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31 October 2017

Director, Housing Policy  
NSW Department of Planning and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Director

**RE: SHORT-TERM HOLIDAY LETTING – OPTIONS PAPER**

Thank you for the opportunity to comment on the Options Paper relating to Short-Term Holiday Letting in NSW.

To achieve the stated objective of developing an effective framework regulating the sector the NSW government will need to take on board various options highlighted in the Paper. Intertwining legal mechanisms with supporting registration and licencing and a balanced involvement of strata corporations within set boundaries will allow many options to work in concert, delivering on the expectations of owners, operators and neighbours.

At its October Ordinary Meeting Council resolved to forward a submission to the Department of Planning and Environment requesting that a framework be drafted detailing how the regulation of short-term holiday letting is to be administered. This includes the following comments:

- The Standard Instrument Local Environmental Plan (LEP) legislation be amended to include a new land use definition for '*short term rental accommodation*' with set parameters addressing the potential adverse impacts of activities connected with that use allowing for compliance certification and enforcement action where required.
- The requirement for either a complying development certificate or development application to allow for compliance to be assessed and conditions of approval enforced, depending on the parameters set by the Department of Planning, in future legislation.
- A registration/licencing system should be developed and implemented by a government agency for all properties which fall within the parameters of the new legislation to allow for ongoing monitoring.
- Amendments to NSW strata laws be drafted giving owners corporation's powers to manage and respond where there is no compliance with certification, consent or registration requirements allowing strata corporations to take a greater role and see less recurrence of adverse impacts.

Should you have any questions please contact Steve Roseland (Senior Strategic Planner) on 9367 9279 or email at [steve.roseland@innerwest.nsw.gov.au](mailto:steve.roseland@innerwest.nsw.gov.au) .

Yours sincerely

Gill Dawson  
**Acting Group Manager - Strategy Planning**