

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

[Your name] MONIKA WELTSCH

[Your address] [REDACTED]

TOILSONS CREEK  
2482 NSW

Dear Commissioners,

My name is MONIKA WELTSCH and have lived in the Shire for 35 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 Please do not publish my name on the IPC website.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 investments, not homes. Both major political parties lack the appetite 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 government. 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.

Yours sincerely [Signature] 02-2-2013