

Item 10.12**Notices of Motion****Preservation of Boarding Houses**

By Councillor Weldon

It is resolved that:

(A) Council note:

- (i) boarding houses provide much needed affordable accommodation for people on lower incomes, particularly singles, retirees, students and young couples;
- (ii) a proposed 'Change of use' to a boarding house in New South Wales requires Council development consent with consideration of the condition of the property, social and economic impacts on the community, cumulative loss of housing, financial viability of the boarding house and a possible monetary contribution payment to mitigate reduction in affordable housing;
- (iii) these planning provisions are set in the State Environmental Planning Policy (Housing) 2021 and the associated Retention of Existing Affordable Rental Housing (Guidelines); and
- (iv) over the last ten years, there have been 48 applications for 'Change of use' to boarding houses in the City of Sydney. All 48 applications have been approved; and

(B) the Chief Executive Officer be requested to:

- (i) review the assessment of 'Change of use' applications to ensure that appropriate consideration is given to the social and economic impacts on the community and the cumulative loss of housing;
- (ii) investigate mechanisms to incentivise community housing provider acquisition and management of boarding houses; and
- (iii) provide a report to Council with options and/or recommendations to retain boarding houses in the City of Sydney.

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