

**Submission  
No 185**

**ADEQUACY OF THE REGULATION OF SHORT-TERM  
HOLIDAY LETTING IN NEW SOUTH WALES**

**Name:** Name Suppressed  
**Date Received:** 10/11/2015

MR GLENN BROOKES  
PLANNING AND ENVIRONMENT COMMITTEE

4-11-15

Dear Mr Brookes,

I am writing in regards to the forthcoming hearing into the Short Term Rental Settings.

Over the last decade the numbers of those settings in this area (Ikama) has increased substantially much to the concern of the permanent residents which includes myself.

In close proximity to my residence there are two dwellings that are used for this purpose that I am aware of, no doubt many many more carrying out this practise. On many occasions I have noticed as many as twenty people occupying one house, some with back packs and other types of bedding, with up to ten cars to convey them there. On other occasions vans have parked outside my home with the occupants sleeping in their vehicles, changing their clothing on the footpath.

In the Township of Ikama where there is more multi story development the situation is much worse with many retired people residing in units along with other units let out as STRA, being exposed to unsocial behaviour. In a recent matter before the Land and



Environment Court (NSW) Dobrotoff

v Bennie (2013) N.S.W.L.E.C.61. The applicants who had been subjected, over a period of time to a history of noisy and disruptive behaviour from the premises next door owned by

the respondent whom had it let out as a self-contained short term rental.

The presiding judge found in favour of the applicant but to alleviate the "inconvenience and disruption"

(the demise of a cork cow) for other property owners in the area who have the same S.T.R.A. lettings, Her Honour handed the matter back to council giving them the green light to undermine the courts decision which, at best could be called a Clayton decision. Despite council stating in the press that they have received very few complaints, I have on numerous occasions lodged complaints to police, estate agents, owner, newspapers and the Department of planning along with other residents who have done same.

Heame Council has stated that cramming more residents is good for tourism, notwithstanding the fact that this town (Gemungong) has three motels, two large caravan parks, cabin accommodation and two hostels.

It is interesting to note that Byron Bay, which has one of the highest influx of tourists in n.s.w. has banned S.T.R.A. in its area after a large amount of behaviour problems. Heame Council has shown a degree

of hypocrisy in this matter when along with some politicians they objected to the building of eleven social housing units, on the basis that there were insufficient services available, such as doctors, transport shopping and parking.

This STBA is causing a shortage of affordable housing and has the potential to increase until the entry of a foreign company <sup>letting</sup> hundreds of units in some areas to the detriment of permanent residents

Yours Faithfully

PS Please excuse handwriting I  
don't have a computer DGD