

Itinerant Workers Factsheet

Planning use class

The use class of the accommodation will vary, depending on whether the accommodation is ancillary to the agricultural use of the subject site. In the Rural Resource Zone, accommodation that is directly associated with and subservient to the agricultural use of the property is considered *Resource Development*:

Resource development	use of land for propagating, cultivating or harvesting plants or for keeping and breeding of livestock or fishstock. If the land is so used, the use may include the handling, packing or storing of produce for dispatch to processors. Examples include agricultural use, aquaculture, bee keeping, controlled environment agriculture, crop production, horse stud, intensive animal husbandry, plantation forestry and turf growing.
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The Resource Development Use class is 'No Permit Required' in the Rural Resource Zone; however, the Codes of the Planning Scheme will still apply and may cause the application to require discretionary planning approval.

In other zones, such as Local Business or General Business Zones, the use class is considered *Visitor Accommodation*:

Visitor accommodation	use of land for providing short or medium-term accommodation for persons away from their normal place of residence. Examples include a backpackers hostel, bed and breakfast establishment, camping and caravan park, holiday cabin, holiday unit, motel, overnight camping area, residential hotel and serviced apartment.
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All other use and development provisions of the zone are applicable as per the requirements of the *Northern Midlands Interim Planning Scheme 2013*.

In a rural zone, sensitive uses should be located 200m + from the property boundaries, in order to meet the acceptable solutions of the zone.

Code Requirements

Depending on whether the area for development is subject to any overlays on the planning scheme maps, or requires intensification of parking and access/new access etc, some codes of the Planning Scheme may apply. Particular attention should be paid to the Road and Railway Assets Code and the possible requirement for a Traffic Impact Assessment.

Other Considerations

- Waste Water Systems and Treatment
- Access to and from the site (if remote)
- Recreation spaces for workers out of work hours

Hostel-Style Accommodation planning requirements for each zone

Zone	No Permit Required	Permitted	Discretionary	Prohibited	Use Class
General Residential Zone					Visitor Accommodation
Low Density Residential Zone					Visitor Accommodation
Rural Living Zone					Visitor Accommodation
Village Zone					Visitor Accommodation
Community Purpose Zone					
Recreation Zone					Visitor Accommodation
Open Space Zone					
Local Business Zone					Visitor Accommodation
General Business Zone					Visitor Accommodation
Light Industrial Zone					
General Industrial Zone					
Rural Resource Zone					Resource Development (must be ancillary to ag use)
Utilities Zone					
Environmental Management Zone					Visitor Accommodation
Particular Purpose – Future Residential					
Particular Purpose – Service Station					

CODE	APPLICABILITY
Bushfire Hazard Code	N/a
Potentially Contaminated Land Code	Applies to use or development of land for a sensitive use to be undertaken on a site previously used for an activity listed in Table E2.1 Potentially Contaminating Activities of the planning scheme.
Landslip Code	Applies to use or development of land: a) mapped as landslip hazard area on the planning scheme maps; or

	<ul style="list-style-type: none"> b) even if not mapped under subparagraph (a) if: <ul style="list-style-type: none"> i) it is potentially subject to a landslip hazard; or ii) it is identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to a landslip hazard.
Road and Railway Assets Code	<p>Applies to use or development of land that:</p> <ul style="list-style-type: none"> a) requires a new access, junction or level crossing; or b) intensifies the use of an existing access, junction or level crossing; or c) involves a sensitive use, a building, works or subdivision on or within 50 metres of a railway or land shown in this planning scheme as: <ul style="list-style-type: none"> i) a future road or railway; or ii) a category 1 or 2 road where such road is subject to a speed limit of more than 60 kilometres per hour.
Flood Prone Areas Code	<p>Applies to use or development of land:</p> <ul style="list-style-type: none"> a) mapped as flood risk on the planning scheme maps; or b) even if not mapped under subparagraph (a) if it is: <ul style="list-style-type: none"> i) potentially subject to flooding at a 1% annual exceedance probability; or ii) less than the height indicated on the coastal inundation risk height map; or iii) identified in a report prepared by a suitably qualified person in accordance with the development application which is lodged or required in response to a request under Section 54 of the Act as actually or potentially subject to flooding at a 1% annual exceedance probability.
Car Parking and Sustainable Transport Code	<p>Applies to all use and development of land: No parking requirement set for Resource Development. Visitor Accommodation requirements are as follows:</p> <ul style="list-style-type: none"> 1) 1 car space per unit or 1 space per 4 beds whichever is greater. 2) 1 bicycle space per 10 beds.

Scenic Management Code	Applies to use or development of land within the scenic management – tourist road corridor and local scenic management areas (see planning scheme maps).
Biodiversity Code	Applies to use or development of land: a) within the area identified as priority habitat on the planning scheme maps; or b) for the removal of native vegetation.
Water Quality Code	Applies to use or development of land within 50 metres of a wetland or watercourse.
Recreation and Open Space Code	Applies to development of land for subdivision only.
Environmental Impacts and Attenuation Code	Applies to use or development of land for: a) sensitive use located within the attenuation distance of existing or approved uses with the potential to create environmental harm and environmental nuisance or within a buffer area shown on the planning scheme map; and b) uses listed in Table E11.1 or E11.2 of the planning scheme.
Airports Impact Management Code	Applies to use or development of land: (a) within Australian noise exposure forecast contours on the maps; and (b) within prescribed air space.
Heritage Code	Applies to use or development of land that is: a) within a Heritage Precinct; b) a local heritage place; c) a place of identified archaeological significance.
Coastal Code	N/a
Signs Code	Applies to all signs and hoardings within the Planning Scheme area.