

SHORT-TERM HOLIDAY LETTING OPTIONS PAPER SUBMISSION FORM

The NSW Government has released an Options Paper, building on the work of the Parliamentary Inquiry and existing practice, to start a public discussion on potential options to develop a suitable approach for short-term holiday letting (STHL) in NSW.

The Options Paper for STHL outlines potential options around the development of an appropriate approach to managing STHL. These options could be considered either individually or in combination.

Prior to making a whole of government policy framework, we are seeking feedback from the community and our stakeholders on the options discussed in the paper.

You are invited to respond to the Options Paper by submitting **this form** to the NSW Department of Planning and Environment.

You can also provide your feedback by:

- filling out the online survey
- email to STHL@planning.nsw.gov.au
- writing to:
Director, Housing Policy
Department of Planning and Environment
GPO Box 39, Sydney NSW 2001

If you have further inquiries, please email us at STHL@planning.nsw.gov.au

The consultation process is open until **31 October 2017**.

By hitting submit you agree to the [Department's Privacy Policy](#).

How will your personal information be used when you make a submission?

Your personal information is protected under the *Privacy and Personal Information Protection Act 1998* (PPIP Act). The Department collects personal information in submissions for the purposes set out in the Department's [Privacy Statement](#).

We respect your right to privacy. Before lodging your submission, you will be asked to confirm that you have read the terms of the [Privacy Statement](#), which sets out:

- how personal information is defined under the PPIP Act - it includes but is not limited to your name, address, and email address;
- the purposes for which the department collects personal information; and
- how personal information collected by the department will be used.

When you make a submission, we will publish:

- **the content of your submission** - including any personal information about you which you have chosen to include in those documents
- **a list of submitters**, which will include:
 - your name
 - your suburb or town

We will not publish offensive, threatening, defamatory or other inappropriate material.

If you do not want your personal information published, do not include any personal information in your submission.

All other information gathered in this submission form will be collated and used towards making a recommendation on the future approach of STHL in NSW.

| | | |
|---------------------------|---|-----------------|
| Name, Surname | : | |
| Organization | : | |
| Suburb | : | Postcode |
| E-mail Address | : | |
| Date of Submission | : | |

Introduction

| | |
|-----------|--|
| 1. | Do you use or have you ever used short-term holiday accommodation? |
| 2. | Are you or have you ever been a short-term holiday accommodation host? |
| 3. | Do you provide another form of short-term holiday accommodation? |

| | |
|-------------------------------------|--|
| 4. | Do you live near a property that provides short-term holiday accommodation? |
| | |
| 5. | Are you from an STHL industry group, owners' corporations or community group? |
| | |
| Impacts Associated with STHL | |
| 6. | <p>Please indicate below which impact(s) are you most concerned about and how do you believe these could be managed.</p> <ul style="list-style-type: none"> • Noise • Waste • Party Houses • Parking • Hazards and Evacuation |
| | |
| Self-Regulation | |
| 7. | <p>Considering the mechanisms below, how could self-regulation in NSW best address any negative impacts of STHL?</p> <ul style="list-style-type: none"> • The Code of Conduct • Complaint Management Mechanism • Monitoring & Reporting |
| | |
| 8. | Are there barriers that may reduce the effectiveness of self-regulation? |
| | |
| STHL in Strata Properties | |
| 9. | Should owners' corporations be given the legal ability to prohibit or restrict STHL? If so, how and under what circumstances? |
| | |
| 10. | Should the Strata Schemes Management Act be amended to increase the ability of owners' corporations to manage the impact of STHL and obtain compensation for adverse impacts? If so, under what circumstances? |
| | |

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|---|---|
| 11. | Is there scope for industry self-regulation in the short-term holiday letting industry? Would this effectively address issues that occur in short-term letting in strata schemes? |
| | |
| Regulation through the Planning System | |
| 12. | <p>How should STHL be subject to a planning regulatory framework? What would be the impacts of applying a planning framework to STHL?</p> <ul style="list-style-type: none"> • Exempt • Complying • Development Consent • No planning regulation <p>Please indicate your reasons below:</p> |
| | |
| 13. | <p>If STHL is to be regulated via the planning framework, how should it apply?</p> <ul style="list-style-type: none"> • Number of total days per year • Number of consecutive days • Number of bedrooms • Length of stay • Presence of a host • Location (<i>metro vs. regional</i>) • Compliance with a Code of Conduct |
| | |
| 14. | Should there be different planning frameworks in regional and metropolitan areas? If so, how and why? |
| | |
| Registration or Licensing | |
| 15. | Could a licensing system for STHL work in NSW? If so, how might it operate? |
| | |

Summary of Options

16. The options outlined in this paper are summarised in the below table. For the future regulatory framework, which top 3 options (if any) would you like to see in this framework? Why? *(Please tell us the reasons for your choices).*

| Themes | INDUSTRY SELF REGULATION <i>Refer Section 4</i> | STRATA REGULATION <i>Refer Section 5</i> | PLANNING REGULATION <i>Refer Section 6</i> | REGISTRATION <i>Refer Section 7</i> |
|------------------|--|---|---|--|
| Multiple Options | Code of Conduct | By-laws to manage visitor behaviour | Development approval – exempt/complying | Registration to manage safety and amenity issues |
| | Complaints Management | By-laws to receive compensation for adverse effects | Development approval – development consent | |
| | Education | By-laws to prohibit STHL | Limit the length of stay | Registration to monitor that other regulatory approaches (e.g. number of days, number of properties) are being met |
| | Monitoring and reporting | | Limit the number of days per year | |
| | | | Limit the number of bedrooms | |
| | | | Regulate by whether the host is present when STHL takes place | |

Note: The policy options for STHL could include regulatory or non-regulatory approaches, or a combination of both. A combination of options from any rows or columns (or/and other options not covered in the paper) can be chosen to suggest a policy framework for the STHL in the submission form.