



Guide for Backpackers' Accommodation

Development for the purposes of accommodating workers on a temporary basis can be defined as *backpackers' accommodation*, which is defined under Tenterfield Local Environmental Plan 2013 as;

backpackers' accommodation means a building or place that:

- (a) provides temporary or short-term accommodation on a commercial basis;
- (b) has shared facilities, such as a communal bathroom, kitchen or laundry, and
- (c) provides accommodation on a bed or dormitory-style basis (rather than by room).

Backpacker's accommodation is permissible with consent in Rural and Village Zones across the Tenterfield Local Government Area. Prior to any works commencing it is necessary for a Development Application (DA) to be lodged with Council for assessment. If any construction works are to take place a Construction Certificate (CC) is also required.

In assessing such an application, the following matters are required to be taken into consideration and must be clearly identified in any application lodged with Council;

- Site plan indicating the location of buildings, access and parking arrangements;
- Building floor plans and elevations, including proposed sleeping arrangements and amenities, including laundry, shower, toilet and kitchen facilities for occupants;
- Number of accommodation buildings proposed to be clearly identified;
- Number of occupants of buildings to be clearly identified;
- Bushfire prone land provisions (if relevant) – a bushfire assessment will be required if the land is mapped as being 'bushfire prone' and is classified as "integrated" development, requiring Council to consult with the Rural Fire Service in relation to the development;
- Energy Efficiency (Section J Report) – It is compulsory that all newly constructed non-residential buildings comply with the energy efficiency provisions of the Building Code of Australia (Contained in Section J). A 'Section J Report' is required to be lodged with any application for a new building to demonstrate how the proposed building will satisfy the requirements of section J;
- Structural Drawings - Structural details endorsed by an approved Practising Structural Engineer are required for reinforced concrete slabs, footings, frames and components such as bracing and tie-down are to be provided for any new buildings to be constructed (to be provided with the CC application);
- Essential Fire Safety Measures - Irrespective of whether new buildings are to be constructed for the purposes of backpacker accommodation or existing buildings are being converted into accommodation units it is mandatory that essential fire safety measures are implemented in the building/s to safeguard the buildings occupants, assist firefighting operations and prevent the spread of fire between buildings in the occurrence of a fire. These measures include the installation of equipment such as fire hydrants, fire hose reels, fire extinguishers, systems of smoke/heat detection and management etc. All applications for backpacker accommodation are to be accompanied by either a report or plan which identifies the fire

safety equipment intended to be installed throughout the building and the proposed location of this equipment;

- On-site sewage management – Where a site does not have access to reticulated sewer, the backpacker development will likely require the installation of a site specific designed package treatment plant – this will require engaging a specialist in this area to assess the required loads and most appropriate system dependant on the site constraints present i.e. Distance to dams, watercourses, boundaries etc.
- Details of the spread of peak accommodation times and transport arrangements for staff to be taken to the work site if applicable.
- Larger scale development will require a visual impact assessment to be undertaken, with consideration of the rural landscape, where application are proposed within rural localities. Consideration of building location, landscaping and carparking will need to address the aesthetic values of the locality.

The level and scale of information required will be dependent on the maximum numbers of persons to be accommodated. The greater the number the greater the requirement for facilities, effluent disposal considerations.

It is strongly suggested that you engage the services of an appropriately qualified town planner and on-site sewage system specialist to carry out the required information for Council's assessment purposes and consult with Council prior to lodgement of any application with Council.

Further details in terms of the application form, other documentation and numbers of copies of plans required can be found on Council's website www.tenterfield.nsw.gov.au

In terms of the number and type of facilities required, the Building Code of Australia identifies that a building of this nature is a Class 3 and therefore the provisions of Table F2.1 apply. In addition to the facilities provided on site for employees, each building or group of buildings must also provide –

- (a) a bath or shower; and
- (b) a closet pan and washbasin,

for each 10 residents for whom private facilities are not provided.

You will also need to address the provisions of the Premises Standard, which requires all new buildings and existing buildings where new work is undertaken to be made accessible. Further details in relation to the Premises Standard can be discussed with Council's Strategic Planning & Environmental Services Department.

The above information is intended as a guide and more site specific requirements may be applicable depending on the location and style of the development.

Further enquires:

Tenterfield Shire Council
Community, Planning & Regulation Section
247 Rouse Street (PO Box 214)
TENTERFIELD NSW 2372
Ph: 02 6736 6002