



Transient Workforce Accommodation Strategy

October 2014



Introduction

The demand for non-residential workers is expected to continue. While a proportion of this workforce is accommodated in permanent residential housing in established areas, a large number of workers are accommodated in a variety of short stay and Transient Workers Accommodation (TWA) facilities throughout the town.

Non-permanent residential workers have a significant impact on the housing supply issues experienced within the Town as well as the supply and demand for services and facilities. The Pilbara's Port City Growth Plan (Growth Plan) and Pilbara's Port City Implementation Plan (Implementation Plan) acknowledge the importance of this workforce section to the economic diversification of the Town and to that end has highlighted the location and nature of current and proposed non-residential workforce accommodation facilities. Section 3 of the Growth Plan highlights the short to medium term imperative to provide adequate levels of transient workforce accommodation in order to cater for the necessary operational and construction workers.

Purpose

The purpose of this strategy is to manage the development of future TWA's within the Town of Port Hedland.

This strategy is not intended to:

- Impact / affect existing State Agreements and the rights governed by these Agreements;
- Impact / affect land subject to mining leases and tenements developed pursuant to the provisions of the Mining Act 1978;
- Impact / affect the operations, alteration or extension of any previously approved TWA (under the provisions of the Town of Port Hedland Planning Scheme 5).
- The Strategy does not affect the Town's existing lease agreements nor its other legal commitments

Transient Workforce Accommodation definition

Transient Workforce Accommodation is currently defined within TPS 5 as "Accommodation intended for the temporary use of transient workers and may be designed to allow transition to another use or may be designed as a permanent facility for transient workers and includes a contractors camp and dongas."

The intent of this strategy is to review the definition of TWA's to address non- residential workers staying within a TWA and restricting occupation to;

1. Construction workers
2. Operational workers required for resources industry maintenance requirements

The Strategy

The Growth Plan advocates a balanced and dispersed approach to the siting and location of TWA and the imposition of clear time limits on the operation of these sites to encourage a shift to a more permanent and integrated skilled workforce in the Town.

Location

Future Transient Workforce Accommodation facilities are to be located:

1. On land identified at the Port Hedland International Airport
2. On land located on the periphery of South Hedland

Map A illustrates the preferred indicative locations for future TWA's.

Transient Workforce Accommodation facilities proposed to be located within the Town of Port Hedland will need to demonstrate a community benefit / legacy. The community legacy may include:

- Augmentation of physical infrastructure (Roads, Water, Sewer, Power etc)
- Monetary contribution toward needed community facilities and projects
- Retention of permanent community buildings and/ or infrastructure at the completion of Non Residential Workforce Accommodation operations.

Principles

Principles envisaged to be applied to Transient Workforce Accommodation include:

- Non-residential workforce accommodation can't be leased to customers without an ABN.
- The non-residential workforce accommodation facility must render no services to the public that are widely available within the Town such as catering or a public restaurant without the prior authorization of Council.
- The non-residential workforce accommodation facility may not be advertised to the general travelling public market whom would normally stay at a traditional hotel.
- That space is made available in the accommodation facility's reception area to highlight local attractions, local commercial business, local clubs, events opportunities etc.
- The accommodation must not house operational employees in Port Hedland on a permanent basis. Operational workforce must be integrated in the urban framework.
- Transient Workforce Accommodation facilities must periodically submit a guest register so that conditions of lease can be verified by the Town. This guest register may be subject of an independent audit / review to ensure they are compliant with their Planning Approval.
- Minimum period of continuous stay is 2 (two) weeks. An exception to this may be to provide for certain resource industry non residential operational staff required to undertake operations such as "shut downs".

Typology

Transient Workforce Accommodation are to be located in areas identified in Map A.

A Facility proposed to accommodate non-residential workforce and intending to be located within the existing urban framework of Port and South Hedland must be of a permanent nature and its building type must be considerate and in keeping with the existing built environment and surrounding amenity. Permanent buildings of this type will not be classified as a Transient Workforce Accommodation and instead be defined pursuant to existing land use definitions within Town Planning Scheme 5. The land use definitions may include:

- Grouped Dwellings
- Guesthouse
- Holiday Accommodation
- Holiday Home
- Hotel
- Lodge
- Motel
- Multiple Dwellings
- Residential Building
- Serviced Apartment
- Short Stay Accommodation
- Tourist Resort
- Tourist Development

Timing

The intention of this strategy is to provide clear time limits on the operation of Transient Workforce Accommodation.

A Transient Workforce Accommodation will provide for any number of beds but be limited to a period of up to a maximum of 10 years. The period of establishment can be extended at the discretion of the Town. Transient Workforce Accommodation must be able to demonstrate clear links to approved and/or forecast projects.

Implementing the strategy

The implementation of the Strategy is dependent on the following actions to be undertaken:

Planning Scheme

- Scheme Amendment to TPS 5
- Implementation through the proposed new TPS 6

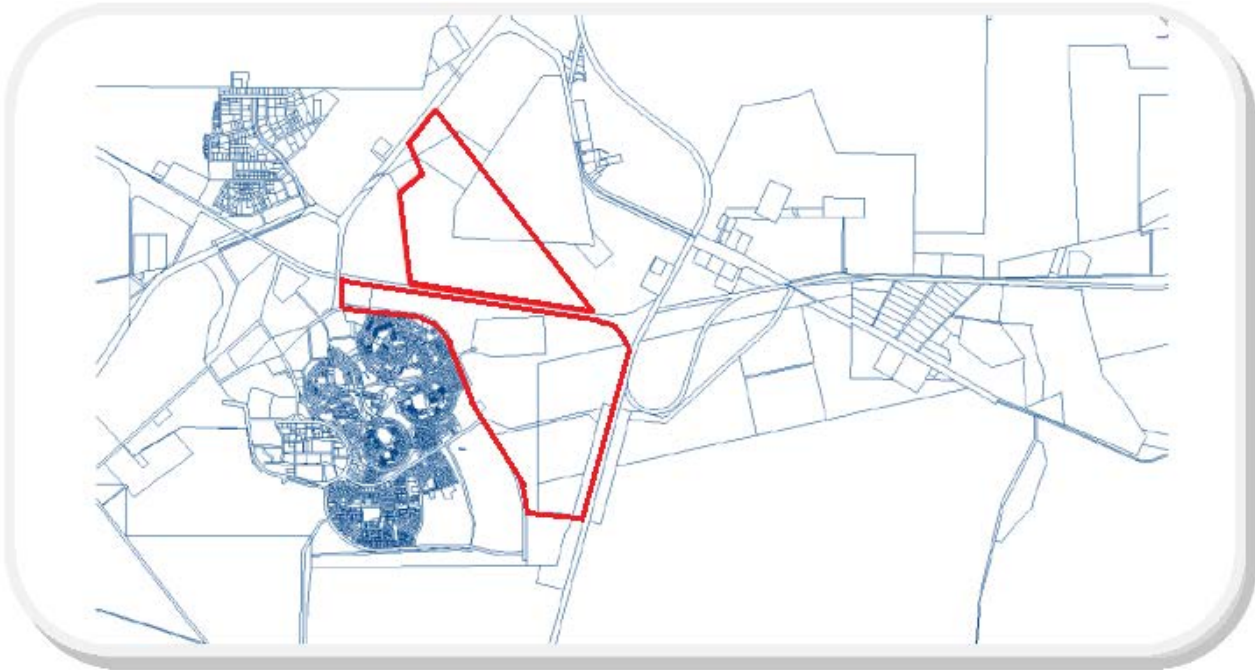
The Scheme Amendment needs to incorporate the following:

Replace the definition *Transient Workforce Accommodation* with *Non-Residential Workforce /Accommodation*:

- Developer Contribution Plan
- Local Planning Policy
- Definition

Preferred location

Preferred locations for Non Residential Workforce Accommodation Facility (Map A)



Conclusion

Non-permanent residential workers have a significant impact on the housing supply issues experienced within the Town as well as the supply and demand for services and facilities.

While a proportion of this workforce is accommodated in permanent residential housing in established areas, a large number of workers are accommodated in a variety of short stay and non-residential workforce accommodation facilities throughout the town.

This Strategy aims to ensure that appropriate accommodation for this section of the market is planned for and developed in future and at the same time leaving a legacy benefit to the Town.