

Item 13.7

Notices of Motion

Boarding House Protection in the City of Sydney

By Councillor Scott

It is resolved that:

- (A) Council note:
- (i) the City of Sydney currently has a Boarding Houses Development Control Plan 2004, last modified 9 September 2020;
 - (ii) the City of Sydney currently has the Sydney Development Control Plan 2012, with the Development Guidelines: Boarding Houses (including student accommodation) last modified 5 August 2020;
 - (iii) as per the Housing SEPP, boarding houses contain rooms which provide affordable housing and are managed by a registered community housing provider. Boarding houses have shared facilities and provide a principal place of residence for at least three months in a boarding or private room;
 - (iv) boarding houses that are not owned and/or managed by Community Housing Providers are defined as 'co-living' and are no longer considered affordable housing; and
 - (v) as of October 2023, the City has 311 registered boarding houses with a combined total of 6,352 rooms;
- (B) the Chief Executive Officer be requested to:
- (i) explore ways to prioritise protecting affordable boarding houses in Council housing programs, and increase the overall number of affordable boarding houses in the City of Sydney council area;
 - (ii) seek advice on options the City has to directly buy or co-invest in boarding houses at risk of being lost; and
 - (iii) consider preparing a recommendation to Council to amend the appropriate planning instruments to include boarding houses and co-living housing in provisions that uphold no net dwelling loss provisions; and
- (C) the Lord Mayor be requested to write to boarding house property owners advocating for no new rental increases until new City policies and planning controls to encourage increased boarding houses are in place.

X086655