



What is **Rural workers' accommodation**?

Rural workers' accommodation is the planning term used for accommodation of peoples undertaking work for a rural use. The Planning Scheme defines rural workers' accommodation as:

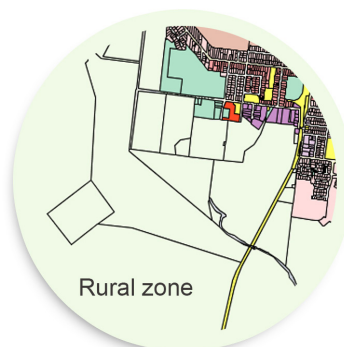
Any premises used as accommodation, whether or not self-contained, for employees of a rural use, if the premises, and the premises where the rural use is carried out, are owned by the same person; and the employees are not non-resident workers.

This term includes accommodation for:

- Farm workers', such as pickers and stock workers
- Rural industry workers', such as packers
- Workers undertaking other approved rural uses

Where can Rural workers' accommodation be established?

The Rural zone is the preferred location for rural workers accommodation. The use is generally not supported by the Planning Scheme in zones other than rural.



How do I obtain planning approval?

Generally a development application for material change of use is required, unless qualifying as 'exempt' under Schedule 6 of the *Planning Regulation 2017*. To qualify as exempt, the development must meet the following requirements:

- Located in a rural zone on a premises 25ha or greater,
- Accommodates less than 20 employees,
- Doesn't trigger any changes to, or create new road accesses, and
- No part of the premises is in a flood hazard area, bushfire hazard area or a landslide hazard area.

To discuss the above requirements please contact Council. Please note that other development approvals such as building and plumbing may still be required.

How do I obtain planning approval?

If not 'exempt' development, the following is required for the lodgement of a development application in the rural zone:

- [Completion of DA Form 1](#)
- Land owner's consent
- [Payment of the application fee](#)
- Relevant plans to scale (i.e. site plan, floor plan, elevations)
- Assessment against the relevant codes of the current planning scheme:
 - Rural zone code
 - Multi-unit uses code
 - Infrastructure code
 - Landscaping code
 - Transport and parking code
 - Relevant overlay codes affecting the premises

It is recommended that you seek the services of a town planning consultant to assist with the preparation and management of your development application.

Infrastructure charges

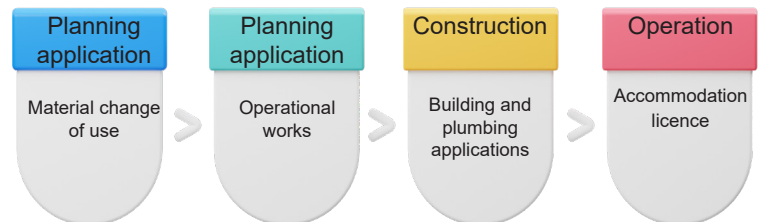
Please note that infrastructure charges will likely be levied as part of any planning approval.

The calculation of these charges will depend on the nature and scale of your proposal. If you would like an estimate of applicable charges, please contact Council with full details of your proposal.

What other approvals will i require?

Following planning approval, the following additional permits will be required prior to commencement of the use:

- Operational works
- Building approval
- Plumbing approval
- Accommodation licence

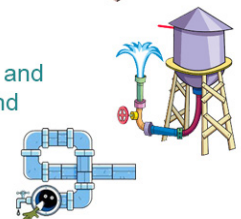


Infrastructure charges pay for capacity upgrades to major infrastructure

Water and sewer treatment



Water reservoirs and major water and sewer pipes



Sport and rec parks



Major roads



FURTHER INFORMATION

For further information in relation to rural workers' accommodation please contact Council's Development Services Directorate by:
Phone: 1300 972 753 or
Email: info@whitsundayrc.qld.gov.au.