



28 February 2023

Mr Michael Crosby
Head of Public Policy
Australia and New Zealand
Airbnb Pty Ltd

via email: [REDACTED]

Dear Mr Crosby,

**Byron Shire Short Term Rental Accommodation Planning Proposal (PP-2021-3351)
Questions on Notice and Request for Clarifications**

I refer to the above planning proposal (PP-2021-3351), currently before the Independent Planning Commission (**Commission**) for advice.

Following the questions posed by the Commission to Airbnb during its meeting with the Commission on 27 February 2023, the Commission would be assisted by Airbnb providing a written response to the following questions taken on notice:

1. How many Airbnb properties outside the proposed 365-day cap precincts within Byron Shire are priced on average at \$1000 per night or higher?
2. Is Airbnb able to share the current number/proportion of its properties that sit within the proposed 90-day cap areas within Byron Shire? What is the current performance (e.g., occupancy rate per year) of these properties?

The Panel appreciates that the above information would be provided in a manner that does not identify specific properties.

In addition, the Panel is seeking information from Airbnb on the following matters:

STRA data for Byron Shire

3. De-identified data for Airbnb properties in Byron Shire over a time period (ideally 10+ years) including the following:
 - Property type (e.g., house/ apartment)
 - Size (no. of bedrooms/ occupancy limit)
 - Location (generalised by locality e.g., Suffolk Park, Brunswick Heads, Byron township etc)
 - Number of days leased per year (for each year that the property has been available)
 - When property came online for STRA

- Does the owner have more than one property listed (if yes, how many?)
 - Price range per night
4. Available data relevant to the submissions made by Ms Cossyvas in relation to non-tourism uses and long-term renting of Airbnb properties in Byron Shire.

STRA regulation

5. How is Airbnb working with the NSW State Government in relation to the registration scheme and implementation of the code of conduct?
6. What compliance-related data does Airbnb provide to NSW STRA regulators? How is this provided and at what (if any) cost?
7. Can you please provide more detail in relation to the packet of measures that you have put forward in your October 2022 submission to Council?

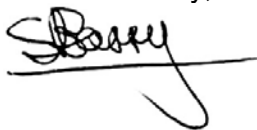
Key and service industry workers in Byron Shire

8. A number of submitters have made comments at the public hearing about the lack of affordable housing in Byron Shire for workers (e.g., baristas and cleaners) who are critical to the effective functioning of the Shire's tourism industry. The Commission invites Airbnb's comment regarding this issue.

The Commission would be happy for responses to the above to be provided in writing as part of Airbnb's written submission to the Commission. The deadline for written submissions is **5pm on Wednesday, 8 March 2023**.

Should you require any clarification in relation to the above, or wish to discuss further, please contact Mr Oliver Cope, [REDACTED] or [REDACTED]

Yours sincerely,



Stephen Barry
Planning Director