

Mail to: Independent Planning Commission  
Suite 15.02, 135 King Street  
SYDNEY NSW 2000

[Your name] Charlotte Mactier

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Dear Commissioners,

My name is Charlotte Mactier and have lived in the  
Shire for 20 years. twenty! at least!

I wish to make a submission in support of the Byron Shire  
Short Term Rental Accommodation Planning Proposal, which  
seeks to introduce a new suite of planning controls into *Byron  
Local Environmental Plan 2014* that will define short-term rental  
accommodation (STRA) and establish the circumstances in  
which it can occur.

This submission is made as an individual and on my own  
behalf. Please do not publish my name on the IPC website.

This long running issue needs to be resolved now, so that  
Byron Shire can start rebuilding the fabric of its community.

I have witnessed the massive reduction in available long-  
term housing in the Shire, something which is occurring across  
the nation because of a lack of adequate regulation and the  
corporate capture of politics.

While Council's precinct model is not perfect, it offers a  
small chance to address the unfair advantage that wealthy  
developers and the STRA sector have enjoyed for decades.

Successive government policies have encouraged invest-  
ments, not homes. Both major political parties lack the appe-  
tite to address this inequity because they are compromised  
by the STRA sector. This is through political donations, or MPs  
owning holiday-let properties themselves.

Council's STRA proposal went through a robust process,  
and was initially accepted by the Liberal-Nationals govern-  
ment. That promise was reneged upon late last year by Liberal  
MP, Anthony Roberts.

This backflip was an insult to the Byron Shire community.

The answer to the lack of affordable housing, says the STRA  
sector, is to simply 'build more'. This is not realistic, because  
there is a chronic shortage of tradespeople, and it takes a long  
time for developments to be approved and constructed.

There is also a shortage of available land to develop, as much  
of Byron Shire is flood-prone, or otherwise constrained.

Simply developing more houses also does not guarantee that  
any of them will be 'affordable' for those seeking a home to rent  
or buy.

While the STRA sector is a valuable economic cornerstone of  
Byron Shire, it should not be allowed to dictate housing stocks.