

Item 13.1**Notices of Motion****City of Sydney Short-Term Rental Accommodation Community Roundtable**

By Councillor Thompson

It is resolved that:

(A) Council note:

- (i) in May 2023, Council resolved to investigate the impact of short-term rental accommodation on rental affordability, housing availability and the tourism accommodation sector in the Local Government Area (LGA). This led to the City of Sydney Short-Term Rental Accommodation Report;
- (ii) in February 2024, the City of Sydney made a submission to the Department of Planning, Housing and Infrastructure, and NSW Treasury Discussion Paper on short- and long-term rental accommodation;
- (iii) in April 2025, the Lord Mayor wrote to the Minister for Planning and Public Spaces and the Minister for Housing requesting an update on planned regulatory changes for this sector – as of April 2026, no formal updates have been provided;
- (iv) in October 2025, Council endorsed a Greens motion requesting advice on regulatory interventions available to the City of Sydney, including a potential 60-day cap; and
- (v) in March 2026, the City provided advice, as per Council's October 2025 resolution, on regulatory interventions in other Australia jurisdictions and the policy options available to Council, including a potential 60-day cap. This advice emphasised the critical importance of NSW Government intervention, while also highlighting the complexity of a reduced day cap, enforced by the City of Sydney in isolation;

(B) Council further note:

- (i) on 26 March 2026 Councillors Matthew Thompson and Sylvie Ellsmore hosted a City of Sydney community roundtable in Town Hall, discussing the impacts of short-term rental accommodation and the need for reform;
- (ii) the roundtable brought together representatives from the Glebe Society, Ultimo Village Voice, Pyrmont Action Group, the Paddington Society, and the Millers Point Community Resident Action Group alongside housing experts from Shelter NSW, Homelessness NSW and the NSW Tenants Union. City of Sydney Deputy Lord Mayor Councillor Jess Miller, Councillor Zann Maxwell, Councillor Yvonne Weldon, alongside City staff, were also in attendance; and

- (iii) the roundtable heard directly from the Mayor of Byron Shire Council, Sarah Ndiaye, who has led that Council in implementing a significantly reduced, 60-day cap on short-term rental accommodation in the Byron LGA;
- (C) Council further note:
- (i) roundtable participants were strongly of the view that the proliferation of the short-term rental sector was having a negative impact on inner-Sydney neighbourhoods in terms of community connectivity, social cohesion and housing affordability;
 - (ii) that the NSW Government, and the City of Sydney, have a responsibility to take greater action, wherever possible, to address this issue;
 - (iii) participants highlighted the need to specify differences between occasional, short-term rental letting by owner-occupiers within a primary residence, and investor-landlords repeatedly targeting the short-term market as a means to maximise rental income;
 - (iv) roundtable participants highlighted the value in exploring a ban on a short-term rental accommodation ban across the LGA, or in specific suburbs, relative to the rental vacancy rate in the area; and
 - (v) the recent comprehensive report by Inside Airbnb, *The Threat of Short-Term Rentals to Housing: A Critical Perspective on Airbnb's Global Expansion* highlights the proliferation of this sector around the world, including Australia, and highlights how other international cities have moved to more stringent measures, such as bans on non-primary residences, where regulating and enforcing caps has proved challenging;
- (D) the Chief Executive Officer be requested to provide further advice to the Council about opportunities to ban non-primary residence short-term rentals in the City of Sydney, through City of Sydney planning rules or other mechanisms. The advice should include:
- (i) opportunities to implement a time limited ban (for example, for 2 years);
 - (ii) opportunities to implement a ban on specific suburbs, including, but not limited to: Millers Point, The Rocks, Darlinghurst, Woolloomooloo, Ultimo, Haymarket, Kings Cross, Surry Hills, Potts Point, Chippendale and Pyrmont; and
 - (iii) opportunities to include clear and specific triggers for a ban, for example when there is a significant shortage of long-term rentals available, such as a drop in the vacancy rate for rental housing below 3%; and
- (E) the Lord Mayor be requested to write to the NSW Minister for Better Regulation and Fair Trading, Anoulack Chanthivong, and the NSW Minister for Housing, Rose Jackson, and request the NSW STRA Register be improved to include information which differentiates between primary and non-primary residences, to allow for a clear distinction between properties being utilised commercially as investment properties.