

INQUIRY INTO TOURISM IN LOCAL COMMUNITIES

Name: Mr Joachim Karsch and Mrs Ursula Karsch

Date received: 10/09/2013

U R G E N T

To the attention of the Chairman of the
General Purpose Standing Committee No 3

Dear Sir/Madam,

it only came to our knowledge now that the Committee is sitting in the near future. Therefore we bring to your attention the following points of VICTIMS of this form of tourism industry:

THE FACTS:

The house next door has 'officially' 4 bedrooms, large indoor and outdoor entertainment areas, close to the beach (Central Coast - residential area!))

It has been advertised by the owners (Sydney investors) over the Internet for 'GROUPS', AND THEREFOR USED AS A PARTY HOUSE, accommodating 12-15 PEOPLE.

We have been experiencing for years nearly every weekend for 2 1/2 to 3 days the full range of side effects (see also Sub No 0049 - Victims... Byron Bay)

that come with this COMMERCIAL ENTERPRISE!

MANY similar premises along the coast fit a similar description!

We have been living here for nearly 20 years. The permanent disturbances next door are also a health hazard and pose a SEVERE HEALTH RISK for us. GOSFORD CITY COUNCIL is aware of the problems but doesn't care (DUTY OF CARE!);

It only supports the tourism industry (see Sub No 0054).

GOSFORD CITY COUNCIL's DLEP 2009 and its amended provisions in the Planning Proposal ARE NOT FAR-REACHING ENOUGH!

In its submission No 0054 - 28/06/13 it cites rentals to 'families' as 'the historic status of the use', and 'GCC has viewed the use of being akin to the accepted practice of medium to long term renting of dwellings...', where 'complaints [are] usually associated with hens and bucks parties' (referring here to the recent LEC court case in Terrigal).

ALL THOSE ARGUMENTS ARE - WRONGLY - DRAWN FROM A 'GOLDEN PAST' AND/OR DELIBERATELY TRY TO MINIMIZE THE PROBLEMS. Council seems not to acknowledge that times have changed:

Houses as ours , for example - with 4 bedrooms plus - are not rented out to 'families' - 'Groups' bring more money!

12 to 15 people in a 'group' coming for a weekend party AND THAT EVERY WEEKEND) can be as noisy and disturbing as 'hens and bucks' and are 'NOT AKIN to the accepted practice of medium to long term renting of dwellings...'

The 'family house' used to have at maximum 2-3 bedrooms, small lounge rooms, etc. (or holiday shacks) Now a 'family house' consists of at least 4 bedrooms and has huge entertainment areas. Its the SHEER SIZE OF THE PREMISES and SHORT TERM LETTING that invite to the problems mentioned.

GCC's provision in the Planning Proposal to start regulation from 5 bedrooms onwards therefore does not work, owners are already "down-sizing" their premises from 5 to 4 bedrooms to circumvent the forthcoming provisions! Besides there is no policing by Council anyway.

Gosford City Council blames the State Government for lack of policy, but does not even accept the weak attempt of State's voluntary "Holiday Rental Code of Conduct"!

As response to our various submissions: The State Government puts the onus on the local government as making independent decisions, while the local government wants the State

Government to decide. Juggling responsibilities!

AT OUR COSTS! IN OUR SUBMISSIONS TO LOCAL AND STATE GOVERNMENTS
WE MADE THOSE INSTITUTIONS LIABLE FOR OUR HEALTH AND WELL-BEING!

SOLUTIONS

We are not against promoting tourism on the Central Coast. BUT THAT IS NOT THE SORT OF TOURISM WE NEED, NOT AS COMMUNITY AND NOT AS INDIVIDUALS!

Distant investors who make big bucks out of their negative geared premises should not have right of way at the costs of local tax paying peace-loving residents (see GCC's attitude Sub No 0054! - 'don't put too much 'burden' on the tourist industry).

The only way is to get all premises 3 BEDROOMS OR LARGER TO APPLY FOR SHORT TERM - AND OTHER - HOLIDAY RENTALS, OBTAIN A REGISTRATION, PAY A FEE OR LEVY for administration and policing. Every B&B needs a LICENCE, with mostly accommodating far less people (with no nasty noisy parties!)

HRS Solutions PTY Ltd (see Sub No 0053) goes here in the right direction!
VOLUNTARY OR SELF-REGULATING CODE OF CONDUCT WILL NOT WORK.

WE THANK YOU FOR YOUR ATTENTION AND KIND CONSIDERATION. Copy of submission to GCC AS OF 20/07/13 follows below.

With kind regards,

URSULA & JOACHIM KARSCH