

DRUMMOND STREET - WORKER ACCOMMODATION DEVELOPMENT

The Shire of Moora is currently working through the approval process in relation to the seasonal workers accommodation for Lot 200 Drummond Street, Moora.

Although there has been some units placed on site already Council has in place a number of stringent conditions to ensure the development does not detract from the visual amenity of the adjacent residential area. The second hand units which are somewhat dilapidated will be reclad bringing them up to an appropriate standard of visual amenity.

The development which is subject to stringent Town Planning Conditions the likes of provision of Car Parking, covered walk ways, screening, disabled access, provisions of sewerage access, retention of stormwater and a number of similar conditions has been approved to accommodate citrus workers, and various work camps from Main Roads, Western Power, Wildflower pickers and people passing through the Townsite of Moora seeking budget accommodation.

The development comprises a number of block style accommodation units that will be screened by a Colourbond fence from the road and landscaped trees. The site will be gravelled, compacted and sealed and will have a manager in residence at all times to ensure no unruly behaviour.

Should any community members have any concerns or queries please contact Mr Peter Williams, Manager of Health, Building and Planning Services to ensure that accurate information is passed on. Alternatively details of the application and Councils approval can be accessed from Councils website www.moora.wa.gov.au.

Extract taken from Council Minutes 17 October 2012

9.2.4 BUDGET ACCOMMODATION - LOT 200 DRUMMOND STREET, MOORA

FILE REFERENCE: TP/PA03/1213

REPORT DATE: 11 October 2012

APPLICANT/PROPONENT: Alex Zoch

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: 15/08/12 (89/12)

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Letter of approval & Partial objection letter

PURPOSE OF REPORT:

The proponent is seeking Councils' final approval for the Budget Accommodation project at Lot 200 Drummond Street, Moora.

BACKGROUND:

The Budget Accommodation is to provide accommodation for citrus workers from the citrus plantations located in the district and it is believed Moora is the most appropriate location for this type of development. The accommodation is also required to attract workers into the area due to a lack of cheap accommodation in Moora and in turn will support the local economy of the district. The proposed development is to be located on land that has since been purchased by Mr Zoch on the corner of Long and Drummond Streets which encompasses an area of approximately 2 hectares.

In addition the proposal is seen to enhance the management practices for the district's Citrus production by these accommodation facilities being provided. It is advised that the facilities will in no way adversely affect the amenity of the surrounding area.

COMMENT:

Since the proposal was submitted to council in August letters have been sent to the Water Corporation and Health Department as well as all surrounding neighbours. The Health Department and Water Corporation have given approval. There has been one letter of approval and one letter partly objecting, saying they are not happy but as long as the caretakers are there 24/7 to control people; as long as there is landscaping & buffer screening and all roads & parking are sealed to prevent dust they are happy but if they do not go ahead they will object. This was the only objection (refer attachment).

POLICY REQUIREMENTS:

No Policy requirements

LEGISLATIVE REQUIREMENTS:

Health Public Buildings Regulations;

Country Sewerage Regulations;

Water Authority Legislation;

Shire of Moora Town Planning Scheme No 4 (Amendment 10)

STRATEGIC IMPLICATIONS:

There are no known strategic implications associated with this proposal.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

There are no known significant economic implications associated with this proposal.

➤ **Social**

There are no known significant social implications associated with this proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

127/12 Moved Cr Gardiner, seconded Cr Bryan that Council approve the development for budget accommodation for Lot 200 Drummond Street, Moora subject to;

- *compliance with Council resolution 89/12 of 15 August 2012;*
- *the roof structure is to be a gable roof over the entire structure that is to be continued at the front of each building;*
- *to include a verandah that covers the pathway extending along each building; and*
- *the proponent is to lodge a bond of \$10,000.00 to secure completion of all steps necessary to achieve an external appearance of the building in accordance with the planning approval. The following shall apply in relation to the bond:
The local government may deposit the bond into an interest bearing account;*
 - a) if in the opinion of the local government the external appearance of the relocated buildings has not been completed in accordance with original Town Planning Conditions No's. 1-12 within 6 months of physical relocation of the building, the local government may by its officers, employees, agents, contractors and subcontractors, carry out such works as the local government may deem necessary, with or without vehicles, machinery, equipment or plant;*
 - b) the local government may, for the purpose of giving effect to subparagraph a) above, draw from the bond;*
 - c) upon all of the external appearance requirements having been satisfied, the local government shall on request from the registered proprietor at the time pay back to the registered proprietor the balance (if any) of the bond and then standing to the credit of the local government. It is the responsibility of the party initially paying the bond to make arrangements with any successor in title if the person initially paying the bond expects that the successor in title to repay some or all of that bond to the original payer.*

CARRIED 7/1

Note: It was resolved to include a bond condition given that the development proponent has located second hand units at Lot 200 Drummond Street premature to the developer complying with relevant development conditions and submission of building applications for the accommodation units sited on the land.

Extract taken from Council Minutes 15 August 2012

9.2.3 BUDGET ACCOMMODATION - LOT 200 DRUMMOND STREET, MOORA

FILE REFERENCE: TP/P03/1213

REPORT DATE: 1 August 2012

APPLICANT/PROPONENT: Alex Zoch

OFFICER DISCLOSURE OF INTEREST: Nil

PREVIOUS MEETING REFERENCES: Nil

AUTHOR: Peter Williams, Manager Health Building & Planning Services

ATTACHMENTS: Plans

PURPOSE OF REPORT:

Mr Alex Zoch seeks Council permission to construct a Budget Accommodation development at Lot 200 Drummond Street. The proposal is seeking to construct Budget Accommodation to provide accommodation for workers associated with citrus production within the surrounding area.

BACKGROUND:

The Budget Accommodation is to provide accommodation for citrus workers from the citrus plantations located in the district and it is believed Moora is the most appropriate location for this type of development. The accommodation is also required to attract workers into the area due to a lack of cheap accommodation in Moora and in turn will support the local economy of the district. The proposed development is to be located on land currently owned by Mrs T Wheeler on the corner of Long and Drummond Streets which encompasses an area of approximately 2 hectares.

In addition the proposal is seen to enhance the management practices for the district's Citrus production by these accommodation facilities being provided. It is advised that the facilities will in no way adversely affect the amenity of the surrounding area.

This type of accommodation is seen to be necessary for the citrus industry in the area and a number of properties have been looked at however due to their zoning or location and restrictions and due to no sewer availability have been dismissed.

COMMENT:

Under the Shire of Moora Town Planning Scheme Lot 200 Drummond Street is zoned as Rural Residential for which the objectives of the zone are:-

- a) To select areas wherein closer subdivision will be permitted to provide for such uses as hobby farms, horse breeding, rural-residential retreats.
- b) To make provision for retention of the rural landscape and amenity in a manner consistent with the orderly and proper planning of such areas.

This zoning description "Rural Residential" does not lend itself to this type of development, however the scheme, through section 3.2.4 states:- If the use of land for a particular purpose is not specifically mentioned in the Zoning Table and cannot reasonably be determined as falling within the interpretation of one of the use categories the Local Government may:

- a) Determine that the use is consistent with the objectives and purposes of the particular zone and is therefore permitted; or

- b) Determine that the proposed use may be consistent with the objectives and purposes of the zone and thereafter follow the "A" advertising procedures of clause 7.3 considering an application for planning approval; or
- c) Determine that the use is not consistent with the objectives and the purposes of the particular zone and is therefore not permitted.

From this, Council has the options to approve the development as short term accommodation as a use that is permitted subject to advertising for a period of 14 days and letters being sent to neighbours to see if they have any objections to the proposal; Health Department to see if they have any issues relating to sewerage requirements and the Water Corporation to see if there is the capacity in the water mains to service this type of development; Council also has the capacity to not approve the development as it is but approve the development subject to the land being rezoned and require that the development is rezoned as "Special Use" before the development can go ahead.

After having spoken to the Shire's Planning Consultant it is advised that the Shire has a number of alternatives for this development, as mentioned above the most favoured one is for the approval as a short stay accommodation use and advertise the development in the local paper and send letters out to neighbours to see if there are any objections.

POLICY REQUIREMENTS:

Nil

LEGISLATIVE REQUIREMENTS:

Depending on the classification set by the Department of Environmental Health there may be some legislative requirements.

STRATEGIC IMPLICATIONS:

The Shire of Moora's Strategic Plan outlines 'Planning for Growth' as a strategic priority.

SUSTAINABILITY IMPLICATIONS:

➤ **Environment**

There are no known significant environmental implications associated with this proposal.

➤ **Economic**

This type of development will increase sewerage income and add to rubbish charges.

➤ **Social**

This type of development may impact on the social fabric of the community by bringing in different nationalities to the town.

FINANCIAL IMPLICATIONS:

There are no financial implications to Council in relation to this item.

VOTING REQUIREMENTS

Simple Majority Required

COUNCIL RESOLUTION

89/12 Moved Cr Hawkins, seconded Cr Tonkin that Council approve Mr Alex Zoch's application for budget accommodation for Lot 200 Drummond Street, Moora subject to:

1. The development is advertised in the Advocate;
2. Letters are sent to neighbouring properties asking if there are any objections to the application;
3. Approval is sought from the Department of Environmental Health;
4. Water Corporation agrees that there is the capacity to supply sufficient water to the development;
5. That the development if approved is manned by an onsite manager during the period workers are in residence to ensure no unruly behaviour disturbs neighbours;
6. That landscaping of the property is carried out and screening trees are planted so as to screen the property;
7. That the development is maintained in a clean and well maintain condition at all times;
8. The land use hereby permitted shall not cause injury to or prejudicially affect the amenity of the locality by reason of the emission of smoke, dust, fumes, odour, noise, vibration, waste product or otherwise;
9. Vehicle access roads and designated car parking areas shall be constructed and drained to a compacted gravel standard then sealed to the satisfaction of the Shire's Manager Engineering Services, and thereafter maintained to the approval of the local government;
10. Prior to the commencement of the approved use a detailed design of stormwater collection and system of disposal from the developed areas is to be submitted to and approved by the local government. The approved detailed design is to be implemented in full prior to the commencement of the approved use and maintained thereafter to the approval of the local government, with all stormwater to be disposed of on-site to the approval of the local government;
11. The proponent is responsible to ensure the provision of reticulated sewerage to the development/land use and to provide engineer designed plans for a pumping station which incorporates prevention backflow valves to pump sewerage from the development into the Shire's rising main running along Drummond Street and the reticulated sewerage system.
12. Verandahs to be erected on the front of the accommodation units to ensure the developments visual amenity is in keeping with the visual amenity of adjacent residential area.

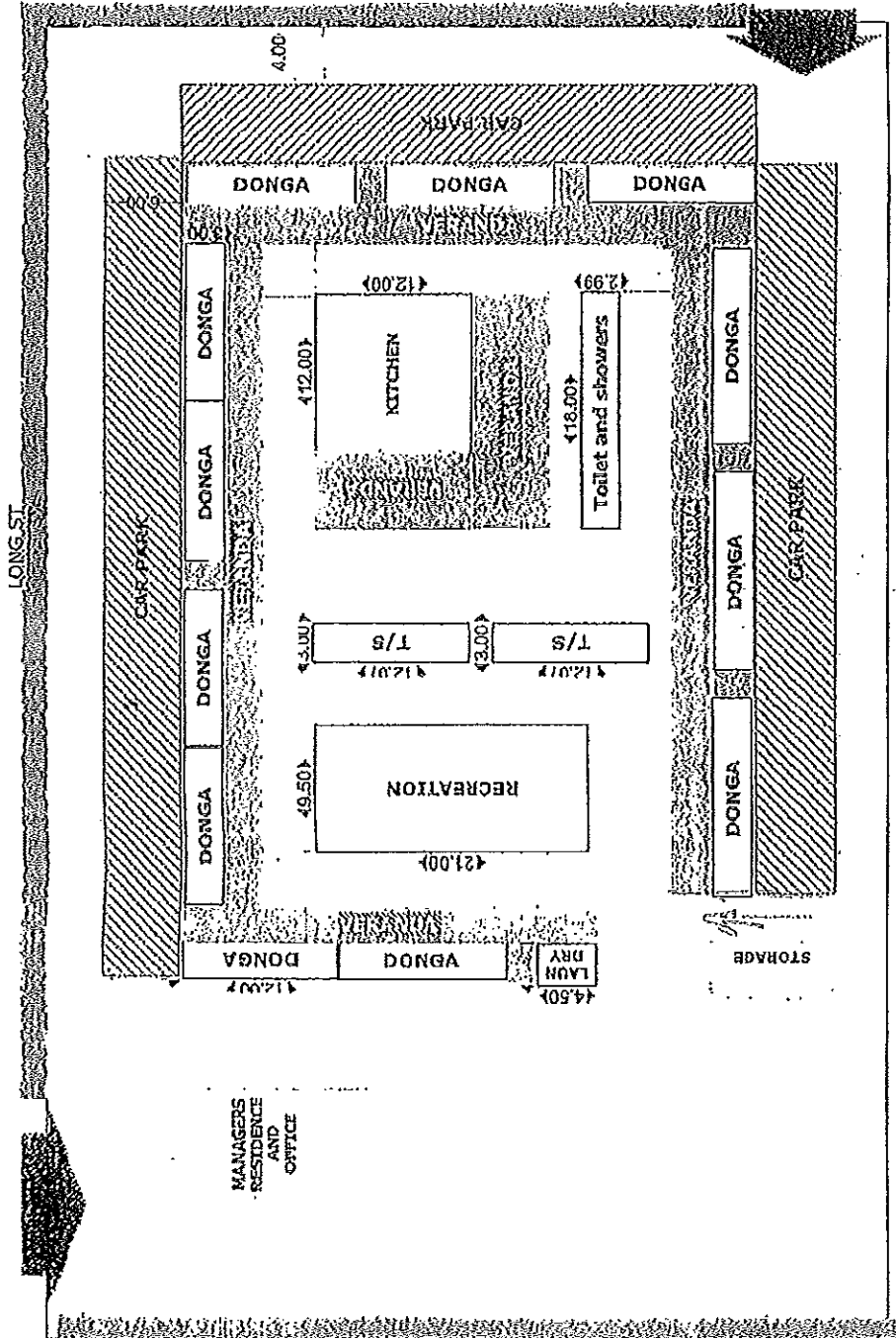
ADVICE NOTE:

With regard to Condition No. 11 the proponent is required to make arrangements accordingly to the approval of the Water Corporation.

CARRIED 6/0

Note: Dot point 12 was added to preserve the amenity of the area.

DRUMMOND STREET



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RESIDENCE
AND
OFFICE