

PLANNING AND DEVELOPMENT ACT 2005

City of Karratha Local Planning Scheme No. 8 Amendment No. XX

The City of Karratha under and by virtue of the powers conferred upon it in that behalf by *the Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by:

- Amending the Zoning Table by deleting the Transient Workforce Accommodation zone and transient workforce accommodation use class and inserting three new use classes, including: workforce accommodation – permanent, workforce accommodation – temporary and workforce accommodation - construction camp, as outlined below.

ZONING TABLE		Residential	Urban Development	Transient Workforce Accommodation	Town Centre	Commercial	Tourism	Mixed Business	Strategic Industry	Industry	Industrial Development	Rural	Rural Residential	City Centre			
RESIDENTIAL														Precinct 1 Retail Core	Precinct 2 Commercial	Precinct 3 Entertainment	Precinct 4 Accommodation
17	Transient Workforce Accommodation	SA	Development and use of land to be in accordance with an endorsed Development Plan	P	SA	SA	SA	AA	AA	X	Development and use of land to be in accordance with an endorsed Development Plan	AA	SA	X	X	X	X
17	Workforce Accommodation - Permanent	SA	X		SA	SA	X	X	X	X	X	X	X	SA	SA	SA	SA
18	Workforce Accommodation - Temporary	X	SA		X	X	SA	SA	X	X	X	X	X	X	X	X	X
19	Workforce Accommodation - Construction Camp	X	SA		X	X	X	X	SA	X	X	SA	X	X	X	X	X

2. Deleting clause 6.5 and replacing with the following:

6.5 WORKFORCE ACCOMMODATION

- 6.5.1 Council shall not approve workforce accommodation unless a needs analysis is prepared which demonstrates that additional accommodation is required to service a base-level supply of beds.
- 6.5.2 In exercising discretion in relation to a planning application for workforce accommodation, Council shall consider the following:
- (a) demonstrated compliance with the Workforce Accommodation Policy; and
 - (b) appropriateness of the scale, design and standard of the accommodation in the context of the location and its integration with surrounding development.
- 6.5.3 Except in the Residential zone and notwithstanding subclause 6.5.2, the requirements of the Residential Design Codes and clause 6.3 of the Scheme may be varied for workforce accommodation by Council provided that the variation is deemed to be consistent with the intent of the zone.
- 6.5.4 Planning applications for workforce accommodation – temporary and construction camp shall be accompanied by information and plans indicating, to Council’s satisfaction, how and when the development will be removed and the site rehabilitated or developed for a subsequent use which is consistent with the intent of the zone.
- 6.5.6 Council may require, by signed agreement, a commitment to the date and details of rehabilitation and development of a subsequent use the subject of subclause 6.5.4.

3. Amending clause 6.6.A.2 by deleting the text under the heading Accommodation Precinct and replacing it with the following:

Accommodation Precinct

To provide a range of accommodation options in the Accommodation Precinct including hotels, motels, short stay accommodation, multiple dwellings, tourist resorts and workforce accommodation – permanent. Workforce accommodation – temporary and construction camp are not permitted. Ancillary commercial, retail and entertainment uses such as small shops, private recreation and restaurants that contribute to the overall accommodation experience may be approved at the ground level.

4. Within Appendix 1, deleting the transient workforce accommodation definition and insert the following new 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.

workforce accommodation – permanent - means workforce accommodation that is not subject to a time limit on the planning approval.

workforce accommodation – temporary - means workforce accommodation that is subject to a time limit on the planning approval.

workforce accommodation – construction - means workforce accommodation that is to support a construction project for the life of that construction project only.

5. Amending Appendix 4 – CAR PARKING REQUIREMENTS by deleting reference to transient workforce accommodation and replacing with the provisions outlined below.

NO.	DEVELOPMENT	CAR PARKING REQUIREMENTS
Residential		
18	Transient Workforce Accommodation	At Council's discretion.
18	Workforce Accommodation	At Council's discretion.

6. Amending Appendix 6 – Additional Uses, Additional Use' Entry No. A2 by replacing the term 'transient workforce accommodation' with 'workforce accommodation – permanent' as outlined as follows:

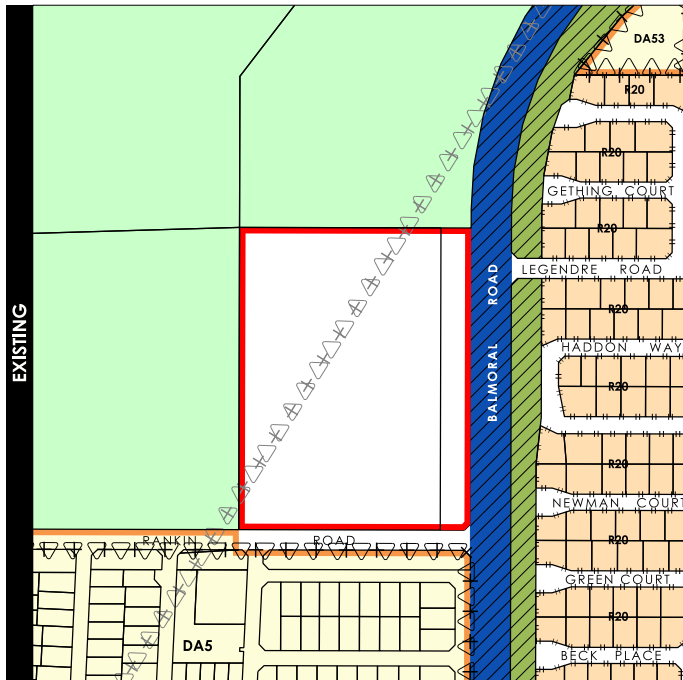
Additional Use' Entry No.	Description of Land	Base Zoning	Additional Uses	Special Conditions
A2	De Witt Loc 126 AMD 10 GG 6/6/08	Infrastructure Reservation	Industry-Noxious (restricted)	<p>(a) The use of the site to be restricted to the following additional uses as defined in Schedule 1 of the Environmental Protection Regulations 1987 (as amended):</p> <p>i. "61 - liquid waste facility"; and</p> <p>ii. "61A - solid waste facility"</p> <p>(b) The following incidental uses are also applicable:</p> <p>iii. waste transfer facility; and</p> <p>iv. transient workforce accommodation workforce accommodation - permanent.</p> <p>(c) The transient workforce accommodation workforce accommodation - permanent shall:</p> <p>v. provide for a maximum of eight employees of the waste transfer facility;</p> <p>vi. be located to maximise the distance from the waste transfer facility; and</p> <p>vii. also require the approval of the Health Department of WA.</p>

7. Rezoning Lots 3799 and 4644 Rankin Road, Karratha from Transient Workforce Accommodation to Urban Development.
8. Rezoning Lots 1, 2, 5, 10, 550, 570, 1060, 1062, 1068 - 1071, 3776 – 3779 and 4644 Mooligunn Road, King Way and Cherratta Road, Karratha from Transient Workforce Accommodation to Mixed Business.

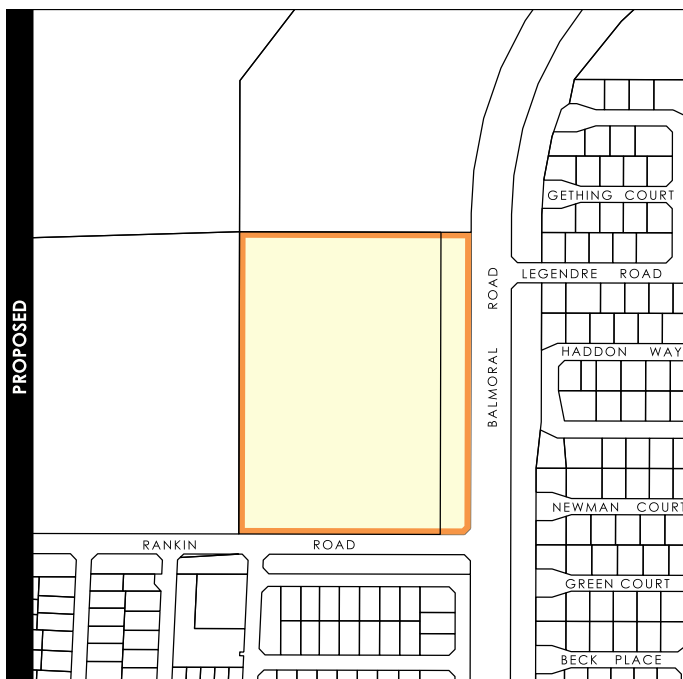
CITY OF KARRATHA

Town Planning Scheme No.8

Amendment No. X



LEGEND	
LOCAL SCHEME RESERVES	
	CONSERVATION RECREATION AND NATURAL LANDSCAPES
	DISTRICT ROADS
	LOCAL ROADS
LOCAL SCHEME ZONES	
	RESIDENTIAL
	RURAL
	URBAN DEVELOPMENT
	TRANSIENT WORKFORCE ACCOMMODATION
OTHER CATEGORIES	
	R20 R-CODES
	AIRCRAFT NOISE RESTRICTION SCA
	DA 5 - SCA DEVELOPMENT AREAS



LEGEND	
LOCAL SCHEME ZONES	
	URBAN DEVELOPMENT

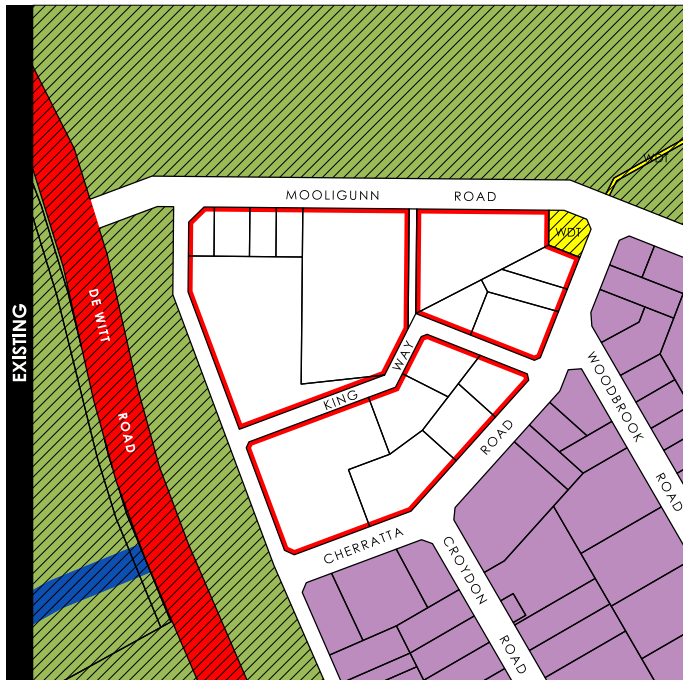


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CITY OF KARRATHA

Town Planning Scheme No.8

Amendment No. X



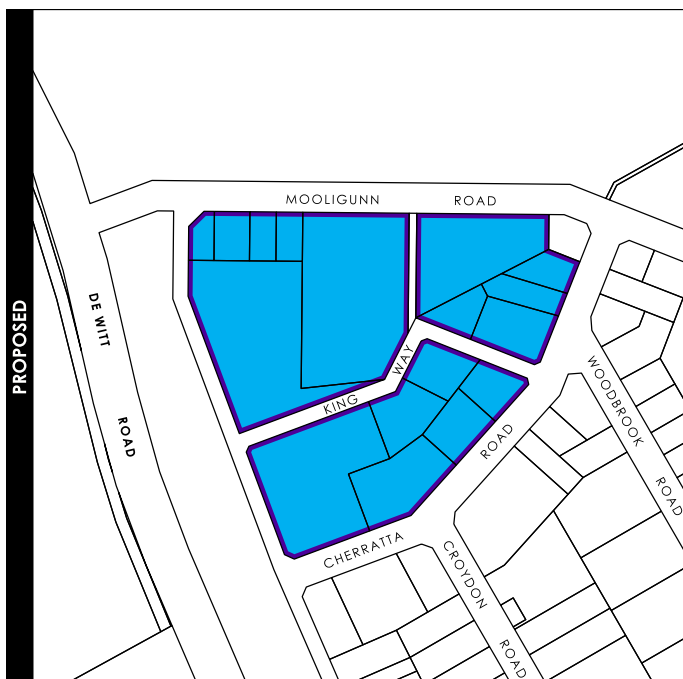
LEGEND

LOCAL SCHEME RESERVES

- CONSERVATION RECREATION AND NATURAL LANDSCAPES
- PUBLIC PURPOSES - Waste disposal and treatment
- STATE AND REGIONAL ROADS
- DISTRICT ROADS

LOCAL SCHEME ZONES

- INDUSTRY
- TRANSIENT WORKFORCE ACCOMMODATION



LEGEND

LOCAL SCHEME ZONES

- MIXED BUSINESS



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