



Pacific Palms Tourist

We live here - you'll love here!

The Hon. Anthony Roberts MP

Minister for Planning

Minister for Housing

Special Minister of State

lanecove@parliament.nsw.gov.au

The Hon. Matt Kean MP

Minister for Innovation and Better Regulation

hornsbys@parliament.nsw.gov.au

Subject: Short-Term Holiday Letting in NSW – Options Paper

Dear Minister(s),

We write to you with regard to the Options Paper on Short-term Holiday Letting (STHL) in NSW. Short-term holiday letting and the tourism industry in general is the major contributor to the economy of the Pacific Palms Mid-North Coast and surrounding areas. Properties which provide STHLs vary from purposely built and Council approved properties through whole house lets on acreage to weekenders, beach houses and spare rooms in private houses. The variety of properties and scenic natural beauty of the area is a huge drawcard for tourist both from the city areas and overseas. Most people do not visit Pacific Palms to stay in large hotels/motels.

It is acknowledged that there are some adverse effects associated with STHL, particularly in Sydney, where many of the properties being let are in apartment building managed by strata schemes. In such properties any increase in noise, waste or damage caused by the short-term nature of the stay has a substantial impact on other, permanent residents of the building and the body corporate which has the repair any damage caused by wilful neglect or simple ignorance, as well as maintain common property such as pools which would have a higher rate of wear and tear due to the short-term nature of the let.

However, in regional areas such as our, the vast majority of STHLs are separate Torrens title houses, where noise is less of an issue and all repairs and waste management are the responsibility of the owner.

Within the Pacific Palms area, the vast majority of accommodation available to STHL is managed either by an owner or a professional local agent, who provide a comprehensive booking and guests service offering much greater accountability and a minimisation of any problems as well as early correction should any arise. They also provide advice with regard to insurance, fire & risk assessment requirements.

Taking into account the economic contribution to the NSW economy (estimated in the region of \$15 million), the provision of a wide range of accommodation types for both domestic and overseas tourists, and the existing proper management of properties in rural areas, we ask the Government

steer towards options one and two in the Options paper when reviewing legislation with regard to Short Term Holiday Letting. To adopt an option involving Complying or development Applications, while attractive at first sight, would place even further burden on Local Council, who struggle to meet current demand in this area.

Yours Faithfully

Vittoria Borazio, Director

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cc:

The Hon. Stephen Bromhead MP

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Member for Myall Lakes

Acknowledgments – Kangaroo Valley Chamber of Tourism and Commerce