



FACT SHEET

Tourist and Visitor Accommodation in Rural Areas

Introduction

On 10 August 2012 the Nambucca Local Environmental Plan 2010 was amended to allow different types of Tourist Accommodation to be provided in the Rural Zones, including the RU1 Primary Production Zone, RU2 Rural Landscape Zone and R5 Large Lot Residential Zone.

Why was the Amendment Required?

Council's former LEP (Nambucca LEP 1995) permitted Rural Tourist Facilities to be built in rural and rural residential areas subject to development assessment and approval. Recent changes to definitions that Councils are required to use in their new LEPs have resulted in certain rural tourism activities no longer being permissible in rural or rural residential areas.

The amendment to the LEP 2010 means that appropriate types of rural tourist developments will be permissible in rural areas with the consent of Council.

What types of Rural Tourism Uses are permissible?

A person may make application for the following tourist and visitor accommodation uses in the RU1 Primary Production and RU2 Rural Landscape zones:

bed and breakfast accommodation means an existing dwelling in which temporary or short-term

accommodation is provided on a commercial basis by the permanent residents of the dwelling and where:

- (a) meals are provided for guests only, and
- (b) cooking facilities for the preparation of meals are not provided within guests' rooms, and
- (c) dormitory-style accommodation is not provided.

farm stay accommodation means a building or place that provides temporary or short-term accommodation to paying guests on a working farm as a secondary business to primary production.

Both the above uses are restricted in the number of bedrooms that can be provided for accommodation and the circumstances which relate to the activity, for example, farm stay accommodation can only be permitted on a working farm.

The recent amendment to the LEP maintains the above uses but also allows a range of other undefined suitable tourist accommodation uses to occur including activities such as:

- tourist cabins, or other
- self contained temporary accommodation.

To achieve this, Council made the umbrella term "Tourist and Visitor Accommodation" permissible with consent in the RU2, RU1

and R5 zones. Unsuitable tourism accommodation in the Rural zones remain prohibited (Backpackers Accommodation, Hotel Motel Accommodation and Serviced Apartments).

What are the objectives and benefits of permitting tourist and visitor accommodation in rural landscapes?

The Nambucca LGA is widely recognized as a popular coastal tourist destination. The LEP will now allow alternative forms of accommodation in rural parts of the shire and contribute to accessibility of the rural hinterland for temporary accommodation. This assists in providing for a variety of experiences from the low cost family accommodation, to large scale single destination development or boutique self contained accommodation. Tourism in the rural areas of the shire has the potential to create a positive contribution to the local economy.

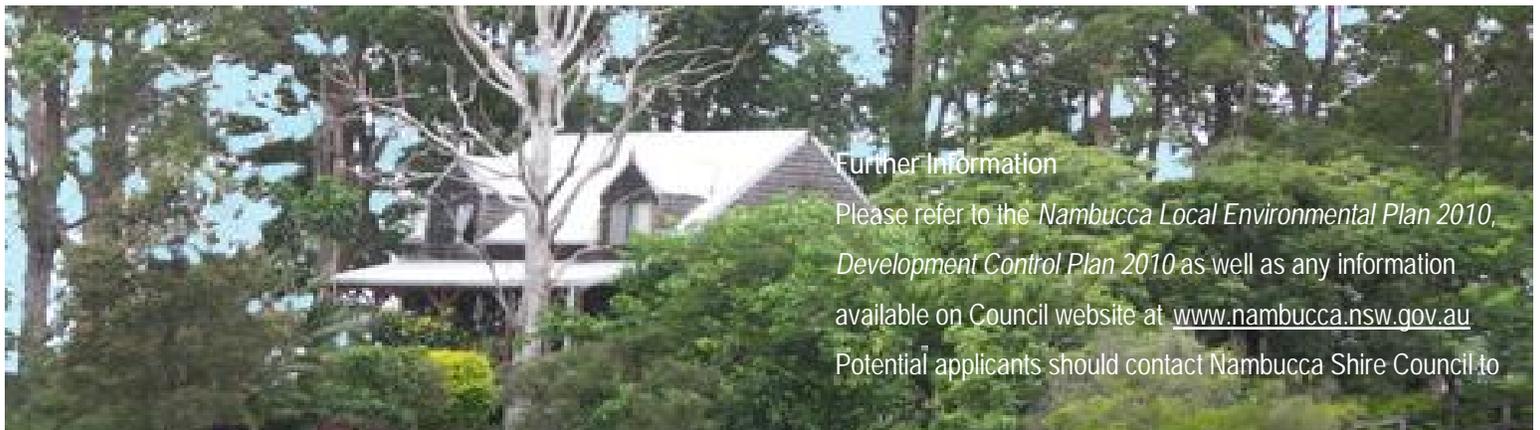
Where can I build Tourist and Visitor Accommodation in Rural Areas?

The LEP allows alternative forms of Tourist and Visitor accommodation to be permitted with Council consent in the RU1 Primary Production, RU2 Rural Landscape and R5 Large Lot Residential zones.

Are there any specific requirements for Tourist and Visitor Accommodation in Rural Areas?

Some common matters that may require further consideration during the preparation of an application for tourist and visitor accommodation include:

- Consistency with the provisions in the *Nambucca LEP 2010* and *DCP 2010*;
- Effluent and Waste Management;
- Bushfire Hazard Assessment (Tourist Accommodation is identified as a 'special purposes development' under Planning for Bushfire Protection 2006 and may require referral to the NSW Rural Fire Service);
- Access;
- Flora and Fauna Assessments taking into consideration all components of the development including among other things bushfire, access, buildings, disposal areas etc.
- All Tourist Developments that are approved would be charged applicable Section 94 Contributions Rates for Roads, Open Space and Surf Life Saving Equipment and any other relevant infrastructure or services.



Further Information

Please refer to the *Nambucca Local Environmental Plan 2010*, *Development Control Plan 2010* as well as any information available on Council website at www.nambucca.nsw.gov.au
Potential applicants should contact Nambucca Shire Council to

Nambucca Shire Council
PO Box 177
Macksville, NSW, 2447
PH: (02) 8568 2555
<http://www.nambucca.nsw.gov.au>

