

**Submission
No 104**

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

Name: Mr John James

Date Received: 5/11/2015

My name is John James

Entities associated with me own a number of properties in Belongil Beach at Byron Bay

Byron Bay is an extremely important part of the NSW tourism economy. In fact, the whole town basically survives on tourism.

It should also be noted that a much higher percentage of these tourists are in-bound from destinations across the world than any other place in Australia except Sydney.

The low density planning feature of the town that effectively prevents any large scale tourist facilities serves to enhance its appeal to tourists, yet paradoxically make servicing the accommodation needs of the same tourists very difficult.

The tourism numbers suggest that these tourists may not want to visit the Gold Coast, for instance, even though much better organised tourist accommodation exists at significantly less expensive prices

The low density nature of tourist accommodation within Byron also means that there are many more small businesses that service this tourist accommodation (letting agents, cleaners, linen businesses, gardeners, transport etc) than would otherwise be the case if large scale operations dominated Byron. These small businesses depend on the existing smaller scale accommodation for their survival

Making drastic planning changes about town planning is not a sensible solution to the problems created by a minority of operators/individuals.

Responsible self regulation combined with more strict enforcement of problematic operators is a much more sensible way to eliminate problems

Kind Regards