



Dear Council Member,

I am the owner of [REDACTED] I have been in business since 2016.

I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

On realestate.com, there are currently 90 homes available for permanent rental in Byron Shire. The problem is not supply, it's the price point, only 3 of these properties were \$500 per week and under, the price of rentals just isn't affordable so the lack of affordable housing options for local workers is the major problem which this policy will fail to solve.

I can fully appreciate the situation and understand peoples frustration of the lack of affordable housing, I for one am also effected, even running my own business I can no longer afford to live alone, so I'm having to go into a share house situation, I have a cat and dog that have had to be split up already as finding a home where both may come to have been impossible.

The real issue is bad planning by government, more housing and planning needs to have been factored in for the growing population, targeting private owners who have a holiday house in a popular destination is very harsh, the private sector shouldn't be responsible for housing the growing population.

As I see it there should be room for everyone, homes for key workers and holiday houses for tourists to visit the area.

Tourism is largest source of employment in the area, directly and indirectly, tourism is the life blood of Byron. Even those who don't work in industry benefit from the hundreds of millions of dollars that flow into the economy every year, and short-term rental accommodation (STRA) alone contributes to a huge swath of jobs for local people, from the cleaning teams to garden maintenance, property maintenance, and the reservation offices.

Those jobs and that money is vital. An attack on the tourism industry is an attack on the business community.

As a local business owner and engaged member of the community, I have watched the STRA industry being attacked by Council for years. Council is attacking families who own and operate local businesses and families that visit Byron Shire and are a part of this community.

This policy puts my business at risk. Families staying in STRA make up 100% of my customer base.

This policy will result in a huge loss of income for my business as I predominately look after holiday homes and I will likely have to lay off up to 10 sub-contractors, many of whom have been with the business for years.

I live here. I work here. I pay GST and huge tax each year, please consider that this policy will negatively impact me and the whole business community.

If this does go ahead, I will likely have to leave the area.

Sincerely,

Lilith Christofferson

Business owner – [REDACTED]

Dear Council Member,

I am the owner of In [REDACTED] I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

The policy depends on misleading data and incorrect assumptions. Council, you claim there are 5,428 non-hosted holiday homes in Byron Shire. That's just not the case! The NSW Government's mandatory property register which commenced on 31 January 2022, reported that as of 31 August 2022 there were 1,136 non hosted properties in Byron Shire. You simply can not return 1,500 homes to the permanent rental pool, because they don't exist. What's more, the vast majority of these property owners have purchased these properties as their holiday home with the intent to move to Byron Shire in the future.

On realestate.com, there are currently 100+ homes available for permanent rental in Byron Shire. The problem is not supply, it's the price point and lack of affordable housing options for local workers which this policy will fail to solve.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 50% loss of income for my business and I will likely have to lay off up to 2-3 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

kris ikstrums

Business owner – [REDACTED]

Dear Council Member,

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 75% loss of income for my business and I will likely have to lay off up to 6 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Rozane Lazzari

Business owner – [REDACTED]

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 40% loss of income for my business and I will likely have to lay off 1 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Jack Fuller

Business owner – [REDACTED]

Dear Council Member,

I am the owner of [REDACTED], I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 70% loss of income for my business and I will likely have to lay off up to 10 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Fernanda Vial

Business owner – [REDACTED]

Dear Council Member,

I am the owner of [REDACTED] I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 50% loss of income for my business and I will likely have to lay off 1 staff member, who has been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Gary Sanderson

Business owner – [REDACTED]

Dear Council Member,

I am the owner of [REDACTED], I am writing to ask you to be a voice against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business.

As the largest source of employment in the area, directly and indirectly, tourism is the life blood of Byron. Even those who don't work in industry benefit from the hundreds of millions of dollars that flow into the economy every year, and short-term rental accommodation (STRA) alone contributes 1,448 jobs and \$267 million per year to the local Byron community.

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As a local business owner I do feel that this planning proposal is a direct attack on my business. This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

I predict this policy will result in a 25% loss of income for my business which would put a number of my staff at risk of losing their employment.

Please consider that this policy will negatively impact me, my employees and the whole business community.

Sincerely,

Brian Walshe

Business owner – [REDACTED]
[REDACTED]

Dear Council Member,

I am the owner of [REDACTED] I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 70% loss of income for my business and I will likely have to lay off 5 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Emily & Marcos Bello

Business owner – [REDACTED]

Dear Council Member,

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This policy will result in a 25% loss of income for my business.

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Kind Regards,

Michael Lean

Business owner – [REDACTED]

Dear Council Member,

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 60% loss of income for my business and I will likely have to lay off up to 1 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Tim Meres

Business owner – [REDACTED]



Dear Council Member,

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in an 80% loss of income for my business and I will be unable to provide for my family.

Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Jordan Workman.

Owner – [REDACTED]

Dear Council Member,

I am the owner of [REDACTED] I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a loss of income for my business and I will likely have to lay off most of my staff, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Kind regards,

Joselle Taiapa

[REDACTED]

Dear Council Member,

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Sincerely,

Cristina Arcila

Business Owner – [REDACTED]

Short-Term Rental Accommodation Planning Proposal Submission Form



Submission date: 28 October 2022, 8:51AM

Receipt number: STRAPP693

Related form version: 6

First name: Darren

Surname name: Grant

Organisation: [REDACTED]

Email:

Your comments:

Dear Council Member,

I am the owner of [REDACTED]

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Sincerely,

Daz Grant

Supporting information

Dear Council Member,

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This policy will result in a 30-40% loss of income for my business and I will likely have to lay off up to 1 staff member, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Luke Schultz

Business owner – [REDACTED]

Dear Council Member,

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Those jobs and that money is vital. An attack on the tourism industry is an attack on the business community.

As a local business owner and engaged member of the community, I have watched the STRA industry being attacked by Council for years. Council is attacking families who own and operate local businesses and families that visit Byron Shire and are a part of this community.

This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

This policy will result in a 60% loss of income for my business and I will likely have to lay off up to 8 staff members, many of whom have been with the business for years.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact me and the whole business community.

Sincerely,

Casey Durkin

Business owner

31 October 2022

Dear Council Member,

I am the owner of [REDACTED] I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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Sincerely,

Luke Barcham

[REDACTED]

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Sincerely,

Grant Little

[REDACTED]

Form letter to submit to Byron Shire Council

STRA Creditors

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Sincerely,

Katrina Porteous

Business owner

Form letter to submit to Byron Shire Council

STRA Creditors

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Sincerely,

Matt Ryan

Business owner

Form letter to submit to Byron Shire Council

STRA Creditors

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Sincerely,

Paul Phipps

Business owner

Form letter to submit to Byron Shire Council

STRA Creditors

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Sincerely,

Chloe Luxe

Business owner

Form letter to submit to Byron Shire Council

STRA Creditors

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Janelle Montano

Business owner

Form letter to submit to Byron Shire Council

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Sincerely,

Charles Montano

Business owner

Form letter to submit to Byron Shire Council

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Sincerely,

Sandi O'Leary

Business owner

Form letter to submit to Byron Shire Council

STRA Creditors

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Sincerely,

Lucas Fernandes

Business owner

Business owners – [REDACTED]
[REDACTED]

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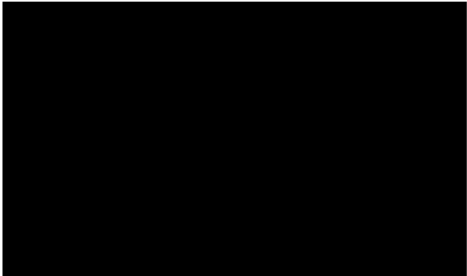
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We live here. We work here. We pay our rates. Please consider that this policy will negatively impact us and the whole business community.

Sincerely,

Scott and Amanda Kenyon



Byron Bay NSW 2481

27 October 2022

Dear Council Member,

I am writing on behalf of [REDACTED], its staff and hundreds of creditors that rely on short term rental accommodation to put food on the table for their families. A [REDACTED] is a home grown business in Byron Bay that has been operating for close to 20 years, we employ locals and we are locals.

I am writing to ask you to stand up against the planning proposal to cap short term rental accommodation to 90-days per year. The families that come and stay in short term holiday rental accommodation are vital to the continued success of my business. In Byron Shire any policy that weakens the tourism industry, puts the entire community at risk.

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This policy puts my business at risk. Families staying in STRA make up a significant portion of my customer base.

It is unclear how any business could remain viable when 3/4 of its revenue has been removed. I will likely have to lay off up to 20 staff members and hundreds of creditors in the area, many of whom have been with the business for years. And all these job losses will be for what? A policy that won't deliver housing back to the permanent rental pool for many of the local workers employed in the short term rental accommodation industry.

I live here. I work here. I pay my rates. Please consider that this policy will negatively impact this business and the broader business community.

Sincerely,

Colin Hussey
Chief Executive Officer

