

**From:** carlo ugolini [REDACTED]  
**Sent:** Wednesday, 8 February 2023 8:17 AM  
**To:** IPCN Enquiries Mailbox  
**Subject:** I support the 90 day cap on STRA

I am in support of imposing a 90 day cap on STRA in residential sections of the Byron Shire as proposed by Byron Shire Council. I support the 90 day STRA cap for the following reasons:

- Frees up housing stock for long-term rental
- Limits some of the inflationary impact that un-restricted holiday rentals can have on housing prices and rent prices in the area.
- Maintains a sense of community in residential suburbs

As someone who has previously worked in the homelessness sector in Byron Bay, I found it alarming when on my way to work in the morning I passed row upon row of empty houses that were used only for holiday letting. I would then arrive at work and spend my day trying to support people to find affordable accommodation in the shire, an impossibility in most cases.

I have also known countless people who have had to move to areas at a significant distance from the Byron Shire, in order to find housing. These people contributed crucially to this community, either in the arts and entertainment industry or providing much needed labour.

Indeed the lack of labour is significantly affecting local businesses, some of which only open on days they have adequate staff. This has economic implications for the town.

I understand there are economic concerns causing the commission to re-consider the STRA cap, but Report No. 13.13 Economic Impact Assessment of Planning Proposal for Short-Term Rental Accommodation, found an over supply of STRA available in the Byron region.

So if we have an over supply of STRA and an under supply of the long-term rental housing, then we are exacerbating the issues of long-term housing availability and putting a further strain on business who can not find local workers.

For these reasons I urge the commission to permit the Byron Shire Council to institute the STRA plan including the 90 cap for residential areas in the Byron Shire.

Yours sincerely,

Carlo Ugolini  
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