



MINUTES OF THE SUSTAINABLE COMMUNITIES ADVISORY COMMITTEE MEETING

commencing at 5pm on

TUESDAY 2 JULY 2024

Joyce Wheatley Community Centre, Terralong Street, Kiama
NSW 2533

MINUTES OF THE SUSTAINABLE COMMUNITIES ADVISORY
COMMITTEE

HELD AT KIAMA MUNICIPAL COUNCIL

ON TUESDAY 2 JULY 2024 AT 5PM

PRESENT: Michael Bowden
Narreda Grimley
Liam Pettigrew
Alan Smith
Jessica Rippon | Director Planning, Environment and Communities

1 APOLOGIES

Cr Neil Reilly, Mayor
Cr Imogen Draisma

2 ACKNOWLEDGEMENT OF TRADITIONAL OWNERS

Michael Bowden declared the meeting open and acknowledged the traditional owners:

"I would like to acknowledge the traditional owners of the Land on which we meet, the Wadi Wadi people of the Dharawal nation, and pay my respect to Elders past and present."

3 DECLARATIONS OF INTEREST

Nil

4 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.1 Sustainable Communities Committee - Minutes - 4 June 2024

[24/001SCA](#)

Resolved that the Minutes of the Sustainable Communities Committee meeting held on 4 June 2024 be received and accepted.

(Unanimously accepted)

5 BUSINESS ARISING FROM THE MINUTES

Nil

6 REPORTS FOR INFORMATION

6.1 Discussion and Workshop Short Term Rental Accommodation:

24/002SCA

Recommended that Council:

- a) Thank the South Precinct for providing their input and feedback to the Sustainable Communities Advisory Committee
- b) Provide the South Precinct with the outcome of the discussions and workshop on STRA's
- c) Review the Enforcement Policy to incorporate clear guidance on the role and actions that would be undertaken by Council for STRA's
- d) Model the Enforcement/Compliance Policy on the Bryon Bay Council example policy or other best practice guidelines.

Opening and Introduction

JR sought members' input on future responsibilities and items within the committee's remit. The Mayor had suggested that the Committee could potentially take responsibility for reviewing some outdated council policies, and JR sought the committee's appetite for this task.

Committee members discussed the potential benefits of reviewing council policies. It was generally felt that the current Committee represented a good cross-section of the local LGA community. Members expressed willingness to review only policies that related specifically to the Committee's responsibilities and if they were presented to the Committee in draft form, the committee did not believe that writing policies was a voluntary role however would be happy to input and contribute to the review and finalisation of any appropriate policies.

The committee reaffirmed its role as an advisory body, providing recommendations and community feedback to the Council, not making decisions. Based on the feedback, JR will send out a short survey to gather further input on what the committee felt worked well and what did not given the tenure of the committees would end in August 2024.

ACTION: JR will circulate a short survey to gather input on what the committee felt had worked well and what did not.

Short Term Rental Accommodation (STRA) Compliance

The committee discussed how the Council could manage compliance with STRA, using policy enforcement documents from Byron Shire Council and Kiama Municipal Council as a basis for comparison.

Key points of discussion included:

- **Enforcement Pros and Cons:** The impact of enforcing noise, parking, and other issues on both STRA and local residents was considered. The example of other councils, which had faced backlash after fining residents for parking on verges, over driveways etc if they were located in the same streets as STRA, was noted.
- **Fees for STRA Owners:** There was caution against imposing high fees that might lead to properties sitting empty, thus reducing tourism revenue.
- **Local Property Managers:** A suggestion was made to require non-local STRA owners to appoint local property managers responsible for resolving issues.
- **State Government Regulations:** It was noted that the State government might differentiate between hosted and non-hosted STRAs.
- **Valid Complaints:** The need to investigate current STRA issues to determine if complaints were valid or neighbourly disputes was discussed. A benchmark similar to DA submissions could be used to manage complaints.
- **Complexity of Enforcement:** The committee acknowledged the complexity of STRA enforcement and the need for staff to manage compliance effectively. It was agreed that this was a complex issue and there was not a one size fits all model that could be applied to all STRAs.

ACTION: JR will draft new compliance enforcement framework/policy which would include STRAs and circulate it to committee members for feedback.

Conclusion

The committee recognised that while managing compliance would be challenging, enforcement could potentially generate income for the Council.

It was also agreed that the Sustainable Communities Advisory Committee should continue in its current format and structure as there had been value in discussions and the provision feedback on key Council projects which had assisted outcomes.

The committee recommended that the Sustainable Communities Advisory Committee continue in its current format and structure.

7 GENERAL BUSINESS

8 CLOSURE

There being no further business the meeting closed at 6.10pm

These Minutes were confirmed at the Ordinary Meeting of Council held on 23 July 2024

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Chair