

Holiday Houses

Local Planning Policy

VERSION 3

December 2015

town planning services

Version	Adoption	Comment
1	12 May 2009 Council Item SC068	Final – No objections received during advertising.
2	13 April 2010 Council Item SC157	Final – No objections received during advertising.
2	1 July 2011 Council Item SC001	Final – Readopted under the new City of Greater Geraldton.
3	15 December 2015 Council Item DRS242	Readopted under the new LPS No. 1.

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1.0 CITATION

This is a local planning policy prepared under the *Planning and Development (Local Planning Schemes) Regulations 2015* and the City of Greater Geraldton Local Planning Scheme No. 1 ('the Scheme'). It may be cited as the *Holiday Houses local planning policy*.

The local government may prepare a local planning policy in respect of any matter related to the planning and development of the Scheme area. In making a determination under the Scheme the local government must have regard to each relevant local planning policy to the extent that the policy is consistent with the Scheme.

2.0 BACKGROUND

Western Australians have a tradition of holidaying in country areas particularly coastal towns, often renting private dwellings on a short-term basis. This has had a number of economic and social benefits, for example:

- Increased occupancy particularly at weekends;
- Increased income to the towns;
- Additional development supporting local industries;
- Diversification of the social characteristics of the town; and
- Increased employment.

It is only recently that there have been some questions about this activity and these issues include:

- Adverse impacts within residential areas caused by overcrowding of houses and inappropriate activities of guests; and
- Inadequate facilities and parking for guests.

3.0 OBJECTIVES

- a) To recognise the increasing market demand for holiday accommodation and to provide operators and other stakeholders with clarity on the issues that the local government wishes to address.
- b) To encourage holiday houses in residential dwellings in appropriate zones and locations where the proponent addresses relevant issues and suitably manages the use on an ongoing basis.
- c) To ensure that these types of uses do not compromise the amenity of residential areas or nearby residents.

4.0 POLICY MEASURES

4.1 General

4.1.1 Matters to be considered in assessing, determining and renewing applications include:

- a) effective on-going management;
- b) appropriate location and compatibility with adjoining/nearby uses;
- c) access and car parking; and
- d) signage.

4.1.2 Development approvals for holiday houses shall be limited to a maximum period of 12 months, after which the further renewal of the approval by the local government is required annually. **This is the responsibility of the applicant and the local government will not automatically re-issue approvals.**

4.1.3 Development approval is issued only to the specific owner or occupier of the particular parcel of land and is not transferable to any other person or to any other land parcel. Should there be a change of the owner or occupier on the land in respect of which the development approval was issued the approval shall no longer be valid.

4.1.4 Holiday houses should generally be restricted to a maximum number of 6 guests in order to protect the amenity of the residents in the vicinity. In any event the maximum number of guest shall not exceed 12.

4.1.5 Where more than 6 guests are proposed, the premises is classified as a *lodging-house* and will require further approval under the relevant Health legislation.

4.2 Location

4.2.1 As a guide, holiday houses are more appropriate in areas of high tourism amenity and close proximity to key tourism attractions such as the beach, town centre or rural areas, but may not be appropriate in residential suburban locations.

4.2.2 Other areas, within 400m (typically a 5 minute walk) of an activity centre may be considered provided they are located in an area with an interconnected network of streets which facilities safe, efficient and pleasant walking, cycling and driving. This should involve an established dual use/foot path system and cul-de-sac locations are not preferred.

4.2.3 The underlying factor in determining an appropriate location for a holiday house is the proximity of the premises to where a holiday maker would desire to stay and proponents should address this in their application.

4.2.4 For 'large' holiday houses (catering for between 7 to 12 guests) there is a general presumption against their location in residential suburban locations.

4.3 On-going Management

4.3.1 It is considered that the responsibility for appropriate on-going management rests with the proponent to ensure that visitors are responsible and do not create inappropriate impacts (including noise) to adjoining/nearby properties.

4.3.2 Suitable on-going management is, of course, more difficult if owners live a considerable distance from the application site. Accordingly, as part of the development application, the local government will require the proponent to outline how the site will be managed, especially if the owners do not live nearby.

4.3.3 It is expected that a management statement will be submitted to address matters including:

- a) the amenity of adjoining/nearby land uses;
- b) managing noise impacts of visitors;
- c) outlining how the premises will be managed on a day-to-day basis (including how keys are easily available for late entry, providing on-site assistance and confirming arrangements for cleaning/waste management);
- d) relevant site specific matters including fire management/emergency response plans for visitors and managing risks for visitors; and
- e) the handling of complaints (it is expected that the tenant be contacted by phone immediately and the proponent visit the property as soon as possible).

4.3.4 Should it be demonstrated that the establishment is not being appropriately managed and matters are not quickly rectified, the local government may not issue development approval renewal for the on-going operation of the use.

4.4 Access and Car Parking

4.4.1 All car parking is to be contained on-site and no verge area should be used for car parking.

4.4.2 At a minimum, it will be necessary to provide 2 on-site car parking bays for up to 6 guests and a further 2 on-site car parking bays for between 7 to 12 guests. Tandem parking will only be permitted for maximum of one vehicle behind another vehicle.

4.4.3 It is common for holiday makers to have a boat, tailer, caravan etc. and there should be additional space allocated for such.

4.4.4 All vehicle access (including crossovers) and car parking areas are to be constructed to the approval of the local government.

4.5 Signage

A sign must be erected on-site and clearly visible from the street that has the manager's name and contact details. Proponents of holiday houses will be expected to send directional maps to patrons and tourist bureaus and use other methods for directional purposes rather than relying on signage.

4.6 Application Requirements

- 4.6.1 Applications shall include a site plan, internal floor plan and elevations along with a management statement and information detailing how the proposed location is appropriate.
- 4.6.2 Where the residential dwelling exists, the fee payable shall be the same as for an application for *determining and initial application for approval of a home based business*.
- 4.6.3 Where the residential dwelling is proposed to be built, the fee payable shall be the same as for an application for *determining a development application*.
- 4.6.4 The annual renewal fee payable shall be the same as for *determining an application for the renewal of an approval for a home based business*.
- 4.6.5 Properties that are approved as holiday houses will be identified as properties generating a business return and will be rated in accordance with the City's rating policies and practices.
- 4.6.6 All applications for 'large' holiday houses will be advertised in accordance with the Scheme requirements.

5.0 DEFINITIONS

Activity Centre means an area/site containing civic, institutional, commercial or tourist activity and includes area with high amenity such as next to established parks.