

**ITEM B NOTICE OF MOTION - COUNCILLOR MERRIN - INFORMAL SHORT STAYS**

Councillor Merrin has submitted the following Notice of Motion –

“I formally move that –

- 1 Council receive a report and briefing on short-term stay premises in Wollongong.
- 2 The report include –
  - a Information on their impact on local residential neighbourhoods and neighbouring residents;
  - b The State legislative and regulatory environment;
  - c Comparisons with requirements for formal short-term stay premises such as bed and breakfast businesses, motels and hotels, and serviced apartments;
  - d A survey of the policies of other coastal Councils pertaining to these types of rentals;
  - e A process for developing Council policy to ensure a level of regulation aimed at protecting neighbourhood amenity.”

**Background provided by Councillor Merrin:**

There has been an increase in the number of informal short-term stay premises in recent years. However, there is a lack of a regulatory environment compared to formal holiday premises, such as bed and breakfast businesses, serviced apartments, or motels.

Although it provides an income source for property owners, it can also have negative impacts on neighbours, such as additional noise, traffic, and intrusion onto neighbouring properties, because of the lack of recognition or regulation.

Councils are able to make policies in relation to these types of accommodation, for example Randwick and Byron Bay Councils.

Because of Wollongong’s desirable beachside location and proximity to Sydney, it is very likely that such informal accommodation types are now in use in large numbers. However, because of the lack of regulation, there is no direct way of knowing the quantity, compared to the formal types of holiday premises.