



DP 10

TRANSIENT WORKFORCE ACCOMMODATION

OBJECTIVE

1. To provide a safe and functional living environment for the transient workforce associated with industrial development in the Shire of Roebourne (Shire).
2. To ensure a high level of amenity for transient workers and residents both during and after the construction of the transient workforce accommodation facility.
3. To ensure that transient workforce accommodation facilities employ best practice emergency management practices and are able to safely shelter all residents and staff during cyclones.
4. To recognise that transient workforce accommodation facilities will take varying forms depending upon individual occupancy, transportation and catering arrangements.
5. To accommodate a degree variation to development approvals in the form of minor works and incidental structures during the construction of transient workforce accommodation facilities.
6. To ensure that development within land zoned for transient workforce accommodation is designed for transient workforce accommodation.
7. To discourage transient workforce accommodation in the town centre, residential or tourism zones.
8. To minimise the impact of the influx of workers accommodated within transient workforce accommodation facilities.
9. To ensure occupancy of transient workforce accommodation facilities and fly camps are limited to workers or working couples.
10. To recognise the need to provide dedicated parking areas for over-sized vehicles and, dependent upon the permanency of residents, boat, trailer and caravan parking bays.
11. To control the service of alcohol so as not to adversely impact on residents or the community.
12. To recognise that, due to their limited life span, fly camps need not provide the same level of amenity to workers as transient workforce accommodation facilities.

POLICY PROVISIONS

Scope of the Policy:

- This policy applies in the whole of the Shire and forms part of the Shire of Roebourne No. 8 Town Planning Scheme (TPS).
- To the extent where this policy is inconsistent with an approved Development Area Plan (DAP), the DAP shall prevail.
- To the extent where this policy is inconsistent with the Residential Design Codes of Western Australia 2008 (R Codes), this policy shall prevail.

Preparation of Planning Applications – The Role of the Development Services Department:

Prior to engaging a consultant, or preparing an application on behalf of a client, it is recommended that you first confirm with Development Services what Shire approvals are required and obtain all relevant information. Whilst Development Services are not in a position to prepare applications including those for planning approval, building licence applications, applications for the registration of a lodging house or applications to construct or install an apparatus for the treatment of sewerage, it is often beneficial to seek feedback when preliminary plans have been prepared to ensure all relevant information is submitted and that fundamental or mandatory requirements have been met. Applications for which further information is required will take longer to process. Development Services can be contacted on 9186 8569.

Definitions and Interpretation of this Policy:

The definitions in the TPS, including the relevant definitions in the R Codes, are the point of reference for the definition of any planning and development term.

- A transient workforce accommodation facility is “a building or group of buildings used for the accommodation of temporary or intermittent workers, comprising bedrooms, dining rooms, kitchens, ablutions, toilets and appropriate amenity area, and associated parking areas constructed in accordance with TPS and the Building Code of Australia, but does not include a hotel, motel or boarding house.”
- A fly camp is “a building or group of buildings used for the accommodation of workers engaged in the construction of a transient workforce accommodation facility, located on or adjacent to the development site.”

What Development Requires Planning Approval?

- Any development works associated with a transient workforce accommodation facility or fly camp, or to be undertaken in the transient workforce accommodation zone requires a planning application, unless exempted by this policy, Commonwealth, or State legislation such as the *Public Works Act 1902*.
- The definition of development also includes the use of land, thus the occupying of land (regardless of the extent of building works occurring) may also require a planning application.

Application Procedure:

When applying for planning approval, the application should include:

- A completed Application for Planning Approval form.
- Payment of an applicable planning fee (refer to Development Services Fees and Charges Information Sheet BS-0005).
- Four [4] copies (to scale) of a site plan showing the following:
 - The legal description, lot dimensions, north point, and street details.
 - The location and use of any existing buildings on-site and existing access/egress point(s), existing parking area and existing landscaping area(s).
 - Location and use of proposed building(s) and setbacks to boundaries and existing buildings.
 - The designated cyclone shelter(s).
 - Buildings, structures and/or vegetation to be removed (if any).
 - Existing site levels and/or contours at regular intervals.
 - Finished floor and design levels.
 - Stormwater drainage details including design levels and erosion control at outlets.
 - Vehicular access/egress to site.
 - Car parking and manoeuvring areas (new or modifications to be designed in accordance with Australian Standard AS2890 and the minimum bay dimensions prescribed by this policy).
 - Landscaping area(s) (including species list, locations and means of reticulation).
 - Fencing details (type, location, colour and height).
- Four [4] copies (to scale) of plans/drawings showing the following:
 - Floor plan of proposed building(s).
 - Elevations of proposed building(s).
 - External colours, finishes and materials.
- A management statement detailing the proposal and specifically addressing:
 - Emergency and environmental management for both the construction and occupancy of the facility including cyclone sheltering, dust suppression, waste management, hygiene, and pest animal and weed control.
 - Catering.
 - Liquor licensing (the extent and nature of any liquor licensed areas e.g. canteen, tavern, packaged liquor sales).
 - Tenants' rights and responsibilities (maximum occupancy of rooms, age restrictions, pet ownership, the parking of and ability to bring onto the site private vehicles, boats, caravans and trailers, alcohol and drug policy, use of onsite facilities; conflict resolution etc.).
 - The transportation of workers.
 - Security and public access.

When applying for planning approval, the application may also be required to include:

- A streetscape perspective view and a shadow diagram.
- A Decommissioning/ Rehabilitation Plan indicating how and when the development will be removed and the site rehabilitated should the site is not zoned specifically for transient workforce accommodation.
- An acoustic engineer's report.
- A construction environmental management plan.
- An operational environmental management plan.
- An insect management plan.
- A traffic management plan.
- Turning templates for the likely maximum size of vehicles accessing the site.
- Parking bays for people with disabilities, motorcycles or bicycles.
- A Community Impact/ Management Plan (for larger facilities).
- An acoustic engineer's report.
- A rubbish compound/bin storage area.
- A wash down area.
- A covering letter/report detailing the proposal.
 - In the case of residential development that relies on a Performance Criteria within the R Codes, a written submission demonstrating how the Performance Criteria has been satisfied, or why the corresponding Acceptable Development Provision cannot be met or is irrelevant.
 - The purpose of the use and the types of processes to be utilised.
 - The type and quantity of goods to be stored, processed or produced.
 - The likely number of staff.
 - The extent and nature of any liquor licensed areas (e.g. small bar, packaged liquor).
 - The likely size/type of service vehicle(s) accessing the site.
 - How land not required for immediate use is to be maintained (e.g. cracker dust, natural vegetation, landscaped).
 - Whether a Works Approval or licence under the *Environmental Protection Act 1986* is required.
 - Whether a licence under the *Dangerous Goods Safety Act 2004* is required.
 - What waste is likely to be generated and the means of storage and disposal (i.e. bulk bin compound, domestic bins).
 - The likely effects, if any, on the neighbourhood including noise levels; air borne emissions, emissions to land or water, traffic including the hours of delivery and despatch, light spill or glare.

Assessment Criteria:

When considering applications for planning approval in the transient workforce accommodation zone, the Shire shall have regard to:

- Any relevant provisions contained in the TPS including the precinct objective statements in Part V.
- Any relevant local planning policy.
- Relevant legislation, state planning policies, development control policies and planning bulletins published by the Western Australian Planning Commission, and other publications or guidelines produced by state agencies.
- The location and site characteristics of the property and the immediate surrounding area.
- Best practice emergency, environmental, health and well-being management.
- The safe and efficient transportation of residents, goods and materials to, from and within the facility.
- The ability of the residents of transient workforce accommodation facilities to access town sites and their associated services and amenities.
- The scale and overall quality of the development in light of any proposed variations from the requirements of this policy.

In areas not specifically zoned transient workforce accommodation the Shire shall have further regard to:

- Local planning policies for the zone in which the development is to be placed.

- The impact on and from adjoining uses.
- The time frame for the occupancy of the proposed facility.
- The design form and the likely impact on the future use of the land.
- Access to existing services and infrastructure.

Scheme Prescribed Development Standards:

- Planning applications for transient workforce accommodation, within areas outside the transient workforce accommodation zone, shall be accompanied by information and plans indicating, to the Shire's satisfaction, how and when the development will convert to a subsequent use which is consistent with the Scheme zoning.
- Planning applications for temporary structures to provide transient workforce accommodation shall, to the Shire's satisfaction, be accompanied by information and plans indicating how and when the development will be removed and the site rehabilitated or developed for a different use intended for the zone.
- The Shire may require, by signed agreement, a commitment to the date and details of rehabilitation and conversion the site.

DEVELOPMENT STANDARDS

Site Cover:

Maximum site coverage 50%

Front Building Setbacks:

7.5 metres, although this will normally be determined by the design of the car parking area as it is strongly recommended that car parking should be located within the front boundary setback. Other issues to take into account are the setbacks of buildings on adjoining developments, the external finishes and material of the front facade, and the quality.

Side and Rear Building Setbacks:

Three [3] metres, although the need for perimeter landscaping for screening purposes and access for maintenance and pedestrians will also need to be taken into account.

Building Height:

- An absolute maximum of three [3] levels of habitable floor space.
- A total overall height of 10m for buildings with a concealed roof and 12m for buildings with a pitched roof.

Residential Density:

| Form of Accommodation | Residents per Hectare (max.) |
|---|------------------------------|
| Single-storey single units containing single occupant rooms | 100 |
| Single-storey units containing dual occupant rooms | 150 |
| multi-storey facilities containing single occupant rooms | 200 |
| multi-storey facilities containing dual occupant rooms | 300 |

Variations of up to 10% to the prescribed residential density may be considered provided the applicant can demonstrate that the additional density will not detract from the amenity of the residents or neighbourhood, and how the transient workforce accommodation facility meets or exceeds all other development standards.

Design:

- A commercial kitchen and communal dining area is required unless external catering arrangements are satisfactorily demonstrated (typically evidence of contractual arrangements), or the individual units contain a kitchen in addition to the provision of outdoor cooking facilities. Catering/ food preparation within commercial kitchens must be undertaken in accordance with the *Health Act 1911*(as amended).

- A minimum of 0.5 of a seat for the effective occupancy plus on-site staff must be provided within a communal dining area. This typically equates to 0.4 of a seat per single occupant room although additional seating and parking bays may be required where dining areas cater to people other than residents.
- Unless an alternative emergency sheltering solution can be demonstrated to the satisfaction of the Shire each facility must provide a building(s) designed for emergency (cyclone) sheltering purposes. Such building(s) must:
 - Be designed to a Building Code of Australia importance level four [4].
 - Be accessible for people with disabilities and have a seating area equal or exceeding one [1] square metre based on maximum effective occupancy plus on-site staff.
 - Be centrally located or be otherwise 'shielded'.
 - Be designed with debris resistant screens and additional restraints for all exit doors (strap bolts).
 - Provide internal toilets and, where appropriate urinal(s), at the rate of one [1] pan per sixty [60] persons effective occupancy plus on-site staff. Urinals may be provided in lieu of up to 50% of the pans in the male toilets calculated at the rate of 700 mm of urinal per pan. Consideration will be given to the use of portable chemical toilets in lieu of up to 50% of this requirement provided adequate ventilation, privacy and a 72 hour holding capacity can be demonstrated.
 - Incorporate elements of design referred to in the Guidelines for Australian Public Cyclone Shelters report to Emergency Management Australia (August 2002) including, but not limited to, waterproofing and weatherproofing, mechanical ventilation, lighting to 400 lux for areas where people may want to read or write, emergency lighting in accordance with the BCA for a class 9b building, communications, emergency power, and contain emergency provisions including drinking water and food.
 - Have a floor level with a minimum height of 6.2m AHD or 500 mm above the highest known storm surge or flood runoff level (whichever is the greater).
- Laundry, sanitary and ablution facilities must be provided to comply with the Shire of Roebourne Health Local Law pertaining to Lodging Houses (one [1] washing machine and one [1] dryer per fifteen [15] residents). Should laundries be provided within self contained accommodation units they must be provided for in a separate room or otherwise segregated from the food preparation area in accordance with Section 7 of the *Health Act (Laundries and Bathrooms) Regulations*.
- Unless exempted by the Australian Human Rights Commission a building providing a unique service or feature including a recreation room or area, dining room, or an internet room must be accessible to people with disabilities via an unobstructed path of travel. For buildings such as laundries that are often duplicated throughout a facility, only that individual building in closest proximity to a dedicated disabled accommodation unit need be accessible.
- Although all accommodation units are encouraged to incorporate elements of universal design as prescribed by Australian Standard AS1428; unless otherwise agreed, all facilities must provide at least one [1] universally accessible room. Furthermore, facilities providing greater than 200 rooms must provide one [1] universally accessible room per 100 rooms.

Landscaping/ Open Space:

- Each transient workforce accommodation facility shall be provided with landscaped and/ or grassed outdoor recreation area(s), at a minimum rate of four [4] square metres per person accommodated (excluding boundary landscaping). Bonus concessions to reduce the allocation of landscaped and/ or grassed outdoor recreation area(s) by up to one quarter (25%) of the rate may be granted where recreational infrastructure such as swimming pools, gymnasiums and covered barbecue areas are provided, or where the facility adjoins a developed public recreation area.
- As a minimum, outdoor recreation areas shall provide shade and include outdoor cooking facilities.
- A landscaping plan including a species schedule and a reticulation design and specification shall be submitted for approval with any application lodged for planning approval. Landscaping to a minimum width of 1.5 metres shall be provided within the front setback area, to all common boundaries and adjacent to outdoors storage areas that upon maturity will effectively screen the development.

- Car parking and external storage areas, bin compounds and other unsightly structures should also be landscaped to 'soften' their visual impact.
- Each accommodation unit/ suite shall be provided with an area of private space for the exclusive use of the resident. This space may be provided external to the unit, but must be easily accessible. Desirable forms of private space include courtyards, viewing decks and balconies.

Car Parking and Traffic Management:

Car parking provisions may vary dependent upon each transient workforce accommodation facilities' individual circumstances with particular regard to catering and dining contracts for non-residents, the ability to control the parking of and ability to bring onto the site private vehicles, boats, caravans and trailers as reflected in the management statement, and the opportunity to provide additional on-site parking should the need arise, but as a minimum shall provide the following:

| Type of Facility | Standard Bays per Resident |
|--|----------------------------|
| Self contained facilities with a commercial kitchen and communal dining room | 0.5 |
| Accommodation units/suites each containing a kitchen | 0.75 |

- All transient workforce accommodation facilities must provide additional oversized vehicle parking bays as deemed necessary to bus workers to and from the site, accommodate service and staff vehicles and park residents' boats, trucks and trailers.
- Standard parking bays to have a minimum width of 2700 mm and length of 5500 mm.
- All parking and manoeuvring areas must be drained, sealed with concrete, asphalt or bitumen, kerbed and line marked. Consideration will be given to gravel or 'cracker dust' surfaces for Fly Camps, overflow parking/ hard standings areas, or where the facility is in an isolated area provided suitable dust suppression can be maintained.
- Parking of residents' vehicles shall be provided on the subject land or other land contiguous with or adjacent to the facility.
- Motorcycle bays shall be provided for larger facilities or those located within town sites.
- Unless exempted by the Australian Human Rights Commission, parking bays for people with disabilities must be provided. One [1] disabled parking bay is generally deemed adequate for a facility with peak occupancy (inclusive of staff) of 200 persons plus one [1] bay per accommodation room dedicated for people with disabilities.
- The provision of motorcycle bays with a minimum width of 1200 mm and length of 2500 mm are generally required at the rate of one per fifty [50] spaces (rounded up).

A traffic management report may be required where development is likely to have a significant impact on the local street network either through the volume or type of vehicle trips generated, where substantive or underground parking areas are proposed, or where heavy vehicles are required to manoeuvre within a site. Traffic management reports are typically required to:

- Demonstrate that the likely impact of traffic including service vehicles accessing and exiting the site will not adversely impact on the locality.
- Identify any engineering design modifications required to local roads.
- Assess on-site manoeuvrability for service and oversize vehicles (turning templates with overhangs).
- Assess parking and access way design against Australian Standard AS2890.
- Assess the location and design of parking for people with disabilities.

Storage:

All transient workforce accommodation facilities must provide weather-proof storerooms and/or storage facilities with their design and capacity dependent upon likely storage demand and the individual management and residents' needs to secure items in the event of a cyclone.

Washdown Area:

- Transient workforce accommodation facilities within town sites or where vehicle or equipment servicing is necessary must provide an approved washdown area with a petrol and oil trap in

compliance with the requirements of the Water Corporation, the Shire of Roebourne's Health Department and the Department of Water's Water Quality Protection Note 68: Mechanical Equipment Washdown March 2006.

- Setbacks for petrol and oil traps are same as for effluent disposal systems.
- Should the wash down area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Management:

- Transient workforce accommodation facilities shall be singly managed to ensure the amenity of the community and residents will be protected.
- Unless otherwise approved all transient workforce accommodation facilities shall provide for managers' residence(s) and/ or administration building(s) to allow effective on-site management.

Aesthetic Considerations:

Where possible, transient workforce accommodation facilities are encouraged to:

- Use external finishes and materials that are either compatible with the predominant colours of buildings in the neighbourhood or are muted and non-reflective.
- Incorporate 'feature' perimeter fencing in lieu of chain-mesh, particularly where the development has frontage to or is highly visible from major roads, recognised tourist routes, or recreation or conservation reserves.
- Use alternatives to barbed wire perimeter fencing.
- Retain existing trees.
- Ensure landscaping upon maturity will suitably screen or 'soften' the appearance of vehicle parking and external storage areas, bin compounds and other unsightly structures.

Construction Environmental Management Plan (CEMP):

A CEMP is a plan that demonstrates what provisions and mitigation measures will be in place during construction to control noise emissions, erosion and siltation from stormwater flows, air borne dust and smoke and, if required, advise neighbours when these works are to occur and who to contact should dust become a nuisance. Developers, engineers and contractors are responsible for the development and implementation of CEMP's, and for ensuring that identified contingency measures are implemented as appropriate. CEMP's are particularly important in the Shire due to our arid climate and frequent strong winds that are typically westerly and northerly in summer and easterly in winter.

- A CEMP is required to be submitted on sites greater than 5000m² on which any work involving the clearing of vegetation and/or topsoil, recontouring (bulk earthworks), trenching and/or road construction is to be done to develop the land for any use are to occur, or where the proposed development is likely to impact on residential or other sensitive land uses.
- A CEMP may also be required to be submitted for sites less than 5000m² undertaking the above works in close proximity of sensitive land uses or located on tourist routes.
- The CEMP must have regard to the Department of Environmental Protection publication a *guideline for the prevention of dust and smoke pollution from land development sites in Western Australia* November 1996. This publication requires a Classification Assessment Chart to be completed. The chart and chart notes recognise that the major factors influencing the dust risk potential of a specific site are the time of the year when the works are to be conducted, the nature of the site, and the extent of the proposed works and the proximity of the site to any other land use. Erosion control may be required at stormwater outlets to prevent scouring.
- The CEMP should stipulate the hours of construction, likely times that construction vehicles will need to access and egress the site, and outline what management measures are in place to control noise emissions. Noise management provisions and mitigation measures must have regard to the *Environmental Protection (Noise) Regulations 1997*.

Operational Noise Management Plan (ONMP):

An ONMP may be required for facilities and premises that are likely to generate significant noise or are located in close proximity to sensitive noise premises including alfresco dining areas.

- An ONMP must outline what design response and management measures are in place to control noise emissions having regard to the *Environmental Protection (Noise) Regulations 1997*.
- An ONMP may be required to be prepared by a suitable qualified acoustic engineer.

Crossovers:

As per Shire's specification. It should be noted that different types of vehicles may require different design specifications, therefore when submitting the application it is important to state the use of the site and the type of vehicles that are expected to access the development.

Provision for Cyclists and Pedestrians:

Developments to include safe and convenient parking facilities for bicycles designed in accordance with *Australian Standard AS2890.3*. Bicycle parking facilities shall generally be provided at a rate of one space per ten [10] accommodation rooms.

Washdown Area:

- Should any portion of the development be used for vehicle or equipment servicing, then an approved bunded wash down area with a petrol and oil trap is to be provided in compliance with the requirements of the Water Corporation, the Shire of Roebourne's Health Department and the Department of Water's Water Quality Protection Note 68: Mechanical Equipment Washdown March 2006.
- Setbacks for petrol and oil traps are same as for effluent disposal systems.
- Should the wash down area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Signage:

Requirements contained within the Shire of Roebourne By Law Relating to Signs, Hoardings and Bill Posting. Queries in relation to signage should be directed to Building Services on 9186 8569.

ENVIRONMENTAL HEALTH REQUIREMENTS

Disposal of Effluent in Un-Sewered Areas

The treatment and disposal of effluent is a significant constraint on development in un-sewered areas, and this may dictate the residential density and type of development the land can support. In view of this, it is critical that wastewater disposal be addressed with initial development applications.

- An Application to Construct or Install an Apparatus for the Treatment of Sewage must be lodged to the Shire's Environmental Health Services Department for the treatment and disposal of effluent waste in un-sewered areas that complies with the *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974*. In view of this, it is critical that wastewater disposal be addressed with initial development applications.
- An application must also be lodged to the Department of Health to seek approval for systems producing greater than 540 litres per day.

Applicants must demonstrate the following to support an Application to Construct or Install an Apparatus for the Treatment of Sewage.

- Total estimated maximum volumes of wastewater generated.
- Details of the type of wastewater disposal system.
- Details of irrigation areas if these are to be used or where the wastewater will be ultimately disposed.
- Details of other fixtures adjacent to irrigation or disposal areas such as structures, subsoil drainage and sumps.
- The reuse of wastewater is encouraged. Where there is a component of reuse of wastewater a management statement to demonstrate compliance with the *National Water Quality Management Strategy- Australian Guidelines for Water Recycling- Managing Health and Environmental Risks 2006*.

Solid Waste:

The management of solid waste for commercial premises usually entails the installation of specific areas to store and to wash refuse disposal receptacles. The following development standards apply:

- Each site requires a rubbish compound/bin storage area, with the actual requirement (size, construction material and location) being defined by the use.
- Rubbish compound/bin storage area is to be screened from public view and provided with a tap and adequate mains supply.
- If not fenced or otherwise enclosed, tie down points or alternative means of securing bins during cyclones must be provided.
- Rubbish compound/bin storage area is to be constructed with bunded concrete flooring graded to an industrial floor waste gully connected to an approved wastewater disposal system for commercial waste.
- Drains are to incorporate a 200 mm bucket trap or an alternate solid particulate capture system.
- Location of rubbish pickup compound should take into account the ability for a front loading single unit truck (12.5m long with a 12.5m turning radius) to access the compound – particularly when using bulk bin service.
- Should the rubbish compound/bin storage area exceed 20m² a roof may be required in accordance with Water Corporation policy. Please contact the Water Corporation prior to preparing and submitting your plans.

Temporary Toilets:

In accordance with Part 2 Division 1 of the Shire of Roebourne Health Local Laws 1996 one onsite temporary toilet is required for every twenty construction workers. These temporary toilets that must be removed upon the completion of the construction works are exempt from requiring planning approval.

Insect Management Plan:

An insect vector management plan is generally required to be submitted with the development application, although this is dependent on the location and scale of the development. Insect vector management plans must detail the following information.

1. Baseline data and assessment of the relative risks (trapping data over time, is there an identified significant risk);
2. Identification of potential hazards from insect vectors, for example, mosquito borne viral diseases such as Ross River and Barmah Forest viruses; and
3. A detailed management strategy using established hierarchy of controls, including:
 - Eliminate; removal of the hazard.
 - Substitute; consideration for alternative locations to accommodate workforce should a significant hazard be identified that cannot be feasibly managed.
 - Containment; through the use of management strategies such as the reduction of breeding sites, the removal of vegetative corridors within the facility to minimise insects travel pathways, and the use of mosquito larvicides and natural predators to reduce numbers of mosquito larvae.
 - Reduce exposure; administrative controls to reduce exposure during times of peak mosquito activity include avoid being outdoors during dawn and dusk and minimising sporting activities during times of high activity or when climatic conditions have resulted in higher than usual activity, such as after significant rainfall events.
 - Training and supervision; information, training and supervision help to make sure people know of the hazards from mosquitoes and other insects such as sandflies. The free distribution of repellents and educational materials, the symptomatic diagnosis of suspect vector borne disease, and the training and supervision of those involved in the process should be documented.
 - Personal protective equipment (PPE); the use of loose fitting clothing and effective insect repellents when you have to work in areas of high incidence of nuisance and potential disease carrying insect vectors should be documented.
 - Welfare management; should other controls fail, the provision of 1st aid facilities and access to primary health care should someone become sick as a result of a disease or illness should be documented.

Liquor Licensing:

The Shire of Roebourne supports the responsible service of alcohol and, in accordance with the Roebourne Liquor Accord 2007, the provision of a safe, healthy and exciting environment inside and outside licensed premises. As such, the sale and service of alcohol will generally only be supported by the Shire of Roebourne subject to:

- The sale of packaged takeaway liquor being limited to six [6] cans or stubbies of beer, cider or premixed spirits, or one [1] standard bottle of wine per day for residents or staff of the facility.
- No service of alcohol being permitted to the general public.
- No signage associated with the wet mess or alcoholic products being visible from outside the facility.
- The submission of a Liquor Management Plan having regard, as a minimum to; existing approved management strategies and plans for the facility, staff conduct training, responsible service of alcohol practices, complaints procedures, and customer care.
- For facilities located within town sites, the sale of alcohol to up to two [2] guests per resident being limited to consumption during 'standard' trading hours for licensed venues within that town and within the nominated wet mess.

Commencement of Occupation:

Part 9 of the Shire of Roebourne's Health Local Laws 1996 (the Local Law) requires facilities to be registered prior to occupancy commencing. A requirement for registration is the issuance of a Lodging House Licence by the Shire's Environmental Health Department. The Local Law requirements pertain to matters including the management, duty of care, responsibilities of lodgers and residents, sanitary conveniences and laundries, kitchens and dining facilities, furnishing of sleeping apartments and fire control.

In addition to those matters prescribed under the Local Law further works must be completed prior to occupancy to ensure that the objectives of this policy are met. Such further works include, construction of safe vehicular access and egress, constructed car parking and manoeuvring areas, bin compounds, cyclone shelter(s), recreation amenities, and the provision of lighting and landscaping.

The Shire may consider deferring the completion of minor works, which would typically be limited to the delineation of parking bays, the provision of overflow parking areas, directional signage, landscaping, external lighting, fencing, bicycle parking, vending machines, recreational infrastructure, kerbing, traffic calming and protection devices, pathways and running tracks, water features and the like not prescribed under the Local Law or by the Building Code of Australia provided that:

- The period of deferral is limited and, as determined by the Shire a performance guarantee is in place to ensure the completion of the works.
- The works are minor or incidental to the facility.
- The works do not unreasonably detract from the quality or safety of the living environment.
- If deemed necessary alternative suitable arrangements to provide an acceptable minimum level of service to the facility are in place.
- Any deferral is conditioned as part of any planning approval granted or is agreed to in writing prior to occupancy commencing.

Commercial Food Premises:

The regulatory requirements of the *Health Act 1911*, the *Food Act 2008* and the Food Standards Code are to be complied with for the type of food handling activity proposed. The design of the development must comply with these requirements.

Public Swimming Pools:

The *Health (Aquatic Facilities) Regulations 2007* sets out requirements for public swimming pools. Approvals are administered by the Department of Health.

RELATED DOCUMENTS

Application for Planning Consent Form
Application to Construct or Install an Apparatus for the Treatment of Sewage
Development Services Fees and Charges Information Sheet BS-0005
Shire of Roebourne Town Planning Scheme No. 8
Residential Design Codes of Western Australia 2008
Shire of Roebourne By Law Laws Relating to Signs, Hoardings and Bill Posting
Shire of Roebourne Health Local Laws
Local Planning Policy DP2 Performance Guarantee
Local Planning Policy DP6 Landscaping Requirements for Industrial and Commercial Areas
Dangerous Goods Safety Act 2004
Environmental Protection Act 1986
Food Act 2008
Health Act 1911
Environmental Protection (Noise) Regulations 1997
Health (Aquatic Facilities) Regulations 2007
Health (Food Hygiene) Regulations 1993
Health (Public Buildings) Regulations 1992
Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974
Australian Standard AS1158 Lighting for Roads and Public Spaces
Australian Standard AS2890 Parking Facilities 2004
Food Safety Standards Australia
National Water Quality Management Strategy- Australian Guidelines for Water Recycling- Managing
Health and Environmental Risks 2006
Roebourne Liquor Accord 2007
Water Quality Protection Note 68: Mechanical Equipment Washdown Department of Water 2006

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