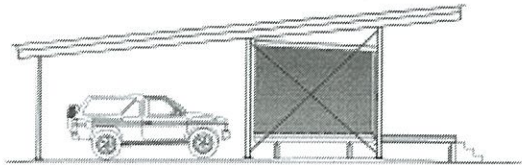
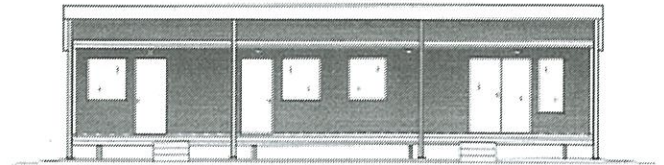


FOR CONSIDERATION – SHIRE OF WYNDHAM EAST KIMBERLEY COUNCIL

FEBRUARY 2018



SIDE ELEVATION
LOOKING NORTH



FRONT ELEVATION
LOOKING WEST

TRANSIENT ACCOMMODATION PROPOSAL

LOT 250 JABIRU ROAD (PACKSADDLE), KUNUNURRA WA

APPLICANTS: RUSSELL & SOPHIE COOKE
OWNERS LOT 250 JABIRU RD, KUNUNURRA WA
PH: 0417 953 033 OR 0407 344 399
EMAIL: REDRUSTCONTRACTING@GMAIL.COM

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BACKGROUND

Lot 250 Jabiru Road (Packsaddle), Kununurra is currently owned by Russell and Sophie Cooke, within the Rural Agriculture 2 Zone. The lot is approximately 14 hectares in size and consists of an existing residence and shed, the Cooke family reside onsite. Russell Cooke is the Owner/Director of Red Dirt Agriculture Pty Ltd which includes both cattle farming/sales/management and a mango plantation on the site. Red Dirt Agriculture also lease the neighbouring vacant property Lot 251 for agistment purposes. The property is accessed via Jabiru Road, approximately 14 km south of Kununurra. The front of the block is a covenant area and provides water frontage onto Lake Kununurra. The land on the north of the block determined Crown Land.



Site location



In addition to Red Dirt Agriculture Pty Ltd, Russell Cooke is also the Owner/Director of Red Rust Contracting Pty Ltd, primarily providing rural and remote fencing and construction for agricultural businesses in the region. Both businesses require seasonal workers for on-site farmhand duties as well as transient workers who undertake remote contract work for extended periods. Due to the transient and diverse nature of work, employees generally don't hold permanent accommodation in Kununurra. Instead employees often stay in hostels or lodges providing short-term accommodation. This has made the retention of staff difficult due to a lack of short-term accommodation options available during the peak tourist season and the associated expense.

PROPOSAL

To encourage greater staff retention and satisfaction, Russell and Sophie Cooke propose constructing Transient Workers Accommodation on Lot 250 Jabiru Road, Kununurra. The accommodation and associated works are proposed to the south-east corner of the lot and comprises of:

- One demountable structure measuring 166 m² including undercover rear car parking and front undercover deck.
- The demountable structure will be permanently affixed with footings as per Council requirements.
- Two singles and one double bedroom (three rooms in total) each with ensuite. A maximum of four persons staying within the accommodation at all times.
- Intended as temporary transient and seasonal accommodation for workers.
- The facilities will provide transient workers with a communal kitchen/living area, laundry and outdoor undercover deck for recreation.
- To be placed 35 m away from the southern boundary. The neighbouring block on the southern border is a vacant block that Russel and Sophie Cooke currently lease for agistment purposes. The owner of the block is aware of and supportive of this application.
- The transient accommodation will be approximately 60 m away from the main dwelling occupied by the Cooke family.
- Landscaping already exists to provide privacy and screening for the Cooke family, transient workers and also on the southern boundary. There is an existing shed on the southern boundary which will further screen the transient accommodation from Lot 251, should the owners wish to develop it in the future.
- The demountable will be placed in an already cleared area, away from agricultural activity within the "home paddock".
- An access driveway already exists.
- Most farmhand and transient work occurs seasonally (April to October). Stays will generally be overnight between contracts or for a short duration during mango harvest and processing.
- Workers staying at the proposed accommodation will adhere to site regulations particularly in regards to farm biosecurity. Farm biosecurity will be addressed during induction, through site registration, signage and the availability of farm biosecurity manuals within the communal area.
- "House Rules" have been developed outlining terms and conditions of accommodation.
- As transient workers, employees will use and have access to company vehicles as transport to and from work contracts.
- Water to the Transient Accommodation will be provided via existing mains water lines pumped from the Ord River via easement in the covenant area.
- There is an existing septic tank which has recently been inspected by a certified plumber. Plumbers report at **Attachment A**.

This proposal also supports the *Strategic Community Plan 2012-2022, specifically;*

Goal 2: Greater returns from regional investment to ensure sustainable provision of appropriate physical and social infrastructure

Objective 2.2: Maintenance of economic diversity and greater community returns from investment in the region

Strategy 2.2.2: Support agricultural opportunities

STATUTORY IMPLICATIONS

*Town Planning Scheme No. 7 – Kununurra Townsite and Environs
Definition and Zoning*

Transient Accommodation is defined in the Scheme as:

Any habitable building permanently affixed to the ground by footings as required by Council and includes any caravan, transportable dwelling or any structure used for habitation for the purposes of accommodation and not occupied by the same tenant for a continuous period for more than 6 months in any 12 month period.

The subject lot is zoned Rural Agriculture 2 under TPS7. The objective of this zone is:

(a) to ensure the adequate supply of land for intensive agricultural and horticultural holdings in localities of adequate water supply and suitable soil types;

(b) To promote the use of these lots for the production of horticultural crops and associated uses.

AMD 13 GG 26/10/04

Transient Accommodation is classified as an 'AA' use in the Rural Agriculture 2 zone and therefore *"the Council may, at its discretion, permit the use"*.

Clause 5.22.3 – Transient Accommodation

This clause of the Scheme outlines that Council may permit the construction and occupation of transient accommodation in the Rural Agriculture 1 and 2 zones and General Rural Zone providing:

(a) That any occupant is directly employed in the agricultural sector;

(b) That such occupation is of a seasonal nature only relative to the agricultural use of the land and shall not be used for either permanent or short stay residential use.

(c) That such accommodation does not consist of caravans, mobile homes, or transportable buildings unless such transportable buildings are permanently affixed to the site by footings as required by Council.

(d) Such accommodation consists of principally bedrooms and communal ablutions and activity areas.

(e) The applicant submit a management plan addressing how potential conflicts, impacts and compatibility with existing and potential agricultural land uses – both internal and external to the site – are to be managed as per the requirements of SPP2.5, and including but not limited to the following:

(i) Prior to construction of any units the applicant shall submit a management plan developed in consultation with the Department of Agriculture and Food WA and other relevant agencies or stakeholders, detailing measures to manage the following impacts: a. Dust and noise; b. Visual amenity; and c. Bio-security

(ii) Prior to construction, all promotional information intended to be displayed shall be submitted to Council for approval;

(iii) Prior to occupation, relevant officers shall inspect procedures to ensure that all workers are made aware of the biosecurity issues and preventative measures prior to taking up residence with the accommodation.

(iv) Prior to occupation, relevant officers shall inspect procedures to ensure that all workers are made aware of the biosecurity issues and preventative measures prior to taking up residence with the accommodation.

This proposal adheres to the conditions of Clause 5.22.3 in regards to Transient Accommodation on a Rural Agriculture 2 zone property. Site plans as per Town Planning Scheme 7 at **Attachment B**.

TRANSIENT ACCOMMODATION MANAGEMENT PLAN

1. Details & person responsible

Facilities	<ul style="list-style-type: none"> • Transient accommodation demountable consisting of three ensuited bedrooms. • An undercover rear car parking area for employees is provided. • The demountable contains a communal kitchen/living, laundry and undercover outdoor living area. • The accommodation is transportable in style however will be permanently affixed in accordance with building requirements.
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Location	Lot 250 Jabiru Road, Packsaddle, KUNUNURRA WA
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Responsible Person	Russell Cooke PO Box 2292 Kununurra WA 6743
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Contact Details	Phone: 0417 953 033 Email: redrustcontracting@gmail.com
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2. Water supply, sewage & waste

Water Supply	Via existing mains pipes – easement from the Ord River.
Sewage	Existing septic tank, recent inspection by certified plumber and report provided.
Waste Disposal	<ul style="list-style-type: none"> • Green SULO bins provided at the end of the building next to car park • All general rubbish to be wrapped in sealed bag prior to placing in bin. • Bins will be emptied and cleaned on a weekly basis by Red Rust Contracting. • Rubbish to be taken to Shire Landfill.

3. Amenities

Showers & Toilets	Separate ablution (ensuite) in each bedroom.
Laundry	Laundry facilities next within common room.
Kitchen Facilities	Kitchen in common room providing sink, storage, fridge, freezer, microwave, hotplates etc.
Outdoor facilities	Covered outdoor area with Timber Deck

4. Registration Process

Moving in	<ul style="list-style-type: none"> • Only employees of Red Rust Contracting Pty Ltd and associated entities will occupy the rooms. • Only transient employees engaged on farm or remote contracts to occupy the accommodation. • Employees meet at Red Rust Contracting office (125 Ivanhoe Rd, Kununurra) for induction prior to moving in. • Eligible employees (transient/seasonal) will also be provided with an on-site induction to the transient facilities at Lot 250 Jabiru Road, Kununurra. • All employees are required to complete induction covering biosecurity requirements, dust and noise implications from staying on the farm, safety matters and rules of occupation. • Copy of House Rules in each Room (example attached to this Management Plan).
Length of Stay	<ul style="list-style-type: none"> • Rooms will be occupied during March through to November • No residents are permitted to stay longer than 6 months in any twelve month period. • The rooms will not be used as permanent accommodation.

5. Dust & Noise

Dust	<ul style="list-style-type: none"> • A speed limit of 20km/hr is to be put in place to minimise dust • Access Road maintained by Red Rust Contracting Pty Ltd • Employees advised of potential for dust and speed restrictions prior to taking up accommodation in site induction. • Speed limit signage to be installed upon entry to site.
Noise	<ul style="list-style-type: none"> • There is minimal noise that will affect adjoining roads or premises • All employees made aware of noise relating to agricultural activity on the site or other surrounding properties. • Noise in regards to courtesy of others will be addressed in the House Rules.

6. Visual Amenity

Visual Impact	New buildings to be screened using existing natural vegetation which consists of shrubs and trees.
Vegetation/ Screening	<ul style="list-style-type: none"> • Existing vegetation creates screening and a buffer between both the main residence occupied by the Cooke family and also from the vacant block on the southern boundary. • Vegetation/screening will be maintained by Red Rust Contracting Pty Ltd.

7. Biosecurity

Signing in Transient Residents	<ul style="list-style-type: none"> All employees are inducted at Red Rust Contracting prior to commencing employment. This includes any persons who will reside on site. Any employee likely to be a Transient Resident will also be inducted prior to occupying the accommodation. Sign-in register to be placed at the entry of each accommodation unit.
All Employees	On commencing employment, all employees are required to sign a copy of their site induction and biosecurity requirements i.e. refer to your biosecurity manuals and other induction requirements.
Information Displayed	On-site biosecurity signage at property entrance. This information to be displayed in the communal areas onsite; <ul style="list-style-type: none"> Emergency Evacuation and Contact List National Biosecurity manuals relevant to industry

8. Housekeeping and Grounds Keeping

During Stay	<ul style="list-style-type: none"> Inspection of the facility will be undertaken by Red Rust Contracting Management on a regular basis to ensure the facilities are clean and tidy and all appliances are in safe working order. Employees are responsible for maintaining their own rooms while staying on site. Communal facilities will be maintained by Red Rust Contracting.
Moving Out	Farm manager and/or caretaker to inspect accommodation before signing out.

9. Site Safety

Fire	Each Transient Accommodation room will have a fire muster plan affixed, the common area will also include a fire muster plan including muster point and emergency contacts.
Children	As the property is also a residential block for the Cooke family, children crossing signage will also be installed at the entry to the property. Signs also requesting a speed of no greater than 20 km per hour will be installed at property entrance.
WHS issues, concerns and emergencies	Included within the House Rules within each room and communal area, contact details will be provided for any WHS issues/concerns or emergencies.

TRANSIENT WORKER HOUSE RULES



Red Dirt Agriculture

ACCOMMODATION HOUSE RULES

Welcome to Red Rust Contracting and Red Dirt Agriculture transient accommodation. This accommodation is provided for your comfort between shifts and contracts. We trust that you will help us keep the rooms tidy and advise us of any maintenance, WHS or safety issues, so that others may continue to use this accommodation. Please follow the below rules during your stay;

1. Induction	If you haven't stayed here before, you must undertake a site induction – see site management.
2. Sign-in	Please sign the register provided at the front door of your room.
3. Safety	<ul style="list-style-type: none">• Familiarise yourself with the Fire Plan in your room and Muster points• Adhere to the 20 km speed limit on the property and only use the access driveway.• If you encounter a Work Health and Safety issue, concern or problem please advise the Manager ph: XXXXXXXXXXXX
4. Communal area	Communal facilities have been provided for your stay. This includes a communal kitchen area, laundry and outdoor deck.
5. Car parking	Undercover car parking is provided at the rear of the accommodation.
6. Clean as you go	Please ensure you leave communal facilities as you would like to find them. All cooking utensils must be washed and put away, benches wiped, floor swept before departure.
7. Rubbish	Please place all bagged rubbish from your rooms and communal area in the green wheelie waste bin provided at the front of the accommodation.
8. Rooms	All rooms have an ensuite and linen provided. You are responsible for the cleanliness of your room.
9. Noise	
10. On Departure	Linen will need to be laundered ready for the next use. Rubbish removed Floors swept Sign-out on the register at the front of your room.

THANK YOU FOR YOUR COOPERATION

PLEASE NOTE - Only authorised staff of Red Rust Contracting and Red Dirt Agriculture can stay in this accommodation. If you are unsure, please contact the Manager XXXXXXXXXXXX for confirmation.