

Holiday homes

What are holiday homes?

Holiday homes are existing dwellings that are offered for short stay accommodation, often via online platforms. Currently, holiday homes generally require a planning approval as a material change of use, often subject to impact assessment.

What changes are proposed in Major Amendment 2?

Council is proposing a new administrative definition in the planning scheme for holiday home, meaning a form of short-term accommodation that:

- a. accommodates an individual or single group of persons;
- b. is conducted within an existing dwelling;
- c. visitors have the right to occupy the whole of the dwelling;
- d. does not involve any shared facilities;
- e. provides on site parking for at least 2 vehicles; and
- f. does not occur on premises with another short-stay accommodation activity.

Holiday homes are proposed to be accepted development in the following zones, meaning no planning approval will be required:

- Centre zone
- Emerging community zone
- General residential zone (not within a precinct)
- General residential zone - Park residential precinct
- Rural residential zone
- Rural zone
- Township zone

In other zones, a planning application is required, subject to impact assessment. Planning approval may also be required where a property is affected by an overlay.

What other approvals are required?

The changes to the planning scheme cannot alter the requirement for a holiday home to have an appropriate building classification under the Building Code of Australia. Generally, a building development approval for a change of classification will be required under the *Building Act 1975*.

Operators of holiday homes should also consider any requirements of the *Food Act 2006* for the supply and preparation of food, including where a food licence may be required.

Where should I look in the planning scheme to find out more?

- Part 5 Tables of assessment
- Schedule 1 Definitions