



20 February 2023

Ms Sharyn French
Manager Environmental & Economic Planning
Byron Shire Council

via email: [REDACTED]

Dear Ms French,

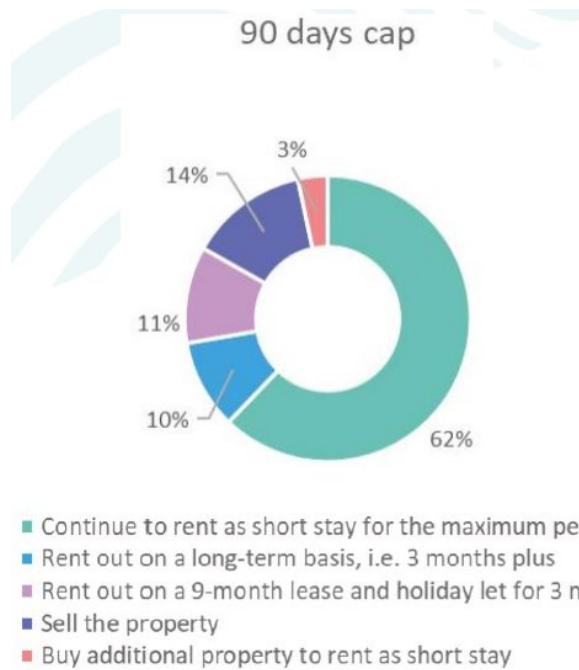
**Byron Shire Short Term Rental Accommodation Planning Proposal (PP-2021-3351)
Questions on Notice**

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 Shire Council (**Council**) during its meeting with the Commission on 17 February 2023, the Commission would be assisted by Council providing a written response to the following question taken on notice:

QUESTION ON NOTICE: In regard to slide 5 ('Properties returning to long term rental market with 90 day cap') of Council's PowerPoint presentation to the Commission and specifically the 11% segment in the graphic presented therein (copied below), could Council please comment on the economic and social implications arising from the scenario (see dot point below) whereby a property is rented out on a 9-month lease and holiday let for 3 months:

- **Under this scenario, a person working in the service industry would be able to access housing in Byron Shire on a 9-month rental lease, but would then be unable to access rental housing within Byron Shire for the other 3 months of the year (likely to be summer), having been replaced in that housing by visitors requiring services. So it would seem that this scenario may give rise to an additional challenge in that greater demand for service industry staff would be created at the very time that the amount of accommodation for these staff would be reduced.**



The Commission would be happy to take a response to this question either in writing or as part of Council's presentations at the public hearing on **21 and 22 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