

LD:CA

31 October 2017

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

RE: SHORT-TERM HOLIDAY LETTING IN NSW

Thank you for providing Mid-Western Regional Council (Council) with the opportunity to review and provide input into the Short-term Holiday Letting in NSW Options Paper. Council has reviewed the document and makes the following comments:

In relation to impacts, Council is most concerned about noise, waste and hazards. The latter is of most concern. Primarily, how are the buildings/dwellings going to be regulated in regards to complying with the additional fire safety measures? Will they be aligned to those imposed on residential accommodation whether they are Class 1b, 2, 3 or 4?

Furthermore, where a property has an existing swimming pool and the pool is provided at a guest house or similar facility for use by the guests, by definition the pool would be a public swimming pool and thus require an increased inspection regime and disinfection requirements. How are these pools to be captured?

In regards to bushfire prone land, would a premises changing use to accommodate guests now be considered a Special Fire Protection Purpose (SFPP) development under the planning for bushfire protection 2006. If so how is this to be captured?

In regards to regulation through the planning system, it is believed that STHL should be exempt until interference with the amenity of the neighbourhood is raised. That is by reason of the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, traffic generation or otherwise occurs. These are similar to the provisions applying to *permitted without consent* development under the Standard Instrument. Where there is interference with the amenity, development consent would be required.

Should you have any further enquiries in relation to this matter, please contact Council on (02) 6378 2850.

Yours faithfully



LINDSAY DUNSTAN
MANAGER STATUTORY PLANNING