

Council

Meeting No 6

Monday 25 August 2025

Notice No 6/1676

Notice Date 21 August 2025

minutes

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Present

The Right Hon Lord Mayor Clover Moore AO, Lord Mayor of Sydney (Chair)

Members Deputy Lord Mayor - Councillor Zann Maxwell, Councillor Olly Arkins, Councillor Sylvie Ellsmore, Councillor Lyndon Gannon, Councillor Robert Kok, Councillor Jess Miller, Councillor Matthew Thompson, Councillor Yvonne Weldon AM, and Councillor Adam Worling.

At the commencement of business at 5:00pm, those present were:-

The Lord Mayor, Deputy Lord Mayor Councillor Maxwell, and Councillors Arkins, Ellsmore, Gannon, Kok, Miller, Thompson, Weldon, and Worling.

The Chief Executive Officer, Chief Operating Officer, Executive Director Finance and Procurement, Executive Director City Services, Executive Director City Planning, Development and Transport, Executive Director Legal and Governance, Executive Director City Life, and Executive Director People, Performance and Technology were also present.

Acknowledgement of Country and Opening Prayer

The Lord Mayor opened the meeting with an Acknowledgement of Country and opening prayer.

Webcasting Statement

The Chair (the Lord Mayor), advised that in accordance with the City of Sydney Code of Meeting Practice, Council meetings are audio visually recorded and webcast live on the City of Sydney website. The Chair (the Lord Mayor) asked that courtesy and respect be observed throughout the meeting and advised those in attendance to refrain from making defamatory statements.

Order of Business

Council agreed that the order of business be altered such that Items 13.14 and 13.15 be brought forward and considered prior to Item 4, for the convenience of the public present.

Councillor Weldon left the meeting of Council at 6:09pm, prior to discussion and the vote on Item 4, and returned at 6:12pm, following the in globo vote on Item 6 (Items 6.1 and 6.2 being noted, and the recommendations for Items 6.3 to 6.8 inclusive, 6.11, and 6.13 to 6.16 inclusive being adopted in globo).

The Lord Mayor, Councillor Clover Moore, left the meeting of Council at 7:06pm, prior to discussion and the vote on Item 6.12. The Lord Mayor returned at 7:08pm following the vote on that item. The Lord Mayor was not present at, or in sight of, the meeting of council during discussion or voting on Item 6.12.

Councillor Olly Arkins left the meeting of Council at 7:23pm, prior to discussion and the in globo vote on Item 9 (Items 9.1 and 9.2 being noted, and the recommendation for Item 9.3 being adopted). Councillor Arkins returned at 7:28pm following the vote on Item 9.3. Councillor Arkins was not present at, or in sight of, the meeting of Council during discussion or voting on Item 9.3.

Item 1 Confirmation of Minutes

Moved by the Chair (the Lord Mayor), seconded by Councillor Kok –

That the Minutes of the meeting of Council of Monday, 23 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 2 Statement of Ethical Obligations and Disclosures of Interest

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

The Lord Mayor (Councillor Clover Moore AO) disclosed a pecuniary interest in Item 6.12 on the agenda, in that her husband owns shares in Woolworths Group, that is the proposed lessee for the site.

The Lord Mayor stated that she would not be voting on this matter.

Councillor Olly Arkins made the following disclosures:

- a less than significant, non-pecuniary interest in Item 3.3 on the agenda, in that Paddington resident, Mike Mannix, who is acknowledged in the Lord Mayoral Minute is a significant contributor to the Selwyn Street boarding house campaign.

Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as he did not contact them on this motion.

- a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that they are currently a member of the United Services Union, which they joined in solidarity.

Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as they do not have any industrial coverage or representation of the Councillor in their own workplace.

- a significant, non-pecuniary conflict of interest in Item 9.3 on the agenda, in that they have known Norma Ingram, who is founding and current board member of Wyanga Aboriginal Aged Care, for many years, and has previously been a candidate for Labor on the City of Sydney and for the State electorate of Newtown in the past.

Councillor Arkins stated that they will not be voting on this matter.

- a less than significant, non-pecuniary interest in Item 10.8 on the agenda, in that there are residents in both 234 William Street and 352 Sussex Street who are members of the Labor party.

Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because they were not contacted by them on this item.

Councillor Sylvie Ellsmore made the following disclosures:

- a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that on Monday 18 August 2025, Mr Daniel Papps, Manager of Industrial, Rules, Governance and Compliance at the United Services Union (USU), spoke on this matter during the Corporate, Finance, Properties and Tenders Committee. Councillor Ellsmore is a member of the United Services Union.

Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because this membership does not impact any of her employment conditions as an elected official, and she did not speak to the United Services Union about this matter prior to the item being debated.

- a less than significant, non-pecuniary interest in Item 9.4 on the agenda, in that she has a friendship with a board member of the Haymarket Foundation, Dr Marlee Bower. She has previously worked with Marlee at the University of Sydney.

Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because the recommendation is that the Council endorse a grant of \$3M under Council's Diverse and Affordable Housing Fund, which is the same amount which the elected Council had previously endorsed for this organisation. She was also not involved in the assessment of the grant application, and her friendship is not so significant as to impact Councillor Ellsmore's ability to make an objective decision on this item.

Deputy Lord Mayor, Councillor Zann Maxwell made the following disclosures:

- a less than significant, non-pecuniary interest in Item 3.3 on the agenda, in that Paddington resident, Mike Mannix, who is acknowledged in the Lord Mayoral Minute is a significant contributor to the Selwyn Street boarding house campaign. He is also a member of the Labor Party and made a non-reportable contribution to the 2024 City of Sydney Labor election campaign.

Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as he was not contacted by him on this motion.

- a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that he is a current member of the United Services Union.

Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because his membership is not part of the Councillor role and the item does not specifically refer to union membership.

- a less than significant, non-pecuniary interest in Item 9.3 on the agenda, in that Aunty Norma Ingram is an active Sydney Labor member and on the Board of Wyanga Aboriginal Aged Care.

Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because Aunty Norma did not approach him about this item coming to Council and has made no representations to him in relation to this matter.

- a less than significant, non-pecuniary interest in Item 10.8 on the agenda, in that 2 Labor branch members live in areas being voted on for Fire Reports, including Patrick Whitley who lives on William Street, and Lee Hook who lives on Sussex Street.

Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because neither of these members had contacted him in relation to this issue or these fire reports, and were unaware it was coming to Council.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of Council.

Item 3 Minutes by the Lord Mayor**Item 3.1 Vale David James Stratton AM****Minute by the Lord Mayor**

To Council:

Australia's screen community is in mourning following the death of David James Stratton AM, cinephile and screen arts champion, on 14 August 2025.

Most Australians know David from his co-presenting (with Margaret Pomeranz) *The Movie Show on SBS* (1986-2004) and *At the Movies on ABC-TV* (2004-2014) and benefitting from his knowledge and insights. Many will also celebrate his impact on Australia's film culture as the Sydney Film Festival's longest serving Director and his subsequent work as critic, author and international film festival jurist.

Born in Wiltshire, England on 10 September 1939, David was introduced to cinema at an early age by the regular filmgoing grandmother he lived with while his father served during World War II. It was then that he began a lifelong practice of recording his impressions of every film he saw. After leaving school he became involved in local film societies while working in the family grocery business.

In 1963, he travelled to Australia intending to stay for only 2 years. Once in Sydney, he became involved in the Sydney Film Festival, initially as a volunteer usher. He soon joined its Film Subcommittee and later its Board.

By 1965, he was preparing to return to England to follow 5 generations of Strattons into the family business. Except David's passion was cinema rather than small goods. The Sydney Film Festival's first full-time paid director, Ian Klava, resigned. David successfully applied to fill the vacancy. He was then just 26.

He was the first festival director to travel overseas to source films to screen and build relationships with film producers, distributors and other film festivals. (When he attended the Moscow International Film Festival, ASIO created a file on him!) Leading filmmakers accepted his invitations to the Sydney Film Festival, among them Josef von Sternberg, Satyajit Ray, Michelangelo Antonioni, Rouben Mamoulian, and actors Jamie Lee Curtis and Warren Beatty.

David fought to ensure that film festival audiences would see the films as they were made. With the backing of the Festival's Board, he campaigned against censorship and for censors' decisions to be transparent. When the Festival screened *Hugs and Kisses* in 1967 the word "censored" appeared wherever it was cut. This campaign, joined by others, led to improvements in film classification, including the introduction of the "R" or restricted certificate, and relaxed rules for film festivals.

He also championed Australian films and filmmakers. In 1969, the Festival screened Tim Burstall's *2000 Weeks*, one of the first films of the Australian New Wave. Peter Weir's *The Cars that Ate Paris* had its Australian Premiere at the 1972 Festival and the 1974 Festival opened with Ken Hannam's *Sunday Too Far Away*.

David and the Board had already introduced a short film competition in 1970 to encourage Australian filmmaking. Several filmmakers who premiered their work in this competition subsequently had significant careers, among them Phil Noyce, Gillian Armstrong, Paul Cox, Jane Campion and Rolf de Heer.

In 1972, David included George Miller's and Byron Kennedy's *Violence in the Cinema Part 1* in the main Festival rather than the short film competition. A commercial cinema release followed which in turn led to Kennedy and Miller making the first Mad Max film.

In its early years, the Sydney Film Festival was based at Sydney University. In 1973, David secured the State Theatre as the Festival's principal venue, bringing it to the centre of the city. The following year David and Festival president Ross Tzannes began the Travelling Film Festival, taking the best films to regional centres. It now tours to 17 locations in the Northern Territory, Queensland and NSW.

David's commitment to film continued after he resigned as the Sydney Film Festival director in 1983. He wrote extensively on films for Australian and overseas publications and published several books, including significant works on Australian cinema. He served on the juries of several international film festivals and was president of the International Critics Juries in Cannes and Venice. His lectures on world film history at Sydney University were popular.

During his last years as Festival Director he also programmed films for the fledgling SBS, then began introducing them. His producer was Margaret Pomeranz. This led to David and Margaret co-hosting SBS's *The Movie Show* in 1986, and the beginning of an onscreen partnership that continued for the next 28 years. *The Movie Show* and later, *At the Movies* at the ABC became another platform to champion Australian films and filmmaking.

France recognised his contribution to cinema by making him a Commandeur of the Ordre des Arts et des Lettres in 2001, joining Salman Rushdie, Václav Havel, Dirk Bogarde and Meryl Streep and others. In the same year, he received the Longford Lyall Lifetime Achievement Award and 6 years later, the Chauvel Award at the Brisbane International Film Festival. In 2015, he became a Member of the Order of Australia. The documentary, *David Stratton: A Cinematic Life* followed in 2017 in which many leading figures, including Nicole Kidman, Sam Neill, Bryan Brown, Jackie Weaver, Judy Davis and George Miller spoke about his significant influence.

David's death was announced by his family in a statement which read in part:

"David's passion for film, commitment to Australian cinema, and generous spirit touched countless lives ... [We] invite everyone to celebrate David's remarkable life and legacy by watching their favourite movie, or David's favourite movie of all time – Singin' in the Rain."

Recommendation

It is resolved that:

- (A) all persons attending this meeting of Council observe one minute's silence to commemorate the life of David James Stratton AM and his significant contribution to Australian and international cinema and Sydney's and Australia's cultural life;
- (B) Council express its condolences to David's widow Susie Craig and family; and
- (C) the Lord Mayor be requested to convey Council's condolences to David's family.

THE RT. HON. CLOVER MOORE AO

Lord Mayor of Sydney

Moved by the Chair (the Lord Mayor) –

That the Minute by the Lord Mayor be endorsed and adopted.

Carried unanimously.

S051491

Note – All Councillors, staff and members of the public present stood in silence for one minute as a mark of respect to David James Stratton AM.

Item 3.2 More Than Homes Needed to Address the Homelessness Crisis

Minute by the Lord Mayor

To Council:

There is no place for homelessness in a prosperous, global city like Sydney. Homelessness is a complex problem with complex causes. It reflects poverty, inequality and an escalating housing affordability crisis.

I welcome the Government's new [NSW Homelessness Strategy 2025-2035](#) ('the Strategy') which promises significant reform on how homelessness services are provided. The Strategy builds on their 2024-2025 \$6.6 billion budget commitment to build more social and affordable housing. The Strategy however notes that the extent of reform is dependent on the level of investment in future state budgets.

It is critical that there is investment not only in the bricks and mortar, but also the human services that respond to the underlying causes of homelessness. We are also in a mental health crisis. Without urgent investment in mental health and homelessness services, many people lucky enough to secure housing will not be in a position to keep their tenancies and safely participate in their communities.

Action on homelessness

The City of Sydney was the first council in Australia to establish a dedicated Homelessness Unit, connecting people sleeping rough with essential services. These services are needed now more than ever.

The annual Street Count in February 2025 found a staggering 24% increase (346 people) in people sleeping rough in our area compared to the same time last year (280 people). There were also 380 people staying in temporary and crisis accommodation on the night of the count, an occupancy rate of 97.5%.

The City invests over \$2.4 million every year to reduce homelessness and its impact in Sydney. This includes \$1.4 million in direct funding to specialist homelessness services such as Neami Way2Home, Aboriginal Corporation for Homelessness and Rehabilitation Community Services and Launchpad for outreach and case coordination services, post crisis support services, and youth homelessness prevention.

NSW Homelessness Strategy 2025-2035

The new Strategy proposes significant reform as the current system is expensive, inefficient, crisis driven and unable to meet demand. It suggests an integrated whole of government response that will prioritise prevention and use Housing First principles to ensure people are housed in the longest-term form of accommodation available, with the supports they need.

The reforms aim to better coordinate services at a local level and provide more flexible funding models so services can respond to local needs. The NSW Government will also establish a street sleeping registry so people sleeping rough don't have to keep retelling their story to every agency they engage with.

While this sounds promising, the Strategy has not committed any new or long-term funding for projects and initiatives, and we know that existing services are already under pressure with so many people in need of support. Instead, each agency is responsible for directing existing resources and allocating new funding in their area. With every agency being responsible, there is a risk no single minister is accountable.

Complex causes

While cost of living pressures and the housing affordability crisis are contributing to more people sleeping rough, we know that more than half those sleeping rough in our area don't meet social housing eligibility criteria because of their residency status, a former failed tenancy, or complex mental health issues.

The Strategy explains that where structural factors like lack of affordable housing, low incomes and discrimination exist, many people are one challenging life event or climate crisis away from homelessness. Homelessness can be triggered by poor mental and/or physical health, drug and alcohol use and critical life events, such as domestic and family violence, divorce, job loss and trauma.

The homelessness crisis is compounded by the mental health crisis

We cannot solve homelessness without housing, but we also need to provide support to keep people in their homes and fix our mental health system.

As the City's submission to the Strategy explained, overwhelmingly our housing, homelessness and mental health systems are crisis-driven and poorly integrated. People with complex needs are cycling through services without receiving adequate support.

People with complex needs and behaviours often lose social housing tenancies and are excluded from crisis accommodation and other necessary services, leaving them in inadequate housing that either hinders their recovery or worsens their mental health. This leads to some people refusing help or choosing to remain on the streets.

The tragic deaths of [Collin Burling at the Waterloo Estate](#) in July this year, and [Jesse Deacon in Glebe](#) in 2023, show that even when someone is lucky enough to have secured public housing, that without a properly funded mental health system, Police will increasingly be relied upon as first responders to mental health episodes.

[A Law Enforcement Conduct Commission](#) report found almost half of the people involved in critical incidents with NSW Police over the past 5 years were experiencing a mental health crisis. Critical incidents were defined as those resulting in serious injury or death.

In Jesse's case, if he lived in a different part of the city, he may have had a different response. At that time, the NSW Government were trialling the Police, Ambulance, Clinical Early Response (PACER) program in 10 Police Area Commands including, Kings Cross, Surry Hills and South Sydney, but not in the Leichhardt Police Area Command where Jesse lived.

Under the program, experienced mental health clinicians employed by NSW Health respond with Police to people experiencing a mental health crisis in the community, providing on-site mental health assessments and interventions, and reducing the need for use of force and restraint by police officers. It is critical that this program continues and expands.

The mental health system in NSW is also in crisis. In the South East Sydney Local Health District, there are only 27 beds for people in a mental health crisis. Beds are always at capacity, and people in crisis are routinely stuck in emergency department beds. Earlier this year more than 200 senior NSW Health psychiatrists resigned, sounding the alarm bell on patient safety concerns.

We need greater investment in homelessness services, wrap around supports and mental health services to support the urgently needed reform in homelessness and mental health in NSW and support people to obtain and retain housing tenancies.

Common Ground

The pathway out of homelessness is long-term housing with high support, such as Common Ground on Pyrmont Bridge Road in Camperdown.

The \$33.8 million Common Ground project was jointly funded by State and Federal Governments and made possible by the City amending its planning controls to enable this type of development, and architects Hassell and developer Grocon providing preliminary designs on a pro bono basis, before providing full design services at cost to Housing NSW. It provides 104 homes including 52 for people experiencing long-term homelessness with wrap around support and 52 social and affordable homes. On-site support services include a 24/7 concierge service, health, mental health, psychiatric, counselling and chiropractic services, computer training, podiatry, gym, cooking classes and art and movie sessions.

In our area, around 40% of people sleeping rough currently need high-support accommodation like Common Ground. Without more investment in models like Common Ground, homelessness services will have to place people into insecure and unsafe housing. If people are lucky enough to be offered social housing, services will try to piece together supports for those with complex needs, but this takes time, often fails and can lead people back to sleeping rough.

We need another Common Ground in the City of Sydney as soon as possible.

Recommendation

It is resolved that:

(A) Council note:

- (i) the 2025 City of Sydney Street Count found a 24% increase in people sleeping rough in our area and on the same night, crisis and temporary accommodation beds were at 97.5% occupancy;
- (ii) the NSW Government's new NSW Homelessness Strategy 2025-2035 which promises significant reform is welcome, but the extent of reform is dependent on the level of investment in future state budgets; and
- (iii) there is an urgent need for more supported crisis accommodation in the City of Sydney area, and long-term secure housing with wrap around supports like Common Ground on Pyrmont Bridge Road in Camperdown, supported by all levels of government; and

(B) the Lord Mayor be requested to write to:

- (i) the Hon. Rose Jackson, NSW Minister for Homelessness and NSW Minister for Mental Health, and the Hon. Clare O'Neil, Minister for Housing and Minister for Homelessness, calling on the NSW and Australian Governments to:
 - (a) work with Community Housing Providers and Specialist Homelessness Services and the City of Sydney to investigate a second Common Ground in the City of Sydney; and
 - (b) increase and maintain adequate investment in homelessness and mental health services in NSW to support the reforms outlined in the NSW Homelessness Strategy 2025-2035; and
- (ii) Allegra Spender, Member for Wentworth and the Hon. Tanya Plibersek, Member for Sydney to also advocate for a second Common Ground in the City of Sydney and for increased and sustained investment in mental health services in NSW.

THE RT. HON. CLOVER MOORE AO

Lord Mayor of Sydney

Moved by the Chair (the Lord Mayor), seconded by Councillor Worling –

That the Minute by the Lord Mayor be endorsed and adopted.

Carried unanimously.

S051491

Item 3.3 Urgent Boarding House Reform Needed

Minute by the Lord Mayor

To Council:

Selwyn Street Boarding House Appeal

In July 2025, in a landmark decision, the City of Sydney was successful in defending the Local Planning Panel's refusal of the developer's plan to convert the longstanding boarding house at 58-60 and 62-64 Selwyn Street, Paddington into luxury homes in the Land and Environment Court of NSW ('the Court').

The Commissioner concluded that the loss of 32 rooms in an older style traditional boarding house was unacceptable given the shortage and decline of this form of accommodation, and would contribute to the cumulative loss of affordable housing options for low income earners in the inner city.

The Court's decision is bittersweet news and has come too late for many in our community, given the last of the residents have already moved out of the boarding house. The successful outcome of this appeal is the result of the tireless commitment and expertise of the City's legal team and planning staff.

I commend the many community members who supported the boarding house residents throughout the court case and continue to do so as the residents settle into their new homes. I also thank those community members and boarding house residents who met with me during the court case and those who welcomed me into their home.

I want to particularly highlight the efforts of Paddington resident, Mike Mannix, and Alex Greenwich, Member for Sydney, who went above and beyond to not only support the boarding house residents but also advocate to the NSW Government and the City of Sydney. The community campaign united the residents of Paddington, and it is devastating that the boarding house residents have now been moved away from that strong sense of community.

Unfortunately, on 13 August 2025, the City was notified that the developer, LFD Homes, is appealing the Court's decision. As a result, a Judge will hear the appeal on a date yet to be determined, where community members can attend, but not participate. The Judge could uphold the Commissioner's decision or request the matter be redetermined by the original Commissioner or another Commissioner.

The future of the boarding house remains uncertain. The original Commissioner's decision means the applicant can continue to operate the property as a boarding house; however, they are not required to. The site could remain empty, be sold or a new Development Application (DA) could be lodged for a similar or an alternative proposal. Following the Commissioner's decision, I updated the Paddington community and will continue to do so as the matter progresses.

Both the City and the NSW Government committed to contributing to purchase the property, if the owner is willing to sell and a Community Housing Provider (CHP) is interested in purchasing and operating the boarding house. At this stage, no CHP has indicated a willingness to purchase the boarding house, and the property is still not for sale. However, our commitment still stands.

City of Sydney Action

For many years the City has advocated for the protection of boarding houses as well as the creation of new diverse housing.

In 2021, the City's advocacy led to changes by the former NSW Government to ensure planning incentives such as extra height and floor space are only made available to genuinely 'affordable' boarding houses which must be managed by a CHP in perpetuity and rented to eligible households at affordable rents. We can now be confident that all new boarding houses are genuinely 'affordable'.

In July 2024, following my [Lord Mayoral Minute](#), the City wrote to CHPs encouraging them to apply to our Affordable and Diverse Housing Fund to deliver more housing, including boarding houses. The City is currently reviewing the Affordable and Diverse Housing Fund grants guidelines to ensure grants awarded continue delivering affordable and diverse housing projects as construction costs soar.

Council also resolved to waive inspection and fire safety fees to help boarding house operators with the financial upkeep of their properties. The City has informed all boarding house owners in our area about this opportunity, and we have received 9 waiver requests so far.

Outdated NSW legislation and planning policies

Currently, Councils cannot refuse to accept the lodgement of DAs that propose the conversion of boarding houses to another use. Councils are obligated to assess such DAs under the outdated NSW Affordable Rental Housing State Environmental Planning Policy and the Guidelines for the Retention of Existing Affordable Rental Housing 2009.

The Guidelines note that the reduction in affordable housing is the most fundamental of the criteria in DA assessments of this kind. The Commissioner in the Selwyn Street case noted the boarding house conversion was an obvious example of this.

However, the Guidelines also give priority to the financial viability of maintaining a boarding house above other planning considerations and often just require a levy be paid to compensate for the loss of low-cost rental accommodation. This contribution is paid to the Department of Communities and Justice. The City has commissioned research into increasing the levy on development that results in the loss of existing low-cost rental housing. Staff will report the findings to Council.

The Guidelines are outdated; they do not prevent the loss of low-cost rental housing and do not consider the current housing affordability crisis. They set out limited criteria that planners must consider when assessing DAs such as the impact of supply of affordable housing in the area, arrangements for residents being displaced, building safety and the viability of maintaining its use as a boarding house.

While the criteria must be considered, the Guidelines prioritise the viability of maintaining the boarding use, identifying it as "a crucial part of the assessment", and that it is "unfair and counterproductive to seek the continued operation of a boarding house where that operation could not provide a reasonable return on investment".

If an applicant can prove it is not viable to maintain and operate the boarding house, Councils have little grounds to defend a refusal, even if the application fails on the other criteria. If DAs are refused, they can be challenged in the Land and Environment Court of NSW like what has occurred at Selwyn Street in Paddington.

Advocacy

Currently, boarding house tenants do not have the same rights as tenants covered under the Residential Tenancies Act 2010, such as security of tenure.

The purpose of the Boarding Houses Act 2012 is to outline the rights and responsibilities of boarding house residents.

The former NSW Government's 2020 statutory review of the Boarding Houses Act 2012 made 21 recommendations aimed at strengthening the rights of residents of shared accommodation. As at August 2025, the current NSW Government has not yet implemented any of these recommendations.

I have repeatedly asked the NSW Government to:

- urgently implement the recommendations of the 2020 statutory review of the Boarding Houses Act 2012;
- update the outdated NSW Affordable Rental Housing State Environmental Planning Policy and the Guidelines for the Retention of Existing Affordable Rental Housing 2009 so priority is not given to the viability of a boarding house above all other planning issues;
- significantly increase the levy when a boarding house is converted;
- incentivise boarding house owners to keep and maintain stock with appropriate funding; and
- work with Council to encourage CHPs to use government funding for boarding house opportunities including our Affordable and Diverse Housing Fund.

The NSW Government must urgently make these critical changes to ensure the devastating situation at Selwyn Street does not happen in future.

Recommendation

It is resolved that:

(A) Council note:

- (i) the City of Sydney successfully defended an appeal against the refusal of the boarding house conversion at 58-60 and 62-64 Selwyn Street, Paddington, when the Commissioner refused the Development Application in the Land and Environment Court of NSW on 10 July 2025;
- (ii) the developer lodged an appeal against the Commissioner's decision on 13 August 2025;
- (iii) the Lord Mayor will continue to update the local community about the outcome of the appeal; and
- (iv) the City has commissioned research into increasing the levy on development that results in the loss of existing low-cost rental housing. The findings will be reported to Council;

(B) Council commend:

- (i) the City's legal team and planning staff on the successful court case; and
- (ii) the Selwyn Street community campaign, led by Mike Mannix with other residents, that strongly advocated on behalf of the Selwyn Street boarding house residents and continue to provide support and friendship to the men who have moved into new homes; and

- (C) the Lord Mayor be requested to write to relevant NSW Government Ministers to call on them to:
- (i) urgently implement the recommendations of the 2020 statutory review of the Boarding Houses Act 2012;
 - (ii) update the NSW Affordable Rental Housing State Environmental Planning Policy and the Guidelines for the Retention of Existing Affordable Rental Housing 2009 so priority is not given to the viability of a boarding house above all other planning issues;
 - (iii) work with Councils, housing advocacy groups and tenants with experience living in boarding houses to identify further reforms which would protect against the loss of traditional boarding houses, and to increase protection and support for low income boarding house residents at risk of eviction; and
 - (iv) review and update the relevant legislation to extend the same rights of tenants in the Residential Tenancies Act 2010 to boarding house tenants.

THE RT. HON. CLOVER MOORE AO

Lord Mayor of Sydney

Note – at the meeting of Council, the content of the original Minute was varied by the Lord Mayor. Subsequently, it was –

Moved by the Chair (the Lord Mayor), seconded by Councillor Weldon –

It is resolved that:

- (A) Council note:
- (i) the City of Sydney successfully defended an appeal against the refusal of the boarding house conversion at 58-60 and 62-64 Selwyn Street, Paddington, when the Commissioner refused the Development Application in the Land and Environment Court of NSW on 10 July 2025;
 - (ii) the developer lodged an appeal against the Commissioner's decision on 13 August 2025. The hearing date for this appeal has been set for 4 December 2025;
 - (iii) the Lord Mayor will continue to update the local community about the outcome of the appeal; and
 - (iv) the City has commissioned research into increasing the levy on development that results in the loss of existing low-cost rental housing. The findings will be reported to council;
- (B) Council commend:
- (i) the City's legal team and planning staff on the successful court case; and
 - (ii) the Selwyn Street community campaign, led by Mike Mannix with other residents, that strongly advocated on behalf of the Selwyn Street boarding house residents and continue to provide support and friendship to the men who have moved into new homes; and

- (C) the Lord Mayor be requested to write to relevant NSW Government Ministers to call on them to:
- (i) urgently implement the recommendations of the 2020 statutory review of the Boarding Houses Act 2012;
 - (ii) update the NSW Affordable Rental Housing State Environmental Planning Policy and the Guidelines for the Retention of Existing Affordable Rental Housing 2009 so it is clear that priority is not given to the financial viability of a boarding house above all other planning issues;
 - (iii) work with Councils, housing advocacy groups and tenants with experience living in boarding houses to identify further reforms which would protect against the loss of traditional boarding houses, and to increase protection and support for low income boarding house residents at risk of eviction; and
 - (iv) review and update the relevant legislation to extend the same rights of tenants in the Residential Tenancies Act 2010 to boarding house tenants.

Carried unanimously.

S051491

Procedural Motion

At this stage of the meeting, at 5:30pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Gannon –

That the Order of Business be altered such that Items 13.14 and 13.15 be brought forward and considered before Item 4, for the convenience of the public present.

Carried unanimously.

Item 4 Memoranda by the Chief Executive Officer

Item 4.1 Grant Recipient Change of Entity - 2024/25 Dixon Street Improvement Grant Program

Memorandum by the Chief Executive Officer

To Council:

On 23 June 2025, Council approved grant funding as part of the Dixon Street Improvement Grant program.

This grant program supports capital works that improve shop and building frontages on Dixon Street south with matched funding that contributes to:

- the visible renewal of Dixon Street (south) shopfronts and facades, making the street more active and attractive
- the creation of a 'chef's gallery' bringing the theatre of food preparation to Dixon Street – the distinct character and identity of Dixon Street as the historic heart of Chinatown.

The program is open for 3 years from 2024/25 or until the budget is exhausted.

City staff have been made aware of the need to amend a grant that was approved by Council in June 2025 to account for a requested change of recipient.

Elegant Dixon Property Pty Ltd (ABN 36 635 215 708) was awarded a \$60,000 grant for a project at 82-84 Dixon Street. The recipient has requested a change of grant recipient to Elegant Dixon Property Pty Ltd as the trustee for Elegant Dixon Trust (ABN 32 195 205 659).

The project, grant funding amount, and criteria for the recommendation for funding remain the same.

In accordance with the resolution of Council of 23 June 2025 that approved this grant funding, Council is required to approve any change to the identity of a grant recipient.

Recommendation

It is resolved that Council approve the change of grant recipient for the project at 82-84 Dixon Street, as part of the Dixon Street Improvement Grant program, from Elegant Dixon Property Pty Ltd (ABN 36 635 215 708) to Elegant Dixon Property Pty Ltd as the trustee for Elegant Dixon Trust (ABN 32 195 205 659).

MONICA BARONE PSM

Chief Executive Officer

Moved by the Chair (the Lord Mayor), seconded by Councillor Gannon -

It is resolved that Council approve the change of grant recipient for the project at 82-84 Dixon Street, as part of the Dixon Street Improvement Grant program, from Elegant Dixon Property Pty Ltd (ABN 36 635 215 708) to Elegant Dixon Property Pty Ltd as the trustee for Elegant Dixon Trust (ABN 32 195 205 659).

Carried unanimously.

S117676

Item 5 Matters for Tabling

5.1 Disclosures of Interest

Moved by the Chair (the Lord Mayor), seconded by Councillor Kok –

It is resolved that the Disclosures of Interest returns be received and noted.

Carried unanimously.

Item 6 Report of the Corporate, Finance, Properties and Tenders Committee

PRESENT

The Rt. Hon. Clover Moore AO, Lord Mayor of Sydney

(Chair)

Councillor Robert Kok

(Deputy Chair)

Deputy Lord Mayor Councillor Zann Maxwell, Councillors Olly Arkins, Sylvie Ellsmore, Lyndon Gannon, Jess Miller, Yvonne Weldon AM and Adam Worling.

At the commencement of business at 2:02pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Apologies

Councillor Matthew Thompson extended his apologies for his inability to attend the meeting of the Corporate, Finance, Properties and Tenders Committee.

Closed Meeting

At 4:02pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Kok, that the Corporate, Finance, Properties and Tenders Committee meeting be closed to the public in accordance with the provisions of Section 10A(2)(a) of the Local Government Act 1993, to discuss Item 6.9 on the agenda.

Open Meeting

At 4:08pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Kok, that the Corporate, Finance, Properties and Tenders Committee meeting be reopened to the public.

Adjournment

At 4:15pm, it was moved by the Chair (the Lord Mayor) seconded by Councillor Kok –

That the meeting of the Corporate, Finance, Properties and Tenders Committee be adjourned for 15 minutes.

Carried unanimously.

At the resumption of the meeting of the Corporate, Finance, Properties and Tenders Committee at 4:31pm, all Councillors were present.

The Lord Mayor (Councillor Clover Moore AO), left the meeting of the Corporate, Finance, Properties and Tenders Committee at 4:40pm, prior to discussion on Item 6.12, and returned at 4:41pm, after the vote on Item 6.12. The Lord Mayor was not present at, or in sight of, the meeting during discussion or voting on Item 6.12.

The meeting of the Corporate, Finance, Properties and Tenders Committee concluded at 4:52pm.

Procedural Motion

At the conclusion of the Corporate, Finance, Properties and Tenders Committee, at 4:52pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Miller –

That the Order of Business be altered such that the Equity and Housing Committee meeting be brought forward for the convenience of the public present.

Carried unanimously.

Report of the Corporate, Finance, Properties and Tenders Committee

Moved by Councillor Kok, seconded by the Chair (the Lord Mayor) –

That the report of the Corporate, Finance, Properties and Tenders Committee of its meeting of 18 August 2025 be received, with Items 6.1 and 6.2 being noted, the recommendations set out below for Items 6.3 to 6.8 inclusive, 6.11, and 6.13 to 6.16 inclusive being adopted in globo, and Items 6.9, 6.10, 6.12 and 6.17 being dealt with as shown immediately following those items.

Carried unanimously.

Item 6.1

Confirmation of Minutes

Moved by Councillor Kok, seconded by Councillor Worling –

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 6.2

Statement of Ethical Obligations and Disclosures of Interest

The Lord Mayor (Councillor Clover Moore AO) disclosed a pecuniary interest in Item 6.12 on the agenda, in that her husband owns shares in Woolworths Group, that is the proposed lessee for the site.

The Lord Mayor stated that she would not be voting on this matter.

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that he is a current member of the United Services Union. Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because his membership is not part of the Councillor role and the item does not specifically refer to union membership.

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that they are currently a member of the United Services Union, which they joined in solidarity. Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as they do not have any industrial coverage or representation of the Councillor in their own workplace.

Councillor Sylvie Ellsmore disclosed a less than significant, non-pecuniary interest in Item 6.9 on the agenda, in that one of the speakers on this item is Mr Daniel Papps, Manager of Industrial, Rules, Governance and Compliance at the United Services Union (USU). She is a member of the USU. Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because this membership does not impact any of her employment conditions as an elected official, and she did not speak to the USU about this matter.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matters on the agenda for this meeting of the Corporate, Finance, Properties and Tenders Committee.

The Corporate, Finance, Properties and Tenders Committee recommended the following:

Item 6.3

2024/25 Quarter 4 Review – Delivery Program 2022-2026

It is resolved that Council:

- (A) note the interim financial performance of Council for the 2024/25 year, including a Operating Result (before depreciation, interest income, capital related costs and capital grants and contributions) of \$116.1M and Net Operating Result of \$137.9M as outlined in the subject report and summarised in Attachment A to the subject report;
- (B) note the full year Capital Works expenditure of \$213.3M, approve the proposed revote of \$27.0M and adjustments to future years forward estimates, to increase the adopted 2025/26 budget to \$309.9M including \$8.0M of contingency to progress the planned capital works, as shown in Attachment B to the subject report;
- (C) note the Technology and Digital Services Capital Works expenditure of \$17.3M, and approve the proposed revote of \$4.0M and other adjustments to increase the adopted 2025/26 adopted budget to \$25.9M as shown in Attachment B to the subject report;
- (D) note the full year Plant and Equipment expenditure of \$21.2M, net of disposals, and approve the proposed revote of \$9.0M, to increase the adopted 2025/26 net budget to \$32.3M as shown in Attachment B in the subject report;
- (E) note the full year net Property Acquisitions of \$67.9M;
- (F) note the operational performance indicators and quarter and full year achievements against the Delivery Program 2022-2026 objectives, as detailed in Attachment C to the subject report;
- (G) note the supplementary reports, which detail fee-waived and discounted community facility hire for 2024/25, and quick response, street banner and venue hire support grants and sponsorships, major legal issues, international travel, and contracts over \$50,000 within the quarter, as detailed in Attachment D to the subject report; and
- (H) note the information in Attachment E, which outlines the Notices of Motion, Lord Mayoral Minutes and Councillor Amendments Cost summary.

Carried unanimously.

X101909

Item 6.4

Investments Held as at 30 June 2025

It is resolved that the Investment Report as at 30 June 2025 be received and noted.

Carried unanimously.

X020701

Item 6.5

Investments Held as at 31 July 2025

It is resolved that the Investment Report as at 31 July 2025 be received and noted.

Carried unanimously.

X020701

Item 6.6

Post Exhibition - Naming Proposal - Heckle Lane

It is resolved that:

- (A) Council approve the adoption of the name "Heckle Lane" for the road identified in Attachment A to the subject report; and
- (B) an application be made to the Geographical Names Board for the naming of the place as approved in (A), in accordance with the Geographical Names Act 1996.

Carried unanimously.

X101378

Item 6.7

Public Exhibition - Draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land

It is resolved that:

- (A) Council approve the draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land (the Plan), as shown in Attachments A to F of the subject report, for public exhibition of 42 days;
- (B) Council note that an independently facilitated public hearing on the proposed categorisation and re-categorisation of the community land contained with the Plan will be held during the public exhibition period;

- (C) Council note the intention to revoke the site-specific Plans of Management for:
- (i) Blackwattle Bay Park;
 - (ii) Harmony Park;
 - (iii) Lillian Fowler Reserve; and
 - (iv) Turruwul Park;
- as they are proposed to be incorporated into the draft Generic Plan of Management;
- (D) Council note that the outcomes of the public exhibition period and public hearing of the Plan will be the subject of a further report to Council; and
- (E) authority be delegated to the Chief Executive Officer to undertake minor editorial corrections prior to the exhibition of the draft Generic Plan of Management for Parks, Sportsgrounds and General Community Use Land.

Carried unanimously.

X095705

Item 6.8

International Travel - Nagoya Festival and 45th Anniversary Sister City Celebrations and C40 World Mayors Summit 2025

It is resolved that:

- (A) Council endorse Councillor Robert Kok and Councillor Lyndon Gannon in representing the Lord Mayor and the City of Sydney at the Nagoya Festival from 17 to 19 October 2025 to mark the 45th anniversary of the establishment of the Sister City relationship between the City of Sydney and the City of Nagoya;
- (B) Council note that Councillor Robert Kok and Councillor Lyndon Gannon will provide a report to Council after the travel;
- (C) Council endorse Councillor Jess Miller in representing the Lord Mayor and the City of Sydney at the C40 World Mayors Summit 2025 from 3 to 5 November 2025 in Rio de Janeiro, Brazil;
- (D) Council note that Councillor Jess Miller will provide a report to Council after the travel; and
- (E) authority be delegated to the Chief Executive Officer to authorise minor variations to travel plans including dates and costs as required (increases of up to \$1,000 including GST per person).

Carried unanimously.

X014468

Item 6.9

Parks Maintenance Services - Cost Benefit Analysis

Moved by Councillor Kok, seconded by the Chair (the Lord Mayor) –

It is resolved that Council note:

- (A) the Parks Maintenance Cost Benefit Analysis and Service Delivery Report prepared by Morrison-Low Advisory dated July 2025 as shown at Confidential Attachment B to the subject report;
- (B) that retaining the split provider service model using the inhouse parks operations team and a contract service provider (as outlined in Scenario 2) is significantly lower in cost and provides better value for money than bringing the parks maintenance service fully inhouse (Scenario 3);
- (C) the costs for the different options for a new depot within the Local Government Area are significant;
- (D) the implementation of Scenario 3 to bring the parks maintenance service fully inhouse would require a significant review of the Long Term Financial Plan to allocate the operational and capital funding required; and
- (E) the re-tendering of the parks maintenance service for the north service area in September 2025 with the results of the tender evaluation to be reported to Council in early 2026.

Amendment. Moved by Councillor Ellsmore, seconded by Councillor Thompson –

That the motion be amended by the addition of a clause (F) to read as follows –

- (F) that should re-tendering of the parks maintenance service go ahead, the criteria require tenderers to advise how they would:
 - (i) meet or exceed the quality of service provided by Council-run parks maintenance services;
 - (ii) meet or exceed workers' pay and conditions provided by Council-run parks maintenance services;
 - (iii) meet or exceed Council's diversity and inclusion employment and procurement targets, including in relation to Aboriginal employment; and
 - (iv) meet or exceed Council's environmental and sustainability outcomes.

The amendment was lost on the following show of hands –

Ayes (4) Councillors Arkins, Ellsmore, Thompson and Weldon

Noes (6) The Chair (the Lord Mayor), Councillors Gannon, Kok, Maxwell, Miller and Worling.

Amendment lost.

The substantive motion was carried on the following show of hands –

Ayes (6) The Chair (the Lord Mayor), Councillors Gannon, Kok, Maxwell, Miller and Worling

Noes (4) Councillor Arkins, Ellsmore, Thompson and Weldon.

Substantive motion carried.

X116117

Speaker

Daniel Papps (United Services Union) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 6.9.

Adjournment

At this stage of the meeting, at 6:36pm, it was moved by the Chair (the Lord Mayor), seconded by Councillor Kok –

That the meeting be adjourned for approximately 15 minutes.

Carried unanimously.

All Councillors were present at the resumption of the meeting of Council at 6:53pm.

Item 6.10

Sourcing Framework Principles

Moved by Councillor Kok, seconded by the Chair (the Lord Mayor) –

It is resolved that:

- (A) Council note that under the Local Government Act 1993 and delegations to the Chief Executive Officer decisions to award tenders relating to work currently undertaken by Council staff and relating to new services cannot be made under delegation;
- (B) Council note the lessons learnt from the recent Parks Maintenance review reported to Council at its August 2025 meeting;
- (C) Council note the time and costs associated with internal and consultant resources associated with the reviews;
- (D) Council note the practices already in place supporting the objectives of the Sourcing Framework Principles;
- (E) Council endorse that staff will incorporate the Sourcing Framework Principles as shown at Attachment A to the subject report into the procurement decision-making cycle; and
- (F) the Chief Executive Officer be requested to make the Sourcing Framework Principles available on the City of Sydney website with other policies, protocols and procedures and advise Council via the CEO Update of where this is listed once published.

Amendment. Moved by Councillor Ellsmore, seconded by Councillor Thompson –

That the motion be amended such that clause (E) read as follows –

- (E) Council endorse that staff will incorporate the Sourcing Framework Principles as shown at Attachment A to the subject report into the procurement decision-making cycle, subject to the following amendments:
- (i) the Sourcing Framework Principles be updated to also require that any contracts whose total value exceeds \$5M which are:
 - (a) due to be renewed; or
 - (b) the contract is due to end and a new tender be undertaken;be reported to the elected Council no less than 18 months prior to the end of the contract term for direction; and
 - (ii) the Sourcing Framework Principles be updated to ensure that, at this step, the elected Council receives:
 - (a) an estimate of the likely cost and timeframe to complete a cost- benefit analysis for the service considering insourced and outsourced options;
 - (b) an estimate of the likely cost and timeframe to undertake a future tender; and
 - (c) other information as staff consider relevant.

The amendment was lost on the following show of hands –

Ayes (3) Councillors Ellsmore, Thompson and Weldon

Noes (7) The Chair (the Lord Mayor), Councillors Arkins, Gannon, Kok, Maxwell, Miller and Worling.

Amendment lost.

The substantive motion was carried on the following show of hands –

Ayes (9) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson and Worling

Noes (1) Councillor Weldon*.

Substantive motion carried.

S095194.009

*Note – Councillor Weldon abstained from voting on this matter. Pursuant to the provisions of clause 10.4 of the Code of Meeting Practice, Councillor Weldon is taken to have voted against the motion.

Item 6.11**Lease Approval - 31 Alfred Street, Sydney - Australian Venue Co**

It is resolved that:

- (A) Council approve the grant of a new lease to AVC Operations Pty Limited (ACN607 832 299) for part Ground Floor Suites, Custom House, 31 Alfred Street, Circular Quay in accordance with the essential lease terms and conditions contained within Confidential Attachment B to the subject report;
- (B) Council approve the granting of a 15-year licence over the area of Crown Land that forms part of the lease area, in accordance with the licence terms outlined in Confidential Attachment B to the subject report, and in compliance with the applicable provisions of the Crown Land Management Act 2016 (NSW); and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease, including the Crown Land Licence component, in accordance with the essential terms and conditions contained within Confidential Attachment B to the subject report.

Carried unanimously.

X119037.001

Item 6.12**Lease Approval - 437-441 Bourke Street, Surry Hills - Woolworths Metro**

Moved by Councillor Kok, seconded by Councillor Gannon –

It is resolved that:

- (A) Council approve the grant of a new lease to Woolworths Group Limited (ACN 000 014 675) for part 437-441 Bourke Street, Surry Hills (being Lot 2 in DP1063190) in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report;
- (B) Council approve the granting of an initial term of 10 years plus 4 further options of 5 years (4 x 5) as per the terms outlined in Confidential Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease and associated agreements, in accordance with the essential terms and conditions contained within Confidential Attachment A to the subject report.

Carried unanimously.

X104524

Item 6.13

Exemption from Tender - Aerial Photography

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 to purchase aerial photos from Aerometrex Pty Limited for the amounts set out in Confidential Attachment A, to the subject report as a satisfactory result would not be achieved by inviting tenders at this time;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for aerial photos because:
 - (ii) market scanning reveals that Aerometrex Pty Limited is the only supplier that meets the City's essential requirements that the photographs be:
 - (a) high resolution;
 - (b) true orthographic (overhead aerial orientation);
 - (c) off the shelf and taken at regular time intervals; and
 - (d) downloadable at full resolution and able to be stored within the City's GIS; and
 - (iii) the very specific and niche nature and location of the services means that the number of suppliers who provide a service that meets the City's essential requirements is very limited and static;
- (C) Council note that there are sufficient funds allocated for this service within the current year's operating budget and future years' forward estimates; and
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract/s for a term expiring on 30 June 2028.

Carried unanimously.

X121701

Item 6.14**Exemption from Tender - Hostile Vehicle Mitigation for Major Events and Festivals**

It is resolved that:

- (A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 for Hostile Vehicle Mitigation for Major Events and Festival for a period up to two-years until 30 June 2027;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because:
 - (i) a public tender process has already been conducted and the City was unable to enter into a contract with the recommended tenderer, for reasons outlined in confidential Attachment A;
 - (ii) there is insufficient time to review the scope of services and re-tender prior to the upcoming 2025/26 event season; and
 - (iii) it is considered that inviting fresh tenders would not attract additional suitable suppliers to deliver the services;
- (C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to Hostile Vehicle Mitigation for Major Events and Festivals; and
- (D) Council be informed of the successful vendor(s) via the CEO Update.

Carried unanimously.

X100806.003

Item 6.15**Tender - Reject and Negotiate - T-2024-1259 - Annette Kellerman Murals Conservation and Restoration Project**

It is resolved that:

- (A) Council decline to accept the tender offers for Services - Annette Kellerman Murals Conservation and Restoration Project for the reasons set out in Confidential Attachment A to the subject report;
- (B) Council does not invite fresh tenders, as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above those that have responded to this tender;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract on terms that are appropriate in relation to the subject matter of the tender;
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (E) Council be informed of the successful vendor via the CEO Update.

Carried unanimously.

S065512.001

Item 6.16

Tender - Reject and Negotiate - T-2024-1342 - Dangerous Goods Processing Services

It is resolved that:

- (A) Council decline to accept the tender offer/s for Dangerous Goods Processing Service for the reasons set out in Confidential Attachment A to the subject report;
- (B) Council does not invite fresh tenders, as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above those that have responded to this tender;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract on terms that are appropriate in relation to the subject matter of the tender;
- (D) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender; and
- (E) Council be informed of the successful supplier via CEO Update.

Carried unanimously.

X112121

Item 6.17

Write Off of Irrecoverable Debt - Former Tenant at 546-552 George Street, Sydney

Moved by Councillor Kok, seconded by the Chair (the Lord Mayor) –

It is resolved that:

- (A) Council write off the debt of \$2,390,102 (inclusive of GST) owed by former tenant Evolution-Systems for Training & Development Pty Ltd (ACN 114 531 636) of part of 546-552 George Street, Sydney, on the basis that the full amount of the debt is not lawfully recoverable;
- (B) authority be delegated to the Chief Executive Officer to reclaim the GST component of the debt, from the Australian Taxation Office for the amount \$217,282; and
- (C) Council note that this amount has previously been provided for in full in prior accounting periods. No further adverse impact on the City's financial position is expected.

Amendment. Moved by Councillor Ellsmore, seconded by Councillor Thompson –

That the motion be amended by the addition of clauses (D) and (E) to read as follows -

- (D) Council note that the building is opposite Sydney Town Hall and due to be demolished in 2028 as part of the works to create the new Town Hall Square; and
- (E) the Chief Executive Officer be requested to provide further advice to Councillors about potential opportunities, restrictions and costs to make use the vacant floors for pop up or temporary uses until 2027. This could include artist work spaces, exhibitions, temporary offices, or storage use by local not for profits or creatives.

Amendment carried unanimously.

Amended motion carried on the following show of hands –

Ayes (9) The Chair (the Lord Mayor), Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson and Worling

Noes (1) Councillor Weldon.

Amended motion carried.

X103787

Item 7 Report of the Environment and Climate Change Committee

PRESENT

The Rt. Hon. Clover Moore AO, Lord Mayor of Sydney

(Chair)

Councillor Adam Worling

(Deputy Chair)

Deputy Lord Mayor Councillor Zann Maxwell, Councillors Olly Arkins, Sylvie Ellsmore, Lyndon Gannon, Robert Kok, Jess Miller and Yvonne Weldon AM.

At the commencement of business at 5:33pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Apologies

Councillor Thompson extended his apologies for his inability to attend the meeting of the Environment and Climate Change Committee.

The meeting of the Environment and Climate Change Committee concluded at 5:46pm.

Report of the Environment and Climate Change Committee

Moved by Councillor Worling, seconded by the Chair (the Lord Mayor) –

That the report of the Environment and Climate Change Committee of its meeting of 18 August 2025 be received, with Items 7.1 and 7.2 being noted, and the recommendations set out below for Items 7.3 and 7.4 being adopted in globo.

Carried unanimously.

Item 7.1

Confirmation of Minutes

Moved by Councillor Worling, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Environment and Climate Change Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 7.2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Environment and Climate Change Committee.

The Environment and Climate Change Committee recommended the following:

Item 7.3

Public Exhibition – Register of Significant Trees

It is resolved that:

- (A) Council approve for public exhibition the draft Register of Significant Trees as shown at Attachment A to the subject report;
- (B) Council note that the draft Register of Significant Trees, including any recommended changes, will be reported to Council for adoption following the exhibition period; and
- (C) authority be delegated to the Chief Executive Officer to undertake minor editorial amendments for clarity or correction of drafting errors prior to the exhibition of the draft Register of Significant Trees.

Carried unanimously.

X117628.003

Item 7.4

Post Exhibition - Managing Waste in Public Places Local Approvals Policy

It is resolved that:

- (A) Council note the submissions received from the community on the exhibited draft Managing Waste in Public Places Local Approvals Policy, as shown in Attachment B to the subject report;
- (B) Council adopt the Managing Waste in Public Places Local Approvals Policy as shown at Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to make amendments to the Managing Waste in Public Places Local Approvals Policy, to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Carried unanimously.

X116416.002

Item 8 Report of the Cultural, Creative and Nightlife Committee

PRESENT

The Rt. Hon. Clover Moore AO, Lord Mayor of Sydney

(Chair)

Councillor Olly Arkins

(Deputy Chair)

Deputy Lord Mayor Councillor Zann Maxwell, Councillors Sylvie Ellsmore, Lyndon Gannon, Robert Kok, Jess Miller, Yvonne Weldon AM and Adam Worling.

At the commencement of business at 5:47pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Apologies

Councillor Thompson extended his apologies for his inability to attend the meeting of the Cultural, Creative and Nightlife Committee.

The meeting of the Cultural, Creative and Nightlife Committee concluded at 5:49pm.

Report of the Cultural, Creative and Nightlife Committee

Moved by Councillor Arkins, seconded by the Chair (the Lord Mayor) –

That the report of the Cultural, Creative and Nightlife Committee of its meeting of 18 August 2025 be received, with Items 8.1 and 8.2 being noted, and the recommendation set out below for Item 8.3 being adopted in globo.

Carried unanimously.

Item 8.1

Confirmation of Minutes

Moved by Councillor Arkins, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Cultural, Creative and Nightlife Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 8.2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Cultural, Creative and Nightlife Committee.

The Cultural, Creative and Nightlife Committee recommended the following:

Item 8.3

Post Exhibition - Busking and Aboriginal and Torres Strait Islander Cultural Practice Local Approvals Policy

It is resolved that:

- (A) Council note the submissions received on the exhibited draft Busking and Aboriginal and Torres Strait Islander Cultural Practice Local Approvals Policy, as shown in Attachment C to the subject report;
- (B) Council adopt the Busking and Aboriginal and Torres Strait Islander Cultural Practice Local Approvals Policy (the Policy), as shown at Attachment A to the subject report;
- (C) Council note the amended Sydney Busking Code, as shown at Attachment B to the subject report, to be published as a guidance document to accompany the Policy; and
- (D) authority be delegated to the Chief Executive Officer to make amendments to the Busking and Aboriginal and Torres Strait Islander Cultural Practice Local Approvals Policy and Sydney Busking Code, to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Carried unanimously.

X112445.004

Item 9 Report of the Equity and Housing Committee

PRESENT

The Rt. Hon. Clover Moore AO, Lord Mayor of Sydney

(Chair)

Deputy Lord Mayor Councillor Zann Maxwell

(Deputy Chair)

Councillors Olly Arkins, Sylvie Ellsmore, Lyndon Gannon, Robert Kok, Jess Miller, Yvonne Weldon AM and Adam Worling.

At the commencement of business at 4:53pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Councillor Arkins left the meeting of the Equity and Housing Committee at 4:56pm, prior to discussion on Item 9.3, and returned at 5:22pm, after the vote on Item 9.3. Councillor Arkins was not present at, or in sight of, the meeting during discussion or voting on Item 9.3.

Apologies

Councillor Thompson extended his apologies for his inability to attend the meeting of the Equity and Housing Committee.

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

That the apology of Councillor Thompson be accepted and leave of absence from the meeting of the Equity and Housing Committee be granted.

The meeting of the Equity and Housing Committee concluded at 5:32pm.

Report of the Equity and Housing Committee

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

That the report of the Equity and Housing Committee of its meeting of 18 August 2025 be received, with Items 9.1 and 9.2 being noted, and the recommendations set out below for Items 9.3 and 9.4 being dealt with as shown immediately following those items.

Carried unanimously.

Item 9.1

Confirmation of Minutes

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Equity and Housing Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 9.2**Statement of Ethical Obligations and Disclosures of Interest**

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 9.3 on the agenda, in that Aunty Norma Ingram is an active Sydney Labor member and on the Board of Wyanga Aboriginal Aged Care. Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because Aunty Norma did not approach him about this item coming to Committees and has made no representations to him in relation to this matter.

Councillor Olly Arkins disclosed a significant, non-pecuniary conflict of interest in Item 9.3 on the agenda, in that they have known Norma Ingram, founding board member of Wyanga Aboriginal Aged Care, for many years, and has previously been a candidate for Labor on the City of Sydney and for the State electorate of Newtown in the past.

Councillor Arkins stated that they will not be voting on this matter.

Councillor Sylvie Ellsmore disclosed a less than significant, non-pecuniary interest in Item 9.4 on the agenda, in that she has a friendship with a board member of the Haymarket Foundation, Dr Marlee Brown. She has previously worked with Marlee at the University of Sydney. Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because the recommendation is that the Council endorse a grant under Council's Diverse and Affordable Housing Fund, which is the same amount which the elected Council had previously endorsed for this organisation. She was also not involved in the assessment of the grant application and her friendship is not so significant as to impact Councillor Ellsmore's ability to make an objective decision on this item.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Equity and Housing Committee.

The Equity and Housing Committee recommended the following:

Item 9.3**Expression of Interest Outcomes - Affordable Residential Aged Care and Public Car Parking - 49 Cope St, Redfern**

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

It is resolved that:

- (A) Council note the outcome of the Expression of Interest, including the process, submissions received and confidential assessment against the objectives and criteria as contained in Attachment B;
- (B) Council endorse the transfer of part 49 Cope Street, Redfern (being Lot 41 DP 1099220, Lot 42 DP 1099220, Lot 7 DP 84898, Lot 8 DP 84898, Lot 9 DP 84898, Lot 39 DP 84898, Lot 10 DP 1128780) to an entity to be established by Uniting (NSW. ACT) ABN 78 722 539 923 partnering with Wyanga Aboriginal Aged Care Program Inc INC 3437869 ABN 98 732 869 630 (Uniting & Wyanga) for \$1 with the terms of the transfer including the following:
 - (i) the placement of a restriction on title to the land to ensure that the property is used for affordable residential aged care in perpetuity;
 - (ii) the transfer to The Council of the City of Sydney of a future stratum comprising a 55 space public carpark for \$1 at the completion of the works; and
 - (iii) at an appropriate time, the transfer of ownership and operational management to Wyanga with the intention of self-determination;
- (C) authority be delegated to the Chief Executive Officer to enter into negotiations and progress documentation and contracts necessary for the transfer of the land, the development of the aged care facility and carpark, the transfer of a future stratum containing the public car park and the ongoing operational management as noted in Confidential Attachment B;
- (D) Council endorse publicly notifying a proposed resolution 'to classify the future stratum lot comprising the 55-space carpark as operational land in accordance with section 31 of the Local Government Act 1993 (NSW)', be publicly notified for a period of 28 days prior to or following the completion of the acquisition;
- (E) Council note that a further report to inform the outcomes of public notification and recommendation on land classification, will follow any notification period;
- (F) Council note that the City's financial records will recognise the discount on disposal from full market value less the value of the stratum carpark at completion as a grant from the Affordable and Diverse Housing Fund; and
- (G) Council to be updated on the progress of negotiations, documentation and transfers through CEO Updates.

Carried unanimously.

X110057

Speakers

Diane Elston, Aunty Norma Ingram (Chair, Wyanga Aboriginal Aged Care) and Jarin Ingram Baigent (CEO, Wyanga Aboriginal Aged Care) addressed the meeting of the Equity and Housing Committee on Item 9.3.

Item 9.4**Grants and Sponsorship - Affordable and Diverse Housing Fund - Amended Support for the Haymarket Foundation**

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) -

It is resolved that:

- (A) Council note that Bridge Housing Limited is no longer proceeding to purchase the property proposed to Council at its meeting on 17 March 2025;
- (B) Council approve a cash grant to Bridge Housing Limited for the amount stated in Confidential Attachment B to the subject report to support the purchase of the property described in Confidential Attachment B for the use by Haymarket Foundation Limited for providing subsidised accommodation and supporting facilities including crisis and transitional housing and services as further outlined in Attachment A subject to the following conditions:
 - (i) approval of the cash grant will be withdrawn:
 - (a) if the project substantially changes from the current proposal for subsidised accommodation and supporting facilities including crisis and transitional housing and services consistent with the proposal outlined in Confidential Attachment A to the subject report; or
 - (b) if Bridge Housing Limited is not able to demonstrate that funding is available to the agreed value of the project by 31 December 2025;
 - (ii) the grant funds will only be paid in respect of the proposed acquisition of the property outlined at Confidential Attachment B to the subject report, and only after all of the following are met to the reasonable satisfaction of Council:
 - (a) Bridge Housing Limited has demonstrated that funding is or will on settlement be available for the cost of the acquisition and works to make the property fit for its intended purpose, noting this could be in the form of other grants, debt finance or partnerships;
 - (b) Bridge Housing Limited has provided Council with sufficient information to demonstrate that the property can be used for the intended purpose of subsidised accommodation and supporting facilities including crisis and transitional housing and services; and
 - (c) Bridge Housing Limited has provided Council with sufficient information to confirm that Haymarket Foundation Limited will have rights to occupy and use the property for three terms, each of five years, at the discretion of Haymarket Foundation Limited;
 - (iii) a covenant benefitting the City must be registered on the title to the property outlined at Confidential Attachment B to the subject report immediately following transfer of the property to Bridge Housing Limited to protect the land use remaining as subsidised accommodation and supporting facilities including crisis and transitional housing and services, as outlined in Confidential Attachment A to the subject report;

- (iv) until the covenant contemplated by recommendation (A)(iii) is registered on the title to the land, the City will require the grant to be repaid in full indexed annually by CPI if:
 - (a) Bridge Housing Limited does not complete its purchase of the property outlined at Confidential Attachment B to the subject report by 31 December 2025; or
 - (b) the project materially changes from the current proposal as outlined in clause (B);
- (C) authority be delegated to the Chief Executive Officer to:
 - (i) finalise negotiations, execute and administer the grant agreement with Bridge Housing Limited relating to the project described and on the terms described in clause (B); and
 - (ii) otherwise make decisions and administer the other conditions relating to this grant.

Carried unanimously.

S118738

Speakers

Gowan Vyse (CEO, Haymarket Foundation) and Simone Parsons (Bridge Housing) addressed the meeting of the Equity and Housing Committee on Item 9.4.

Item 10 Report of the Transport, Heritage and Planning Committee

PRESENT

The Rt. Hon. Clover Moore AO, Lord Mayor of Sydney

(Chair)

Councillor Jess Miller

(Deputy Chair)

Deputy Lord Mayor Councillor Zann Maxwell, Councillors Olly Arkins, Sylvie Ellsmore, Lyndon Gannon, Robert Kok, Matthew Thompson, Yvonne Weldon AM and Adam Worling.

At the commencement of business at 5:50pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Apologies

Councillor Thompson extended his apologies for his inability to attend the meeting of the Transport, Heritage and Planning Committee.

The meeting of the Transport, Heritage and Planning Committee concluded at 6:08pm.

Report of the Transport, Heritage and Planning Committee

Moved by Councillor Miller, seconded by the Chair (the Lord Mayor) –

That the report of the Transport, Heritage and Planning Committee of its meeting of 18 August 2025 be received, with Items 10.1 and 10.2 being noted, and the recommendations set out below for Items 10.3 to 10.8 inclusive being adopted in globo.

Carried unanimously.

Item 10.1**Confirmation of Minutes**

Moved by Councillor Miller, seconded by Councillor Gannon –

That the Minutes of the meeting of the Transport, Heritage and Planning Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 10.2**Statement of Ethical Obligations and Disclosures of Interest**

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 10.8 on the agenda, in that 2 Labor branch members live in areas being voted on for Fire Reports, including Patrick Whitley who lives on William Street, and Lee Hook who lives on Sussex Street. Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because neither of these members had contacted him in relation to this issue or these fire reports, and he was unaware it was coming to Committee.

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 10.8 on the agenda, in that there are residents in both 234 William Street and 352 Sussex Street who are members of the Labor party. Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because they were not contacted by them on this item.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Transport, Heritage and Planning Committee.

The Transport, Heritage and Planning Committee recommended the following:

Item 10.3**Public Exhibition - Planning Proposal - Heritage Floor Space Amendment - Sydney Local Environmental Plan 2012**

It is resolved that:

- (A) Council approve the Planning Proposal - Heritage Floor Space Amendment, shown at Attachment A to the subject report, for submission to the Minister for Planning and Public Spaces with a request for a Gateway Determination;
- (B) Council approve the Planning Proposal - Heritage Floor Space Amendment for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council seek confirmation from the Minister for Planning and Public Spaces that it has the authority to exercise the plan-making functions of the Minister under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - Heritage Floor Space Amendment following receipt of the Gateway Determination; and
- (E) Council approve the draft amendments to the Alternative Heritage Floor Space Allocation Scheme, shown at Attachment B to the subject report, for public exhibition to be undertaken currently with the Planning Proposal - Heritage Floor Space Amendment.

Carried unanimously.

X122035

Item 10.4**Post Exhibition - Planning Proposal - Conservation Areas Review - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment**

It is resolved that:

- (A) Council note the matters raised in submissions to the public exhibition of the Planning Proposal - Conservation Areas Review and Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review as shown at Attachment A to the subject report;
- (B) Council approve the Planning Proposal - Conservation Areas Review shown at Attachment B to the subject report, to be made as a Local Environmental Plan under Section 3.36 of the Environmental Planning and Assessment Act 1979;
- (C) Council approve Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review shown at Attachment C to the subject report, noting the Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan; and
- (D) authority be delegated to the Chief Executive Officer to make minor variations to the Planning Proposal - Conservation Areas Review and Draft Sydney Development Control Plan 2012 Amendment - Conservation Areas Review to correct any minor errors prior to finalisation.

Carried unanimously.

X031159

Item 10.5**Post Exhibition – Local Approvals Policy for Construction-Related Temporary Structures On and Above Roads and Code of Practice**

It is resolved that:

- (A) Council note the submissions received on the exhibited draft Local Approvals Policy for Construction-Related Temporary Structures On and Above Roads and Proposed Code of Practice, as shown in Attachments C and D to the subject report;
- (B) Council adopt the Local Approvals Policy for Construction-Related Temporary Structures On and Above Roads, as shown at Attachment A to the subject report;
- (C) Council note the supporting Code of Practice: Construction-Related Temporary Structures On and Above Roads, as shown at Attachment B to the subject report; and
- (D) authority be delegated to the Chief Executive Officer to make amendments to the Local Approvals Policy for Construction-Related Temporary Structures On and Above Roads and Code of Practice: Construction-Related Temporary Structures On and Above Roads, to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Carried unanimously.

X102443

Speakers

Chris Collimore (saveBoard) addressed the meeting of the Transport, Heritage and Planning Committee on Item 10.5.

Item 10.6

Post Exhibition – Local Approvals Policy for Hoisting and Construction Activities On and Above Roads and Code of Practice

It is resolved that:

- (A) Council note the submission received on the exhibited draft Local Approvals Policy for Hoisting and Construction Activities On and Above Roads and Proposed Code of Practice, as shown in Attachment C to the subject report;
- (B) Council adopt the Local Approvals Policy for Hoisting and Construction Activities On and Above Roads, as shown at Attachment A to the subject report;
- (C) Council note the supporting Code of Practice: Hoisting and Construction Activities On and Above Roads, as shown at Attachment B to the subject report; and
- (D) authority be delegated to the Chief Executive Officer to make amendments to the Local Approvals Policy for Hoisting and Construction Activities On and Above Roads and Code of Practice: Hoisting and Construction Activities On and Above Roads, to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Carried unanimously.

S129097

Speakers

Zena Vaassen addressed the meeting of the Transport, Heritage and Planning Committee on Item 10.6.

Item 10.7

Post Exhibition - Mobile Food Vending Vehicles Local Approvals Policy

It is resolved that:

- (A) Council note the submissions received on the exhibited draft Mobile Food Vending Vehicles Local Approvals Policy, as shown in Attachment B to the subject report;
- (B) Council adopt the Mobile Food Vending Vehicles Local Approvals Policy, as shown at Attachment A to the subject report; and
- (C) authority be delegated to the Chief Executive Officer to make amendments to the Mobile Food Vending Vehicles Local Approvals Policy in order to correct any minor drafting errors and finalise design, artwork and accessible formats for publication.

Carried unanimously.

X118675

Item 10.8**Fire Safety Reports**

It is resolved that Council:

- (A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report;
- (B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to G to the subject report;
- (C) note the contents of Attachment B and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 234 William Street, Potts Point;
- (D) note the contents of Attachment C and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 352 Sussex Street, Sydney at this time;
- (E) note the contents of Attachment D and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 199 Clarence Street, Sydney;
- (F) note the contents of Attachment E and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 171 Gloucester Street, The Rocks at this time;
- (G) note the contents of Attachment F and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 4 Gillespie Avenue, Alexandria at this time; and
- (H) note the contents of Attachment G and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 3-19 Missenden Road, Camperdown at this time.

Carried unanimously.

S105001.002

Item 11 Questions on Notice

1. Best Practice Guidelines for Sporting Fields

By Councillor Arkins

Question

1. Have City of Sydney staff undergone any training on the Best Practice Guidelines for Sporting Fields published in January 2025 by the NSW Department of Climate Change, Energy, the Environment and Water?
2. Does the City of Sydney have plans to upgrade our natural turf sporting fields in line with these new Best Practice Guidelines for Sporting Fields?

X113776

Answer by the Chief Executive Officer

1. Yes. City of Sydney staff attend industry training and conferences, including the Parks and Leisure Australia – Sports and Leisure Turf Panel and Workshop, where the Best Practice Guidelines were discussed. This training informs our decision making, particularly in relation to water efficiency and management of our sports turf facilities.
2. Yes. The City manages its sporting fields through a long-term asset management approach, which includes regular renewal and upgrades to ensure they remain safe, resilient, and sustainable.

Upgrades are already being delivered in line with the new Best Practice Guidelines.

The City is currently undertaking significant works at Jubilee Oval that include the installation of a sand slit drainage system and the use of the new couch grass cultivar Tahoma 31. This variety is more wear tolerant than standard couch cultivars and demonstrates a much faster recovery rate under high traffic conditions, making it well suited for our fields.

These upgrades are part of the City's ongoing commitment to improving playing surfaces, managing water efficiently, and providing high quality community sporting facilities.

Funds have been allocated in the Long-Term Financial Plan for the upgrade of Waterloo Park and Oval. Improvement of the turf grass fields will be included in the Concept Plan.

2. Closure of Natural Turf Fields for Wet Weather

By Councillor Arkins

Question

1. How many City of Sydney natural turf fields have slit drainage systems?
2. How many City of Sydney natural turf fields use new turf cultivars that can increase usage at ovals?

3. How many City of Sydney natural turf ovals have had proper soil improvement in order to increase drainage and usage hours?

X113776

Answer by the Chief Executive Officer

1. At present, 2 fields have slit drainage systems. These are Redfern Oval and Alan Davidson Oval. Jubilee Oval is currently under construction for renewal with works scheduled for completion by mid-January 2026. The City manages its sporting fields through a long-term asset management approach, which includes regular renewal and upgrades of assets in poor condition to ensure they remain safe and sustainable. This includes a rolling program of drainage and field upgrades.

Upgrades are already being delivered in line with the new Best Practice Guidelines. For example, at Jubilee Oval the City is currently undertaking significant works that include the installation of a specialised slit drainage system and the use of a new turf cultivar (*Couch Tahoma 31*.)

2. Jubilee Oval is being renewed and resurfaced this year with a new turf cultivar (*Couch - Tahoma 31*). Redfern Oval is scheduled for renewal in late 2026. As part of the renewal new turf cultivars are being considered.

As part of this year's annual sports field renovations, we will be trialing a new couch cultivar at Wentworth Park fields.

3. Alan Davidson Oval underwent major renewal works in 2023 including the installation of the slit drainage system and significant soil profile reconstruction. Jubilee Oval is currently under construction and will incorporate similar works to enhance both drainage and carrying capacity. The City also carries out routine aeration across its natural turf fields to relieve compaction, improve rootzone structure, and enhance surface water movement. As part of the annual sports field renovation program, which is informed by recommendations from external specialist consultants and contractors, fields are top dressed in specialised sand–soil blends and USGA-specification sand. These treatments increase soil porosity, improve surface infiltration, support overall turf health and help to maintain safe and high performing playing surfaces.

As part of the City's 2024 Annual Sports Field Renovation Program, 12 fields underwent soil improvement works, including aeration and sand topdressing. These treatments increase soil porosity, improve aeration and water movement, and ultimately enhance drainage and extend the number of playable hours on these fields.

3. End of Life

By Councillor Arkins

Question

1. What is the end-of-life plan for current City of Sydney synthetic fields?
2. Is the shock pad, plastic grass and underlay fully recyclable?
3. If they are repurposed or recycled, at what facility is this undertaken?

X113776

Answer by the Chief Executive Officer

1. Synthetic sports field surfaces last about 8-10 years depending on use and maintenance. The field surface condition is monitored as part of the grooming and maintenance process. Funding for the replacement of the synthetic sport fields will be allocated in the LTFP.
2. At this stage, not all components of synthetic surfaces are fully recyclable. The City will identify best practice and will consider suitable facilities and options as they become available.
3. Options to repurpose the synthetic surface materials will be considered when being replaced. In accordance with legislative requirements, materials will to be sent to authorised waste and recycling facilities.

4. Urban Heat Island Effect

By Councillor Arkins

Question

Have any synthetic fields had to be closed for sport or recreational use due to heat concerns in the City of Sydney?

X113776

Answer by the Chief Executive Officer

No.

5. Usage Considerations

By Councillor Arkins

Question

1. What impact do synthetic fields have on general recreational usage?
2. Can cricket be played on synthetic fields? If so, what fields are used for soccer in winter and cricket in summer?
3. Can dog walking occur on synthetic fields?

X113776

Answer by the Chief Executive Officer

1. Synthetic sports fields can be used for general recreational use when not booked.
2. Currently, all City of Sydney synthetic sports fields are rectangular which is suitable for winter and summer multi-purpose use i.e. football (soccer), hockey, rugby league/union, Oz tag, touch football, social sports and training.

Cricket can be played on a synthetic field however generally needs to be on an oval shaped field or a field where an oval can be marked out. The City has no oval shaped synthetic fields. Cricket is played on the City's natural turf ovals and fields at Alan Davidson Oval (Sydney Park), Erskineville Oval, Waterloo Oval, Jubilee Oval and Reg Bartley Oval (Rushcutters Bay Park). Junior cricket is also played on synthetic pitches at Wenworth Park.

Synthetic practice nets are provided at Turruwul Park, Wentworth Park, Reg Bartley Oval and Sydney Park

3. Currently, dogs are not permitted on the City's synthetic sports fields and the majority of our turf fields to help ensure the quality, safety, and longevity of the surfaces. Allowing dogs could damage turf fibres or soil profiles, introduce waste and bacteria, create uneven or unsafe playing conditions, and increase maintenance requirements. By prohibiting dogs, the City aims to ensure that fields remain durable, safe, and available for community sport. The City provides 47 off-leash dog parks within the LGA, 2 of which make use of turf fields when they do not have booked use (Wentworth and Federal Park fields).

6. Replacement Costs of Synthetic Turf

By Councillor Arkins

Question

1. How often do synthetic turf fields need to be replaced?
2. What is the average cost of replacing synthetic fields?

X113776

Answer by the Chief Executive Officer

1. Every 8-10 years.
2. About \$500-700,000.

7. Battery Fires

By Councillor Arkins

Question

Has the City's waste collection contractor or our in house teams reported any incidents of battery fires in the trucks used to collect waste in the City?

X113776

Answer by the Chief Executive Officer

We have no record of fires caused by batteries within the City's Cleansing Operations fleet.

It is often difficult to confirm the exact ignition source of fires (batteries and unextinguished cigarette butts are the most common causes). This is because the source is typically located at the centre of the fire and, by the time the fire is extinguished, it has already been consumed. Where crews observe batteries during the extinguishing process, this is recorded and reflected in the data provided.

The below data is from the City's waste collection contractor.

Year	Number of fires	Number of loads with sighted batteries
2020	7	1
2021	5	1
2022	1	0
2023	4	0
2024	6	1
2025	5	5

8. Water Aerobics at Cook and Phillip Park Pool

By Councillor Arkins

Question

Has there been any changes to the water aerobics schedule at Cook and Phillip Park Pool in the last 6 months? If so, what were they?

X113776

Answer by the Chief Executive Officer

In the last 6 months there have been no changes to the water aerobics schedule at Cook and Phillip Park Pool. On a few occasions heating issues in the program pool have meant classes were held in the 50-metre pool instead. These adjustments are temporary and don't change the overall program. Members are always notified of these temporary changes through usual communication channels.

9. Federal Assistance Grants to the City of Sydney

By Councillor Arkins

Question

1. How much did the City of Sydney receive in the Federal Assistance Grant in 2024-25?
2. What projects or services was the grant used for by the City?

X113776

Answer by the Chief Executive Officer

1. The City of Sydney was entitled to \$7,625,705 in Financial Assistance Grants for 2024/25, comprising \$1,715,109 for local roads and \$5,910,596 for general purpose.

As grant payments are often made in advance and vary in timing and percentage each year, they are recognised in the year they are received, in accordance with accounting standards, not necessarily the year they relate to. This is why the income reflected in 2024/25 differs from the entitlement.

2. The Financial Assistance Grant is untied funding, which means it isn't allocated to specific projects or services.

It supports councils in meeting their general operational needs (general purpose component) and (local roads component) is allocated so that local government can preserve their road assets. As a result, the local roads revenue component is allocated to City Services and the general component is held centrally. Further information can be found on the Office of Local Government website.

10. Sydney Civil

By Councillor Arkins

Question

What was the total amount awarded in contracts to Sydney Civil by the City in 2024-25?

X113776

Answer by the Chief Executive Officer

In the 2024/25 financial year, Sydney Civil performed works under Contracts 4239, 4240 and 4241 (being Lots 1, 2 and 3 of the City Civil Works Contract), as well as Contract 1840 (Civil and Sydney Street Infrastructure Works Contract).

The combined value of purchase orders issued to Sydney Civil under those contracts in the 2024/25 financial year was \$88,975,613.85 (including GST). Note that the year a purchase order is awarded may differ from the year that the associated works are ultimately delivered.

11. Management of Affordable Housing Levies Held by the City of Sydney

By Councillor Ellsmore

Question

1. How does the City of Sydney hold and manage the funds obtained through its affordable housing contribution scheme?
2. What policies or procedures guide how the City manages and dispenses cash affordable housing contributions?
3. When the City of Sydney receives cash contributions, what is the average length of time it holds those contributions before passing them on to housing providers?
4. Approximately how much interest has been accumulated by Council in relation to cash affordable housing contributions:
 - (a) Last year?
 - (b) In total over the last five years?

X113783

Answer by the Chief Executive Officer

1. The City collects monetary contributions from developers under its Affordable Housing Program. These funds are deposited in the City's bank account. The funds are restricted specifically for affordable housing. These amounts are held as a liability in the balance sheet until distribution to Community Housing Providers (CHPs). They do not impact the City's income statement and operating result.

2. The funds are managed under a Distribution Plan, adopted by Council on 11 March 2024. It outlines how the funds are allocated to recommended Community Housing Providers (CHPs): City West Housing, St George Community Housing, and Bridge Housing. The distribution plan is available on the City of Sydney website.
3. The City disburses contributions to housing providers every quarter.
4. An estimate of interest attributable to cash for affordable housing contributions has been calculated using the average rolling interest rate at year end, applied to the balance of contributions held each quarter. This approach provides a reasonable approximation but does not reflect actual interest earned, as it does not account for the specific timing of deposits, withdrawals, or the actual investment strategy used by Council.

This estimate excludes any management or administrative fees that may apply to the handling of these funds.

- 2019/20 - \$253
- 2020/21 - \$0
- 2021/22 - \$3,442
- 2022/23 - \$129,105
- 2023/24 - \$83,599
- 2024/25 - \$906,250

12. Enforcement of the Busking and Aboriginal and Torres Strait Islander Cultural Practice Policy

By Councillor Weldon

Question

1. Are City Rangers enforcing the one-hour time limit for High Impact Acts, particularly those involving amplification?
2. What kind of briefing, training, or updated guidance will Rangers receive to ensure consistent enforcement of the revised policy?
3. Have all City Rangers completed the City's new Aboriginal cultural awareness training?

X113777

Answer by the Chief Executive Officer

1. When complaints are received Rangers will attend on site and assess the nature of the complaint and impacts of the act in line with the Policy. If a busker is found not to be complying with the requirements their details are obtained, and they are either made to comply or directed to leave the area. A record of the incident is recorded and made available to the City's Busking Coordinator.
2. Once the Policy is approved a briefing with staff will be undertaken.
3. The majority of staff have completed this training.

13. Update on Oxford Street Cultural and Creative Precinct

By Councillor Weldon

Question

1. The Oxford Street Cultural and Creative Precinct was established in 2021. Since its introduction, how many eligible landowners have submitted development applications seeking to access the planning incentives available under the precinct controls, and how many have been approved? Please provide a list of applications and determinations.
2. The Oxford & Foley development was originally scheduled for completion in early 2023. Has the City been advised of the current expected completion date?

X113777

Answer by the Chief Executive Officer

1. Ten (10) development applications (DA) have been submitted and approved. Another 2 DAs for tenancy fitouts are under assessment. The details of the DAs are as follows:
 - D/2020/1071 - 58-78, 82-106 Oxford Street, Darlinghurst
Approved 18 May 2022

Note: when the DA was determined, the LEP amendments (cultural and creative planning incentives) were endorsed but not technically in force. They were given substantive weight as the amendments were certain and imminent
 - D/2020/1072 - 110-122 Oxford Street, Darlinghurst
Approved 18 May 2022

Note: when the DA was determined, the LEP amendments (cultural and creative planning incentives) were endorsed but not technically in force. They were given substantive weight as the amendments were certain and imminent
 - D/2022/327 - 191-195 Oxford Street, Darlinghurst
Approved 14 February 2025
 - D/2022/1169 - 17 Oxford Street, Paddington
Approved 21 December 2023
 - D/2023/53 - 21-35 Oxford Street, Surry Hills
Approved 6 November 2023
 - D/2023/119 - 1-5 Flinders Street, Surry Hills
Approved 6 November 2024
 - D/2023/265 - 265 Crown Street, Surry Hills
Approved 12 June 2024

- D/2022/969 - 56-78 Oxford Street, Darlington

Approved 9 August 2023

Note: this is a tenancy fitout DA, within the base building DA D/2020/1071 - 58-78, 82-106 Oxford Street, Darlington

- D/2023/723 - 56-78 Oxford Street, Darlington

Approved 26 March 2024

Note: this is a tenancy fitout DA, within the base building DA D/2020/1071 - 58-78, 82-106 Oxford Street, Darlington

- D/2024/95 - 56-78 Oxford Street, Darlington

Approved 22 April 2024

Note: this is a tenancy fitout DA, within the base building DA D/2020/1071 - 58-78, 82-106 Oxford Street, Darlington

- D/2025/672 - 56-62 Oxford Street, Darlington

Lodged 18 July 2025

- Note: this is a tenancy fitout DA, within the base building DA D/2020/1071 - 58-78, 82-106 Oxford Street, Darlington, and is seeking to supersede the consent granted for D/2022/969 - 56-78 Oxford Street, Darlington

- D/2025/634 - 110-122 Oxford Street, Darlington

Lodged 8 July 2025

Note: this is a tenancy fitout DA, within the base building DA D/2020/1072 - 110-112 Oxford Street, Darlington

2. The developer has advised that the current targeted opening dates for the Oxford & Foley redevelopment is as follows, subject the developer and tenant fit-out progress:

Building	Target Opening Date
56-76 Oxford Street	End September 2025
82-106 Oxford Street	October 2025
110-122 Oxford Street	February 2026

14. Climate Pollution from the City's Waste Services

By Councillor Weldon

Question

1. As part of their general waste collection contract with the City, Cleanaway are required to report monthly on emissions produced by waste collection and any associated offsets.
 - (a) What were the emissions over each of the last 5 years? Please provide a table and the breakdown of the emissions produced.
 - (b) What associated offsets were there for each of the last 5 years? Please include details such as method and location of offsets.
2. Cleanaway are also required to provide an annual inventory of emissions for all services provided to the City. What was the total emissions for each of the last 5 years? Please provide a table and a breakdown of the emissions produced.
3. What is the current annual volume of general waste (red-lid bins) collected across the City? How has this volume changed over the last 5 years?
4. How many households are currently registered for the City's food scraps recycling service?
5. What is the current annual volume of food scraps waste collected? How has this volume changed over the last 5 years?
6. Does the City have specific data on the emissions produced by the collection of food scraps waste? If so, please provide this for the last 5 years.
7. The City has contracts with Veolia and Goterra for the processing of food scraps waste processing. Does the City have information on the emissions produced by the processing of food scraps waste?
8. What is the forecast annual volume of food scraps waste to be collected and processed with the extension of food scraps recycling service to all residents in the City?

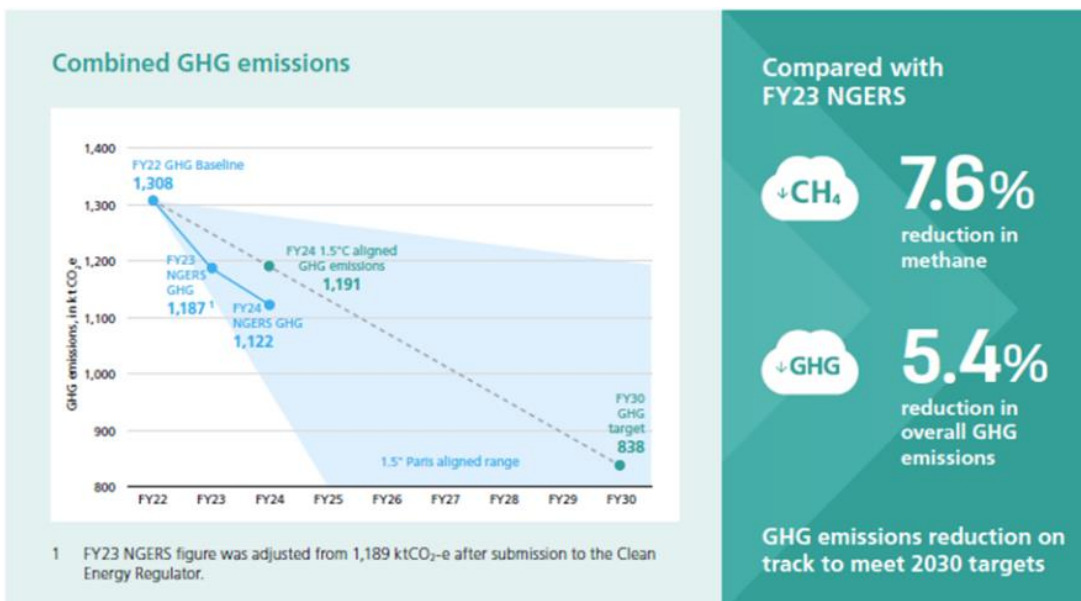
X113777

Answer by the Chief Executive Officer

1.
 - (a) The contract does not require the Supplier to provide monthly fuel consumption and CO2 emissions. As such they provide reporting that aligns with the City's reporting frequency (which is annual as per the table below). Below is a table of the emissions for the last 5 years per year:

	Diesel used	Energy Content factor	Scope 1 Emission Factor	Scope 3 Emission Factor	Total emissions
	(Litres)	(GJ per unit of fuel)	(kg CO ₂ -e/GJ)	(kg CO ₂ -e /GJ)	(tonnes CO ₂ -e)
		38.6	70.37	17.3	
FY20	340,916	13,159,363	926,024,347	227,656,973	1,154
FY21	392,949	15,167,843	1,067,361,138	262,403,690	1,330
FY22	398,561	15,384,448	1,082,603,636	266,150,958	1,349
FY23	379,000	14,629,386	1,029,469,900	253,088,380	1,283
FY24	394,467	15,226,409	1,071,482,389	263,416,873	1,335
FY25	373,673	14,423,782	1,015,001,543	249,531,429	1,265

(b) As a publicly listed company, Cleanaway publishes mandatory annual reports outlining its environmental performance. The company has committed to reducing greenhouse gas (GHG) emissions by 43% for carbon dioxide and 34% for methane by 2030, using FY20 as the baseline year. Through a combination of carbon credits and methane reduction initiatives, Cleanaway's annual report for FY24 indicates a reduction of 7.6% in methane and 5.4% in GHG emission. This decrease aligns with projected reductions required to meet its FY30 targets:

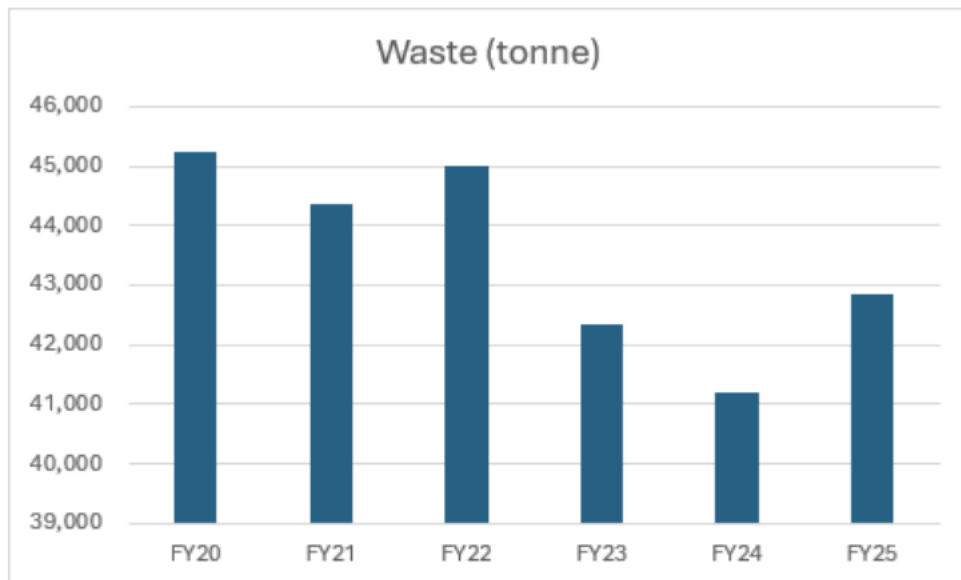


2. The contract does not require an emissions inventory at the service level. For further details, please refer to the response to 1(a) above.

3. Below is data on annual waste generation from the red lid bin in tonne per financial year.

Red lid bin waste

Financial Year	Waste (tonne)
FY20	45,250
FY21	44,364
FY22	44,997
FY23	42,343
FY24	41,204
FY25	42,839



4. The food scraps recycling service is currently available to over 23,000 households in 324 apartment buildings and 1,300 houses.

5. There is a total of 1,995 active residential food scraps bins in the City as per the breakdown in the table below.

Suburb	Bin size		
	25L	60L	120L
ALEXANDRIA	101	21	45
BEACONSFIELD	0	13	2
CAMPERDOWN	0	5	36
CENTENNIAL PARK	0	7	4
CHIPPENDALE	4	11	8
DARLINGHURST	0	55	38
DARLINGTON	28	12	2
DAWES POINT	0	2	11
ELIZABETH BAY	0	0	24
ERSKINEVILLE	13	248	81
EVELEIGH	0	0	5
FOREST LODGE	0	86	38
GLEBE	0	198	33
HAYMARKET	0	0	14
MILLERS POINT	0	5	11
NEWTOWN	109	31	5
PADDINGTON	0	40	7
POTTS POINT	0	5	34
PYRMONT	0	6	67

Suburb	Bin size		
	25L	60L	120L
REDFERN	0	137	36
ROSEBERY	0	26	11
RUSHCUTTERS BAY	0	0	6
SURRY HILLS	0	99	45
SYDNEY	0	0	18
ULTIMO	0	13	13
WATERLOO	0	23	54
WOOLLOOMOOLOO	0	7	7
ZETLAND	0	29	6
TOTAL:	255	1,079	661

6. Approximately 500 tonnes per annum.
7. The City does not have this specific data.
8. 4,000 to 10,000 tonnes per annum depending on participation rates.

Note – Councillor Ellsmore submitted additional questions on notice in relation to affordable housing contributions in Pyrmont. These questions and responses have been deferred to the September 2025 Council meeting.

Item 12 Supplementary Answers to Previous Questions

There are no Supplementary Answers to Previous Questions on Notice for this meeting of Council.

Item 13 Notices of Motion

Item 13.1 Hey, Get Out of Our Garden

Moved by Councillor Worling, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) the City's Greening Sydney Strategy aims to deliver "greenery at every doorstep" with more 1.2 million new shrubs and grasses and 17,500 new trees planted in City parks and streets since 2004; and
- (ii) footpath gardens are part of our grassroots response to climate change, they help to cool our urban environment and reduce heat effects. They beautify our streets and create a pleasant and attractive environment;

(B) Council note however:

- (i) our footpath gardens are being damaged and trampled by pedestrians seeking out a quick short cut or simply not paying attention to where they are walking;
- (ii) every time a footpath garden is knowingly or unknowingly damaged by a resident in our community the impact is far-reaching. From the City maintenance workers who must engage in the process of repair and replanting, to the neighbourhood who must endure a barren garden and the overall lack of sustainability that comes with having to re-plant;
- (iii) in some cases, we have seen corners of footpath gardens that have become completely barren due to pedestrian access onto these areas;
- (iv) it makes sense to protect our footpath gardens, in doing so we will ease the burden of resident complaints to City for repairs and replanting of damaged gardens and reduce the frequency of plants dying and needing to be replaced; and
- (v) constant damage to our footpath gardens undermines the City's work and commitment to the upkeep and maintenance of our footpath gardens across the 78,219 square metres of landscaping throughout the City's streets;

(C) Council further note that:

- (i) currently, protective fencing is used in some high-pedestrian traffic locations, and where new gardens are establishing:
 - (a) the rejuvenation of Crown Street in Surry Hills saw several protective fences being installed to assist the regrowth of damaged kerbside gardens, which can now be enjoyed by all; and
 - (b) in areas of high pedestrian traffic, Councillor Worling has advocated for low fencing to be installed around garden beds. These have been installed on Macleay Street in Potts Point allowing the community to enjoy the gardens and preventing further damage;

- (ii) more interventions are needed:
 - (a) where protective fencing is used, gardens flourish and thrive. They are more sustainable and do not require the attention associated with replanting;
 - (b) the protection of existing footpath gardens will play a role in helping the City achieve 40% green cover by 2050. It will help our streets look their best and will also avoid the timely and costly of replanting; and
- (c) consider the “desire line” (a path created by both humans and animals to reach the most easily navigated route from origin to destination) in the future design of all footpath gardens;
- (iii) protecting our gardens in high traffic areas will become even more important as more people live and work in our city:
 - (a) every day 1.3 million people are in the City of Sydney local area. From residents, workers and visitors to people studying, doing business, and shopping and dining. On top of that, there are over 32,820 dogs registered and living in the City. All those feet and paws pose a risk to our footpath gardens; and
 - (b) our residential population is currently 232,438 and expected to increase to over 304,000 by 2046. With increased pedestrian traffic damage to our footpath garden beds can be expected to intensify; and
- (D) the Chief Executive Officer be requested to investigate and report back via the CEO Update on the resources and time needed to:
 - (i) install protective fencing around footpath gardens in high pedestrian traffic areas;
 - (ii) rejuvenate damaged and neglected corners of footpath garden beds; and
 - (iii) consider how the “desire line” can be integrated into the design of new and future footpath garden beds.

Carried unanimously.

X113756

Item 13.2 Affordable Energy Generation and Storage to Support Low Cost Affordable Rental Housing

Moved by Councillor Miller, seconded by Councillor Thompson –

It is resolved that:

(A) Council note:

- (i) in June 2019, the City of Sydney declared a climate emergency and committed to accelerate achieving net-zero emissions target by 2035;
- (ii) in July 2025, Council endorsed the City of Sydney's [Environmental Strategy 2025-2030](#) and committed to:
 - (a) resilient and efficient operations;
 - (b) efficient and climate resilient buildings;
 - (c) a regenerative and inclusive city; and
 - (d) strong foundations for delivery;
- (iii) specifically, Strategy Priority 9 - support renters' access to energy efficient and climate resilient homes, and that within the City of Sydney 65% of households rent and rental properties are less energy efficient than owner-occupied homes;
- (iv) in December 2024, Council endorsed the City of Sydney's [Economic Development Strategy 2025-2035](#), that includes a commitment to explore community wealth building approaches that create more opportunities for diverse, inclusive, and local-ownership business models;
- (v) the Committee for Sydney's 2025 [Sydney as a Renewable Energy Zone](#) report highlights the opportunity for Urban Renewable Energy Zones in metropolitan areas, noting that renters, apartment dwellers, and low-income households are disproportionately excluded from solar benefits, and that equitable access models, such as community batteries, are essential for a just transition;
- (vi) evidence from NSW community battery trials indicates potential household bill savings of \$268–\$400 per year, alongside broader system benefits including deferred network upgrades, improved power quality, increased rooftop solar hosting capacity, and annual CO₂-e abatement of ~0.56 tonnes per additional MWh of local solar self-consumption per household;
- (vii) it is estimated that at least 30% of local energy demand can be met by local energy generation and storage in the City of Sydney southern Employment Lands Zone (or the E3 Productivity support Zone in the City's Local Environmental Plan); and
- (viii) that Ausgrid are planning a [Community Power Network](#) in nearby Botany and Mascot which will test the viability local energy generation; storage and distribution at the suburb scale. It's hoped the trail will identify opportunities to refine the model and the regulatory framework to better cater for distributed energy resources;

- (B) the Chief Executive Officer be requested to provide a report that outlines the methodology and resources required to deliver a site-specific community battery in the City of Sydney area using the Southern Enterprise Area including Ngamuru Avenue as a case study; and
- (C) when developing the concept design for the open space at 22 O'Riordan Street, Alexandria, the Chief Executive Officer allows for the potential installation of community battery infrastructure.

Carried unanimously.

X113761

Item 13.3 Investigating A Pay Rise for Early Childhood Education Workers

Moved by Councillor Thompson, seconded by Councillor Ellsmore –

It is resolved that:

(A) Council note:

- (i) the Federal Government has introduced a grant program enabling employers of Early Childhood Education Workers, who are among the lowest-paid essential workers in our community, to deliver a 15% pay increase over 2 years, for which the City of Sydney is eligible but has not yet applied. The deadline for this grant is 30 September 2025;
- (ii) on 23 June 2025, Council requested the Chief Executive Officer urgently investigate applying for the Federal funding to increase the pay of City of Sydney early childhood educators by 15% over the next two years, and report back to Council on any financial and operational implications of doing so; and
- (iii) the Lord Mayor wrote to the Federal Minister for Early Childhood Education on 5 August 2025, in accordance with the resolution of Council, calling on the Federal Government to commit to permanent, government-funded wage increases and improved working conditions for early childhood educators, in line with sector-wide calls for targeted initiatives to attract and retain staff without increasing costs for families; and

(B) the Chief Executive Officer be requested to provide Council with an update on the progress of (ii) above.

Carried unanimously.

X113760

Item 13.4 No Grounds Evictions - Protecting Against “Renovictions” by Reinstating Evidence for Renovations

By Councillor Miller

It is resolved that:

(A) Council note:

- (i) as of 19 May 2025, landlords wanting to evict a tenant for significant repairs or renovations were required to provide both a written statement and a choice of one of 5 pieces of evidence, such as a quote from a licensed builder or tradesperson, or development consent, or receipts from the purchase of building materials. This was intended to ensure that landlords seeking to recover a property for significant renovation or repairs were genuine and not simply using a tactic to remove tenants;
- (ii) termination grounds for renovations or repairs are only meant to be used where the work is so significant a person can't live there while they happen. In such a scenario, the evidence requirement was made up of documents that would be created if the work was really happening, with minor alterations on some to provide necessary detail and clarity;
- (iii) on 20 June 2025, the NSW government removed the additional evidence requirement with the [Residential Tenancies Amendment \(Termination Notice for Significant Renovations or Repairs\) Regulation 2025](#) only one month after implementing the reform;
- (iv) this was done without further consultation, less than 5 weeks after implementing the important reforms to evictions. These reforms followed a long and rigorous consultation process, including the input of tens of thousands of people and organisations, including the signatories to this statement. In the short time frame, there could not have been sufficient evidence gathered to support a need for these changes to occur;
- (v) on 25 June 2025, the Member for Sydney, Alex Greenwich asked [questions of the Minister for Better Regulation and Fair Trading](#) about the proposed changes including why the changes were made, who was consulted and who asked for the changes to be made, but the answers don't explain why the regulations have been changed so soon after they were implemented;
- (vi) on 6 August 2025, the Member for Willoughby, Tim James, Shadow Minister for Fair Trading, Work Health and Safety and Building, moved a disallowance motion against the changed regulation, it didn't pass. [Residential Tenancies Amendment \(Termination Notice For Significant Renovations Or Repairs\) Regulation 2025](#);
- (vii) landlords will now only be required to provide a written statement as evidence of undertaking significant renovation or repairs that would prevent a tenant from continuing to live at the property while the works were undertaken;
- (viii) without the full evidence requirements for this prescribed ground for termination there is a real risk that the NSW Government's commitment to end no grounds evictions and ensure renters have the rights and security they need will be undermined;

- (ix) the Tenants Union of NSW explain that prior to this recent change there had been a concern that the prescribed ground to end a tenancy due to significant repairs and renovations could be easily exploited, given the international experience in Canada, where such weak provisions are commonly referred to as “renovictions”. The re-letting exclusion period had already been reduced from covering 4 weeks of work needed on a property, to only 4 weeks from the renter moving out - regardless of how long the work would actually take. The Tenants’ Union of NSW called for strong evidence requirements to ensure that landlords would need to support their claim with evidence to show legitimacy to the grounds. Weakening the evidence requirements increases the risk of exploitation;
 - (x) appropriate evidence requirements, bans on reletting for a period and significant penalties are all required to work in tandem to ensure only genuine termination grounds are being used in NSW. The NSW Government must also commit to monitoring complaints and thoroughly investigating any potential misuse of these termination grounds; and
 - (xi) these types of changes made behind closed doors only undermine renters’ trust and confidence that the NSW Government is committed to improving the fairness of the rental system. The NSW Government needs to show that it is listening to renters’ voices when developing and amending rental laws;
- (B) the City of Sydney join organisations opposing these changes by signing the [Joint statement: Reinstate evidence requirements for evictions due to repairs or renovations](#); and
- (C) the Lord Mayor be requested to write to the NSW Minister for Fair Trading, calling on the NSW Government to:
- (i) amend the Residential Tenancies Regulation to reinstate all the evidence requirements for landlords seeking to issue a notice of termination due to significant repairs or renovations;
 - (ii) monitor complaints and investigate any misuse of the significant repair or renovations termination grounds; and
 - (iii) commit to following a transparent consultative process for any future changes to rental laws in NSW.

Note – at the meeting of Council, the content of the original Notice of Motion was varied by Councillor Miller. Subsequently it was –

Moved by Councillor Miller, seconded by Councillor Ellsmore –

It is resolved that:

(A) Council note:

- (i) as of 19 May 2025, landlords wanting to evict a tenant for significant repairs or renovations were required to provide both a written statement and a choice of one of 5 pieces of evidence, such as a quote from a licensed builder or tradesperson, or development consent, or receipts from the purchase of building materials. This was intended to ensure that landlords seeking to recover a property for significant renovation or repairs were genuine and not simply using a tactic to remove tenants;

- (ii) termination grounds for renovations or repairs are only meant to be used where the work is so significant a person can't live there while they happen. In such a scenario, the evidence requirement was made up of documents that would be created if the work was really happening, with minor alterations on some to provide necessary detail and clarity;
- (iii) on 20 June 2025, the NSW government removed the additional evidence requirement with the [Residential Tenancies Amendment \(Termination Notice for Significant Renovations or Repairs\) Regulation 2025](#) only one month after implementing the reform;
- (iv) this was done without further consultation, less than 5 weeks after implementing the important reforms to evictions. These reforms followed a long and rigorous consultation process, including the input of tens of thousands of people and organisations, including the signatories to this statement. In the short time frame, there could not have been sufficient evidence gathered to support a need for these changes to occur;
- (v) in debate on the Residential Tenancies Amendment Bill 2024, which enabled the ban on no grounds evictions, on 22 October 2024, the Greens Member for Newtown Jenny Leong MP moved amendments that sought to embed evidence requirements into the legislation, rather than the regulations;
- (vi) on 25 June 2025, the Member for Sydney, Alex Greenwich asked [questions of the Minister for Better Regulation and Fair Trading](#) about the proposed changes including why the changes were made, who was consulted and who asked for the changes to be made, but the answers don't explain why the regulations have been changed so soon after they were implemented;
- (vii) on 6 August 2025, the Member for Willoughby, Tim James, Shadow Minister for Fair Trading, Work Health and Safety and Building, moved a disallowance motion against the changed regulation, it didn't pass. [Residential Tenancies Amendment \(Termination Notice For Significant Renovations Or Repairs\) Regulation 2025](#);
- (viii) landlords will now only be required to provide a written statement as evidence of undertaking significant renovation or repairs that would prevent a tenant from continuing to live at the property while the works were undertaken;
- (ix) without the full evidence requirements for this prescribed ground for termination there is a real risk that the NSW Government's commitment to end no grounds evictions and ensure renters have the rights and security they need will be undermined; (ix) the Tenants Union of NSW explain that prior to this recent change there had been a concern that the prescribed ground to end a tenancy due to significant repairs and renovations could be easily exploited, given the international experience in Canada, where such weak provisions are commonly referred to as "renovictions". The re-letting exclusion period had already been reduced from covering 4 weeks of work needed on a property, to only 4 weeks from the renter moving out - regardless of how long the work would actually take. The Tenants' Union of NSW called for strong evidence requirements to ensure that landlords would need to support their claim with evidence to show legitimacy to the grounds. Weakening the evidence requirements increases the risk of exploitation;
- (x) appropriate evidence requirements, bans on reletting for a period and significant penalties are all required to work in tandem to ensure only genuine termination grounds are being used in NSW. The NSW Government must also commit to monitoring complaints and thoroughly investigating any potential misuse of these termination grounds; and

- (xi) these types of changes made behind closed doors only undermine renters' trust and confidence that the NSW Government is committed to improving the fairness of the rental system. The NSW Government needs to show that it is listening to renters' voices when developing and amending rental laws;
- (B) the City of Sydney join organisations opposing these changes by signing the [Joint statement: Reinstate evidence requirements for evictions due to repairs or renovations](#); and
- (C) the Lord Mayor be requested to write to the NSW Minister for Fair Trading, calling on the NSW Government to:
 - (i) amend the Residential Tenancies Regulation to reinstate all the evidence requirements for landlords seeking to issue a notice of termination due to significant repairs or renovations;
 - (ii) monitor complaints and investigate any misuse of the significant repair or renovations termination grounds; and
 - (iii) commit to following a transparent consultative process for any future changes to rental laws in NSW.

Carried unanimously.

X113761

Item 13.5 Protecting the City's Powerful Owl Population

By Councillor Thompson

It is resolved that:

(A) Council note:

- (i) World Owl Day was observed on 4 August 2025;
- (ii) the Sydney Basin is home to a variety of native owls, including Australia's largest species, the Powerful Owl;
- (iii) the Powerful Owl is an obligate carnivore, meaning it exclusively relies on meat for its diet, primarily consuming medium-to-large tree-dwelling mammals. In addition, the Powerful Owl have been observed to prey on rats and mice in urban areas; and
- (iv) advocacy groups, such as Animal Liberation and BirdLife Australia, have long campaigned for the conservation of threatened animal species in Australia, including the Powerful Owl;

(B) Council further note:

- (i) due to the urban adaptation of the Powerful Owl's diet, populations in cities are exposed to lethal secondary poisoning of Second Generation Anticoagulant Rodenticides (SGARs) which are commonly applied across public and private land;
- (ii) SGARs work by causing prolonged internal bleeding in animals which consume them, with the poison accumulating in animal tissue and inadvertently endangering other animals throughout the food chain;
- (iii) the City advises the types of poisons its contractors can use to control rodent populations, and currently permit the following SGAR products:
 - (a) Ditrac Rodenticide;
 - (b) Generation First Strike;
 - (c) Maki Block;
 - (d) Storm Secure; and
 - (e) Talon Rodenticide Wax Blocks; and
- (iv) wildlife ecologist, Dr Viyanna Leo and her team successfully reduced invasive rodent populations at North Head Sanctuary in Sydney through the reintroduction of the environmentally beneficial Australian Bush Rat, which served as an effective biological control capable of outcompeting introduced rat species; and

- (C) the Chief Executive Officer be requested to investigate ways and report back to Council as soon as practicable as to how the City can eliminate or limit its use of SGARs to protect the Powerful Owl and other vulnerable species, including but not limited to:
- (i) reintroducing native, environmentally friendly rat species to outcompete invasive rat species as a form of biological control, as demonstrated at North Head Sanctuary in Sydney;
 - (ii) improving communication between the City's waste management services and those employed by the City who are responsible for managing rodent populations;
 - (iii) exploring Council's contractor arrangements and options, including contract agreement, policies, and tender language, to develop environmentally friendly rodent controls that eliminate the use of SGARs; and
 - (iv) trialling alternative rodenticides that pose less risks to the City's wildlife wherever possible.

Note – at the meeting of Council, the content of the original Notice of Motion was varied by Councillor Thompson. Subsequently it was –

Moved by Councillor Thompson, seconded by Councillor Ellsmore –

It is resolved that:

(A) Council note:

- (i) World Owl Day was observed on the 4 August 2025;
- (ii) the Sydney Basin is home to a variety of native owls, including Australia's largest species, the Powerful Owl;
- (iii) the Powerful Owl is an obligate carnivore, meaning it exclusively relies on meat for its diet, primarily consuming medium-to-large tree-dwelling mammals. In addition, the Powerful Owl have been observed to prey on rats and mice in urban areas;
- (iv) advocacy groups, such as Animal Liberation and BirdLife Australia, have long campaigned for the conservation of threatened animal species in Australia, including the Powerful Owl;

(B) Council further note:

- (i) due to the urban adaptation of the Powerful Owls diet, populations in cities are exposed to lethal secondary poisoning of Second Generation Anticoagulant Rodenticides (SGARs) which are commonly applied across public and private land;
- (ii) an Australian study by Deakin University and the University of Melbourne conducted in 2023 found that SGARs were detected in 92% of nocturnal avian predators, such as the Powerful Owl, in major Australian cities such as Melbourne and Sydney;
- (iii) SGARs work by causing prolonged internal bleeding in animals which consume them, with the poison accumulating in animal tissue and inadvertently endangering other animals throughout the food chain;
- (iv) SGARs have been heavily regulated, and in many instances banned, by the European Union, recognising the threat they pose to wildlife and ecosystem health;
- (v) SGARs are being phased out by Albury City Council and Port Macquarie Hastings and have been eliminated by Camden Council; and

- (vi) the City advises the types of poisons its contractors can use to control rodent populations, and currently permit the following SGAR products:
 - (a) Ditrac Rodenticide;
 - (b) Generation First Strike;
 - (c) Maki Block;
 - (d) Storm Secure; and
 - (e) Talon Rodenticide Wax Blocks; and

- (C) the Chief Executive Officer be requested to investigate ways and report back to Council as soon as practicable as to how the City can restrict or limit its use of SGARs to protect the Powerful Owl and other vulnerable species, including but not limited to:
 - (i) improving communication between the City's waste management services and those employed by the City who are responsible for managing rodent populations;
 - (ii) exploring Council's contractor arrangements and options, including contract agreement, policies, and tender language, to develop environmentally friendly rodent controls that restrict or limit the use of SGARs wherever possible; and
 - (iii) trialling alternative rodenticides that pose less risks to the City's wildlife wherever possible.

Carried unanimously.

X113760

Item 13.6 Motion to Local Government NSW Annual Conference - Houses for Homes (Short-Term Rental)

Moved by Councillor Miller, seconded by Councillor Worling –

It is resolved that:

- (A) Council note, on 17 February 2025, Council unanimously resolved to raise our concerns about the impacts of short-term rental accommodation in the City of Sydney with the NSW Government; and
- (B) Council submit the endorsed motion for consideration at the upcoming 2025 Local Government NSW Annual Conference:

Houses for Homes (Short-Term Rental)

That Local Government NSW advocate to the NSW Government to:

- (a) finalise its review of the (STRA) framework and give Councils tools to better manage the impacts of STRA platforms on the availability of long-term rental housing;
- (b) incentivise homes for long-term over short-term accommodation leasing by agents geared toward maximising profits for "absentee landlords";
- (c) improve the registration and identification processes at the State and Federal level for STRA registrations to enable enforcement;
- (d) close existing loopholes and weaknesses in the registration and enforcement process through strengthening and consolidating data collection across the STRA Registry, Service NSW, and other relevant agencies;
- (e) consider how the NSW Rental Commissioner might take responsibility for the coordination and sharing of accurate data with councils to enable effective real-time short and long term rental information to better inform strategic planning decisions, and information to better inform strategic planning decisions; and
- (f) empower and properly assign resources to the Office of Fair Trading to undertake greater monitoring and enforcement of cap breaches based on better data and registration processes, and that fines for breaches be issued with the intent to unlock the commercial short-term rental market for long-term leases.

Carried unanimously.

X113761

Item 13.7 Curb the Chaos - Call for Better Demarcation of Designated Bike Parking Areas

Moved by Councillor Worling, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) share bikes are important to the transport system, helping to reduce congestion and emissions while increasing access to City destinations;
- (ii) in 2022 share bike companies significantly increased their presence in the City of Sydney. Since then, the number of share bikes in the City of Sydney has increased by 1,580%; and
- (iii) in 2024 there were almost 2 million bike share trips in the City of Sydney - an 84% increase from the previous year;

(B) Council further note that:

- (i) the City has responded to the increased presence of share bikes on our streets by working with share bike operators to provide designated bike parking areas either on-street or out-of-the-way on footpaths and other walkways;
- (ii) on footpaths, the City has implemented 130 designated bike parking areas. These are virtually demarcated in share bike apps, and the City has physically demarcated about half of them;
- (iii) on-street designated bike parking is a scalable solution to bike parking that frees up more space on footpaths. So far, the City has installed nine on-street designated bike parking areas and there are more in the pipeline;
- (iv) the City is collaborating with share bike companies to develop functionality in their apps that shows share bike users where to park on a virtual map even when there is no physical demarcation. This is to encourage users to park in an orderly manner, in designated bike parking areas, where the option is available. However, due to technical limitations there is not a high degree of accuracy for digital demarcation and share bike users can get confused and park bikes outside the designated area;
- (v) this can lead to confusion for people parking share bikes and an increase in community impact and complaints due to clutter caused by share bikes that are parked carelessly; and
- (vi) on 18 July 2025, the Lord Mayor wrote to the Minister for Transport about regulation of e-mobility devices in NSW including a request for the NSW Government to simplify the approval pathway and provide more support for designated on-street bike parking proposals in appropriate locations, so we can free up more space on our footpaths;

- (C) the Chief Executive Officer be requested to investigate and report back to Council via the CEO Update on the resources and time needed to:
- (i) ensure all existing and planned designated bike parking areas (footpaths and on-street) are demarcated to help riders understand where to park; and
 - (ii) in collaboration with share bike companies, develop a communications and education campaign to promote correct use of designated bike parking areas and responsible rider behaviour; and
- (D) the Lord Mayor be requested to write to the NSW Minister for Transport to request that as part of the e-mobility regulations currently being developed by the NSW Government, share e-mobility companies are required to contribute towards Councils' costs with managing designated bike parking areas including footpath and on- street demarcation and an ongoing communications campaign to educate people about responsible riding.

Carried unanimously.

X113756

Item 13.8 Outdoor Dining and Street Lighting

Moved by Councillor Arkins, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) the significant success of the City's outdoor dining program, which has activated our streets, supported local businesses, and created vibrant spaces for the community to come together;
- (ii) the extension of outdoor dining across the city has been warmly embraced by residents and visitors, strengthening Sydney's reputation as a global dining destination;
- (iii) feedback from diners and businesses highlights that while outdoor dining has been a success, the experience can be diminished by the intensity and cool whiteness of the City's LED street lights directly above outdoor dining areas;
- (iv) warmer-toned, dimmed lighting is generally recognised as more pleasant and welcoming for social dining, enhancing amenity and street life; and
- (v) in 2024, the City started a major upgrade to replace its ageing streets lights with a new generation of energy-saving LEDs featuring smart controls. These new lights can be dimmed, brightened or switched on and off and fault monitored remotely, and they're expected to cut energy use by a further 30%;

(B) the Chief Executive Officer be requested to investigate whether there are any City-controlled street lights above approved outdoor dining locations that could be dimmed and/or adjusted to a warmer tone during evening hours; and

(C) the Chief Executive Officer be requested to write to the Chief Executive Officer of Ausgrid seeking collaboration with the City's Chief Executive Officer to identify the street lights above approved outdoor dining locations, to be dimmed and/or adjusted to a warmer tone during permitted operating hours.

Carried unanimously.

X113758

Item 13.9 Automatic Toilets, Automatic Hours

Moved by Councillor Arkins, seconded by Councillor Miller –

It is resolved that:

(A) Council note:

- (i) the need for increased toilet access, as outlined in the City's Public Toilet Strategy (2014);
- (ii) the work of the City thus far in planning an extra 14 Automated Public Toilets (APTs), which are self-maintained through timed cleaning and unlocking mechanisms;
- (iii) that current opening hour descriptions for both existing and planned APTs, such as "sunrise" and "shortly after sunset", do not provide clarity on when APTs are actually available; and
- (iv) that inconsistent APT opening hours across the Local Government Area disincentivises use, by adding an unnecessary layer of complexity to the process of finding a toilet; and

(B) the Chief Executive Officer be requested to:

- (i) investigate the implementation of a 24-hour opening time for all APTs; and
- (ii) report back to Council within 3 months.

Variation. At the request of Councillor Miller, and by consent, the motion was varied such that it read as follows –

It is resolved that:

(A) Council note:

- (i) in the interests of safety and security, the City implements, wherever possible, best practice design principles when considering the location, orientation, design and operation of public toilet facilities, in accordance with the City's Public Toilet Strategy (2014);
- (ii) the need for increased toilet access, also outlined in the City's Public Toilet Strategy (2014);
- (iii) some public toilets are open 24 hours where they are well located for passive surveillance and security of users;
- (iv) the work of the City thus far in planning an extra 16 Automated Public Toilets (APTs), which are self-maintained through timed cleaning and unlocking mechanisms;
- (v) that current opening hour descriptions for both existing and planned APTs, such as "sunrise" and "shortly after sunset", do not provide clarity on when APTs are actually available;
- (vi) that inconsistent APT opening hours across the Local Government Area disincentivises use, by adding an unnecessary layer of complexity to the process of finding a toilet; and

(B) the Chief Executive Officer be requested to:

- (i) investigate the implementation of a 24-hour opening time for all APTs; and
- (ii) report back to Council as soon as possible.

Variation. At the request of Councillor Ellsmore, and by consent, the motion was varied such that it read as follows –

It is resolved that Council note:

(A) Council note:

- (i) in the interests of safety and security, the City implements, wherever possible, best practice design principles when considering the location, orientation, design and operation of public toilet facilities, in accordance with the City's Public Toilet Strategy (2014);
- (ii) the need for increased toilet access, also outlined in the City's Public Toilet Strategy (2014);
- (iii) public toilets provide important amenity for people experiencing homelessness, and particularly those people sleeping rough. It is important that public toilets are accessible to people sleeping rough at all hours, and at multiple locations across the City;
- (iv) some public toilets are open 24 hours where they are well located for passive surveillance and security of users;
- (v) the work of the City thus far in planning an extra 16 Automated Public Toilets (APTs), which are self-maintained through timed cleaning and unlocking mechanisms;
- (vi) that current opening hour descriptions for both existing and planned APTs, such as "sunrise" and "shortly after sunset", do not provide clarity on when APTs are actually available;
- (vii) that inconsistent APT opening hours across the LGA disincentivises use, by adding an unnecessary layer of complexity to the process of finding a toilet; and

(B) the Chief Executive Officer be requested to:

- (i) investigate the implementation of a 24-hour opening time for all APTs; and
- (ii) report back to Council as soon as possible.

The motion, as varied by consent, was carried unanimously.

X113758

Item 13.10 Fixing the Rubbish

Moved by Councillor Maxwell, seconded by Councillor Worling –

It is resolved that:

(A) Council note:

- (i) Council collects more than 100,000 residential bins every week, with an outstanding on-time collection rate of 99.6%;
- (ii) Clean Up waste collection service volumes (covering both booked residential clean-ups and illegal dumping) have nearly doubled since 2019, with the number of logged jobs now exceeding 80,000 annually, compared with the 40,560 jobs originally specified by the City for the current contract;
- (iii) recent data on Clean Up waste services highlights a sharp increase in demand. 2025 is estimated to be the highest volumes on record at an estimated volume of bulky and illegal dumping being ~112,980m³, or a ~13% increase from 2024;
- (iv) industrial action in 2023 also shows how fragile the system is to disruption;
- (v) the City of Sydney has a very transient population due to our higher levels of renters, students, and apartments resulting in higher turnover of furniture, white goods, and bulky items as people move, contributing to our higher use and growth in Clean Up services;
- (vi) with population growth, greater density, and changing patterns of waste, the City's Clean Up contract no longer reflects the scale of demand;
- (vii) this creates budgetary pressures, service risks, and lost opportunities to expand circular economy initiatives such as reuse and recycling;
- (viii) this misalignment between the number of jobs specified for the current contract and the reality on the ground is causing strain on the current system, leading to non-optimal service delivery and outcomes; and
- (ix) the commendable work by City of Sydney staff in maintaining weekly residential collections and the bulky waste services under growing pressure; and

(B) the Chief Executive Officer be requested to compile a report that:

- (i) analyses trends and identifies potential improvements to Clean Up (booked residential clean-ups and illegal dumping) service delivery; and
- (ii) provides recommendations for how future tenders and budgets should be structured to reflect realistic service demand and ensure reliability.

Variation. At the request of Councillor Ellsmore, and by consent, the motion was varied such to read as follows –

It is resolved that:

(A) Council note:

- (i) Council collects more than 100,000 residential bins every week, with an outstanding on-time collection rate of 99.6%;
- (ii) Clean Up waste collection service volumes (covering both booked residential clean-ups and illegal dumping) have nearly doubled since 2019, with the number of logged jobs now exceeding 80,000 annually, compared with the 40,560 jobs originally specified by the City for the current contract;
- (iii) recent data on Clean Up waste services highlights a sharp increase in demand. 2025 is estimated to be the highest volumes on record at an estimated volume of bulky and illegal dumping being ~112,980m³, or a ~13% increase from 2024;
- (iv) industrial action in 2023 also shows how fragile the system is to disruption;
- (v) the City of Sydney has a very transient population due to our higher levels of renters, students, and apartments resulting in higher turnover of furniture, white goods, and bulky items as people move, contributing to our higher use and growth in Clean Up services;
- (vi) with population growth, greater density, and changing patterns of waste, the City's Clean Up contract no longer reflects the scale of demand;
- (vii) this creates budgetary pressures, service risks, and lost opportunities to expand circular economy initiatives such as reuse and recycling;
- (viii) this misalignment between the number of jobs specified for the current contract and the reality on the ground is causing strain on the current system, leading to non-optimal service delivery and outcomes; and
- (ix) the commendable work by City of Sydney staff in maintaining weekly residential collections and the bulky waste services under growing pressure; and

(B) the Chief Executive Officer be requested to compile a report that:

- (i) analyses trends and identifies potential improvements to Clean Up (booked residential clean-ups and illegal dumping) service delivery; and
- (ii) provides recommendations for how future services, tenders and budgets should be structured to reflect realistic service demand and ensure reliability.

The motion, as varied by consent, was carried unanimously.

X113762

Item 13.11 Vale Dr Hannah Middleton**Procedural Motion**

Moved by Councillor Ellsmore, seconded by the Chair (the Lord Mayor) –

That Item 13.11 be deferred to the next meeting of Council.

Carried unanimously.

Item 13.12 Protect the RJ Williams Building as Public Housing

Moved by Councillor Ellsmore, seconded by Councillor Thompson –

It is resolved that:

(A) Council note:

- (i) under Sustainable Sydney 2030-2050: Continuing the Vision, the City has established targets for the Local Government Area, for 11,700 social (including public) housing dwellings and 11,700 affordable housing dwellings (delivered through affordable housing levies on development) by 2036;
- (i) the City of Sydney has a substantial track record in supporting the development of new affordable, rent-controlled housing including through development contributions, discounted land sales, grants and planning agreements. This work has led to thousands of affordable homes, achieved through over \$400 million in development levies, \$31.6 million in discounted land sales, and \$13 million in cash grants from Council's Affordable and Diverse Housing Fund;
- (ii) however, other forms of public, social and affordable housing across the City of Sydney have been declining, including as a result of the closure or sale of housing owned by charities and not-for-profit groups, and the sale or privatisation of public housing;
- (iii) recently announced public housing projects from the NSW Labor Government will not deliver enough new public homes to address the decline in public housing, from past sales and privatisations, including at Millers Point and the Glebe Estate. As a result, social (including public) housing in the City of Sydney is projected to decline further from its current level of 7.8% to 7.5% by 2030; and
- (iv) the expected waiting time for general applicants to be housed by the NSW Housing Register in Glebe is 10+ years;

(B) Council further note:

- (i) the RJ Williams building is a large building owned by Wesley Mission, at 274-276 Glebe Point Road, Glebe;
- (ii) the building previously provided affordable and seniors housing. However, it was closed 15 years ago due to safety concerns. Urgent renovations to update the housing were identified. Wesley Mission submitted a development application, which was approved following community consultation. The proposed redevelopment would have provided up to 39 upgraded, rent-controlled homes;
- (iii) following a Council resolution on 14 December 2020, Council resolved to support the renovation through a \$3 million cash grant from Council's Affordable and Diverse Housing Fund;
- (iv) however, Wesley Mission was unsuccessful in its application to the Federal Labor Government's Housing Australia Future Fund. Wesley Mission has since advised Council that it was unable to secure sufficient funding to proceed with the proposed development, and would not be accepting the Council grant offered to them; and

- (v) instead, the RJ William's building has been placed on the market, with its real estate listing suggesting the sites' potential to be redeveloped as luxury residential apartments; and
- (C) the Lord Mayor be requested to write to the Minister for Housing, Rose Jackson to:
- (i) request the NSW Government purchase and support the redevelopment of the RJ Williams building at 274-276 Glebe Point Road, Glebe, as ongoing public housing;
 - (ii) note the City has previously committed funding to a project of this nature on this site; and
 - (iii) note the projected decline in social (including public) housing in the City of Sydney if stronger action is not taken to increase the delivery of social and public housing.

Carried unanimously.

X113765

Item 13.13 Stop Public Housing Sell-Offs

By Councillor Ellsmore

It is resolved that:

(A) Council note:

- (i) in 2023, the NSW Labor Government was elected on a platform which opposed privatisation and endorsed the expansion of public housing in NSW as a central mechanism to address the housing crisis;
- (ii) the NSW Government has repeatedly announced that that it does not support the previous Liberal Government's policy of funding public housing maintenance and renewal through selling off public housing properties; and
- (iii) the inner city is in particular need of this type of public housing, with the expected waitlist for a 2-bedroom property over 10 years; and

(B) the Lord Mayor be requested to urgently write to the NSW Minister for Housing, Rose Jackson:

- (i) calling for a pause on the sale of public housing terraces and houses in the City of Sydney; and
- (ii) requesting an urgent briefing on other public housing sales proposed for the City of Sydney area.

Note – at the meeting of Council, the content of the original Notice of Motion was varied by Councillor Ellsmore. Subsequently it was –

Moved by Councillor Ellsmore, seconded by Councillor Thompson –

It is resolved that:

(A) Council note:

- (i) in 2023, the NSW Labor Government was elected on a platform which opposed privatisation and endorsed the expansion of public housing in NSW as a central mechanism to address the housing crisis;
- (ii) the NSW Government has repeatedly announced that that it does not support the previous Liberal Government's policy of funding public housing maintenance and renewal through selling off public housing properties;
- (iii) there are currently close to 10,000 applications for the priority social housing list in addition to the over 45,000 applications already approved for social housing that are waiting;
- (iv) the inner city is in particular need of family housing, with the expected waitlist for a 2-bedroom property over 10 years;
- (v) the percentage of [public housing in the City of Sydney continues to decrease](#); and
- (vi) Homes NSW has recently put public housing homes up for private sale in Newtown;

- (B) Council also note in relation to public land and properties owned by the NSW Government:
- (i) in May 2023, the [NSW Labor Government announced](#) it was directing all state government agencies to immediately pause the sale of government properties to allow an audit to be undertaken to identify which, if any, properties could be “used to address the housing supply shortage”;
 - (ii) the audit was to be undertaken by Property and Development NSW, with the assistance of the NSW Cabinet Office; and
 - (iii) at the most recent NSW Budget Estimates in March this year, [it was revealed that of the 9,089 sites assessed by the government \(as at 28 January 2025,\) only 56 have been identified as “suitable for housing development](#). This included some houses; and
- (C) the Lord Mayor be requested to urgently write to the NSW Minister for Housing, Rose Jackson:
- (i) calling for a pause on the sale of public housing terraces and houses in the City of Sydney; and
 - (ii) requesting an urgent briefing on other public housing sales proposed for the City of Sydney area.

Variation. At the request of Councillor Maxwell, and by consent, the motion was varied such that it read as follows –

It is resolved that:

- (A) Council note:
- (i) in 2023, the NSW Labor Government was elected on a platform which opposed privatisation and endorsed the expansion of public housing in NSW as a central mechanism to address the housing crisis;
 - (ii) the NSW Government has repeatedly announced that that it does not support the previous Liberal Government’s policy of funding public housing maintenance and renewal through the mass selling off of public housing properties and the sustained underfunding of maintenance of social housing;
 - (iii) between 2017 and 2021, while 2,247 new social housing units were delivered, 3,269 properties were sold off under the former NSW Government, worsening the housing crisis;
 - (iv) the current NSW Government has taken significant steps to reverse this trend through the Building Homes for NSW program, which as delivered the largest net increase in public housing in a decade. This includes approval for 70,000 new homes, a \$1billion investment in maintenance, and bringing maintenance services back in-house;
 - (v) the Program also includes delivery of dedicated key worker housing to support frontline workers with secure, affordable homes;
 - (vi) there has been a significant increase in Homes NSW staffing levels to address the large backlog of maintenance work required to social housing properties in our area following years of inaction by the former NSW Government;
 - (vii) there are currently close to 10,000 applications for the priority social housing list in addition to the over 45,000 applications already approved for social housing that are waiting;

- (viii) despite these positive initiatives, demand for public housing remains high in the inner city, with the expected waitlist for a 2-bedroom property over 10 years;
 - (ix) the inner city is in particular need of family housing, with the expected waitlist for a 2-bedroom property over 10 years;
 - (x) the percentage of [public housing in the City of Sydney continues to decrease](#); and
 - (xi) Homes NSW has recently put public housing homes up for private sale in Newtown;
- (B) Council also note in relation to public land and properties owned by the NSW Government:
- (i) in May 2023, the [NSW Labor Government announced](#) it was directing all state government agencies to immediately pause the sale of government properties to allow an audit to be undertaken to identify which, if any, properties could be “used to address the housing supply shortage”;
 - (ii) the audit was to be undertaken by Property and Development NSW, with the assistance of the NSW Cabinet Office; and
 - (iii) at the most recent NSW Budget Estimates in March this year, [it was revealed that of the 9,089 sites assessed by the government \(as at 28 January 2025,\) only 56 have been identified as “suitable for housing development](#). This included some houses; and
- (C) the Lord Mayor be requested to urgently write to the NSW Minister for Housing, Rose Jackson:
- (i) commending the NSW Government’s significant investment in the maintenance of existing social housing to improve living conditions for residents;
 - (ii) calling for a pause on the sale of public housing terraces and houses in the City of Sydney;
 - (iii) requesting an urgent briefing on any other public housing sales proposed for the City of Sydney area; and
 - (iv) requesting that the NSW Government further prioritises new developments and maintenance of social housing in our area to address growing demand.

Amendment. Moved by Councillor Arkins, seconded by Councillor Maxwell –

That the motion be amended by the deletion of clause (C)(ii).

The amendment was carried on the following show of hands –

Ayes (7) The Chair (the Lord Mayor), Councillors Arkins, Gannon, Kok, Maxwell, Miller and Worling

Noes (3) Councillors Ellsmore, Thompson and Weldon.

Amendment carried.

Amended motion carried unanimously.

X113765

Item 13.14 Vale Uncle Paul Coe

Moved by Councillor Weldon, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) the recent passing of Wiradjuri Elder, lawyer and activist Paul Coe;
- (ii) Uncle Paul devoted his life to the fight for justice. A visionary and leading voice in both the Aboriginal Rights and Land Rights movements, he was instrumental in establishing Redfern's groundbreaking Aboriginal organisations;
- (iii) born in 1949, Uncle Paul grew up on the Erambie Mission at Cowra. The eldest of 5 siblings, he spent time with his grandparents and other Elders, learning about Country, culture, and lore. His grandfather, who he was named after, and his dad and uncles drove livestock and he spent much of his early days travelling stock routes;
- (iv) life on the mission, known as '32 Acres', was harsh. Food was rationed, and authorities held absolute power, making sustained efforts to suppress Aboriginal culture. Child removal was prevalent, and Uncle Paul's parents fought tirelessly to protect their children, ensuring they received an education and held onto their cultural heritage;
- (v) Uncle Paul's parents ensured that he received an education and challenged both the Mission Managers and the school authorities. He became the first Aboriginal student at Cowra High School to be elected a prefect and to complete the Higher School Certificate. A gifted athlete and artist, he moved to Sydney after school, initially to pursue football and enrolling in an arts course at TAFE;
- (vi) he landed in Redfern just after the 1967 referendum. Despite the positive result, racism persisted and many in the community saw little immediate change. An influx of migration led to overcrowding, exacerbating existing problems like poverty and unemployment, and police discrimination and brutality were widespread;
- (vii) Uncle Paul found friends among those who envisioned social and political change. He was part of a core group of activists who started monitoring and recording police actions to deter harassment and unlawful arrests of Aboriginal people. This critical work led to the establishment of the Aboriginal Legal Service (ALS) in 1970;
- (viii) the ALS provided free legal advice and representation to the local Aboriginal community, handling over 550 cases in its first year alone. Uncle Paul was elected to the inaugural governing council and later became its president. Aboriginal founded, governed, and staffed, the ALS became a powerful symbol for self-determination. Uncle Paul later reflected that it was "more than a legal office, it was and is the embodiment of a generation of Aboriginal people's desire to control their own destiny." The ALS also preceded the establishment of government-funded Legal Aid and provided a model for community legal centres across the country;
- (ix) Uncle Paul was also founding member and the inaugural chairperson of the Aboriginal Medical Service (AMS), which was established in 1971 in response to systemic racism, neglect, and poor health outcomes faced by Aboriginal people in the mainstream healthcare system. Inspired by the ALS, the AMS provided a culturally safe space for care and spurred a nationwide network of similar services;

- (x) in 1972, Uncle Paul helped establish a breakfast program for local Aboriginal children. This initiative, which started with a mobile caravan, evolved into the Murawina Aboriginal Corporation, which expanded to include a childcare centre and other vital services. Uncle Paul was also a founding member of Redfern's Black Theatre in 1972, an Aboriginal-run company that laid the foundation for a wellspring of creative expression within Sydney's Aboriginal community;
- (xi) Uncle Paul's activism extended far beyond Redfern. He played a key role in the ascendant Aboriginal Rights movements, helping to organise the George Street march against the Vestey Company (now known as the Wave Hill Walk-Off) and a broader campaign for Land Rights. Speaking at rallies against apartheid in South Africa and the Vietnam War, he challenged those who were ready to protest racism overseas but were less concerned about racism at home;
- (xii) in 1972, following a Prime Minister's address that refused to acknowledge Land Rights, Uncle Paul joined the group who established the Aboriginal Tent Embassy in Canberra. While the opposition leader, Gough Whitlam, visited and met with the group, the government of the day did not support them, and police tried to shut it down in a violent attack. Uncle Paul was beaten and hospitalised with broken ribs;
- (xiii) this brutal response was fuelled by excessive fear of an Aboriginal uprising which also led to intense government surveillance, with ASIO monitoring the activities of Uncle Paul and other prominent activists;
- (xiv) in 1976, Paul travelled to the United Kingdom where he rowed across the harbour of Dover Beach to plant the Aboriginal Flag, claiming the land for all Aboriginal people. With an audience of supporters and onlookers, the peaceful invasion demonstrated the absurdity of the terra nullius lie. The site is now marked with a permanent plaque;
- (xv) encouraged by his peers at the ALS, Uncle Paul had enrolled to study law at UNSW. He was the first Aboriginal person to do so and later was admitted as one of Australia's first Aboriginal barristers. Practicing law allowed Uncle Paul to be an advocate within the colonial structures he sought to change. He became a leading campaigner for Land Rights, organising rallies and meeting with lawmakers to propose inclusions into what became the NSW Land Rights Act;
- (xvi) in 1979, Uncle Paul launched legal action against the Commonwealth in the High Court, arguing for the recognition of the sovereignty of Aboriginal and Torres Strait Islander people. Though unsuccessful, the case was the first direct challenge of the doctrine of terra nullius and laid the foundation for the landmark 1992 Mabo judgement;
- (xvii) Uncle Paul was the founding Treasurer of the NSW Aboriginal Land Council, which was established under the Land Rights Act. He later contributed to the work of the Local Metropolitan Aboriginal Land Council;
- (xviii) in 1987, Uncle Paul spoke at the United Nations Working Group on Indigenous Populations, contributing to efforts to develop a framework for the rights of Indigenous people. He also used this platform to raise awareness about the ongoing disadvantage experienced by Aboriginal and Torres Strait Islander Australians;
- (xix) in his later years, Uncle Paul continued his advocacy through teaching at EORA TAFE and at Sydney University. He gave his time willingly to all and inspired many students to engage with their culture, to think critically and to be proud of their Aboriginal heritage; and

- (xx) Uncle Paul balanced his activism with an unwavering love and responsibility for his family and community. He was a warm and supportive father, grandfather, brother, cousin and uncle. He's remembered for his generosity, his wise words, and the lessons he shared, as well as his humour, love, and the courage and determination he showed throughout his life. Culture and honour were at his core. He lived by these values and demonstrated what it is to be a Wiradjuri man. His passing leaves a void that our family and the Aboriginal community feel profoundly. He stoked a fire that continues to burn;
- (B) the Lord Mayor be requested to write to Uncle Paul's family expressing Council's condolences; and
- (C) all persons attending this meeting of Council observe one minute's silence to commemorate Uncle Paul's life.

Carried unanimously.

X113759

Note – All Councillors, staff and members of the public present stood in silence for one minute as a mark of respect to Uncle Paul Coe.

Extension of Time

During discussion on this matter, pursuant to the provisions of clause 9.29 of the Code of Meeting Practice, it was –

Moved by the Chair (the Lord Mayor), seconded by Councillor Gannon -

That Councillor Weldon be granted an extension of time to speak on this matter.

Carried unanimously.

Item 13.15 NAIDOC Awards Honours

Moved by Councillor Weldon, seconded by the Chair (the Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) the annual NAIDOC Awards recognise the outstanding contributions that First Nations Australians make within their communities and beyond;
- (ii) at this years awards, Redfern local and Elder Uncle Charles 'Chicka' Madden was recognised as a finalist for Male Elder of the Year;
- (iii) Uncle Chicka has committed his life to the service of the local community and has contributed significantly to the cultural life of Sydney;
- (iv) Uncle Chicka was raised on Gadigal Land and went to Redfern Public School;
- (v) Uncle Chicka met his wife Lily at the old Palms milk bar on Regent Street. They have 4 children, 11 grandchildren and a great grandchild;
- (vi) to support his family, Uncle Chicka worked for the NSW Railway. When he started, it was one of the only places where Aboriginal workers could get employment. He continued as a track worker for nearly 4 decades;
- (vii) meanwhile, Uncle Chicka contributed to the work of many community organisations. He is a lifetime member of the Redfern All Blacks and served as a longstanding Board member of the Aboriginal Medical Service and the Metropolitan Local Aboriginal Land Council;
- (viii) a talented artist, Uncle Chicka's ceramic pottery is held in national collections and the Royal Collection Trust; and
- (ix) Uncle Chicka continues to be a passionate ambassador and advocate for his culture, community and Country. His wisdom, strength, and lifelong dedication are an inspiration to all;

(B) the Lord Mayor be requested to write to Uncle Chicka, congratulating him on this well-deserved recognition and thanking him for his contributions to the local community; and

(C) Council congratulates all those recognised at the 2025 NAIDOC Awards, particularly Male Elder of the Year Uncle Harry Phillip Hall and Female Elder of the Year Aunty Rosalie Kickett. Uncle Harry was recognised for his enduring cultural leadership and Aunty Rosalie for her work in mental health and domestic violence support.

Carried unanimously.

X113759

At 9.03 pm the meeting concluded.

Chair of a meeting of the Council of the City
of Sydney held on Monday 22 September 2025 at which
meeting the signature herein was subscribed.