



## Workforce Accommodation

'Workforce Accommodation' as defined under Shire of Exmouth Local Planning Scheme No.4, 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.

A workforce accommodation unit may take the form of a self-contained unit, mining camp-style or caravan.

Workforce accommodation may be considered by the Shire in the **Rural** and some parts the **Service Commercial** zones, subject to gaining development approval from the Shire.

## Development Requirements

1. Each Workforce Accommodation unit shall contain no more than one (1) bedroom.
2. Workforce Accommodation that contains more than one unit shall be centrally managed as a single complex (see Environmental Health requirements and definitions).
3. No directional signs associated with Workforce Accommodation shall be permitted.
4. Laundry, sanitary and ablution facilities shall be provided or accessible within the lot.
5. On-site carparking should be provided on at a rate of one (1) space for every two (2) bedrooms.
6. Workforce Accommodation shall have external colours consistent with the local government's adopted colour palette.
7. A management statement shall be prepared and clearly displayed in the Workforce Accommodation, detailing:
  - (a) Maintenance;
  - (b) Site access;
  - (c) Emergency management;
  - (d) Security; and
  - (e) Occupant Rules.
8. For the Service Commercial zone, the following matters are also considered:
  - The need, considering the capacity in local housing and supply markets;
  - Provision of suitable setbacks and siting of development in a manner that considers surrounding land uses;
  - Measures to manage visual amenity impacts (screening, fencing and landscaping etc.); and
  - Decommissioning/transitioning plans.

## Development Approval Process

A development (planning) application is required to be accompanied by a Management Statement, set of plans (to scale - site plan, floor plan, elevations drawings) identifying the existing and proposed buildings, including all associated parking areas, facilities and setbacks to boundaries (for further requirements please see the Shires Development Application Checklist).

The statutory assessment timeframe up to 90 days. All applications are advertised to surrounding landowners and referred to relevant government agencies and utility providers for comment.





Approvals for workforce accommodation are generally granted for a maximum period of 3 years (extensions can be considered), except where the Workforce Accommodation is a caravan, in which case this is a maximum of 3 months, in accordance with Council Policy 5.5 Temporary Accommodation – Caravans, and the *Caravan Parks and Camping Grounds Act 1995* and *Regulations 1997*.

In the Service Commercial zone: This is a temporary use only, and workers accommodation proposals can only be approved up to 30 June 2026. After this date, no extensions can be considered and all buildings are to be removed, unless approval is granted for other uses consistent with the zone.

## Building Requirements

If development approval is granted, a building permit application is then required to be submitted to the Shire. The proposed development will need to meet the safety (structural and fire), health, amenity and sustainability requirements of the Building Code of Australia.

## Health Requirements

Depending on your proposal there may be some health legislative requirements applicable to your workforce accommodation proposal, please see below for further details.

### Lodging House

A lodging house is defined by the Health (Miscellaneous Provisions) Act 1911:

*Any building or structure, permanent or otherwise and any part thereof in which provision is made for lodging or boarding more than 6 persons, exclusive of the keeper thereof, for hire or reward.*

If your development meets the above, you will need to lodge an application for lodging house and consider the Lodging House requirements within the Health Local Laws 1998, [Local Laws » Shire of Exmouth, WA](#).

### Wastewater Systems

Wastewater systems are regulated by the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974* and the *Government Sewerage Policy*. It is an offence under Section 107 2(a) of the *Health (Miscellaneous Provisions) Act 1911* to install a system without approval from the Local Authority. If the construction is a multi-dwelling or produces greater than 540 litres per day, the system will need to be approved by Department of Health through the Local Government. For further details please go to [Apply to install a wastewater system \(health.wa.gov.au\)](#) or contact the Shires Health Department on 9949 3000.

## Servicing

You may need to install new meters or sub-meters for electricity, gas or water, depending on how you plan to manage the Workforce Accommodation. You should contact relevant gas and electricity distributors and the Water Corporation to understand the different options available and which one suits you best.

### Disclaimer

This information sheet is provided as generalised information. While we aim to keep the content of this document current and accurate, we accept no responsibility or warranties for actions based on the information provided. The Shire of Exmouth encourages you to seek professional advice before acting on any information contained within this document. Should you require further information, please do not hesitate to contact the Shire on (08) 9949 3000 or e-mail: [info@exmouth.wa.gov.au](mailto:info@exmouth.wa.gov.au). 15 December 2021.

