



Extraordinary Council Meeting

Wednesday, 2nd March, 2016

BUSINESS PAPER

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1. **APOLOGIES**
 2. **DECLARATION OF ITEMS OF PECUNIARY OR OTHER INTEREST**
 - 3.1 **PLANNING PROPOSAL – AMENDMENT OF BERRIGAN LOCAL ENVIRONMENTAL PLAN 2013 – ADDITION OF BACKPACKERS' ACCOMMODATION AS PERMITTED WITH CONSENT WITHIN THE RU1 PRIMARY PRODUCTION ZONE**

AUTHOR: TOWN PLANNER

STRATEGIC OUTCOME: Supported and engaged communities

STRATEGIC OBJECTIVE: 4.1 Invest in local job creation, retention and innovation

FILE NO: TBA

RECOMMENDATION: that a Planning Proposal, to be prepared at the proponent's cost, be submitted to the NSW Department of Planning and Environment for a Gateway Determination to amend *Berrigan Local Environmental Plan 2013* to include Backpackers' Accommodation as Permitted with Consent within the RU1 Primary Production Zone.

Items requiring Council Resolution

REPORT:

The need for a planning proposal has arisen to assist rural landowners with the employment of temporary/casual workers during busy seasons, such as harvest. In particular, a local farmer has requested Council to investigate accommodation options for the seasonal workers. Currently, the RU1 Primary Production Zone of the *Berrigan Local Environmental Plan 2013* prohibits Backpackers' Accommodation.

One of the main objectives of the RU1 Primary Production Zone of the *Berrigan Local Environmental Plan 2013* is 'to permit development that enhances the agricultural and horticultural production potential of land in the locality'. The inclusion of Backpacker's Accommodation as a permitted use will not only enhance agricultural and horticultural production, but also provide accommodation which is in close proximity to the location of the production. This will assist backpackers from unnecessarily having to drive each day to and from the place of employment. This amendment will also allow rural landholders to entice backpackers to come and work for them, by including accommodation as part of backpacker's remuneration.

In this particular example, it is recommended that a planning proposal be prepared by a Planning Consultant at the cost of the proponent. Despite the fact that there is an obvious benefit to future developers given that the amendment will benefit all landholders in the RU1 Primary Production Zone, the cost should be borne by the proponent given the immediate benefit to him. The Berrigan Shire is proposed to incur the other costs, such as the administration, advertising and exhibition costs with the amendment.

It must also be noted that should the amendment be gazetted, the proponent would still need to submit a development application to gain consent for any development of this nature.

It is considered that the inclusion of Backpacker's Accommodation as a permitted use within the RU1 Primary Production Zone of the *Berrigan Local Environmental Plan 2013* for the reasons listed above should be supported.

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Minutes of the Extraordinary Council Meeting held in the Council Chambers on Wednesday, 2nd March, 2016 commencing at 4.05 pm.

Min. No. **Present:** Cr. Bernard Curtin (Mayor)

Crs: Matthew Hannan, Brian Hill, Denis Glanville, Colin Jones, Andrea O'Neill, Development Manager (Laurie Stevens), Enterprise Risk Manager (Michelle Koopman), Strategic & Social Planning Coordinator (Jo Ruffin) and General Manager (Rowan Perkins).

Apology

39 **RESOLVED** Crs: Glanville and O'Neill that an apology for non attendance be received from Crs John Bruce and Daryll Morris.

Declaration of Items of Pecuniary and other Interests

nil

3.1 PLANNING PROPOSAL – AMENDMENT OF BERRIGAN LOCAL ENVIRONMENTAL PLAN 2013 – ADDITION OF BACKPACKERS' ACCOMMODATION AS PERMITTED WITH CONSENT WITHIN THE RU1 PRIMARY PRODUCTION ZONE

AUTHOR: TOWN PLANNER

STRATEGIC OUTCOME: Supported and engaged communities

STRATEGIC OBJECTIVE: 4.1 Invest in local job creation, retention and innovation

FILE NO: TBA

40 **RESOLVED** Crs: Jones and O'Neill that a Planning Proposal, to be prepared at the proponent's cost, be submitted to the NSW Department of Planning and Environment for a Gateway Determination to amend *Berrigan Local Environmental Plan 2013* to include Backpackers' Accommodation as Permitted with Consent within the RU1 Primary Production Zone.

Division:

In Favour: Cr. Bernard Curtin, Matthew Hannan, Brian Hill, Denis Glanville, Colin Jones, Andrea O'Neill,

Against: nil