

PLANNING PROPOSAL

An amendment to the *Berrigan Local Environmental Plan 2013* (BLEP) to permit 'Backpackers accommodation' with consent in the RU1 Primary Production zone. Such development is currently prohibited in this zone

1. Objectives or intended outcomes

The intended outcome of the Planning Proposal is to allow backpackers accommodation to be undertaken within the rural areas of the Shire. This will allow primary producers to provide affordable accommodation for itinerant or seasonal workers at or near their place of employment.

2. Explanation of provisions

The provisions proposed in the Planning Proposal will achieve the intended outcomes by removing 'Backpackers accommodation' from Section 4 of the Land Use Table to the RU1 Primary Production zone.

As 'Backpackers accommodation' is a type of 'Tourist and visitor accommodation', which is permissible with consent in the RU1 zone, it does not need to be re-nominated in Section 3 of the Land Use Table.

3. Justification

Given that 'Backpacker accommodation' is currently prohibited within the RU1 zone an amendment to the BLEP is the only avenue for this development to be permissible. Furthermore, the proposal is seen as an overall benefit to the community, given that rural employment provided to backpackers by local primary producers assists in finding employees on a seasonal or short term basis. In the past, local producers have found difficulty in sourcing employees, particularly if affordable accommodation is not available. The Planning Proposal will therefore create opportunities for employment by allowing backpacker accommodation at or near the source. Overall, the Proposal will create a positive social and economic effect for the Berrigan Shire through an increase in population (albeit temporarily and with a high turnover).

4. Community Consultation

The planning proposal is considered to be of low impact to the rural landholders of the Berrigan Shire. However, future community consultation will be in accordance with the provisions of section 56(2)(c) of the *Environmental Planning & Assessment Act 1979*, *A Guide to Preparing Local Environmental Plans* (DPI, 2013) and pursuant to any conditions imposed by a gateway determination.

5. Project timeline

The anticipated timeline for processing the Planning Proposal is set out below:

- Gateway determination	4 weeks
- Consultation	4 weeks
- Consideration of public submissions	4 weeks
- Preparation of report	2 weeks
- Parliamentary counsel opinion	1 week
- Making of plan	2 weeks