

APPENDIX 5

Draft Amendment to Part 6 of State Environmental
Planning Policy (Housing) 2021

Example clause

Drafting instructions are shown below which provide an example of the proposed amendments to the Housing SEPP. Suggested changes are highlighted in red.

Part 6 Short-term Rental Accommodation

112 Exempt development—non-hosted short-term rental accommodation

- (1) Development for the purpose of non-hosted short-term rental accommodation is exempt development for the purposes of this Policy if—
 - (a) the dwelling meets the general requirements, and
 - (b) for a dwelling located in a prescribed area—the dwelling is not used for non-hosted short-term rental accommodation for more than 180 days in a 365-day period.
 - (c) **for a dwelling located in the Byron Shire Local Government Area—the dwelling is not used for non-hosted short-term rental accommodation for more than 90-days in a 365-day period if it is not located on land shaded in pink on the Byron Shire Short-term Rental Accommodation Area Map.**
- (2) In calculating the number of days a dwelling is used for non-hosted short-term rental accommodation, a period of 21 consecutive days or more during which non-hosted short-term rental accommodation is provided to the same person or persons must not be counted.
- (3) In this Section—

Clarence Valley Short-term Rental Accommodation Area Map means the State Environmental Planning Policy (Housing) 2021 Clarence Valley Short-term Rental Accommodation Area Map.

Muswellbrook Short-term Rental Accommodation Area Map means the State Environmental Planning Policy (Housing) 2021 Muswellbrook Short-term Rental Accommodation Area Map.

Byron Shire Short-term Rental Accommodation Area Map means the State Environmental Planning Policy (Housing) 2021 Byron Shire Short-term Rental Accommodation Area Map.

prescribed area means the following—

 - (a) the Greater Sydney region, other than the region comprising the Central Coast local government area,
 - (b) Ballina local government area,
 - (c) **Byron Shire local government area,**
 - (d) land in the Clarence Valley local government area shown edged heavy black on the,
 - (e) land in the Muswellbrook local government area shown edged heavy black on the Muswellbrook Short-term Rental Accommodation Area Map.

Division 3 Part does not apply to Byron Shire until ~~31 January 2022~~ 12 months from date of gazettal

114 Application of Part to Byron Shire local government area

This Part does not apply to the Byron Shire local government area until ~~31 January 2022~~ 12 months from date of gazettal.