



## **Control of Short Stay Accommodation:**

- 16 Feb 2021 resolved to adopt draft LPP for advertising. Second part of the recommended approach - a scheme amendment to formalise controls and land uses was not initiated.
- LPP's primary purpose was to clarify that short stay accommodation was a land use different to residential use and accordingly required planning approval. The LPP also introduced performance criteria and development standards to guide assessment of applications

## **Advertising :**

- Advertised between 4 and 26 March 2021 with 12 submissions received.
- A range of comments received both in support and opposition of the draft LPP
- Comments supporting the LPP noted potential impacts and supported the need for regulation, some requested further restriction
- Many comments against the LPP noted the flexibility/convenience that short term accommodation provided and suggested the LPP was overly restrictive.

The advertising results were subject of EMIS held 6 April 2021



## **Proposed Modifications to LPP:**

Minor changes proposed to the LPP in response to submissions and further review

- *Compliance with Other Legislation* - Reference to short stay uses potentially triggering need for compliance with other legislation such as health and building requirements (noting that it is not open for the LPP to provide specific direction on these matters)
- *Impacts Due to Scale and Coverage* - Additional reference acknowledging relationship between scale and nature of use and potential amenity impacts. Also recognition that an accumulation of short stay uses may increase impacts.
- *Compliance with Strata Body Requirements* - Clarification that the applicant is to demonstrate strata body requirements have been met.



## **Conclusions / Recommendation (summary):**

That:

- Recommended that Council adopt the draft LPP with the proposed modifications
- Council revisit the proposed second component of the response to the control of short stay accommodation – the scheme amendment.
- The scheme amendment provides for formalising of land use definitions and identification of levels of land use permissibility across different zones.
- Recommend Council adopt the modified LPP, and initiate the associated scheme amendment