

**Submission
No 60**

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

Organisation: Kempsey Shire Council
Name: Mr Robert Pitt
Position: Director Sustainable Environment
Date Received: 3/11/2015

Dear Sir,

Please accept this email by way of Kempsey Shire Council's submission to the inquiry into the adequacy of the regulation of short-term holiday letting in NSW being conducted by the Legislative Assembly Committee on Environment and Planning.

Over the years Council has received complaints regarding the use of dwellings in the seaside villages of Crescent Head, Hat Head and South West Rocks, mainly related to noise and a lack of adequate parking, resulting in a loss of amenity to adjoining residents. Due to resourcing constraints, the majority of concerns have been overcome by direct approaches to letting agents, which in some cases has resulted in a voluntary Code of Behaviour being placed within holiday letting dwellings reminding occupants of the need to consider the amenity of neighbours.

Whilst complaints are ongoing, the Committee is urged to consider the resource implications of any recommended regulatory framework on smaller coastal councils as well as the level of investment created by this form of development in coastal villages, including the broader benefits of tourist visitation.