

24 November 2017

Director, Housing Policy
Department of Planning and Environment
GPO Box 39, Sydney NSW 2001
Email: sth1@planning.nsw.gov.au

Dear Director,

Response to the Options Paper on Short-Term Holiday Letting in NSW

Thank you for the public consultation on the Options Paper on Short-Term Holiday Letting in NSW. We trust that you could still give consideration to our response beyond the advertised closing date.

NSROC is a voluntary association of 8 member councils in northern Sydney. We believe any potential policy amendments would need to ensure an appropriate balance is achieved between allowing for short-term holiday letting of premises and the communities' reasonable expectations for the quiet enjoyment of premises.

We would request greater clarity in the planning and regulatory framework associated with the land use of short-term holiday letting in NSW. An appropriate level of regulation is also required to ensure the impacts of short-term holiday lettings could be adequately managed.

Planning policy and regulation would need to address:

- Definition of short-term holiday letting to be distinguished from other forms of 'Tourist and Visitor Accommodation.'
- Clarity in the criteria and definitions of land use to have regard for the different density contexts in which the activity is conducted.

In addition, Owners Corporation's powers need to be enhanced to manage and respond to short-term holiday letting issues in strata properties, such as:

- The use has consent of the Owners Corporation.
- The use should only be undertaken by a registered owner of the premises.

Consideration could be given to an establishment of a registration process and the operator's agreement for the use of premises for short-term holiday letting. Such a register could potentially be operated and maintained by State government agency (eg Fair Trading).

NSROC would welcome further public consultation after the consideration of all comments, and during the preparation of any draft policy framework or draft regulatory amendment. If you require further information, I can be contacted on (02) 9911 3660 or by email at: cchan@lanecove.nsw.gov.au

Yours sincerely,



Carrie Chan
Executive Director