

Mr David Rowland  
NSW Department of Planning and Environment  
PO Box 1226  
NEWCASTLE NSW 2300

Our Reference: SP-PP-11

Contact: Rebecca Underwood  
Telephone: (02) 6591 7224

26 November 2014

Dear Sir

**Re: PLANNING PROPOSAL - SHORT TERM HOLIDAY RENTAL OF DWELLINGS**

Great Lakes Council has prepared a Planning Proposal which sets out the circumstances when dwellings can be used for short term tourist and visitor accommodation with and without development consent.

The intent of the Planning Proposal is to enable the use of dwellings, at a scale that is compatible with the amenity of the surrounding neighbourhood, as short-term tourist or visitor accommodation in those zones where dwellings are permitted with consent. The Planning Proposal will also make it clear that consent is not required for the smaller scale use of dwellings.

The resolution to prepare the Planning Proposal was made at Council's Strategic Committee Meeting of 10 June 2014. The relevant terms of the resolution were:

- A. *In accordance with Section 55 of the Environmental Planning and Assessment Act 1979 Council resolve to prepare a Planning Proposal to undertake General Amendments to Great Lakes Local Environmental Plan (LEP) 2014 incorporating:*
1. *Map Amendments - Rezoning Council land for environmental protection*
  2. **New Local Clause - Short-term rental accommodation**
  3. *Additions to Schedule 5 - Heritage Items on Council and Crown land*
  4. *New Local Clause - Development near zone boundaries on land known as Riverside, Tea Gardens; and*
  5. *New Local Clauses - Boundary realignment and subdivision which may create lots less than the minimum lot size*

*and once prepared, the planning proposal be submitted to NSW Planning and Environment for a Gateway Determination.*

- B. *In accordance with Section 59 of the Environmental Planning and Assessment Act 1979 Council request written authorisation from NSW Planning & Environment to exercise its plan making delegations to undertake the Planning Proposal of General Amendments.*
- C. *If NSW Planning & Environment grant a Gateway Determination to proceed with the Planning Proposal of General Amendments, consultation be undertaken with the community and government agencies in accordance with Section 57 of the Environmental Planning and Assessment Act 1979 and any directions of the Gateway Determination.*

This specific Planning Proposal relates to item "2" of paragraph "A" above "New Local Clause - Short-term rental accommodation" in bold only.

Council has also resolved to prepare a Development Control Plan (DCP) for short term tourist and visitor accommodation to cover such matters as parking, waste management duration of use and number of visitors/tourist residing in the dwelling.

Draft provisions within the DCP shall be placed on public exhibition along with the Planning Proposal.

Attached to the Planning Proposal is the Council report and relevant resolution of 10th June 2014.

The Planning Proposal has been prepared in accordance with Section 55 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and DP&E Guidelines, including *A Guide to Preparing Local Environmental Plans* and *A Guide to Preparing Planning Proposals*.

Council requests a Gateway determination under Section 56 of the EP&A Act for the draft amendment and authorisation to exercise its plan making delegations for this Planning Proposal.

I trust that the Planning Proposal meets your requirements. Please contact Rebecca Underwood on (02) 6591 7224 if you require any additional information.

Yours faithfully

A handwritten signature in black ink, appearing to read 'R Busby', with a long horizontal stroke extending to the right.

**Roger Busby**  
Manager Strategic Land Use Planning  
Planning & Environmental Services Division