

Item 13.4**Notices of Motion****State Environmental Planning Policy - Boarding Houses**

By Councillor Scott

It is resolved that:

- (A) Council note:
- (i) that as of April 2015, less than one per cent of housing in the City of Sydney is affordable rental housing;
 - (ii) The State Environmental Planning Policy (Affordable Rental Housing) 2009 (the SEPP) was introduced 'to increase the supply and diversity of affordable rental and social housing in NSW' and, as such, offers bonuses to developers for the construction of boarding houses in an effort to increase the supply of affordable rental housing;
 - (iii) the outcome of more affordable rental housing being available to the market is not currently being achieved;
 - (iv) in practical terms, the bonuses to developers for construction of boarding houses do not result in more affordable housing in our City, and instead often result in crowded living conditions, out of the financial reach of low- and middle-income earners without significant financial strain;
 - (v) serious reform of the SEPP and intervention in the market is needed to ensure boarding house-style accommodation is truly affordable; and
 - (vi) in August 2018, a motion was unanimously passed by Council calling on the City to advocate for changes to the SEPP in order to create more affordable housing;
- (B) Council advocate for changes to NSW planning law to abolish aspects of the SEPP that provide construction bonuses to developers for boarding house accommodation, while ensuring that local councils still have mechanisms by which to provide affordable housing in their local government areas; and
- (C) the Lord Mayor be requested to write to the NSW Premier, the Hon. Gladys Berejiklian MP; the NSW Minister for Housing, the Hon. Pru Goward MP and the NSW Minister for Planning, the Hon. Anthony Roberts MP; the NSW Leader of the Opposition, the Hon. Michael Daley MP and the NSW Shadow Minister for Planning and Housing, the Hon. Tania Mihailuk MP, expressing this view.

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