

Responses to Questions on Notice

Received at the 10 April 2025
Planning Meeting of Council

A handwritten signature in black ink, appearing to read 'Mark Arnold'.

Mark Arnold
General Manager

QUESTIONS WITH NOTICE

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QUESTIONS WITH NOTICE

Question with Notice No. 1.0 Illegal exempt STRA roort

File No: I2025/501

At Council's Planning Meeting held on 10 April 2025, David Wallace, on behalf of Victims of Holiday Letting (VOHL), asked the following question which was taken on notice:

There is a housing crisis in Byron Shire and Australia. One of the main aims of the 60-day cap is to return STRA to the permanent rental market. About 507 STRA in Byron Shire, illegally self-identified as exempt from DPHI registration and are advertising on Airbnb. What communication has Council had with the Departments of Fair Trading and Planning to stop this blatant roort? What does the Council intend to do in the future?

Response Director Sustainable Environment and Economy:

Council continues to notify the Department of Planning, Housing and Infrastructure (DPHI) and the Department of Fair Trading where it has evidence of breaches of requirements under the SEPP Housing for Short-Term Rental Accommodation (STRA) and the STRA Code of Conduct.

In addition, ongoing issues identified with the NSW Government-managed STRA register are being documented for further discussion with DPHI.

Question with Notice No. 2.0 Clifford Street Intersection

File No: I2025/502

At Council's Planning Meeting held on 10 April 2025, Joti Jaffray asked the following question (as read by staff) which was taken on notice:

Could you please provide an update on the possible future or current grants suitable for the Clifford Street intersection roundabout upgrade.

Response Director Infrastructure Services:

The following funding programs are available and/or upcoming:

Safer Local Roads Infrastructure Program; Maximum funding value is \$5 million. Council must contribute at least 20% of overall project costs. Project to be completed within three years. Guidelines. Open all year round.

Australian Government Blackspot Funding; Maximum funding value is \$3 million. Project to be completed within two years. Guidelines. Likely to open between October to December 2025.

There is a body of work developing a compliant Roundabout design and brief required to be completed prior to submitting an acceptable quality application for future Clifford Street/BHR roundabouts.

Question with Notice No. 3.0 Project Update and Community Communication

File No: I2025/503

At Council's Planning Meeting held on 10 April 2025, Dean Prosser, on behalf of Keep The Flow in Suffo, asked the following question (as read by staff) which was taken on notice:

It has been 4 weeks since the BSC passed the resolution to cease work on the Traffic Light project at the corner of Broken Head Road & Clifford St. Could you please provide updates of all points included on this resolution.

And please comment on BSC efforts towards part 5 of this resolution regarding community communication & engagement towards actioning the previously planned safety measures to the immediate area & secondly towards the installation of a roundabout at this intersection.

Response Director Infrastructure Services:

Council at its Ordinary Council (Planning) meeting of 13 March 2025 resolved as follows:-

Resolution 25-067:- Resolved that Council:

1. Cease pursuing the implementation of a signalised intersection at Clifford Street and closes Resolution 24-533, with the exception of part 4 and 6;
 - a) Produces an options report for a 2nd northern entry to Beachside Suffolk Park, to future proof an alternative entry to Beachside Suffolk.
 - b) In future, where traffic signals are a preferred option, undertakes participatory, deliberative process with local residents to determine a way forward.
2. Pursues a grant variation for design and construction of pedestrian safety improvement treatments (without traffic lights or a roundabout) on Broken Head Road and Clifford Street and other traffic calming measures;
3. Staff to provide further update once TfNSW provide feedback on variation request;
4. Plans and investigates the option of a roundabout for the Broken Head Road/Clifford Street intersection that prioritises pedestrian and cyclist safety; and
5. Considers funding for future planning at the next Quarterly Budget Review.

(Ndiaye/Hauge)