

# 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 shown edged heavy black 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.