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Ref: D2013/86727

Susan Stannard
Co-ordinator Strategic Planning
Wingecarribee Shire Council
PO Box 141
Moss Vale
NSW 2577

Dear Ms Stannard,

SCA review of planning proposal to amend WLEP 2010 to permit short term rental of dwellings

Thank you for your letter dated 5 September 2013 inviting the Sydney Catchment Authority (SCA) to comment on the above planning proposal.

It is understood that the proposal would permit short term rental of residential dwellings for tourist or visitor accommodation by addition of a new local clause to the Wingecarribee LEP 2010. The clause would enable residential dwellings in the R5 Large Lot Residential and E3 Environmental Management zones to be rented out for tourist or visitor purposes, for up to 45 consecutive days in any 12 month period, without development consent.

As noted in the planning proposal, development approvals for any dwellings used for this purpose have already been granted so the issue is about legalising a change in use of those dwellings for short periods of time. The SCA is generally supportive of the proposal, however recommends that Council include in the new clause a provision that requires home owners in the Sydney drinking water catchment, who rent their dwellings out to large numbers of visitors or tourists at any one time, to ensure their on-site wastewater management systems have the capacity to cope with the short term spike in wastewater load.

If you have any queries regarding the above please contact Senior Land Use Planner, Fran Kelly, on 4724 2223.

Yours sincerely

12/09/2013

GREG GREENE,
A/Manager Planning and Assessments