

**Submission
No 195**

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

Organisation: Holroyd City Council
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HC-05-12-3/02

17 November 2015

Mr David Hale
Legislative Assembly Committee on Environment and Planning
Parliament House
Macquarie Street
SYDNEY NSW 2000

Dear Mr Hale

INQUIRY INTO REGULATION OF SHORT-TERM HOLIDAY LETTING

Thank you for the opportunity to make a submission to the Parliamentary inquiry into the adequacy of the regulation of short-term holiday letting in New South Wales. Holroyd Council has some concerns about the current lack of regulation of short-term holiday letting, which are detailed below.

While the Holroyd LGA does not get a high volume of tourists, Council has received recent enquiries regarding planning permission requirements for home sharing arrangements such as Airbnb. It is our understanding that such activities are prohibited in residential zones. While Council acknowledges there may be benefits to the operators and users of such accommodation, there are also a number of issues arising from it. It is acknowledged that certain issues, such as noise and housing shortages/affordability, are felt more acutely in high tourism areas such as the state's North Coast, however, Council's primary concern with such operations is the non-compliance of buildings with industry standards on safety, insurance and planning permission.

In some cases these services are used to permanently rent out entire houses or apartments for tourism, which can affect the character or amenity of the local area. This has the potential to undermine Council Local Environmental Plans, by providing tourist and visitor accommodation more broadly in residential zones (currently only permissible as 'bed and breakfast accommodation' in the R2 Low Density and R3 Medium Density zones). There are also implications for insurance if a tourist was injured in premises that did not have planning permission to be used as holiday accommodation.

Council welcomes this parliamentary inquiry and would like to see a consistent regulatory framework to more effectively manage short-term holiday letting. Should you require any further information regarding this submission, please contact [REDACTED] in Council's Strategic Planning section on [REDACTED]



Yours faithfully

Merv Ismay
GENERAL MANAGER

Per: ADAN DAVIS
MANAGER STRATEGIC PLANNING