

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

Name: Name Suppressed
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Partially Confidential

Amongst the worst offenders in terms of short-term accommodation are backpacker hostels. Many of these businesses have taken over old hostel 'single' accommodation using the old DA approval and hence have no specific conditions of consent or requirements whilst offering a totally different service. These premises are now the scene of loud, drunken parties in their courtyards, have none of the caveats placed on businesses who offering essentially the same services. They are literally free to do as they wish. That too many are allowed to operate within a small area multiplies their effect on residents as well as visitors to restaurants and cafes in the area wishing for peaceful enjoyment.

The loss of residents' right to a reasonable amenity has been enormous in the last two years. Drug use is also evident - I can smell the dope from my 6th floor apartment!! An enormous amount of police time has been taken up dealing with the noise problem and, according to Chief Superintendent [REDACTED], massive shoplifting at the local Woolworths and Coles by backpackers, let alone drunken behaviour on the street.

Whenever residents try to approach the government with a request for regulation they are passed from section to section. No one seems to want to take the matter in hand. Residents, police and council are begging for backpacker hostels to be specifically regulated with particular attention to the issue of the consumption of alcohol and drugs on the premises, strict hours of operation where activities can cause a loss of residential amenity, the use of the premises by others who are NOT guests, noise minimisation structures in open courtyard spaces and properly trained management staff (NOT backpackers) at all times. Penalties must apply where breaches are found.

Trip Advisor comments by backpackers who have stayed at [REDACTED] - the one that is particularly noisy in my area- is that the premises are dirty, a fire hazard, hot, noisy, overcrowded and the scene of drunken parties. Sounds in need of regulation to me.

I also can't tell you how much I and my neighbours are relieved that some steps are being taken to examine the issue. I imagine that the enquiry may be aimed more at AirBNB short term lets but I hope that it will be understood that backpacker hostels, now totally unregulated except for 'hangover' DAs for old single room hostels, are now in the forefront of creating significant disturbance for surrounding residents, particularly within the half-square mile that is Potts Point!

For some misguided reason, state governments have either by default or deliberately encouraged this because it is somehow 'good' for the tourist industry. It is requested that at the very least their use be defined as purely accommodation and remove their capacity to be the location of inhouse parties, use by other than occupants of the premises, the consumption of alcohol and drugs in the common areas in the premises. There are more than enough entertainment places within the Kings Cross/Potts Point area to please any tourist. Long term residency in such premises should also be questioned.

[REDACTED]