



20 February 2023

Mr Colin Hussey
Chief Executive Officer
A Perfect Stay and ASTRA Byron Chairperson

via email: [REDACTED]

Dear Mr Hussey,

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

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 Byron ASTRA during its meeting with the Commission on 17 February 2023, the Commission would be assisted by Byron ASTRA providing a written response to the following question taken on notice:

QUESTION ON NOTICE: Could Byron ASTRA please confirm whether the excerpted text on slide 15 of their PowerPoint presentation to the Commission (copied below) applies to non-hosted short-term rental accommodation covered by the category of exempt development established under Division 2, Part 6 of the *State Environmental Planning Policy (Housing) 2021*, or only to development requiring and approved under a development consent?

“Where, by reason of an existing development consent, there is an existing right to use a dwelling for short term occupation, the amendments to the ARH SEPP do not legally have the effect of restricting that right. Nor is there anything else in the STRA Initiative that would operate to confine such existing rights of use to any limited number of days per year”.

The Commission requests that a response to the above question is provided in writing by **5pm on Friday, 24 February 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,

[REDACTED]
Stephen Barry
Planning Director