

BSC Doc Ref: #E2022/127703  
Your ref:  
Contact: Shannon Burt



23 December 2022

Independent Planning Commission

Via Email: [ipcn@ipcn.nsw.gov.au](mailto:ipcn@ipcn.nsw.gov.au)

To Whom it may concern

### Short Term Rental Accommodation Planning Proposal

The Hon. Anthony Roberts MP requested that Council supply the IPC with the above planning proposal and all supporting documents, in his letter to the revised Gateway Determination dated 13 December 2022.

These documents are listed below and can be accessed via OneDrive: [REDACTED]

Document	BSC Reference
Planning Proposal for Short-term Rental Accommodation V4 following 3 June 2022 Alteration of Gateway Determination	E2022/65945
STRA Planning Proposal V4 Appendix 1 Gateway determinations and letters 24 June 2021 and 3 June 2022	E2022/67974
STRA Planning Proposal Appendix 2 Economic Impact Assessment Urbis 2021	E2022/28764
STRA Planning Proposal Appendix 3 Peer Review of Economic Impact Assessment Phibbs 2021	E2022/28765
STRA Planning Proposal Appendix 4 Mapping	E2022/28787
STRA Planning Proposal V4 Appendix 5 Example Clause	E2022/67929
Report No. 13.9 Planning Proposal 26.2020.1.1 Amendment to State Environmental Planning Policy (Housing) 2021	I2022/1432
Attachment - Timeline summary Short term rental accommodation planning proposal - current to Sept 15 2022	E2022/84003
Attachment - Locale Consulting, Engagement Report - Short Term Rental Accommodation Planning Proposal exhibition	E2022/118657
Attachment - Combined submissions without form letters	E2022/115754
Attachment - Combined form letter submissions from business owners	E2022/115661
Attachment - Combined form letter submissions from ASTRA	E2022/115638
Attachment - Combined form letter submissions from <a href="mailto:bookings@byronbayaccom">bookings@byronbayaccom</a>	E2022/115641
Attachment - Combined form letter submissions from others	E2022/115662

<b>Document</b>	<b>BSC Reference</b>
Attachment - Peter Phibbs, Epic Dot Gov - Report on Byron Shire's Planning Proposal on Short-Term Rental Accommodation	E2022/119043
Attachment - Gateway determinations and letters 24 June 2021 and 3 June 2022	E2022/67974
Agenda - Ordinary Meeting 15 December 2022	I2022/1807
Minutes - Ordinary Meeting 15 December 2022	I2022/1811
Meeting Recording - Public Access, Discussion & Resolution - Ordinary Meeting 15 December 2022	E2022/129056
Che et al SCU An investigation into the nature and range of impacts of short-term rental accommodation (including Airbnb) on approved accommodation providers in the Byron Shire report March 2020	E2022/129053
Gurran et al Planning responses to online short-term rental platforms September 2018_Research Project for Australian Coastal	E2022/129050
Muschter et al Journal of Sustainable Tourism Third party impacts of short term rental accommodation a community survey to inform government responses	E2022/129054
Study of Airbnb and Stayz listings - Study of Byron Shire Online Short-term Rental Accommodation Listings	E2022/29012
Compilation of Gateway determinations and letters	E2022/128987
Compilation of Ministerial Directions	E2022/128988
Compilation of Council reports on housing affordability and affirmative actions to improve	E2022/129085
Compilation of submissions to NSW government on housing affordability and affirmative actions to improve	E2022/129078
Affordable housing contribution scheme adopted by Council 11 August 2022	E2022/93899
Recovery Action Plan 2022-2024, Adopted 24 November 2022	E2022/92056

Sincerely



Shannon Burt  
Director Sustainable Environment and Economy