

Short Term Rental Accommodation Planning Proposal



Jingi Walla Acknowledgement of Country



Questions from Commission

- 11% of properties returning to long term rental market with 90 day cap under URBIS EIA – the economic and social implications arising from the scenario whereby a property is rented out on a 9-month lease and holiday let for 3 months
- Mapping of the registered STRA properties in Byron Shire
- Other data Council is collecting in relation to STRA

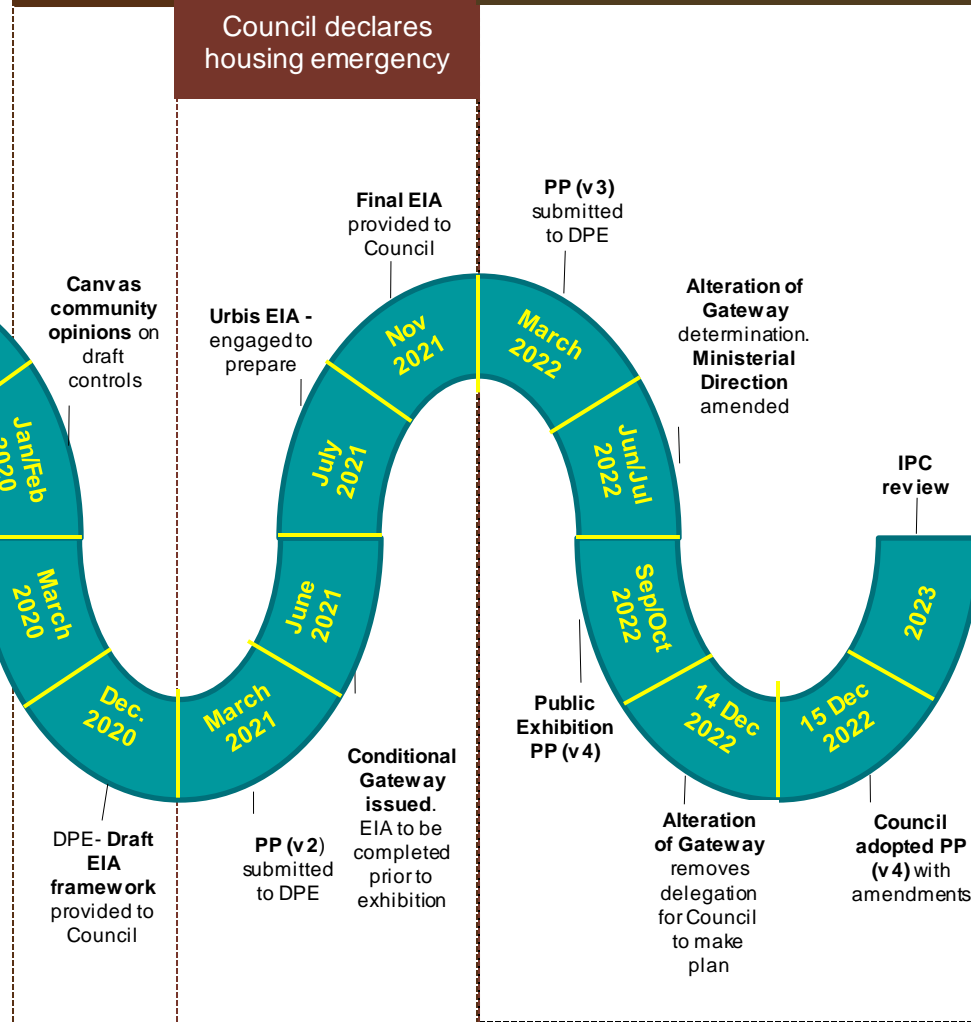
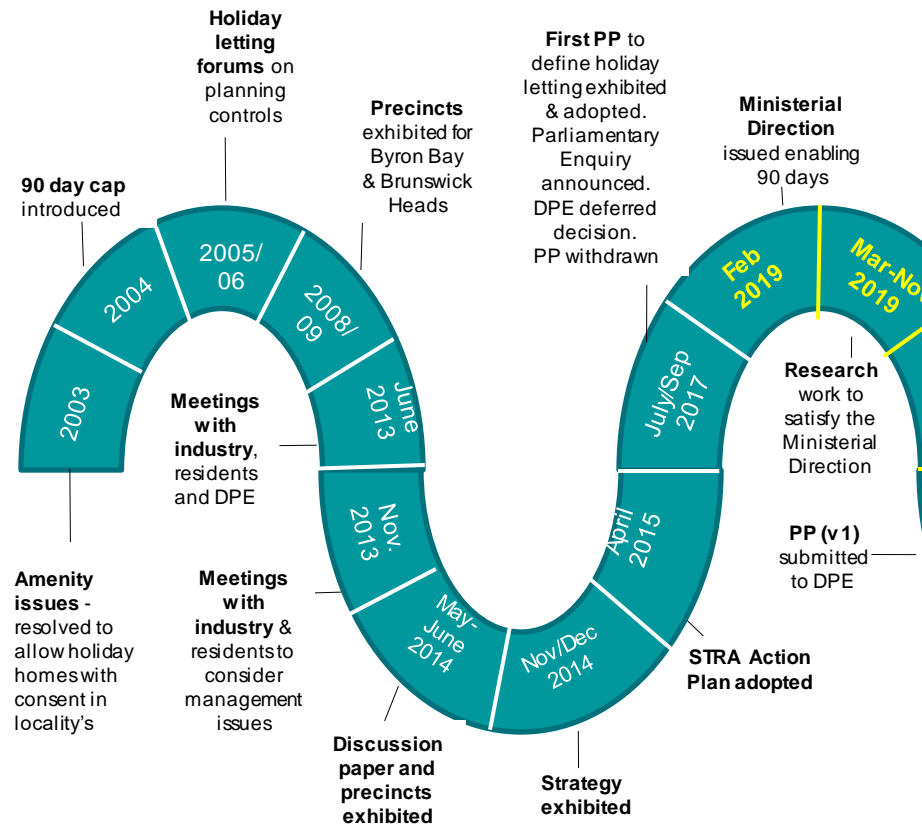
It's about disrupting behaviour – to make local change

Recap

- It's not about supply - it's how it's being used
- It's been a very long process - over 20yrs
- Property owners/managers and the community have been aware and engaged along the way
- It won't wipe out our Tourism & Hospitality sector
- Recently approved tourist and visitor accommodation and more in the pipeline will offset impacts on businesses supporting STRA
- Properties will return to long term rental market with 90day cap
- Housing for key workers and community is needed
- Transition provisions (12mths) are part of Council's proposal as per the Ministerial Direction
- Changes to STRA day cap is but one of Council's many tools to increase supply of housing

COVID Impacts

Impact of two floods



Housing availability - approached on many fronts

- We have encouraged and continue to support a diversity of infill development to increase supply of housing
- First regional Council to have an Affordable Housing Contribution Scheme which provides 20-30% of new release land for affordable housing
- Land Trust model being progressed through state government
- Amendments to LEP & DCP controls to provide a diverse housing supply
- Projects to deliver housing:
 - Secondary Dwellings, fee waiver
 - Council land: 57 Station Street (Landcom); 80 Station Street (sold to Community Housing Provider)
 - Mullum Hospital
 - Longer term affordable housing opportunities – TAHE MOU
 - Byron Shire Residential Strategy refresh post flood
 - Rural Land Use Strategy review
 - Business and Industrial Land Strategy provides for work/live housing

2009	Affordable Housing Options Paper, Dr Judith Stubbs
2012	EOI Caravan Park and Manufactured Home Estates
2017	Housing Summit
	EOI Affordable Housing on Private Lands
2018	Byron Housing Roundtable
2019	Alternative Housing Models Research, Echelon
2020	Affordable Housing Contribution Policy and Procedure
	Submission on the proposed new Housing Diversity SEPP
	Byron Shire Residential Strategy
2021	Submission to the Regional Housing Taskforce
	Land Trust for Affordable Housing in progress
2022	Housing Forum
	Affordable Housing Contribution Scheme
2023	Updating Alternative Housing Models, Echelon

Figure 6: Concept Structure Plan

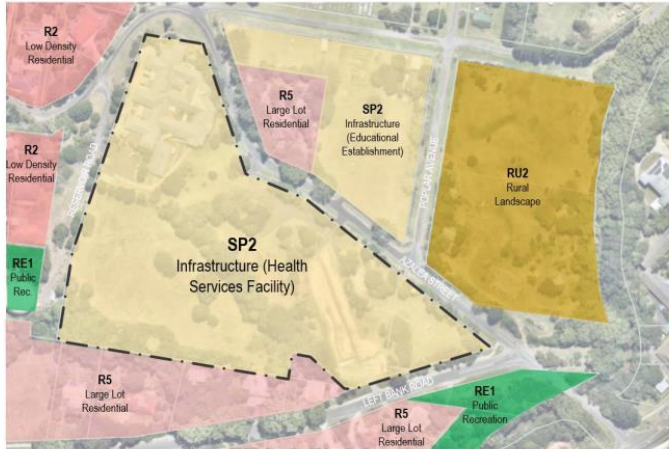
Mullum Hospital

-  Mix of community uses, open space, non-residential and residential (vertical and horizontal mix)
-  Residential diversity - mix of dwelling types and densities
-  Aged care (no change)
-  Vegetation landscapes
-  Internal access and high quality public realm
-  Pedestrian paths
-  Remediation cap area
-  Watermain (pending relocation)
-  Intersection upgrade potential

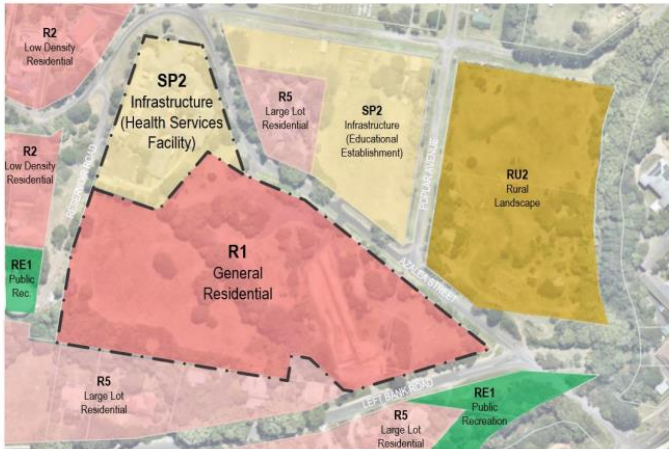


Zoning

Existing: SP2 Infrastructure (Health Services Facility)



Proposed: SP2 Infrastructure (Health Services Facility) over aged care site and R1 General Residential over the remainder of the site. R1 zoning will allow for the diversity of residential and community uses desired for the site.



Height of Buildings

Existing: 8.5m allowed



Proposed: 11.5m



DPE Registration Scheme – holes in the system

- Hosted 'v' un-hosted – ability to register as hosted when un-hosted
- No vetting of data entered (ie. duplicate property registrations (ie. difference is format of property address), important non-mandatory fields (Host, Registrant)
- Larger booking sites enforcing register with mixed results from other platforms
- Errors in reconciliation of non-hosted year bookings and the individual property summary (a response from STRA advises errors in API between AirBnB and register. It was fixed in August last year)
- Code of conduct to be reviewed –booking out stays of more than 21 days, then sub-booking to bypass day limits

What we need

- Commission to support our PP – let us trial the changes through a monitoring and review program
- Mechanism to exclude new housing from being used for non-hosted STRA purposes
- Portion of all new housing to be affordable housing in perpetuity (AHCS)
- STRA registration scheme that council administers locally with a fee regime to fund administration, auditing and enforcement
- Review of the rating system for STRA properties or a levy
- Requirement to apply for 'change of use' for non-hosted STRA
- Agree on baseline data and share data between industries and government to allow real time monitoring



Thank you