

## LPP 9.15 Workforce Accommodation

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### 1.0 Citation

This is a Local Planning Policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. ('The Regulations'). This Policy may be cited as *Local Planning Policy 9.15 Workforce Accommodation*.

### 2.0 Introduction

This Policy provides direction and guidance on the development of 'Workforce Accommodation' which is a 'use not listed' under the *Shire of Dandaragan Local Planning Scheme No.7*. The policy provides information regarding Development Application requirements and process, and the assessment of 'Workforce Accommodation' proposals.

Under the terms of the *Planning and Development Act 2005*, *Planning and Development (Local Planning Schemes) Regulations 2015* and the *Shire of Dandaragan Local Planning Scheme No.7 (LPS7)* development approval is required from the Shire of Dandaragan (Shire) to develop and/or use any land for workforce accommodation purposes unless an exemption to the need for approval is applicable under the *Planning and Development Act 2005*, the *Mining Act 1978* or any *State Agreement Acts*. This policy is to be read in conjunction with the Western Australian Planning Commission's *Position Statement: Workforce accommodation (January 2018)*.

The Shire acknowledges workforce accommodation is economically critical infrastructure that may be required in a short timeframe, and therefore flexibility will be required in certain instances. It recognises that workforce accommodation is only temporary in nature, typically developed at minimal cost, has lower levels of amenity than sites containing permanent accommodation, and can give rise to land use conflict and environmental harm if poorly located and/or managed.

For the purposes of this policy, workforce accommodation incorporates all buildings and structures, facilities and infrastructure/utilities required to accommodate the workforce. The intent of this policy is to control the location, servicing, design, management, duration, decommissioning and rehabilitation and re-use of workforce accommodation or associated infrastructure in accordance with the aims and objectives of the Shire's local planning framework.

### 3.0 Interpretations

'**Adaptive reuse**' refers to the process of repurposing existing buildings, infrastructure, or land for new and contemporary uses, while retaining their structural integrity, and contribution to local character. For the purposes of this policy, it may apply to existing development/buildings and associated infrastructure being converted to workforce accommodation, existing development being used for workforce accommodation, or purpose-built workforce accommodation dwellings and infrastructure being repurposed for other uses once the initial need or approval period has expired.

'**Agriculture and seasonal workforce**' is to be interpreted as small scale, seasonal part-time staff for the agricultural sector or other approved uses in rural areas.

**‘Basic design standards’** applies to temporary workforce accommodation on “Rural” zoned land that is used for a construction workforce (workforce village); or for use by a transient agriculture and seasonal workforce.

**‘Construction workforce’** is to be interpreted as the staff required to be brought into the locality for undertaking the construction phase of the project or during maintenance shut-downs, outside of what would otherwise be considered the operational phase of the project.

**‘High design standards’** applies to workforce accommodation developed in urban areas on “Commercial”, “Harbour”, “Tourist” zoned land that demonstrates ‘value added’ benefit for adaptive re-use of the workforce accommodation, either in part or in whole, beyond the life of the workforce accommodation use.

**‘Operational workforce’** is to be interpreted as the permanent staff that are required to operate the facility or project, inclusive of support staff such as catering, cleaners, medical staff and the like.

**‘Small-scale accommodation’** workforce accommodation capped at 12 occupants with a maximum floor area of 300m<sup>2</sup> defined as Class 1b buildings under the National Construction Code (NCC) 2025.

**‘Workforce Accommodation’** is defined as 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 Village’** means any facility used for the accommodation of a work force of 13 or more occupants developed in accordance with National Construction Code of Australia (NCC) (Class 3 buildings). These facilities are designed to support the health, safety, and wellbeing of workers temporarily living away from home.

The following definitions are included under the state planning framework and will be incorporated into future updates of LPS7:

**‘Independent living complex’** means a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation but does not include a development which includes these features as a component of a residential aged care facility.

**‘Tourist and visitor accommodation’** will replace all current traditional definitions relating to tourist accommodation under the *Shire of Dandaragan Local Planning Scheme No.7* including ‘Holiday Accommodation’, ‘Motel’, ‘Resort’, ‘Serviced apartment’, and ‘Tourist development’, in accordance with the *Short-Term Rental Accommodation Regulations 2024*. ‘Tourist and visitor accommodation’:

- (a) means a building, or a group of buildings forming a complex, that —
  - (i) is wholly managed by a single person or body; and
  - (ii) is used to provide accommodation for guests, on a commercial basis, with no individual guest accommodated for a period or periods exceeding a total of 3 months in any 12-month period; and
  - (iii) may include on-site services and facilities for use by guests; and

- (iv) in the case of a single building — contains more than 1 separate accommodation unit or is capable of accommodating more than 12 people per night; and
- (b) includes a building, or complex of buildings, meeting the criteria in paragraph (a) that is used for self-contained serviced apartments that are regularly serviced or cleaned during the period of a guest's stay by the owner or manager of the apartment or an agent of the owner or manager; but
- (c) does not include any of the following —
  - (i) an aged care facility as defined in the Land Tax Assessment Act 2002 section 38A(1);
  - (ii) a caravan park;
  - (iii) hosted short-term rental accommodation;
  - (iv) a lodging-house as defined in the Health (Miscellaneous Provisions) Act 1911 section 3(1);
  - (v) a park home park;
  - (vi) a retirement village as defined in the Retirement Villages Act 1992 section 3(1);
  - (vii) a road house;
  - (viii) workforce accommodation;

**‘Residential aged care facility’** a residential facility providing personal and/or nursing care primarily to people who are frail and aged or dependent persons which, as well as accommodation, includes:

- (a) appropriate staffing to meet the nursing and personal care needs of residents
- (b) meals and cleaning services
- (c) furnishings, furniture and equipment.

This may consist of multiple components that include communal amenities and land uses for residents and staff that are incidental and ancillary to the provision of such accommodation, residential respite (short-term) care and an independent living complex, but does not include a hospital, rehabilitation or psychiatric facility.

#### 4.0 Objectives

The objectives of the Policy are to:

- Ensure that workforce accommodation proposals are assessed in a consistent, fair, thorough, and timely manner, with defined approval periods and with requirements for decommissioning, or adaptive reuse outlined.
- Provide, where necessary, for the development of workforce accommodation in a way that maximises social benefits whilst minimising social costs.
- Encourage workforce accommodation to be located within or close to urban centres and townsites, ensuring reciprocal benefits for the local community and businesses. This enables occupants to conveniently access services and facilities, and encourages occupants to participate in the community, improving social wellbeing.
- Encourage the accommodation of temporary workers' - housing integrated within or in close proximity to townsites wherever possible, preferably using existing or approved short-term accommodation options.
- Support the provision of permanent housing for long-term operational workforce within designated ‘Residential’ zones.
- Ensure workforce accommodation proposals are appropriately designed for their location, served by all key essential service infrastructure and integrated

into the surrounding environment through design and management measures that promote social cohesion and protect local amenity.

- Support the development of workforce accommodation on 'Rural' zoned land for construction projects, or seasonal or periodic employment where it does not compromise agricultural or approved land uses—and is sited to protect environmentally sensitive areas, and areas of visual or heritage significance.

## **5.0 Application of this Policy**

- 5.1 This Policy applies to workforce accommodation facilities proposed on land within the *Shire of Dandaragan Local Planning Scheme No.7* ('LPS7') area.
- 5.2 This Policy applies to all development applications for 'Workforce Accommodation', as defined under the *Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations)*, within the Shire's municipal district. A Development Application is required for all workforce accommodation.
- 5.3 This Policy also provides guidance for the consideration of workforce accommodation proposals under other legislation referred to the Shire for comment.
- 5.4 This Policy is effective from the date of publication by the Shire in accordance with clause 87, *Part 12, Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015* and may be amended or revoked at the discretion of the Shire.
- 5.5 If a provision of this Policy is inconsistent with the LPS7, the Scheme prevails. This Policy is not part of the Scheme and does not bind the Shire in respect of any determination made pursuant to the Scheme. The Shire should however have due regard for the provisions of this Policy and its objectives before making any determination.
- 5.6 It is not intended for this Policy to be applied retrospectively to any existing approved development, except where a development application is required by the Shire to amend an existing approval.
- 5.7 This Policy does not negate or override the need to obtain approvals and comply with the standards and requirements of the *Caravan Parks and Camping Grounds Act 1997* and associated regulations and/or the *National Construction Code 2025* (NCC), and the Department of Local Government, Industry Regulation and Safety (DLGIRS) *Village: Audit guides and templates* where applicable.

## **6.0 Development Application Requirements**

- 6.1 All development applications for workforce accommodation should be accompanied by the requirements prescribed in clause 63 in Schedule 2 of *the Planning and Development (Local Planning Schemes) Regulations 2015* and the Shire of 'Dandaragan Development Application Checklist' and will need to provide the following additional information:
- Details of the purpose and underlying need for the proposed development (i.e. which specific workforce is intended to be housed and why the workforce cannot be housed in existing town-based accommodation).
  - Details confirming the maximum number of workers proposed to be accommodated on the land and for what period of time.

- Details of the location of the work site(s) the occupants of the workforce accommodation will be employed.
- Details confirming if and how the workforce accommodation development will be staged and the likely date of commencement of works, completion and occupancy.
- Details confirming the period of time the workforce accommodation is anticipated to be in place or will be operational.
- Details confirming the capacity of existing essential services, and any additional services necessary to be provided to the site to service the development.
- Details of any prior consultation with the local community, Shire, other government agencies and key essential service providers.
- Details of landscaping, fencing, internal access roads and building materials and finishes.
- Landowner/proponent statement of intent for proposed transitional use (adaptive reuse) of the infrastructure and/or accommodation.

6.2 In addition to 6.1 above, workforce accommodation proposals for workforce villages (13 or more occupants), proposals that meet the requirement for 'high design standards', or in instances where the Shire considers necessary should include:

- A detailed **Management Plan** demonstrating how the development will be effectively and appropriately managed. The Management Plan should be submitted with the development application and address:
  - strategies ensuring that noise, dust, odour, lightspill, waste and litter are acceptably managed;
  - strategies resolving conflict with owners and/or occupiers of land within the vicinity of the site that may be affected by the operation of the workforce accommodation and timeframes for conflict resolution;
  - details of all vehicle access and parking management including transportation of workers to the site where construction is taking place.
  - strategies for managing the consumption of alcohol in workforce villages (if applicable)
  - ongoing maintenance of and repairs to the facility;
  - emergency evacuation measures/procedures; and
  - who will be directly responsible for implementing the strategies contained in the Management Plan including their contact details.
- A detailed **Decommissioning Plan** confirming:
  - when the workforce accommodation will be decommissioned.
  - any improvements that are proposed to remain in place following decommissioning.
  - arrangements for the decommissioning and rehabilitation of the site including likely timeframes; and
  - what assets may be transferred to public or private ownership where this has been agreed/committed to.

6.3 If the proposed workforce accommodation is developed on land designated by the Fire and Emergency Services Commissioner as being bushfire prone, the application should be accompanied by suitable information demonstrating compliance with the specific requirements of *State Planning Policy 3.7* entitled 'Planning in Bushfire Prone Areas' and the associated guidelines.

## 7.0 Policy Provisions

## **7.1 General**

- 7.1.1 The use class 'workforce accommodation' is not listed in the Zoning Table of LPS7. As such, any application for development approval will be assessed and processed as a 'complex application' in accordance with the relevant requirements for *Part 8 - Applications for development approval* in terms of the *Deemed provisions for local planning schemes* in the *Planning and Development (Local Planning Schemes) Regulations 2015*.
- 7.1.2 All development applications for 'workforce accommodation' will be advertised for public comment for 28 days in accordance with the requirements of clause 64 in Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* as it applies specifically to complex applications.
- 7.1.2 Where a proposed land use is not listed in the Zoning Table, the application is assessed with reference to clause 67 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy guides considerations including compatibility with the zone objectives (location), impact on local amenity (design), infrastructure capacity (servicing), and the public interest (management and adaptive reuse).
- 7.1.3 Applications should demonstrate that there is a need to develop workforce accommodation of the size and at the location proposed for the period of time for which approval is sought. Proposals for workforce villages (13 or more occupants), proposals should provide the following details:
- Evidence that demand for workforce accommodation beds has been assessed.
  - Identification of the number of workers to be retained as long-term operational workforce, including the permanent town-based housing arrangements proposed for those employees.
  - Clarification of whether the facility is intended to accommodate workers from multiple worksites, companies, or industries.

## **7.2 Location**

- 7.2.1 Workforce accommodation proposals for operations located within 30 minutes driving time of a townsite are encouraged to locate in close proximity to the town or provide town-based workforce accommodation.
- 7.2.2 The Shire will have due regard for the type and scale of surrounding land uses and associated impacts and the local community's views before determining a development application for workforce accommodation or proposals under other legislation referred to the Shire for comment. Workforce accommodation proposals will generally not be supported where the Shire determines that they could result in significant land use conflict with existing uses on the land or adjoining properties.
- 7.2.3 The Shire does not support workforce accommodation proposals where suitable permanent or short-term accommodation options are readily and practically available within existing townsites and in reasonable proximity to the workplace. Preference is given to integrated, town-based accommodation such as new or existing dwellings, or tourist and visitor accommodation wherever possible.
- 7.2.4 Workforce accommodation is to be located to avoid the loss or fragmentation of productive agricultural land and not adversely, detrimentally or prejudicially affect

the use, or continued use, of the land or any adjoining land for agricultural or other approved purposes.

- 7.2.5 The Shire may approve a workforce village on 'Rural' zoned land, where it can be demonstrated it will be consistent with and not compromise the aims and objectives of the Shire's local planning framework.
- 7.2.6 The Shire may support the ongoing retention of workforce accommodation, on land zoned 'Rural', where the accommodation is used for an agriculture and seasonal workforce, remains small in scale, excludes substantial communal facilities, and is incidental to the predominant "Rural" land use of the subject property.
- 7.2.7 The Shire may support workforce accommodation on land zoned "Commercial", "Harbour", or "Tourism" under LPS7 where the development demonstrates 'High Design Standards'. Proposals should include communal facilities and parking areas. The proposal is to demonstrate adaptability and demand for a future use aligned with the underlying zone or transition to an appropriate use such as 'Tourist and visitor accommodation', 'Residential aged care facility' or 'Independent living complex'.
- 7.2.8 The Shire may support workforce accommodation in and adjacent to "Residential" zones in the townsites of Badgingarra and Dandaragan where land tenure is suitable. The workforce accommodation is to be suitably located and designed to limit impacts on existing residential areas and improve amenity.
- 7.2.9 This policy may apply to proposals for workforce accommodation on "Public Purpose" reserves in and adjacent to townsites where land tenure and management orders are suitable and consistent with the intended use of the reserve. Commercial leases granted on "Public Purpose" reserves may include tenure conditions such as gifting infrastructure or providing service upgrades and connections.

### **7.3 Servicing**

- 7.3.1 Proponents should ensure that the infrastructure capacity to service the proposal is adequately addressed. Where upgrades to existing services are required in and adjacent to townsites, proponents are encouraged to demonstrate infrastructure improvements for the site and surrounds associated with the proposal, and improvements that will be available for adaptive reuse once the workforce accommodation period concludes (such as power, water, wastewater, and roads/paths).
- 7.3.2 Arrangements are to be made with the relevant service provider to ensure a reticulated water supply is provided to service the needs of a workforce accommodation development in urban areas, including infrastructure required for firefighting purposes.
- 7.3.3 Where a reticulated water supply service is not available, suitable arrangements should be made to the specifications and satisfaction of the Shire to provide an adequate supply of water for human consumption and firefighting purposes.
- 7.3.4 All tanks and vessels used for the storage of water for human consumption need to have sufficient capacity to ensure a minimum of 80 litres of water per person per day is available at all times.

- 7.3.5 All tanks and vessels used for the storage of water for human consumption are to be constructed and covered to prevent water stored from becoming polluted or contaminated.
- 7.3.6 All water stored for human consumption is to be maintained at all times to the satisfaction of the Shire and in accordance with the Australian Drinking Water Guidelines published by the National Health and Medical Research Council.
- 7.3.7 Arrangements need to be made with the relevant service provider to ensure workforce accommodation development is served by reticulated sewerage disposal infrastructure where this service is immediately available. Where reticulated sewerage disposal infrastructure is not immediately available, suitable arrangements are to be made to the specifications and satisfaction of the Shire or the Department of Health to provide an adequate on-site effluent disposal system.
- 7.3.8 Workforce accommodation requires access to appropriate power infrastructure. This includes confirmation of capacity and connection feasibility, or the provision of a suitable on-site power system, in accordance with Western Power's requirements and the Western Australian Service and Installation Requirements (WASIR).
- 7.3.9 Arrangements for waste management and transport need to be made in consultation with the Shire. Where applicable, a waste management plan may be submitted for the Shire's consideration and approval.

## **7.4 Design**

- 7.4.1 All buildings and structures proposed to be used for workforce accommodation purposes are required to be of scale, form and appearance (including materials and colours) that do not detract from the amenity and desired character of the immediate locality. The standard of development should be compatible with its location and existing development in the immediate locality and should be consistent with the surrounding streetscape, LPS7 requirements and applicable Design Guidelines.
- 7.4.2 This policy defines workforce accommodation into two categories of design standards (basic and high):

### 7.4.2.1 'Basic design standards' require:

- (a) Workforce accommodation to include ablutions with kitchen/cooking facilities, showers, toilets, laundry, and associated amenities.
- (b) Modular or transportable buildings, including second-hand structures, are permitted provided:
  - they are structurally sound and fit for Classification
  - buildings are arranged to minimise visual clutter.
- (c) Workforce accommodation to be appropriately screened by vegetation or other means, to the satisfaction of the Shire when deemed necessary.
- (d) Wherever possible, natural vegetation to be retained in any development scenario unless its removal is required for safety and/or bushfire management purposes.
- (e) In the "Rural" zone, a minimum setback of 20 metres from front, side and rear boundaries is required unless otherwise required and approved by the Shire.

- (f) Small-scale accommodation to be clustered in close proximity to existing dwellings and/or other buildings where possible.
- (g) The accommodation to be appropriately set back from existing productive agricultural land and buildings thereon to avoid land use conflicts such as spray drift, dust, odour and noise.
- (h) The layout and arrangement of workforce accommodation developments to minimise the impacts of noise and headlight glare of vehicles to bedrooms and major habitable rooms of existing dwellings on adjoining and other nearby properties.
- (i) All external lighting to comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission’s Dark Sky Principles to prevent light spill from the site.
- (j) Stormwater to be contained on site.

7.4.2.2 In addition to clause 7.4.2.1 ‘Basic Design Standards’ for Workforce accommodation, proposals for workforce villages (13 or more employees), or where the Shire considers necessary should include the following:

- (a) Additional facilities including a sheltered entry area, outdoor activity space (covered or shaded), a commercial kitchen and eating area, suitably located and screened clothes drying and storage areas, and a designated, screened rubbish collection and bin washdown area.
- (b) Internal pedestrian access is to be provided to and between all workforce accommodation buildings and facilities by way of adequate pathways to the satisfaction of the Shire.
- (c) All internal roads and accessways are to be designed and constructed to the satisfaction of the Shire to ensure the safe and convenient movement of vehicles.
- (d) Adequate external lighting should be provided to allow for pedestrian and vehicular safety and security throughout the development. All external lighting should be designed and installed so as not to adversely impact adjoining and other nearby properties.

7.4.3.2 ‘High Design Standards’ require:

- (a) Basic standards as detailed in clause 7.4.2.2 a, b, c and d, and Table 1: High Design Standards.
- (b) The development of workforce accommodation using transportable camp buildings and layouts with low amenity value, including dongas and sea containers, are not suitable due to inconsistencies with the aims and objectives of this policy.
- (c) Active building frontages positioned at the street front boundary, including building height and setbacks relative to the zone and scheme objectives.
- (d) All external lighting is to comply with the requirements of AS4282 – Control of Obtrusive Effects of Outdoor Lighting and the Western Australian Planning Commission’s Dark Sky Principles to prevent light spill from the site.

**Table 1: High Design Standards**

	Design Elements	Policy provision
1	Building Form	The development form, bulk, scale and streetscape appearance that contributes to the amenity and desired character of the surrounding area
		Predominant building materials and features found in the locality that are incorporated into the design form and finishes.
		The building features and design to include wall height and roof pitch matches surrounding buildings and conforms with the desired character.
2	Street Setback	7.5 m setback. The primary street setback areas are to only be used for landscaping, parking and access, unless otherwise approved by the Shire. The provision of awnings to accommodation units/pods entrances and walkways, occupant and visitor car parking facilities are to be located within the street setback.
	Rear setback	7.5 m
	Side Setback	As determined by the Shire.
3	Plot ratio	1.0
4	Landscaping	Landscaping to be provided as a minimum 2m wide strip along the street frontage. Landscaping to include 10% of the site area. All landscaping is to consist of suitable plant species for the location, of an appropriate growth height and are to be maintained to the satisfaction of the Shire for the extent of the approval term.
5	Carparking	Where workers have or are provided with access to private vehicles, one (1) car parking space should be provided on-site for every two (2) workers (or part thereof) proposed to be accommodated within the development. The car parking spaces required are to be maintained at all times for the exclusive use of workers accommodated on the land to the satisfaction of the Shire. Carparking requirements will also need to consider the future use following transition from workforce accommodation. Carparks are to be sealed, and line marked. Adequate safe access is to be available for parking of service and waste vehicles.
6	Waste and Service Area Screening	All waste/bin storage areas, washing lines, air-conditioning units, and similar service infrastructure must be appropriately screened from public view. Screening treatments should be designed to the satisfaction of the Shire.
7	Pedestrian Pathways	Internal pedestrian access and pathways are to be included in the development and are required to be paved and sealed.
8	Front fences	Front fences should be visually permeable, and the design, height, colour and materials used should reflect / not detract from the local character.
9	Signage	Signage and advertisement devices are not supported, unless used for information or safety purposes

10	Stormwater	<p>All stormwater runoff from a workforce accommodation is to be contained and disposed on-site and not directed towards, or have scope to negatively impact upon, any immediately adjoining property or any environmentally sensitive areas on or off-site.</p> <p>The preparation and implementation of a detailed Stormwater Drainage Management Plan prepared by a suitably qualified person may be required as a condition of development approval.</p>
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## 7.5 Timeframes

- 7.5.1 Development approvals for workforce accommodation will generally be subject to a temporary approval of up to 5 years. The specific time limit set in each case will have regard to the purpose of the workforce accommodation (i.e. construction or operational staff) and the location of the accommodation and longer periods may be considered when justified.
- 7.5.2 In considering the period of time for which development approval is granted for workforce accommodation, the Shire will consider the timeframe requested by the landowner and the tenure arrangements for the land.
- 7.5.3 Any proposal to extend the term of approval for workforce accommodation development will require the preparation and lodgement of a new development application with the Shire prior to expiry of any development approval. All applications will be assessed and determined in accordance with the standards and requirements of the Shire's local planning framework applicable at the time.

## 7.6 Decommissioning and Rehabilitation or Adaptive Re- Use

- 7.6.1 Workforce accommodation that is only required for a certain period of time will be required to be decommissioned at the end of the project, unless the buildings can be re-used for another land use and have been designed to be adaptive.
- 7.6.2 Workforce accommodation that is no longer required for its original operational purpose may be considered for adaptive reuse where it has been constructed to a high design standard or is located within or adjacent to townsites. Adaptive reuse is encouraged where it supports infrastructure improvements and aligns with local planning objectives. Proponents should incorporate design flexibility during initial development to enable future repurposing of infrastructure.
- 7.6.3 As part of the development application, landowners may submit a statement of intent outlining potential transitional uses of workforce accommodation or associated infrastructure. This statement may relate to:
- The entire development
  - A portion of the accommodation
  - Specific infrastructure proposed for retention
  - Gifting or repurposing assets for use by local government, not-for-profit organisations, community groups or other appropriate users.

The statement of intent should include:

- A description of the proposed future use
- Identification of parties responsible for ongoing maintenance
- Evidence of consultation with the Shire or relevant stakeholders
- Understanding of the planning processes required to achieve the intended adaptive reuse.

The statement of intent does not constitute approval for continued or alternative use. Any transitional use will require a separate development application (or other relevant applications as necessary) at the time the workforce accommodation ceases.

7.6.2 In the case where the owner/operator of workforce accommodation intends to sell or reuse the land and workforce accommodation buildings thereon for another use post completion of a project, the development will need to be decommissioned within 6 months of completion of the project or expiry of the development approval if the land is not sold and/or remains idle and unused for a period of 12 months.

7.6.3 The Shire requires all improvements associated with a workforce accommodation development to be decommissioned and removed from the land at the end of the approval term and the land reinstated to its natural condition insofar as practicable. A condition may be imposed on any development approval granted requiring the preparation and submission of a Decommissioning and Rehabilitation Plan at an appropriate time for consideration and endorsement by the Shire.

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