


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

[Your name] M. Schmidt

[Your address] 

Dear Commissioners,

J Ocean Shores
NSW 2483

My name is Matt Schmidt and have lived in the
Shire for 5 years.

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 Please do not publish my name on the IPC website.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

 is a valuable economic cornerstone of
be allowed to dictate housing stocks.