

PLEASE GIVE THIS YOUR URGENT ATTENTION...

Good evening to our Property Owners

We do sincerely apologise for the late notice in relation to this matter, however council has given us very little time to request action and nil community consultation in relation to this very important matter.

Most of our owners would be aware of our efforts over the last two years in order to maintain the status quo with holiday letting in the Clarence Valley. It is an industry that has been in place for decades and we would like to retain the ability to continue to holiday let without stringent restrictions.

However, due to the campaigning of a small minority of people who have a large voice, the local Clarence Valley Council has made a submission to the state government restricting holiday letting in Low Density areas of Yamba, Angourie, Iluka, Wooloweyah and other small coastal communities to a maximum of 180 days per year.

To be clear, this is less than 50% of the year that you would be allowed to holiday let your property. There are a lot of other conditions which we don't have a problem with. However, we strenuously oppose the 180 day restriction. Council proposes to maintain 365 days per year in Grafton, but not here for our ratepaying owners.

Attached are documents from council with background.

To summarise some of our concerns are:-

- Overall occupancy for our holiday lettings is well above 50%. Our discussions with other agents supports this, and thus reducing occupancy would affect hundreds of property owners / ratepayers.
- The ability of some owners to maintain their investment / holiday home with lesser income could result in the sale of the property, if this all occurred at once, the effect on the market would be detrimental, which would then have a flow on affect to property values and therefore the rates payable which are based on land value.
- The subsequent reduction in numbers of holidaymakers in our area would have an economic affect on local businesses and tourism operators.
- Employment would be effected as less cleaners, holiday staff, cafe / restaurant staff and tradespeople would be required. 2000 people are directly employed in the tourist industry in our area.
- We are concerned with the security of properties sitting vacant for lengthy periods of the year
- Will your insurance be affected by having your property sit vacant for a lengthy period, some policies won't pay out if you don't have a certain amount of occupancy.

We reiterate that we do not expect people to live with "party houses", however we have systems in place to prevent these situations from occurring, or if they do slip through, to shut it down. The problems or complaints that we have are extremely limited, and are acted upon immediately.

After having read all the above, what we are asking you to do is to write to the State Government, Minister for Planning and put your case to them. We would also urge you to write to the local council members, even though they have already made their submission, we can amend any decision that is made, but only by a collective voice will we gain any action. The numbers of property owners that this will affect is much larger than the small group who have so far had all the say. Please feel free to use the below template and fill in how this will affect you.

Thank you for your time, and we appreciate your urgent attention to this.

Regards

Denise Gillies and Sarah Auer

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I am a concerned local ratepayer in the Clarence Valley who has only recently become aware of the Short Term Rental Accommodation (STRA) issues being considered by Clarence Valley Council.

I own a property in (insert suburb), which is holiday let. I have chosen to purchase or retain a family properties as holiday accommodation for our own families due to our very long histories with the Clarence Valley and childhoods holidaying in Yamba (or insert your own reasons here).

I understand that the NSW Department of Planning and Environment called for submissions into STRA and note that that Clarence Valley Council submission has suggested imposing a 180 day limit for short-term lettings that are less than three months duration; and that this limit may be imposed to only coastal areas of the local government area including coastal villages such as Yamba, Iluka, Angourie, Wooloweyah.

I believe that limiting this to only these coastal areas is a form of discrimination, as an limits imposed should be government area wide and not on impact certain ratepayers.

I am concerned that this will have an unduly negative effect on our ability to sustain financially viable holiday accommodation as well a subsequent negative flow on to the local businesses in Yamba, Angourie, and Wooloweyah, in addition to the other towns in the Valley, if there are less tourist dollars in the town.

If you were to implement the 180 day restriction to my property, this would have the affect of (insert what impact this would have on you).

This would result in me having to (sell / permanently let / affect your own lifestyle put something in here)

I urge you to reconsider the effect this decision would make on your ratepayers and allow properties to be available for holiday let for 365 days of the year.

I would appreciate your confirmation of receipt of this correspondence, and your response.

Regards

(insert your name here)

**Contact details for planning**

[sth@planning.nsw.gov.au](mailto:sth@planning.nsw.gov.au)

<https://www.planning.nsw.gov.au/Policy-and-Legislation/Under-review-and-new-Policy-and-Legislation/Short-term-holiday-letting>

**Contact Details for councillors is attached, and on this website**

[https://www.clarence.nsw.gov.au/cp\\_themes/metro/page.asp?p=DOC-KCR-17-10-14](https://www.clarence.nsw.gov.au/cp_themes/metro/page.asp?p=DOC-KCR-17-10-14)

## Contact Ministerial Office

For issues relating to Planning and Affordable Housing:

Email: [office@roberts.minister.nsw.gov.au](mailto:office@roberts.minister.nsw.gov.au)

Location: Level 16, 52 Martin Place Sydney NSW 2000

Postal Address: GPO Box 5341 Sydney NSW 2001

Phone: (02) 8574 5600

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