APPROVED FOR SUBMISSION:

WARWICK BENNETT
GENERAL MANAGER

Figure 5 – Process to make a local environmental plan

