

DPIE Agritourism Development Proposal

NSW Ministers' Announcements

"Today is an exciting next step for the NSW Government on agritourism to help create significant opportunities for many more primary producers in all corners of the State," Mr Tudehope said.

This initiative will make it easier to do business, create great agricultural experiences and attract more visitors to regional NSW", Mr Ayres said.

"We're simplifying the planning rules to help our farmers adapt to change, create new jobs, and drive their productivity and profit", Mr Stokes said.

Intended Effect of Proposed Planning Amendments

- The NSW Government is committed to supporting the recovery and resilience of our regional communities and farming by growing emerging industries that are supplementary to, or based on, agriculture. Agritourism activities enable farmers to diversify their income from farming businesses while maintaining primary production on the land as the principal use.*
- The Department is proposing amendments to existing controls within the planning system to facilitate more agritourism, while balancing the need for individual councils to respond to different environmental and development settings.*
- The proposed development standards are intended to mitigate undesired impacts by limiting the land on which the activities can occur and the scale of the use, as well as managing impacts such as noise and potential disruption to neighbouring land uses.*
- The changes are not intended to enable hobby farmers or other recreational farmers to establish agritourism businesses.*

3.2 Farm stay accommodation

- "On-farm accommodation encourages tourism to locations that cannot be reached by day trip from major centres"*
- New definition in LEP "requirement that the existing principal use of the land must be the production of agricultural/primary production goods for commercial purposes to ensure a farm stay supplements an existing commercial farming business"*

3.4 Farm events

- "It is proposed to introduce a new land use term 'farm events' into the Standard Instrument LEP Order to allow events, functions and conferences on land for which the principal use is the production of agricultural goods for commercial purposes "*
- "It is proposed to create a new land use term 'agritourism' in SILEP and farm events will be a subset of this new term". Initially, farm events will be permissible in all LEPs wherever 'agriculture' is currently permissible. Councils can then permit farm events in other zones*

DPIE Proposed Planning Amendments

3.2 Farm stay accommodation

Exempt Development

- Allows change of use of an existing dwelling, or secondary dwelling for farm stay.
- Allows up to 20 persons in any tents, caravans, campervans in rural zones

Complying Development

- Allows change of use of an existing building – max. floor area 60 sqm
- Allows erection of new buildings for farm stay – max floor area 60 sqm
- Where development consent is required, an optional clause is proposed which -
 - allows the number of people accommodated in any buildings to be three times the number of bedrooms permitted under clause 5.4(5) of the council's LEP,
 - allows the number of persons in any tents, caravans, campervans or other similar portable and light weight temporary shelters on the landholding to be 20 at any time
 - requires the maximum floor area of any new building to be 75 sqm

"Consultation questions –

4. Should there be different development standards for farm stay accommodation based on land size or location (such as whether the land is inland or east of Great Dividing Range)"

3.4 Farm events

Exempt Development

- Farm events will be allowed on rural zoned land if it doesn't involve a change of building use
- Times allowed are 7.30am to 11pm (midnight on Fridays & Saturdays)
- Up to 52 events per year with max of 30 guests or 10 events with up to 50 guests.

Complying Development

- Allows change of use of an existing building for farm events, but the new use must not be carried out at premises that are a temporary structure or tent
- Erection, alteration or addition to a building for farm events will be allowed
- Max size of 200 sqm for each building and 500 sqm for all buildings used for farm event
- Max height of building is 7m for landholding 2ha to 10ha and 10m for greater than 10 ha.

Consultation questions -

9. Should changes be made to the planning system to facilitate destination weddings under a development application?

If so, in which zones should destination weddings be permitted? Please provide reasons for your selection. a) RU1, b) RU2, c) RU4 zones, d) Other zones

10. Should the department prepare an optional model clause for destination weddings

11. Is there any rural land or areas in which agritourism activities should not be permitted?