



Short-term rental accommodation Planning Proposal

Plain English Summary

Council is seeking to change the rules for holiday letting in Byron Shire. The technical planning term for holiday letting is "short-term rental accommodation" or STRA.

Current rules

STRA is regulated by the NSW Government under the "Housing SEPP". This is a State Environmental Planning Policy that sets the planning rules for all types of housing including STRA.

There are two types of STRA, "hosted" and "non-hosted". The difference is whether the host lives on the property whilst guests are staying there. The host could be the owner of the property, a tenant, or a permanent resident. To be hosted, the host needs to be living on the property, but not necessarily in the home being let to guests, e.g. a granny flat.

At the current time, use of non-hosted STRA is limited to 180-days per year. This rule is set by the NSW Government and has applied to the Byron Shire since 31 January 2022.

There are no limitations on the number of days for hosted STRA.

**Non-hosted
STRA**
=
180-day cap

Hosted STRA
=
no cap

Process for changing the rules

Council makes the changes to the rules through a document called a "planning proposal". This document sets out the reasons why Council wants to change the rules as well as the evidence to support the proposed changes.

The NSW Government has allowed Council to progress the proposed changes because of the unique circumstances facing the Byron Shire. However, before Council can make any changes, it must consult with the community and take into account what it has heard. Council will then make a final decision about whether to go ahead with the changes.

**Previous
actions - See
factsheet on
history of the
planning
proposal**

**1 September
2022**

Start of public
exhibition of
the planning
proposal

**31 October
2022**

End of public
exhibition of
the planning
proposal

**Council to
consider
feedback and
make a
decision**



Proposed new rules

The rules in the Housing SEPP for non-hosted STRA are proposed to change in the Byron Shire. How this change impacts upon property owners will depend on whether your property is located within or outside a mapped precinct. There are four precincts:

- Byron Bay East
- Byron Bay West
- Suffolk Park
- Brunswick Heads

Detailed maps for each precinct can be viewed on Council's website.



Outside a mapped precinct

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Current limit: 180-days
Proposed limit: 90-days

Within a mapped precinct

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Current limit: 180-days
Proposed limit: 365-days

Mapped precincts



Share your feedback

You can share our feedback on the proposed changes by

- completing the short survey and
- writing a submission using the form

on Council's website – www.byron.nsw.gov.au/stra-pp

Submissions close on 31 October 2022.