



Peaceful Bay Full Time  
Occupancy Approvals Policy

## 1. Objective

To ensure that full time occupancy of Peaceful Bay leasehold area does not:

- a) Detract from the area's amenity or function as a family holiday home area.
- b) Place the full time occupants at risk through the usage of substandard dwellings.
- c) Lead to environmental or public health risks through overuse of the non-potable scheme water and or septic tank systems.
- d) Jeopardise the long term renewal of Peaceful Bay Leasehold Holiday Lot Leases.
- e) Exceed 40 (20%) of the 203 leaseholds.

## 2. Policy

The Chief Executive Officer may, acting on behalf of the landlord, consider applications for full time occupancy subject to the following conditions being imposed on each approval:

- i. Advice to the applicant that Peaceful Bay leasehold area is first and foremost a holiday community and that the collective amenity expectations of the holiday leaseholders should take precedence over those of full time occupancy approval holders.
- ii. Advice to the applicant that full time occupancy recipients have an obligation to make a positive contribution to the Peaceful Bay community.
- iii. That Peaceful Bay leasehold area fulltime occupancy approvals are to:
  - Be limited to a 5 year period.
  - The suitability of the property for fulltime occupancy and the social, environmental and public health factors that will be considered when considered in context with the other approvals that have already been issued;
  - All have a common expiry date of the 30 June 2027 so that they can be renewed as a block which will allow consideration of their social, environmental and public health impacts on the Peaceful Bay community.
  - Be issued to the parties that apply rather than to a premises.
  - Be made by the lessee(s) or endorsed in writing by them.
  - Be non-transferable and expire on the cessation of the lease, the sale of the property or the vacancy of the approved party and;
  - Be eligible to be renewed for a further term at Council's discretion.
- iv. Payment of the scheduled fee that applies from time to time.
- v. Landgate be advised of any approvals in order that the valuation is reviewed.
- vi. All premises to be inspected, prior to approval, to ensure that they are in a fit state of repair and suitable for full time habitation for the number of persons proposed and are fitted with compliant hard wired smoke alarms, dual earth leakage circuit breakers (RCDs) and their septic tanks systems are functional.

Document Control Box			
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