

2.4: ADOPTION OF LOCAL PLANNING POLICY – HOLIDAY HOMES

ALTERNATE MOTION BY COUNCILLOR SUTTON

DATE & TIME REQUEST FOR ALTERNATIVE MOTION RECEIVED: 8:00PM ON TUESDAY 5 JULY 2011

ITEM 2.4: ALTERNATE MOTION BY COUNCILLOR SUTTON VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3, resolves to ADOPT the Local Planning Policy LPP 2K - Holiday Homes and incorporate the Policy within its consolidated Local Planning Policy Manual, subject to the following modifications:

1. K2.1(2), K2.4(4) and K2.8(1) being deleted so that the requirement for approvals to be limited to an initial 12 month period and for renewals after five years is not required.
2. K2.8(4) being changed to state the following:
“The maximum stay for any one person is restricted to three months within any 12 month period”.

Councillor Reason:

The 12 month restriction and five year renewal period will involve considerable staff resources to monitor and review and provide uncertainty and an unnecessary burden for holiday accommodation operators.

It is also important to clarify that whilst a company may book out a holiday home for a period longer than three months, the three month time period would apply to each individual person who stays in the premises.

Officer Report (G Bride)

It is accepted that the 12 month initial approval period and five year renewal would have an impact on staff resources, however this is likely to be minimal. Like most other planning approvals with this restriction being removed as proposed by the alternate motion, the proponent would receive planning consent in perpetuity, although there will be conditions of approval that the proponent would need to comply with whilst operating the use.

The reason for the 12 month initial approval period was to monitor the management of the holiday accommodation prior to considering approval for a further five year period, to ensure the proponent abides by the commitments at time of application.

It is accepted that the change of wording from ‘tenant’ to ‘person’ provides greater clarity in relation to the three month time period restriction within the policy.