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Presentation to IPA

Most people in the Shire were shocked to see half of the village of Brunswick Heads and only a slither of Byron Bay township included in initial 365 STRA precincts! They were shocked because for the past three decades Byron Bay has promoted itself as an international holiday destination while Brunswick Heads has spent the last three decades doing everything it could not to turn into another Byron Bay!

The Brunswick Heads Progress Association would like to see an increase the 365 STRA precinct in Byron Bay and a reduction in the 365 STRA precinct in Brunswick Heads.

The three very large, foreshore caravan parks in the Brunswick Heads provide STRA, 365 days a year. These caravan parks are controlled by the state government and managed by Reflections. Since the floods, a year ago, two of these parks have doubled the number of cabins in each park, and these cabins are double the size of any previous cabins. The new cabins will rent at over \$400 a night, making them unaffordable for most long-time users of the parks. Has the state government made a choice to be part of the problem rather than being part of the solution? The state government could be part of the solution by providing some long-term affordable housing, worker cottages or emergency housing for our community within these parks. We ask the commissioners to consider this in their recommendations.

The Association believes that for Byron Shire to have a strong, resilient community, Residential Zones need to be for home owners, permanent renters and hosted STRA only. A strong local community can help heal the trauma of displaced renters and flood victims.

SLIDE 2 PLEASE

The Brunswick Heads Progress Association would like to see Unhosted STRA ONLY allowed in commercial zones in Brunswick Heads such a B2 Business Zone and B4 Mixed Use Zones, where holiday letting is already a permitted use.

SLIDE 3 PLEASE

BSCs proposed 365 STRA Precinct only includes half of the B4 Zone and should be amended to include the section of the B4 zone on the western side of Tweed St as holiday Letting is a permitted use in this zone.

The association believes the risk in BH is not the turning of expensive homes into STRA but rather the purchasing of the more affordable entry level real estate, such as units, for 365 STRA

SLIDE 4 PLEASE

The association would like to see the Residential Area North of Mullumbimbi St, Brunswick Heads removed from 365 STRA Precinct.

Almost all the old style blocks of flats in Brunswick Heads are in Residential Zones. They provide the most affordable housing in Brunswick Heads. If these units are included in a 365 STR Precinct, there is a real chance they will be turned over to STRA as they are the lowest priced properties in town. This is already happening. I have six units either side of me and for the past 20 years only one flat in each block was a holiday let. In the past two years three more flats have been changed to STRA. What impact will the 365 precinct have on the rest of units? I have a right to grow old, with community around me, not strangers. The 365 STRA Precinct could change the character of Brunswick Heads forever by removing the availability the most affordable accommodation in the village.

We ask the commissioners to ensure these smaller units continue to be available for permanent rental in the village with a 90 or 180 day cap on STRA.

Finally we would like to see the Commission recommend the enforcement of approved Granny flats for long term permanent rentals only.

Northern side of Mullumbimbi 11% owner occupied(3), 74% permanent rentals (20), 15% STRA(4)

In Park and Fawcett St there were 34% owner occupied, 34% permanent rentals (11) and 32% STRA (10),

In Mona Lane 40% were owner occupied (4), 20%were permanent rentals (2) and 40% STRA (4).