

# Council

Meeting No 8

Monday 27 October 2025

Notice No 8/1678

Notice Date 23 October 2025

*minutes*

## Index to Minutes

ITEM	PAGE NO
<b>1. Confirmation of Minutes .....</b>	<b>5</b>
<b>2. Statement of Ethical Obligations and Disclosures of Interest .....</b>	<b>6</b>
<b>3. Minutes by the Lord Mayor .....</b>	<b>7</b>
3.1 Vale Fiona Winning .....	7
3.2 Vale Tuisina Ymania Brown.....	10
3.3 NSW Government Planning Reforms Must Deliver Housing Quality and Affordability.....	13
3.4 Regulating Shared and Private E-Mobility Devices .....	19
<b>4. Memoranda by the Chief Executive Officer .....</b>	<b>22</b>
4.1 Local Pedestrian, Cycling, Traffic Calming and Transport Forum .....	22
4.2 Council Representation on External Bodies - Outer Sydney Harbour Coastal Management Program Consultative Panel .....	27
<b>5. Matters for Tabling .....</b>	<b>29</b>
5.1 Disclosures of Interest .....	29
<b>6. Report of the Corporate, Finance, Properties and Tenders Committee .....</b>	<b>30</b>
6.1 Confirmation of Minutes .....	30
6.2 Statement of Ethical Obligations and Disclosures of Interest .....	31
6.3 Audit Risk and Compliance Committee Annual Report to Council 2024/25 .....	31
6.4 Presentation of the 2024/25 Financial Statements and Audit Reports to Council .....	31
6.5 Investments Held as at 30 September 2025 .....	32
6.6 Public Exhibition - Draft Code of Meeting Practice .....	32
6.7 External Memberships .....	32
6.8 Proposed Land Classification - South Sydney Rotary Park, 53 Henderson Road, Eveleigh.....	33
6.9 Lease Approval - 46-52 Mountain Street, Ultimo.....	33
6.10 Lease Approval and Exemption from Tender - 343 George Street, Sydney .....	34
6.11 Exemption from Tender and Contract Variation - Insect Farming Food Scraps Processing Trial .....	35
<b>7. Report of the Transport, Heritage and Planning Committee .....</b>	<b>36</b>
7.1 Confirmation of Minutes .....	36
7.2 Statement of Ethical Obligations and Disclosures of Interest .....	37
7.3 Wentworth Park - Vision and Structure Plan .....	37

7.4	Post Exhibition - Planning Framework - Ultimo Pyrmont - Sydney Local Environmental Plan 2012, Ultimo Pyrmont Local Infrastructure Contributions Plan, Sydney Development Control Plan 2012 Amendment and Central Sydney Development Contributions Plan Amendment.....	38
7.5	Post Exhibition - All-Electric Development - Draft Sydney Development Control Plan 2012 .....	42
7.6	Fire Safety Reports.....	43
<b>8.</b>	<b>Questions on Notice.....</b>	<b>44</b>
<b>9.</b>	<b>Supplementary Answers to Previous Questions .....</b>	<b>45</b>
<b>10.</b>	<b>Notices of Motion .....</b>	<b>46</b>
10.1	Capping Short-Term Rental Accommodation in the City of Sydney .....	46
10.2	Supporting the Lifting of the Major Events Cap at Centennial Park.....	50
10.3	Opening Ultimo and Waterloo Libraries on Weekends.....	52
10.4	Condemning the Indo Pacific International Maritime Exposition 2025 / Banning Weapons Expos in the City of Sydney .....	53
10.5	Setting Taylor Square Markets Up For Success .....	55
10.6	NSW Government Planning Reforms Risks to Transparency, Affordability and Supply .....	56
10.7	NSW Report Highlights the Unequal Value of NSW Planning Affordable Housing Bonuses .....	59
10.8	Helping the Community Stay Cool - Opening Up Community Spaces During Hot Days This Summer.....	61
10.9	Lighting Up Oxford Street .....	65
10.10	Fix the Railway Square Escalators .....	67
10.11	Plane Tree Fibres Mitigation.....	68
10.12	Better Walking and Cycling for Swanson and Burren Streets, Erskineville.....	69

## **Present**

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

At the commencement of business at 5.00pm, those present were:

Deputy Lord Mayor Councillor Miller, 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 Strategic Development and Engagement were also present.

## **Acknowledgement of Country and Opening Prayer**

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

## **Webcasting Statement**

The Chair (the Deputy 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.

**Item 1        Confirmation of Minutes**

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

That the Minutes of the meeting of Council of Monday, 22 September 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**

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 7.6 on the agenda, in that there are residents in 57 Cowper Wharf Roadway, Woolloomooloo, who are members of the Labor Party (NSW Branch) and had donated a non-reportable amount to the City of Sydney Labor election campaign.

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

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 7.6 on the agenda, in that there are residents in 57 Cowper Wharf Roadway, Woolloomooloo, who are members of the Labor Party (NSW Branch).

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 them on this item.

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 Fiona Winning****Minute by the Lord Mayor**

To Council:

Australia's artistic community was greatly saddened by the passing of arts leader and creative producer Fiona Winning on 22 August 2025.

Fiona forged her arts practice in Brisbane's independent theatre scene, working with 2 street theatre companies: the Popular Theatre Troupe, agitprop ensemble, and the Street Arts Community Theatre Company. In the early 1990s, she relocated to Sydney, becoming artistic director of Death Defying Theatre, where she pioneered an era of socially engaged arts development. This led to its evolving into Urban Theatre Projects, now a national leader at the forefront of site-specific, community-centred, contemporary performance making. Projects undertaken during her tenure included Trackwork, a large-scale performance on trains and platforms across Western Sydney.

During the 1990s she also directed and wrote for projects such as Don't Die on Friday for the Queensland Nurses Union, Kin Tucka Tiddas for Ngoroe-Kah Aboriginal Theatre Company, and Say It Out Loud for women in the Hunter region, and worked as a dramaturg, lecturer, consultant and facilitator.

Her strong community focus continued in subsequent leadership roles with many prominent Sydney arts organisations, including PACT Centre for Emerging Artists and as Director of Performance Space from 1999 to 2008. At Performance Space, Fiona oversaw its transition to Carriageworks and the launch of the inaugural LiveWorks festival. Equally important was her work in nurturing and mentoring a generation of artists at the cutting edge of interdisciplinary and experimental performance practice, and a generation of resourceful, purposeful producers and arts workers.

After Performance Space, Fiona established her own arts consultancy and worked as a programming consultant for the Bundanon Trust, co-curating Siteworks – a conversation between artists, environmentalists and scholars. She was also an artist in residence, creating a solo performance drawing on published and unpublished texts from her personal archive.

In 2012, Fiona was appointed Head of Programming at the Sydney Festival, a role she held until 2017 when she was appointed Director of Programming at Sydney Opera House. In these roles she championed artists who sat outside of the mainstream, and work that gave voice to the often unheard.

Her visionary Opera House programs saw Sydney's more unique, experimental, marginalised and under-represented artists elevated and celebrated in Australia's greatest performance venue. Her signature event for the Opera House's 50th anniversary was a loving embrace of the contemporary, diverse communities of Sydney rather than venerating European masters of the past. *What is the City but the People?* saw local community members, some notorious, others unknown, along with volunteers, local leaders, story tellers and survivors, invited to walk a giant catwalk in front of the Opera House, cheered by a crowd of onlookers. This humble spectacle was described by some as being as "beautiful as the Opera House's great sails" and illustrated Fiona's approach to art making – for, about and by the people.

During her career Fiona served on many boards, committees and panels, including the then Australia Council's Theatre Board, Accessible Arts, Performing Lines, Critical Path, ReelDance, AsiaLink, Ensemble Offspring, OMEO Dance, Live Performance Australia, the NSW Ministry for the Arts, the Queensland Community Arts Network and the City's own Cultural and Creative Advisory Panel from 2022 to 2024.

Whether as a leader or a collaborator, Fiona was responsible for some of Australia's most enduring and impactful artist development programs: Time\_Space, Mobile States and Breathing Space; and establishing the Pacific Wave Festival, Liveworks Festival and cLUB bENT. A legacy etched deep in Sydney's cultural memory.

Fiona's passing was met by dozens of tributes from across Australia's cultural sector, with people sharing their stories of Fiona's influence on arts projects, arts organisations and artists' careers and lives. They remember her as a person who always led with kindness, was always aware of the voices not in the room and who found ways to include them. She was described as someone who delighted in amplifying the power of others, who challenged boundaries while demonstrating enormous patience in the face of bureaucracy, and always knew how to find the fun.

On Monday, 13 October 2025, hundreds of artists, arts workers, and representatives from all levels of government gathered in the Joan Sutherland Theatre at the Sydney Opera House to pay tribute to Fiona's achievements. The memorial included performances by William Barton, Angela Goh and Ensemble Offspring, and reflections on Fiona's unwavering nurturance of our artistic community and culture. A life's work for which we are very grateful.

## **Recommendation**

It is resolved that:

- (A) all persons attending this meeting of Council observe one minute's silence to commemorate the life of Fiona Winning and the significant contribution to Australia's arts community as a cultural leader, creative practitioner and producer and valued mentor;
- (B) Council express its condolences to Fiona's partner, Harley Stumm; and
- (C) the Lord Mayor be requested to write to Harley Stumm to convey Council's condolences.

**THE RT HON CLOVER MOORE AO**

Lord Mayor of Sydney



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

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 Fiona Winning.

**Item 3.2 Vale Tuisina Ymania Brown****Minute by the Lord Mayor**

To Council:

The international LGBTIQA+ community lost a fierce advocate with the passing of Tuisina Ymania Brown in Berlin on 15 September 2025. Those of us who attended the City's LGBTIQA+ Community Safety Summit in February 2024 had a personal experience of her advocacy when she delivered one of the Summit's 2 keynote speeches.

Ymania was born on 11 September 1963 and grew up in Samoa and New Zealand. She later moved to Australia and then lived for some years in Europe. In the early 1990s she returned to New Zealand, enrolling in a Bachelor of Business Studies (Accounting / Commercial Law) at Massey University, graduating in 1995. Between February 1993 and November 1994, she served as President of the Massey University Students Association.

An extensive career in the private sector followed, initially in finance, then human resources, and finally law, specialising in intellectual property. These moves were augmented by further study, which include her obtaining an MBA from the Australian Institute of Management, a Master of Laws in Applied Law (In-house Practice) from the College of Law, Sydney, and a Master of Intellectual Property Law from the University of Technology Sydney.

A proud trans fa'afafine woman, Ymania combined her corporate career with passionate activism, driving change in the Pacific and beyond. She changed adoption laws in Samoa to become a mother, set a new standard for passport regulations in New Zealand to bring her children to Australia, and advocated for birth certificate reform for the trans community in Queensland.

Along the way she served in numerous leadership positions in Australia, the Pacific and internationally. She served as Technical Director of the Samoa Fa'afafine Association, a non-governmental organisation that represents indigenous lesbian, gay, bisexual, transgender and intersex citizens of Samoa. Between 2016 and 2021, she was Co-Chair of the International Trans Fund, while working as Principal Attorney for Brown Trademarks and IP. This was followed by her being project lead and strategic advisor for the 2023 Sydney World Pride Human Rights Conference, Chair of TransEquality and taking up a senior position at Equality Australia.

In July 2024, Ymania was appointed Executive Director of the trans advocacy organisation, Transgender Europe (TGEU), based in Berlin. In accepting the position, Ymania said:

"I'm honoured to be joining TGEU as Executive Director, bringing with me a deep commitment to advancing the rights of trans and gender diverse people not only in Europe and Central Asia but globally as well. My own journey from Samoa and Australia to the global stage has been driven by my resilience and my absolute belief that we not only deserve to live in a world where we are free and equal citizens, but that we are deserving of the same chances as everyone else to be a part of, and contribute to as members of our equally diverse communities. Together at TGEU, we will continue the work to end violence and discrimination and create a world where we, as trans and gender-diverse people, can thrive."

While Ymania's time in this last role was short, her impact was strong. In announcing her passing, the statement by TGEU's staff and Board continued:

"Ymania was more than a compassionate leader; she embodied trans resilience, wisdom, and transformative power. Ymania's uplifting, creative and powerful personality touched everyone who knew her. Her leadership was visionary because it was grounded in lived experience, cultural wisdom, and an unwavering commitment to collective liberation. Ymania understood that trans leadership means lifting others as we climb. She spent her life creating pathways for those who would follow.

"She consistently demonstrated that our power lies in our ability to transform systems from within while never forgetting where we came from.

"Perhaps most importantly, Ymania embodied the principle of collective care that is vital to our movement. She was a trans activist, a mother, grandmother, and mentor who understood that our strength comes from taking care of one another. She showed us that it is possible to transform pain into power, isolation into community, and struggle into leadership for systemic change."

In her call to action at last year's Summit, Ymania said:

"The tapestry of human rights is woven with threads of diversity, acceptance, and respect for every life to be equal, and freedom. To deny one thread is to unravel the entire fabric of our humanity.

"In the symphony of life, every voice deserves to be heard, every note cherished. LGBTIQ rights are the melody that fills the air, reminding us that diversity is the key to harmony."

These inspiring words should continue to guide us in the actions we take, and if we succeed, we can all claim the Polynesian wisdom Ymania identified: "Tautai A'e!" "We Did It!"

## **Recommendation**

It is resolved that:

- (A) all persons attending this meeting of Council observe one minute's silence to commemorate the life of Tuisina Ymania Brown and her significant contribution to human rights and the international LGBTIQA+ community, particularly in Australia and the Pacific;
- (B) Council express its condolences to Ymania's mother Lea'ana Pekina Gabriel, her children Conrad, Luigi, Romero, Grace and Ronnie, her grandchildren and her many nieces and nephews; and
- (C) the Lord Mayor be requested to write to Ymania's family to convey Council's condolences.

**THE RT HON CLOVER MOORE AO**

Lord Mayor of Sydney

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

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 Tuisina Ymania Brown.

### **Item 3.3 NSW Government Planning Reforms Must Deliver Housing Quality and Affordability**

#### **Minute by the Lord Mayor**

To Council:

We are in a housing affordability crisis, which makes owning or renting in Sydney incredibly difficult or out of reach for many, particularly for the essential workers that we all rely on.

The problem is particularly acute in the inner city. That's why for many years the City of Sydney has been at the forefront of housing delivery and is a champion for increased density.

Since 2004, the City has approved over 33,750 development applications, resulting in more than 66,000 new homes. These aren't just numbers, they are vibrant, successful communities that have been carefully planned alongside the delivery of infrastructure and services.

Council has previously raised concerns about the NSW Government's new Housing Delivery Authority (HDA) and its impact on our area. The community is also extremely concerned about developers' ability to bypass the City's assessment and our longstanding strategic plans. These plans are agreed to by the community and development is underway in areas like Alexandria, Erskineville and Green Square - Australia's largest urban renewal area - demonstrating how we plan for growth responsibly and how density can be done well.

#### **Planning changes won't address the drivers of the housing crisis**

The Premier is blaming local government planning for this housing crisis while we have a situation where the construction industry is facing rising costs and shortage of labour and materials, financial constraints, and higher interest rates.

In the City, we have over 7,300 homes in the pipeline, approved but not yet started, due to a range of factors. We can approve developments, but we cannot make developers build them.

The NSW Government's Environmental Planning and Assessment (Planning System Reforms) Bill 2025 is the most consequential change to the planning system in a generation, and it was agreed in a closed door deal between the major parties. When this legislation was introduced, it was basically a fait-accompli.

The sweeping changes give the NSW Government over-riding powers to rezone and approve developments, reduces community participation and undermines Local Government.

The Bill introduces several key changes. As well as making the HDA permanent, the Bill establishes the Development Coordination Authority, a "single front door" for Development Applications (DAs), meaning applicants will deal with one agency instead of seeking approvals from multiple agencies.

The legislation expands the "Complying Development" pathway to enable smaller, standard developments to go through more quickly. It also introduces a new "Targeted Assessment" pathway for developments that fall between a full DA and complying development.

The objects of the Environmental Planning and Assessment Act 1979 ('the Act') will be updated to include, for the first time, housing delivery, climate resilience, and proportionality.

Wary of unintended consequences, we worked with the Member for Sydney, Alex Greenwich to get the following changes to the legislation:

### **Protect Affordable Housing**

The City's Affordable Housing Program, which has 3,388 affordable homes built or in the pipeline, caps rent at 30% of household income and is held as Affordable Housing in perpetuity. We currently distribute contributions to 3 Community Housing Providers who are relying on these contributions to deliver their pipeline of over 1,000 affordable homes. This must not be undermined.

The NSW Government is offering additional height and floor space for developers who deliver affordable rental housing charged at 20% below "market rates" for 15 years. A 20% discount does not make these units affordable, especially in inner-Sydney, and developers can sell or rent them at increased market rates in 15 years.

The NSW Government's changes enable developers to sidestep existing, successful Affordable Housing schemes to deliver more profitable market units.

The NSW Government's future regulations for Affordable Housing must ensure that where Councils like the City have an Affordable Housing contribution scheme, it applies to all State Government approvals in that area – rezonings and State Significant Developments (SSDs).

### **Protect amenity in high density areas**

We are not going to solve the housing affordability crisis without more housing, but we can't expect people to live well in higher density without good design and community infrastructure.

We are concerned that in an attempt to kickstart more housing projects, the NSW Government is simply making it easier for developers to override well-thought-through long-term plans, cut corners and build poor housing without infrastructure or increasing affordability.

In Green Square, we carefully planned for maximum height and density alongside a nearly \$1.8 billion infrastructure program. The NSW Government's planning changes have already slowed development where construction had begun or was about to start. Builders with development approval, some of which had already broken ground, have stopped work to go back through the NSW Government's new planning pathway. This will delay the delivery of much-needed homes just to improve developers' profit margins.

Additional housing should be focused in low-density areas. Areas that are already master planned for maximum density should be enabled to continue to be delivered and be exempt from the changes. In the City, this includes Green Square, Pyrmont/Ultimo and Central Sydney. Allowing more density in these areas risks undermining years of planning and delays the delivery of projects already underway as it entices developers to apply to the Housing Delivery Authority for a double dip of density.

New developments must demonstrate strategic merit and consistency with relevant strategic plans.

### **Use it or Lose it provisions need to be embedded in law**

The 'use it or lose it' provisions were announced during the introduction of the HDA, yet it only existed on the Department of Planning, Housing and Infrastructure's website.

SSD declarations, approvals and rezonings must be time limited. Without this safeguard, we risk developers banking land, inflating and transferring costs to new owners, and delaying supply.

We welcome the Minister's commitment to make concurrent rezonings and SSD consents time-limited to 2 years.

## Parliamentary Review mechanism

Given the scale of change, we need to make sure the HDA is reviewed to test whether it is achieving the purpose of the National Housing Accord, to increase housing supply and improve affordability.

I welcome the NSW Government's commitment to establish a joint select committee to review the objectives of the Housing Delivery Authority – including whether it is actually delivering housing affordability - which will be carried out within three years of the new changes commencing.

I also acknowledge the commitments made by the Minister to publicly consult on the new planning changes, and the standard community participation plan.

## Conclusion

I am pleased that the Minister for Planning and Public Spaces committed in Parliament to address the City's above concerns in future regulations, planning policies and in practice.

While I remain sceptical that these planning changes will do more to increase developer profits than they will address housing affordability, I will continue to work constructively with the NSW Government to achieve the best planning outcomes possible within the framework set by the Government.

The City must actively monitor the impacts of the planning changes and continue to strongly advocate to protect our communities.

## Recommendation

It is resolved that:

(A) Council note:

- (i) the NSW Government's Environmental Planning and Assessment (Planning System Reforms) Bill 2025 is the most consequential change to the planning system in a generation that aims to accelerate and increase housing supply and affordability;
- (ii) the Lord Mayor worked with the Member for Sydney firmly advocating to the NSW Government for practical and constructive changes to the legislation, with advice from City of Sydney staff, with 4 main goals:
  - (a) to ensure our Affordable Housing Program applies to State-approved rezonings and State Significant Developments;
  - (b) to protect amenity in high density areas by seeking to exempt areas already carefully master planned with maximum height and density;
  - (c) to embed the 'use it or lose it' provisions in law; and
  - (d) to secure a review mechanism to keep the government accountable; and
- (iii) the Minister for Planning and Public Spaces committed in Parliament to address the City of Sydney's critical issues with the Bill through future regulations, planning policies and in practice;

(B) the Chief Executive Officer be requested to:

- (i) continue to work with and provide advice to the NSW Government as the legislation, and associated Environmental Planning Instruments are developed including through formal consultation processes;

- (ii) continue to monitor and report to Council with quarterly CEO Updates on the impacts of the Housing Delivery Authority and other State Significant Development projects in our area and use that information for future Parliamentary reviews to hold the NSW Government to account; and
  - (iii) update the community about developments in our area using the Housing Delivery Authority pathway through the City's various communication channels including the City's website; and
- (C) the Lord Mayor be requested to write to the Premier and Minister for Planning and Public Spaces asking the NSW Government to work constructively with the City of Sydney to address our outstanding concerns with the Planning System Reforms Bill 2025 outlined in this Minute including ensuring the continued application of the City's Affordable Housing Program to all State Significant Development approvals, and to provide increased opportunities for public consultation on the new planning framework.

## **THE RT HON CLOVER MOORE AO**

Lord Mayor of Sydney

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

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

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

It is resolved that:

(A) Council note:

- (i) the NSW Government's Environmental Planning and Assessment (Planning System Reforms) Bill 2025 is the most consequential change to the planning system in a generation that aims to accelerate and increase housing supply and affordability;
- (ii) the Lord Mayor worked with the Member for Sydney firmly advocating to the NSW Government for practical and constructive changes to the legislation, with advice from City of Sydney staff, with 4 main goals:
  - (a) to ensure our Affordable Housing Program applies to State-approved rezonings and State Significant Developments;
  - (b) to protect amenity in high density areas by seeking to exempt areas already carefully master planned with maximum height and density; and
  - (c) to embed the 'use it or lose it' provisions in law; and
- (iii) the Minister for Planning and Public Spaces committed in Parliament to address the City of Sydney's critical issues with the Bill through future regulations, planning policies and in practice;

(B) Council further note:

- (i) in light of these commitments, Council retracts the earlier negative characterisation of the Housing Delivery Authority contained in the 17 March 2025 Minute, including as "a step backwards", and acknowledge that the Authority will operate within a framework designed to accelerate the delivery of more well-located, high-quality housing and affordable housing than would have otherwise been delivered;



- (ii) according to the City's own analysis, projects assessed under the NSW Government's scheme will deliver more total housing and more affordable dwellings overall than the City's scheme alone, with the State's scheme requiring the City's contributions to be applied to its additional housing, and that the In-fill Affordable Housing density bonus scheme (IAH Policy) similarly provides uplift stacked on top of the local scheme; and
  - (iii) according to the City's June 2025 Housing Audit, affordable and diverse rental dwellings currently comprise only 1.1% of the City's private housing stock against a 7.5% target by 2036, and that even with the projected 5,338 affordable dwellings by 2036 the City will fall well short of its own modest goal;
- (C) Council therefore welcome the NSW Government's necessary intervention, recognising that it will meaningfully assist the City of Sydney to meet the targets it has set for itself but is failing to achieve;
- (D) Council reaffirm that meeting these targets is a small but essential step towards addressing the housing-affordability crisis that is undermining Sydney's social, economic, cultural and moral fabric;
- (E) the Chief Executive Officer be requested to:
- (i) continue to work with and provide advice to the NSW Government as the legislation, and associated Environmental Planning Instruments are developed including through formal consultation processes;
  - (ii) continue to monitor and report to Council with quarterly CEO Updates on the impacts of the Housing Delivery Authority and other State Significant Development projects in our area and use that information for future Parliamentary reviews to hold the NSW Government to account; and
  - (iii) update the community about developments in our area using the Housing Delivery Authority pathway through the City's various communication channels including the City's website; and
- (F) the Lord Mayor be requested to write to the Premier and Minister for Planning and Public Spaces asking the NSW Government to work constructively with the City of Sydney to address our outstanding concerns with the Planning System Reforms Bill 2025 outlined in this Minute including ensuring the continued application of the City's Affordable Housing Program to all State Significant Development approvals, and to provide increased opportunities for public consultation on the new planning framework.

The amendment was lost on the following show of hands –

Ayes (2) Councillors Arkins and Maxwell

Noes (7) The Chair (the Deputy Lord Mayor), Councillors Ellsmore, Gannon, Kok, Thompson, Weldon and Worling.

Amendment lost.

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

It is resolved that:

- (A) Council note:
- (i) the NSW Government's Environmental Planning and Assessment (Planning System Reforms) Bill 2025 is the most consequential change to the planning system in a generation that aims to accelerate and increase housing supply and affordability;

- (ii) the Lord Mayor worked with the Member for Sydney firmly advocating to the NSW Government for practical and constructive changes to the legislation, with advice from City of Sydney staff, with 4 main goals:
    - (a) to ensure our Affordable Housing Program applies to State-approved rezonings and State Significant Developments;
    - (b) to protect amenity in high density areas by seeking to exempt areas already carefully master planned with maximum height and density;
    - (c) to embed the 'use it or lose it' provisions in law; and
    - (d) to secure a review mechanism to keep the government accountable; and
  - (iii) the Minister for Planning and Public Spaces committed in Parliament to address the City of Sydney's critical issues with the Bill through future regulations, planning policies and in practice;
- (B) the Chief Executive Officer be requested to:
- (i) continue to work with and provide advice to the NSW Government as the legislation, and associated Environmental Planning Instruments are developed including through formal consultation processes;
  - (ii) continue to monitor and report to Council with quarterly CEO Updates on the impacts of the Housing Delivery Authority and other State Significant Development projects in our area and use that information for future Parliamentary reviews to hold the NSW Government to account; and
  - (iii) update the community about developments in our area using the Housing Delivery Authority pathway through the City's various communication channels including the City's website;
- (C) the Lord Mayor be requested to write to the Premier and Minister for Planning and Public Spaces asking the NSW Government to work constructively with the City of Sydney to address our outstanding concerns with the Planning System Reforms Bill 2025 outlined in this Minute including ensuring the continued application of the City's Affordable Housing Program to all State Significant Development approvals, and to provide increased opportunities for public consultation on the new planning framework; and
- (D) the Lord Mayor be requested to write to the President of Local Government NSW (LGNSW), noting that these reforms are not consistent with the LGNSW policy platform, and requesting an urgent board motion noting concerns with the Bill be brought to the upcoming 2025 LGNSW Conference.

Amendment carried unanimously.

Amended Minute carried unanimously.

S051491

### **Misrepresentation**

During discussion of Item 3.3, Councillor Ellsmore stated that comments by Councillor Arkins constituted misrepresentation, and clarified her position accordingly.

### **Item 3.4     Regulating Shared and Private E-Mobility Devices**

#### **Minute by the Lord Mayor**

To Council:

Between January and September this year, there were almost 2.5 million share bike trips in our area. Share bikes are a useful and sustainable transport option that have helped increase cycling and reduce reliance on cars.

However, the NSW Government has let share bike companies operate unregulated for too long. I have been raising concerns and calling for them to regulate this sector since 2017.

I welcome the NSW Government's introduction of the Road Transport and Other Legislation Amendment (Micromobility Vehicles and Smartcards) Bill 2025, 2 weeks ago. The Bill proposes a statewide framework for safe and orderly shared e-mobility schemes, which could include e-scooters as the NSW Government announced it will legalise them via amendments to the Road Rules.

This legislation, and the regulations that will follow, will have significant implications for shared e-mobility operators and users. They also promise a fairer outcome for footpath users who have long called for stronger regulation to address the issue of inappropriately parked share bikes and illegal footpath riding. I support the NSW Government's recognition that unregulated shared mobility schemes have caused 'frustration and stress in communities'.

#### **Approval and authorisation**

The Bill sets out a 2-step process for potential shared-scheme operators:

- Step 1: Approval from Transport for NSW (TfNSW) to confirm ability to comply with statewide standards and
- Step 2: Authorisation from the City, subject to local conditions and operating rules.

However, at a briefing held at Parliament House on 13 October 2025, representatives from Transport for NSW said that there will be 'very limited' grounds that councils can refuse to authorise an operator to provide a shared e-mobility scheme in our area. However, we know our area best and need to ensure the regulations allow us to set clear rules that ensure we get a scheme that balances user requirements with the local context and amenity.

Councils should be allowed to set the scale of shared e-mobility operations, including the number of operators and bikes deployed within an areas. Briefings indicate the regulation will allow us much greater control over where and how devices can operate. We want to set rules about parking including requiring operators to enforce bike parking in designated areas and prohibit parking in certain zones, 'go slow' areas, time limits for relocating devices and performance standards for timely operator responsiveness.

#### **Fees**

The new regulatory framework will set fees to be paid by shared mobility scheme operators to help pay for the costs of administering and operationalising the new framework. At the same briefing, Transport for NSW advised that the fee split between Transport for NSW and Councils would be 75/25 (in favour of Transport for NSW).

I am concerned about the time and resources that will be required of City staff to effectively manage shared e-mobility schemes without appropriate reimbursement. Currently, there is only a commitment that fees 'help' to reimburse Council for the additional infrastructure we need to install and staff time to plan for, monitor and enforce these schemes.

The new rules must include a fair share of revenue for local councils. Without proper funding, Councils cannot keep these services safe and well managed to meet community expectations.

### **Enforcement**

As noted by the Minister in her Second Reading speech, the City has been installing designated bike parking areas for share bikes. This has helped reduced footpath clutter and will be a crucial element when we are working with operators to determine where their shared e-mobility devices can be parked.

Whilst the legislation introduces new powers for councils to issue removal orders for non-compliant share e-mobility devices, it is unclear whether these removal orders extend to inappropriately parked bikes. The Public Space Unattended Property (PSUP) Act 2021 remains the legal basis for impounding and disposing of unattended devices.

However, the PSUP Act is not an effective tool for councils to manage poorly parked share bikes. The City does not have the resources or storage to impound thousands of poorly parked bikes noting there is up to 13,000 trips a day in our area.

There needs to be a much more flexible process than the PSUP Act allows for enforcing poorly parked e-bikes.

The Bill allows councils to impose local conditions for shared e-mobility operators, but the scope of these powers remains unclear. Local conditions should enable Council to set rules regarding how shared mobility scheme operators will monitor their fleet to ensure appropriate parking so it doesn't rely on members of the public making complaints. The rules should also enable Council's to issue fines for non-compliance with parking rules without reliance on the PSUP Act.

### **E-scooters**

The Bill will also amend 3 Acts to legalise e-scooters on roads, shared paths and cycleways in New South Wales.

Medical staff from Hospital Emergency Departments in other states have raised concerns about serious injuries from e-scooter crashes. The NSW Government's report on their shared e-scooter trial released in July 2025 relied only on self-reported crash data provided by the shared e-mobility operator. This approach likely vastly underestimates the true number of injuries, as share e-mobility scheme users may be reluctant to disclose incidents, particularly if they fear they have damaged an operator's e-scooter or caused harm to a pedestrian.

Illegal footpath riding is hard to enforce by NSW Police with current resourcing.

I remain concerned about the risk to pedestrians from legalising e-scooters due to illegal footpath riding, underage use and poor helmet compliance, noting it is already happening with share bike riders.

Because the potential risks of this new form of transport have not been properly assessed in our area, inner-city councils should have the power to refuse authorisation for shared e-scooter schemes in our area until the necessary cycleway infrastructure is in place to reduce the likelihood of footpath riding.

Ideally, e-scooters should not be legalised until the supporting regulations for the Bill are consulted on and the parameters around share schemes are clear.

## Recommendation

It is resolved that:

- (A) Council welcome the introduction of the Road Transport and Other Legislation Amendment (Micromobility Vehicles and Smartcards) Bill 2025 that seeks to regulate the provision and management of shared mobility schemes and legalise e-scooters in NSW;
- (B) Council note that the City of Sydney has led the way in NSW in developing strategies to manage shared e-mobility schemes including allocation of on and off street designated parking areas, despite having limited regulatory powers;
- (C) the Chief Executive Officer be requested to:
  - (i) prepare a formal submission on the draft regulations when released and continue to work constructively with the NSW Government and participate in future consultation processes; and
  - (ii) provide updates to Council via the CEO Update as the legislation progresses through Parliament and provide advice about the implications for the City of the future regulations when released, including:
    - (a) key requirements, including local authorisation conditions (parking and riding rules, caps on device numbers, and operator performance reporting such as usage and complaints;
    - (b) resource implications, including staffing needs for planning, monitoring, enforcement and parking infrastructure;
    - (c) funding requirements to appropriately administer the scheme; and
    - (d) enforcement options and alternative compliance measures to ensure we can effectively manage share schemes in our area; and
- (D) the Lord Mayor be requested to write to the Minister for Transport and the Minister for Roads with a copy of this Minute strongly supporting the introduction of a legislative framework around the management of shared e-mobility schemes and requesting ongoing consultation with councils and the community about the future regulations to address issues outlined in the Minute, including the capacity of councils to set operating conditions, parking rules, enforcement powers, data-sharing and a fair division of fees between councils and the NSW Government from operators.

## THE RT HON CLOVER MOORE AO

Lord Mayor of Sydney

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

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

Carried unanimously.

S051491

**Item 4 Memoranda by the Chief Executive Officer****Item 4.1 Local Pedestrian, Cycling, Traffic Calming and Transport Forum****Memorandum by the Chief Executive Officer**

To Council:

Councils take the lead in managing most of the NSW road network. Responsibility for the regulation and control of traffic is shared with Transport for NSW.

On 25 July 2025, Transport for NSW issued a new [2025 Authorisation and Delegation Instrument](#) (referred as “the Instrument”) to replace the existing 2011 Delegation to Councils and 2023 Temporary Delegation to Councils which are now revoked.

Transport for NSW’s 2025 Authorisation and Delegation Instrument authorises councils to use prescribed traffic control devices under section 122 of the Road Transport Act 2013 and delegates Transport for NSW’s power under section 115 of the Roads Act 1993 to regulate traffic for any purpose.

The key changes compared to the 2011 Delegations to Councils (under which the City’s Local Pedestrian, Cycling and Traffic Calming Committee operated) are:

- Local Traffic Committee (LTC) is renamed as Local Transport Forum (LTF).
- Councils may sub-delegate additional functions to staff.
- Fewer matters now need to be referred to the Local Transport Forum.
- Greater scope for councils to use road network speed limit signs for road works.
- Focus of Local Transport Forum is to provide advice and collaboration – there is no voting on matters referred to the Local Transport Forum.

The Instrument commenced on 1 August 2025 and continues to be in force until revoked. It is not obligatory for councils to use the Instrument and Transport for NSW representatives will continue to attend Local Transport Forums and can provide advice on any matter. However, Transport for NSW will no longer vote on proposals as Council is ultimately responsible for decisions taken on its network.

The Instrument gives councils streamlined options for the management of unclassified roads. Councils can decide which proposals to send to the Local Transport Forum for advice, noting referral is only mandatory where the proposal:

- regulates traffic (i.e. restrict or prohibit passage along a road or restricting a turn) for more than 6 months or
- impacts public transport service for more than 24 hours.

If the Local Transport Forum is unable to resolve concerns, Transport for NSW only may initiate a “Statement of Concern” (SoC) process as detailed below:

- A Statement of Concern must be issued to Council within 7 days of a Local Transport Forum meeting, during which a proposal must not be implemented.
- The Statement of Concern clearly documents Transport for NSW’s view and Council is obliged to consider it and respond in writing to the Local Transport Forum.
- After a further 7 days, Council may proceed.
- Statement of Concern can only be lodged against proposals that must be referred to Local Transport Forum, not for proposals brought to Local Transport Forum at a council’s discretion.

Councils must provide forum attendees with the meeting agenda and minutes for review in advance. All proceedings of the Local Transport Forum including agenda, minutes and records relating to any Statement of Concern (including Council’s response) must be made publicly available online as soon as practicable.

The Regional Traffic Committee has been discontinued, and that appeal process is now replaced with the Statement of Concern process. A Statement of Concern does not oblige Council to change or withdraw a proposal, but Council must place both Transport for NSW comments and Council’s response on public record. The Statement of Concern process only applies to those proposals for which prior referral to Local Transport Forum is mandatory.

The Delegation Instrument may not be used outside of the City of Sydney local area, on a road classified as Freeway, Controlled Access Road, Toll Way, Transitway or State Roads, except with the consent of Transport for NSW. When using the Instrument, Councils should engage with Transport for NSW – either directly or via the Local Transport Forum in advance of undertaking any works that are likely to affect the operation of a traffic signal. Installation or changes to traffic signals may not be carried out otherwise than by or with the consent of Transport for NSW.

### **Local Pedestrian Cycling and Traffic Calming Committee**

The City has operated a Local Pedestrian Cycling and Traffic Calming Committee for many years in accordance with administrative procedures required by Transport for NSW.

The Local Pedestrian, Cycling and Traffic Calming Committee has no decision-making powers. It is primarily a technical review body which is required to advise Council and City staff on traffic-related matters.

City staff convene meetings and provide administrative support, including the preparation of agendas, reports and minutes, and formally represent Council when both the Chairperson and the alternate Chairperson are absent.

On 10 October 2024, Council appointed Councillor Adam Worling as Chairperson and Councillor Jess Miller as Alternate Chairperson of the Local Pedestrian Cycling and Traffic Calming Committee.

Meetings of the Local Pedestrian Cycling and Traffic Calming Committee (LPCTCC) have been held on 21 August 2025, 18 September 2025 and 16 October 2025, operating according to the principles of the Local Transport Forum (no voting).

City staff and Transport for NSW tabled a report about the Instrument and explained the changes to the members on 21 August 2025.

**Local Pedestrian, Cycling, Traffic Calming and Transport Forum**

The mandatory members of the Local Pedestrian, Cycling, Traffic Calming and Transport Forum (as per the previous Local Pedestrian Cycling and Traffic Calming Committee membership) will be as follows:

- one representative of Council (Chairperson or alternate Chairperson)
- one representative of NSW Police
- one representative of Transport for NSW
- the local State Member of Parliament (MP) or their nominee and
- one representative of a relevant NSW Government agency (where applicable)\*.
- It is also mandatory to invite the operator of any public passenger service likely to be affected by a proposal to any Local Pedestrian, Cycling, Traffic Calming and Transport Forum meeting where that proposal is being reviewed.

Representatives of NSW Police and State MPs provide advice on matters in their respective command or electorate.

\*The NSW Government agencies are members for matters relating to roads over which they have jurisdiction only (for example, Property NSW / Place Management NSW / Infrastructure NSW). The City of Sydney Council is not a member for these matters.

The City will also have non-mandatory members (as per the previous Local Pedestrian Cycling and Traffic Calming Committee membership) as follows:

- Transport Workers Union representative
- Cycling representative
- Pedestrian representative and
- Local Health District representative.

**Next Steps**

City staff are updating terms in business papers, report templates and webpages to align with the 2025 Authorisation and Delegation Instrument and the Local Pedestrian, Cycling, Traffic Calming and Transport Forum for subsequent meetings.

It is recommended that Council:

- rename the “Local Pedestrian, Cycling and Traffic Calming Committee” to the “Local Pedestrian, Cycling, Traffic Calming and Transport Forum” and
- note that staff will continue to approve works within the scope of the former “2023 Temporary Delegations” while they progressively review and implement the new delegation over the next 12 months. All matters outside of this approved scope will continue to be referred to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum in the meantime.



**Recommendation**

It is resolved that:

- (A) Council note the Transport for NSW 2025 Authorisation and Delegation Instrument issued on 25 July 2025 as shown at Attachment A to the subject memorandum;
- (B) Council rename the City of Sydney Local Pedestrian Cycling and Traffic Calming Committee the City of Sydney Local Pedestrian, Cycling, Traffic Calming and Transport Forum, in accordance with the 2025 Authorisation and Delegation Instrument;
- (C) the Policies and Procedures of the Local Pedestrian, Cycling, Traffic Calming and Transport Forum, as contained in Attachment B to the subject memorandum, be endorsed and adopted;
- (D) Council note that Councillor Adam Worling will continue as the Chairperson, with Councillor Jess Miller as the Alternate Chairperson of the Local Pedestrian, Cycling, Traffic Calming and Transport Forum for a term ending on the day appointed for the next ordinary election of Council;
- (E) authority be delegated to the Chief Executive Officer to make amendments to the Neighbourhood On-Street Parking Policy; the Central Sydney On-Street Parking Policy; the Car Sharing Policy and any other relevant policies and documentation to amend references to the Local Pedestrian, Cycling and Traffic Calming Committee to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum; and
- (F) Council note that Councillors will be informed of any further changes via the CEO Update.

**MONICA BARONE PSM**

Chief Executive Officer

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

It is resolved that:

- (A) Council note the Transport for NSW 2025 Authorisation and Delegation Instrument issued on 25 July 2025 as shown at Attachment A to the subject memorandum;
- (B) Council rename the City of Sydney Local Pedestrian Cycling and Traffic Calming Committee the City of Sydney Local Pedestrian, Cycling, Traffic Calming and Transport Forum, in accordance with the 2025 Authorisation and Delegation Instrument;
- (C) the Policies and Procedures of the Local Pedestrian, Cycling, Traffic Calming and Transport Forum, as contained in Attachment B to the subject memorandum, be endorsed and adopted;
- (D) Council note that Councillor Adam Worling will continue as the Chairperson, with Councillor Jess Miller as the Alternate Chairperson of the Local Pedestrian, Cycling, Traffic Calming and Transport Forum for a term ending on the day appointed for the next ordinary election of Council;
- (E) authority be delegated to the Chief Executive Officer to make amendments to the Neighbourhood On-Street Parking Policy; the Central Sydney On-Street Parking Policy; the Car Sharing Policy and any other relevant policies and documentation to amend references to the Local Pedestrian, Cycling and Traffic Calming Committee to the Local Pedestrian, Cycling, Traffic Calming and Transport Forum; and
- (F) Council note that Councillors will be informed of any further changes via the CEO Update.

Carried unanimously.

S062388

## Item 4.2 Council Representation on External Bodies - Outer Sydney Harbour Coastal Management Program Consultative Panel

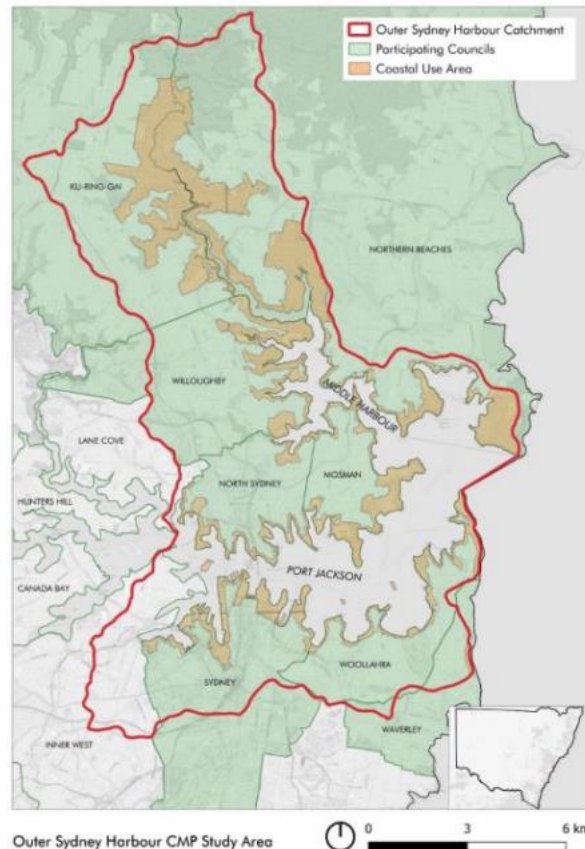
### Memorandum by the Chief Executive Officer

To Council:

The Sydney Coastal Councils Group (SCCG) was established in 1989 and is a collaborative regional organisation that advances sustainable management of Sydney's urban coastal and estuarine environment. It currently comprises 9 Member Councils. Note that the City of Sydney is not a Member Council, but partners with the Sydney Coastal Councils Group as required.

The Sydney Coastal Councils Group is undertaking the [Outer Sydney Harbour Coastal Management Program \(CMP\) Stage 2-4](#) in accordance with the [NSW Coastal Management Framework](#). Section 733 of the Local Government Act 1993 provides an exemption from liability for local councils for actions taken in good faith regarding actions taken under a certified Coastal Management Program (CMP) under the Coastal Management Act 2016.

The Coastal Management Program will provide a long-term program for the coordinated management of the coastal zone in outer Sydney Harbour. Implementation of Coastal Management Program actions will help improve the harbour's recreational amenity, ecological health and resilience to coastal hazards.



Community and stakeholder input is important to the success of the Coastal Management Program project. As such, the Sydney Coastal Councils Group is committed to ensuring the Coastal Management Program reflects community needs and is establishing a consultative panel.

The purpose of the panel is to assist Sydney Coastal Councils Group by helping guide how community engagement is undertaken, providing feedback on draft Coastal Management Program deliverables and helping ensure the community's views are considered in the project.

The Outer Sydney Harbour Coastal Management Program Consultative Panel Terms of Reference as shown at Attachment A nominates a panel structure that includes a Councillor from each member Council.

## **Recommendation**

It is resolved that Council:

- (A) note the Outer Sydney Harbour Coastal Management Program Consultative Panel Terms of Reference as shown at Attachment A to the subject memorandum;
- (B) appoint Councillor \_\_\_\_\_ as the Council representative on the Outer Sydney Harbour Coastal Management Program Consultative Panel for a term effective immediately and ending on the day appointed for the next ordinary election of Council; and
- (C) appoint Councillor \_\_\_\_\_ as the alternate representative on the Outer Sydney Harbour Coastal Management Program Consultative Panel, for a term effective immediately and ending on the day appointed for the next ordinary election of Council.

## **MONICA BARONE PSM**

Chief Executive Officer

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

It is resolved that Council:

- (A) note the Outer Sydney Harbour Coastal Management Program Consultative Panel Terms of Reference as shown at Attachment A to the subject memorandum;
- (B) appoint Councillor Olly Arkins as the Council representative on the Outer Sydney Harbour Coastal Management Program Consultative Panel for a term effective immediately and ending on the day appointed for the next ordinary election of Council; and
- (C) appoint Councillor Adam Worling as the alternate representative on the Outer Sydney Harbour Coastal Management Program Consultative Panel, for a term effective immediately and ending on the day appointed for the next ordinary election of Council.

Carried unanimously.

S111818

## **Item 5        Matters for Tabling**

### **5.1 Disclosures of Interest**

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

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**

Deputy Lord Mayor Councillor Jess Miller  
(Chair)

Councillor Robert Kok  
(Deputy Chair)

Councillors Olly Arkins, Sylvie Ellsmore, Lyndon Gannon, Zann Maxwell, Matthew Thompson, Yvonne Weldon AM and Adam Worling.

At the commencement of business at 2:00pm those present were -

Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson, Weldon and Worling.

### **Hybrid Meeting Arrangements**

The Chair (the Deputy Lord Mayor) advised that Councillors Gannon and Kok were attending the meeting of the Corporate, Finance, Properties and Tenders Committee remotely, via audio visual link, pursuant to the provisions of clause 4.20 of the Code of Meeting Practice.

### **Apologies**

The Rt Hon Clover Moore AO – Lord Mayor of Sydney, extended her apologies for her inability to attend the meeting of the Corporate, Finance, Properties and Tenders Committee.

The meeting of the Corporate, Finance, Properties and Tenders Committee concluded at 2:48pm.

### **Report of the Corporate, Finance, Properties and Tenders Committee**

Moved by Councillor Kok, seconded by Councillor Arkins –

That the report of the Corporate, Finance, Properties and Tenders Committee of its meeting of 20 October 2025 be received, with Items 6.1 and 6.2 being noted, the recommendations set out below for Items 6.3 to 6.5, and 6.7 to 6.11 inclusive being adopted in globo, and Item 6.6 being dealt with as shown immediately following that item.

Carried unanimously.

## **Item 6.1**

### **Confirmation of Minutes**

Moved by Councillor Kok, seconded by Councillor Miller –

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 15 September 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

**Item 6.2****Statement of Ethical Obligations and Disclosures of Interest**

No 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****Audit Risk and Compliance Committee Annual Report to Council 2024/25**

It is resolved that Council note the Audit Risk and Compliance Committee's 2024/25 Annual Assessment Report as shown at Attachment A to the subject report.

Carried unanimously.

S083523

**Speaker**

Stephen Horne (Audit Risk and Compliance Committee Chair) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 6.3.

**Item 6.4****Presentation of the 2024/25 Financial Statements and Audit Reports to Council**

It is resolved that Council:

- (A) receive the Financial Statements for City of Sydney for the year ended 30 June 2025, as shown at Attachment A to the subject report;
- (B) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the General Purpose Financial Statements;
- (C) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the Special Purpose Financial Statements;
- (D) receive the auditor's reports on the 2024/25 Annual Financial Statements as shown at Attachment B to the subject report; and
- (E) authorise that notice be given, through Sydney Your Say, of public presentation of the audited 2024/25 Financial Statements for the City of Sydney at the Council meeting on 17 November 2025.

Carried unanimously.

X112648

## **Item 6.5**

### **Investments Held as at 30 September 2025**

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

Carried unanimously.

X020701

## **Item 6.6**

### **Public Exhibition - Draft Code of Meeting Practice**

Moved by Councillor Kok, seconded by Councillor Worling –

It is resolved that:

- (A) Council approve the draft Code of Meeting Practice as shown at Attachment A to the subject report, for public exhibition for a period of 28 days and specifying a period of not less than 42 days during which submissions may be made;
- (B) Council note that the draft Code of Meeting Practice, including any recommended changes, will be reported to Council for adoption following the exhibition period and that Council's current Code of Meeting Practice will continue to apply until a new Code of Meeting Practice is adopted; 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 Code of Meeting Practice.

Carried unanimously.

S051923

## **Item 6.7**

### **External Memberships**

It is resolved that:

- (A) Council receive and note the City's membership of the associations outlined in Attachment A to the subject report;
- (B) Council note that final membership amounts change from time to time and any significant changes will be reported back to Council via the CEO Update; and
- (C) authority be delegated to the Chief Executive Officer, in consultation with the Lord Mayor, to accept hosting up to 3 roundtables/forums/events per year at City of Sydney venues and to waive costs associated with hosting these events.

Carried unanimously.

S076031



**Item 6.8****Proposed Land Classification - South Sydney Rotary Park, 53 Henderson Road, Eveleigh**

It is resolved that Council:

- (A) endorse public notification of the proposed resolution: "it is resolved to classify Lot 22 in Deposited Plan 835061 as operational land in accordance with section 31 of the Local Government Act 1993 (NSW)", on the basis that:
  - (i) the primary future use is for a park; and
  - (ii) the classification is an interim measure to support operational management and use of the land to facilitate upgrading the park until the upgrade works are completed and it can be included within the Generic Plan of Management and classified as community and categorised as park; and
- (B) note that a further report to Council, to inform of the outcomes of the public notification and recommendation of land classification, will follow the notification period.

Carried unanimously.

X118406.001

**Item 6.9****Lease Approval - 46-52 Mountain Street, Ultimo**

It is resolved that:

- (A) Council approve the grant of a new lease for Suite 3 on Ground Floor and Levels 1 and 2, 46-52 Mountain Street, Ultimo, to the University of Notre Dame Australia (ABN: 69 330 643 210) for a term of 5 years with an option to renew for a further 5 years in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report; and
- (B) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease in accordance with the essential terms and conditions contained within Confidential Attachment A to the subject report.

Carried unanimously.

X125160

**Item 6.10****Lease Approval and Exemption from Tender - 343 George Street, Sydney**

It is resolved that:

- (A) Council approve entry into an agreement for lease with The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) in relation to 343 George Street for the purpose of undertaking necessary works in accordance with the essential terms of the agreement for lease outlined in Confidential Attachment A to the subject report;
- (B) Council approve the grant of 2 leases for the 3 upper floors of 343 George Street, Sydney to The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) for a period of 10 years (for Levels 9 and 10) and 9 years and 3 months for Level 8 , with an additional option for 10 years for all 3 floors, in accordance with the essential lease terms and conditions contained within Confidential Attachment A to the subject report;
- (C) Council note that The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) will also be granted a non-exclusive licence for the rooftop area of 343 George Street for a 10 year period with an additional option for 10 years for use in conjunction with the leased area;
- (D) Council approve that The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) be appointed to undertake works as generally outlined in Confidential Attachment A to the subject report, subject to the City's approval processes and heritage considerations;
- (E) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 in order for the proposed works to be undertaken The Tajon Luxury Offices Pty Ltd (ABN 22 690 017 826) including fit-out and some base building and services works as set out in Confidential Attachment A to the subject report as a satisfactory result would not be achieved by inviting tenders;
- (F) Council note that a satisfactory result would not be achieved by inviting tenders for these works because:
  - (i) the proposed works are directly linked to the tenant's specific operational and service delivery requirements, which are integral to the long-term use and activation of the premises; and
  - (ii) the alignment of the tenant's fit-out, base building integration, and service upgrades with the City's renewal program is critical to meeting the lease commencement timeline and mitigating delivery risks, which would be significantly increased if works were separately procured;
- (G) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the terms of the lease and associated documents in accordance with the essential terms and conditions and other matters contained within Confidential Attachment A to the subject report; and
- (H) note the risks and mitigation strategies developed by staff associated with this transaction as detailed in Confidential Attachment A to the subject report.

Carried unanimously.

X126219

**Item 6.11****Exemption from Tender and Contract Variation – Insect Farming Food Scraps Processing Trial**

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 provision of insect farming food scraps processing services as a satisfactory result would not be achieved by inviting tenders;
- (B) Council note that a satisfactory result would not be achieved by inviting tenders for this work because:
  - (i) the City's current supplier for the Insect Farming Food Scraps Processing Trial is the only suitably licensed supplier operating in NSW that can process our food organics using this specific automated insect farming processing technology;
  - (ii) the market settings for food waste processing are currently lacking both capacity and technology capability due to under investment and lengthy planning approval and construction timelines;
  - (iii) it is not anticipated that any meaningful new food organics processing facilities will be established during the term of the proposed extension;
  - (iv) an extension of the Insect Farming Food Scraps Processing Trial contract will provide the opportunity to resolve processing challenges identified in the trial and test solutions; and
  - (v) the contractor, Goterra Pty Ltd, has confirmed that it can continue to provide processing capacity for the existing services at its purpose-built facility in Alexandria and therefore continue to provide a local solution for the City's food organics;
- (C) Council approve a variation to the existing contract with Goterra Pty Ltd to extend the contract term for a further 18 months, with a revised expiry date of 30 June 2027;
- (D) Council note the revised contract sum for the extended term is set out in the Confidential Attachment A to the subject report; and
- (E) authority be delegated to the Chief Executive Officer to negotiate, execute and administer/vary the contract relating to the Insect Farming Food Scraps Processing Trial.

Carried unanimously.

X021464.011

## **Item 7      Report of the Transport, Heritage and Planning Committee**

### **PRESENT**

Deputy Lord Mayor Councillor Jess Miller  
(Chair)

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

At the commencement of business at 2:49pm those present were -

Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson, Weldon and Worling.

### **Hybrid Meeting Arrangements**

The Chair (the Deputy Lord Mayor) advised that Councillors Gannon and Kok were attending the meeting of the Transport, Heritage and Planning Committee remotely, via audio visual link, pursuant to the provisions of clause 4.20 of the Code of Meeting Practice.

### **Apologies**

The Rt Hon Clover Moore AO – Lord Mayor of Sydney, extended her apologies for her inability to attend the meeting of the Transport, Heritage and Planning Committee.

### **Adjournment**

At 3:37pm, it was moved by the Chair (the Deputy Lord Mayor), seconded by Councillor Worling –

That the meeting of the Transport, Heritage and Planning Committee be adjourned for 5 minutes.

Carried unanimously.

At the resumption of the meeting of the Transport, Heritage and Planning Committee at 3:48pm, those present were –

Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Thompson, Weldon and Worling.

The meeting of the Transport, Heritage and Planning Committee concluded at 4:39pm.

### **Report of the Transport, Heritage and Planning Committee**

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

That the report of the Transport, Heritage and Planning Committee of its meeting of 20 October 2025 be received, with Items 7.1 and 7.2 being noted, the recommendations set out below for Items 7.3, 7.5 and 7.6 being adopted in globo, and Item 7.4 being dealt with as shown immediately following that item.

Carried unanimously.

**Item 7.1****Confirmation of Minutes**

Moved by Councillor Miller, seconded by Councillor Worling –

That the Minutes of the meeting of the Transport, Heritage and Planning Committee of Monday 15 September 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

**Item 7.2****Statement of Ethical Obligations and Disclosures of Interest**

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 7.6 on the agenda, in that there are residents in 57 Cowper Wharf Roadway, Woolloomooloo, who are members of the Labor Party (NSW Branch).

Councillor Arkins considers that this non-pecuniary interest is not significant and does not require further action in the circumstances because they were not contacted by the residents 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 7.3****Wentworth Park - Vision and Structure Plan**

It is resolved that:

- (A) Council note the commitment by the former NSW Government in the Pyrmont Peninsula Place Strategy to return Wentworth Park to community use;
- (B) Council note that if the NSW Government extends the Greyhound Breeders, Owners and Trainers Association's lease beyond 2027 and does not return Wentworth Park as public open space, the community will face insufficient open space, inadequate recreational infrastructure, and increased flood risks in an already densely populated precinct;
- (C) Council note the outcomes of consultation with the community in 2022 as outlined in Attachment C to the subject report;
- (D) Council note the forecast population growth associated with the Fish Market site and changes to planning controls, and the need for community infrastructure;
- (E) Council note that the population growth required by the NSW Government will lead to an additional 4,100 homes and 8,000 people living in this area, which significantly increases the need for commensurate open space and recreation space;
- (F) Council endorse the Wentworth Park vision and draft Structure Plan as described in the subject report and shown at Attachment D to the subject report, which will form the basis of negotiations with relevant stakeholders, promotion through the City's various communication channels, and as part of future community consultation;

- (G) Council note that the realisation of the community vision and structure plan is contingent on Local Environmental Plan (LEP) / developer contributions and management of the Crown Land being transferred to the City;
- (H) Council note that a new Plan of Management would be required if the NSW Government return the whole of Wentworth Park to the City of Sydney; and
- (I) the Lord Mayor be requested to write to the NSW Government about the Wentworth Park vision and draft Structure Plan and urging them to recommit to returning all of Wentworth Park to public green space in 2027.

Carried unanimously.

X082743.004

### **Speakers**

Andrew Niven (Ultimo Village Voice Community Group) and Saul Deane (Ultimo Public School P&C) addressed the meeting of the Transport, Heritage and Planning Committee on Item 7.3.

### **Item 7.4**

#### **Post Exhibition - Planning Framework - Ultimo Pyrmont – Sydney Local Environmental Plan 2012, Ultimo Pyrmont Local Infrastructure Contributions Plan, Sydney Development Control Plan 2012 Amendment and Central Sydney Development Contributions Plan Amendment**

Note - the Transport, Heritage and Planning Committee decided that consideration of this matter shall be deferred to the meeting of Council on 27 October 2025.

At the meeting of Council, the staff recommendation was moved by the Chair (the Deputy Lord Mayor), seconded by Councillor Gannon –

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition of Planning Proposal – Ultimo Pyrmont, Draft Sydney Development Control Plan – Ultimo Pyrmont, draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments, shown at Attachment A to the subject report;
- (B) Council note that the NSW Government must recommit to returning Wentworth Park as public open space and not extend the Greyhound Breeders, Owners and Trainers Association's lease beyond 2027. Without this action, the community will face insufficient open space, inadequate recreational infrastructure, and increased flood risks in an already densely populated precinct;
- (C) Council approve Amended Planning Proposal – Ultimo Pyrmont shown at Attachment C to the subject report, and request the relevant local planning authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) Council approve Amended Draft Sydney Development Control Plan – Ultimo Pyrmont shown at Attachment D to the subject report, noting the approved Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan;
- (E) Council request the Minister for Planning and Public Spaces amend Section 209(1) of the Environmental Planning and Assessment Regulation 2021 to allow for a contributions levy of up to 3% to apply to new development;

- (F) Council approve Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 shown at Attachment E to the subject report, noting it will commence only following the amendment of Section 209(1) of the Environmental Planning and Assessment Regulation 2021 and the making of the amendment to the Local Environmental Plan;
- (G) Council approve the draft amendments to the Central Sydney Development Contributions Plan 2020 shown at Attachment F to the subject report, noting these amendments will commence when published on the City's website;
- (H) authority be delegated to the Chief Executive Officer to make amendments to Amended Planning Proposal – Ultimo Pyrmont, Amended Draft Sydney Development Control Plan – Ultimo Pyrmont, Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments to correct any errors or omissions prior to finalisation; and
- (I) Council note that, in response to submissions, the City is investigating 463-467 Harris Street, 56 Harris Street, 1-19 Allen Street, 313-369 Harris Street, 1-7 Henry Street, 26-52 Mount Street and 1-33 Saunders Street for new planning controls, the results of which will be reported back to Council and where supported, placed on public exhibition.

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

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition of Planning Proposal – Ultimo Pyrmont, Draft Sydney Development Control Plan – Ultimo Pyrmont, draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments, shown at Attachment A to the subject report;
- (B) Council note that the NSW Government must recommit to returning Wentworth Park as public open space and not extend the Greyhound Breeders, Owners and Trainers Association's lease beyond 2027. Without this action, the community will face insufficient open space, inadequate recreational infrastructure, and increased flood risks in an already densely populated precinct;
- (C) Council approve Amended Planning Proposal – Ultimo Pyrmont shown at Attachment C to the subject report, and request the relevant local plan making authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) Council approve Amended Draft Sydney Development Control Plan – Ultimo Pyrmont shown at Attachment D to the subject report, noting the approved Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan;
- (E) Council request the Minister for Planning and Public Spaces amend Section 209(1) of the Environmental Planning and Assessment Regulation 2021 to allow for a contributions levy of up to 3% to apply to new development;
- (F) Council approve Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 shown at Attachment E to the subject report, noting it will commence only following the amendment of Section 209(1) of the Environmental Planning and Assessment Regulation 2021 and the making of the amendment to the Local Environmental Plan;
- (G) Council approve the draft amendments to the Central Sydney Development Contributions Plan 2020 shown at Attachment F to the subject report, noting these amendments will commence when published on the City's website;

- (H) authority be delegated to the Chief Executive Officer to make amendments to Amended Planning Proposal – Ultimo Pyrmont, Amended Draft Sydney Development Control Plan – Ultimo Pyrmont, Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments to correct any errors or omissions prior to finalisation;
- (I) Council note that, in response to submissions, the City is investigating 463-467 Harris Street, 56 Harris Street, 1-19 Allen Street, 313-369 Harris Street, 1-7 Henry Street, 26-52 Mount Street and 1-33 Saunders Street for new planning controls, the results of which will be reported back to Council and where supported, placed on public exhibition; and
- (J) the Chief Executive Officer be requested to provide further advice to Council, including about tenant engagement and consultation, prior to any actions to progress any potential planning controls for the social housing sites.

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

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition of Planning Proposal – Ultimo Pyrmont, Draft Sydney Development Control Plan – Ultimo Pyrmont, draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments, shown at Attachment A to the subject report;
- (B) Council note that the NSW Government must recommit to returning Wentworth Park as public open space and not extend the Greyhound Breeders, Owners and Trainers Association's lease beyond 2027. Without this action, the community will face insufficient open space, inadequate recreational infrastructure, and increased flood risks in an already densely populated precinct;
- (C) Council approve Amended Planning Proposal – Ultimo Pyrmont shown at Attachment C to the subject report, and request the relevant local plan making authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) Council approve Amended Draft Sydney Development Control Plan – Ultimo Pyrmont shown at Attachment D to the subject report, noting the approved Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan;
- (E) Council request the Minister for Planning and Public Spaces amend Section 209(1) of the Environmental Planning and Assessment Regulation 2021 to allow for a contributions levy of up to 3% to apply to new development;
- (F) Council approve Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 shown at Attachment E to the subject report, noting it will commence only following the amendment of Section 209(1) of the Environmental Planning and Assessment Regulation 2021 and the making of the amendment to the Local Environmental Plan;
- (G) Council approve the draft amendments to the Central Sydney Development Contributions Plan 2020 shown at Attachment F to the subject report, noting these amendments will commence when published on the City's website;
- (H) authority be delegated to the Chief Executive Officer to make amendments to Amended Planning Proposal – Ultimo Pyrmont, Amended Draft Sydney Development Control Plan – Ultimo Pyrmont, Draft Ultimo Pyrmont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments to correct any errors or omissions prior to finalisation;



- (I) Council note that, in response to submissions, the City is investigating 463-467 Harris Street, 56 Harris Street, 1-19 Allen Street, 313-369 Harris Street, 1-7 Henry Street, 26-52 Mount Street and 1-33 Saunders Street for new planning controls, the results of which will be reported back to Council and where supported, placed on public exhibition;
- (J) the Chief Executive Officer be requested to provide further advice to Council, including about tenant engagement and consultation, prior to any actions to progress any potential planning controls for the social housing sites; and
- (K) Council note the submissions from residents of strata buildings, concerned about the impacts of the planned changes to their buildings in the future, and request the Chief Executive Officer provide further advice to Council about strategies that could be implemented to ensure tenants and owners of strata buildings impacted by planning changes understand their housing rights.

Amendment carried unanimously.

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

It is resolved that:

- (A) Council note the matters raised in response to the public exhibition of Planning Proposal – Ultimo Pymont, Draft Sydney Development Control Plan – Ultimo Pymont, draft Ultimo Pymont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments, shown at Attachment A to the subject report;
- (B) Council note that the NSW Government must recommit to returning Wentworth Park as public open space and not extend the Greyhound Breeders, Owners and Trainers Association's lease beyond 2027. Without this action, the community will face insufficient open space, inadequate recreational infrastructure, and increased flood risks in an already densely populated precinct;
- (C) Council approve Amended Planning Proposal – Ultimo Pymont shown at Attachment C to the subject report, and request the relevant local plan making authority make the planning proposal as a Local Environmental Plan under section 3.36 of the Environmental Planning and Assessment Act 1979;
- (D) Council approve Amended Draft Sydney Development Control Plan – Ultimo Pymont shown at Attachment D to the subject report, noting the approved Development Control Plan will come into effect on the date of publication of the subject Local Environmental Plan;
- (E) Council request the Minister for Planning and Public Spaces amend Section 209(1) of the Environmental Planning and Assessment Regulation 2021 to allow for a contributions levy of up to 3% to apply to new development;
- (F) Council approve Draft Ultimo Pymont Local Infrastructure Contributions Plan 2023 shown at Attachment E to the subject report, noting it will commence only following the amendment of Section 209(1) of the Environmental Planning and Assessment Regulation 2021 and the making of the amendment to the Local Environmental Plan;
- (G) Council approve the draft amendments to the Central Sydney Development Contributions Plan 2020 shown at Attachment F to the subject report, noting these amendments will commence when published on the City's website;
- (H) authority be delegated to the Chief Executive Officer to make amendments to Amended Planning Proposal – Ultimo Pymont, Amended Draft Sydney Development Control Plan – Ultimo Pymont, Draft Ultimo Pymont Local Infrastructure Contributions Plan 2023 and Central Sydney Development Contributions Plan 2020 Amendments to correct any errors or omissions prior to finalisation;

- (I) Council note that, in response to submissions, the City is investigating 463-467 Harris Street, 56 Harris Street, 1-19 Allen Street, 313-369 Harris Street, 1-7 Henry Street, 26-52 Mount Street and 1-33 Saunders Street for new planning controls, the results of which will be reported back to Council and where supported, placed on public exhibition;
- (J) the Chief Executive Officer be requested to provide further advice to Council, including about tenant engagement and consultation, prior to any actions to progress any potential planning controls for the social housing sites;
- (K) Council note the submissions from residents of strata buildings, concerned about the impacts of the planned changes to their buildings in the future, and request the Chief Executive Officer provide further advice to Council about strategies that could be implemented to ensure tenants and owners of strata buildings impacted by planning changes understand their housing rights; and
- (L) the Chief Executive Officer be requested to investigate expanding the 'Business CBD' rate category to include some areas in Pyrmont in the preparation of the 2026/27 draft Operational Plan, due to the increased development mandated by the NSW Government in the Pyrmont Peninsula Place Strategy.

Amendment carried unanimously.

Amended motion carried unanimously.

X101016

### **Speakers**

Jorge Fernandez (Strata Committee SP61091), Nick Couloubis (Toohey Miller), Scott Gibbons OAM, Heather McDonald, Russell Darnley, Elizabeth Elenius (Pyrmont Action), Lesley Bentley (Pyrmont Action), James Stone and Zena Vaassen addressed the meeting of the Transport, Heritage and Planning Committee on Item 7.4.

### **Item 7.5**

#### **Post Exhibition - All-Electric Development - Draft Sydney Development Control Plan 2012**

It is resolved that:

- (A) Council note the matters raised in submissions to the public exhibition of All-Electric Development - Draft Sydney Development Control Plan 2012, as shown at Attachment A to the subject report;
- (B) Council approve the revised Draft Sydney Development Control Plan 2012 – All-Electric Development, as shown at Attachment B to the subject report, as amended following public exhibition; and
- (C) authority be delegated to the Chief Executive Officer to make minor amendments to the Draft Sydney Development Control Plan 2012 – All-Electric Development to correct any errors or omissions prior to finalisation of the development control plan.

Carried unanimously.

X099810

**Item 7.6****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 contents of Attachment B and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 144 Victoria Street, Potts Point;
- (C) note the contents of Attachment C and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 547-549 Crown Street, Surry Hills;
- (D) note the contents of Attachment D and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 252-258 Sussex Street, Sydney;
- (E) 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 57 Cowper Wharf Roadway, Woolloomooloo;
- (F) 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 339-347 Kent Street, Sydney; and
- (G) note the contents of Attachment G and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 679-695 Bourke Street, Surry Hills.

Carried unanimously.

S105001.002

**Adjournment**

At the conclusion of Item 7, at 6:25pm, it was moved by the Chair (the Deputy Lord Mayor), seconded by Councillor Gannon –

That the meeting be adjourned for approximately 15 minutes.

Carried unanimously.

All Councillors were present at the resumption of the meeting of Council at 6:45pm.

**Item 8        Questions on Notice**

There were no Questions on Notice for this meeting of Council.

**Item 9      Supplementary Answers to Previous Questions**

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

**Item 10 Notices of Motion****Item 10.1 Capping Short-Term Rental Accommodation in the City of Sydney**

Moved by Councillor Thompson, seconded by Councillor Ellsmore -

It is resolved that:

(A) Council note that:

- (i) Sydney is in a rental crisis with a vacancy rate of approximately 1.5%. This low vacancy rate means more homes need to be made available for the long-term rental market urgently;
- (ii) in 2019, prior to Covid-19, over 16,000 homes were available on the short-term rental market in the City of Sydney alone, the vast majority of which were non-hosted dwellings. While this number declined due to the pandemic, current reports indicate over 5,000 City of Sydney homes are currently locked out of the long-term rental market and that this number is rapidly rising; and
- (iii) beyond affordability, the proliferation of non-hosted short-term rentals has had a pernicious effect on our community, hollowing out neighbourhoods like Millers Point, Dawes Point, Darlinghurst and Paddington, through treating dwellings as investment vehicles rather than homes for people and families;

(B) Council further note that:

- (i) the City of Sydney has made several attempts to deal with this issue. In 2023, the City of Sydney commissioned a report which indicated that short-term rentals were currently more profitable than long-term rentals, within current regulatory settings;
- (ii) since 2017, the City of Sydney has made 4 submissions to the NSW Government regarding short-term rental accommodation regulation, with a focus on reduced caps for non-hosted rentals. Despite this, and clear evidence of existing regulation being inadequate, the NSW Government has failed to effectively regulate this sector;
- (iii) the City of Sydney has received correspondence from the NSW Planning Minister, Paul Scully, and the NSW Housing Minister, Rose Jackson, encouraging Council to propose planning provisions and reduce the number of days properties in certain locations can be occupied for the purposes of non-hosted short-term rental accommodation, like Byron Bay who have a cap of 60 days in parts of their Local Government Area; and
- (iv) other local governments have already taken action to address this problem with signs of success. Byron Shire Council has instituted a cap of 60 days per year for non-hosted short-term rentals in the most affected areas of the Local Government Area. Hobart City Council has likewise utilised a series of control measures and is currently trialling an enforcement strategy which utilises artificial intelligence to monitor usage across the Local Government Area, with positive results thus far; and

- (C) the Chief Executive Officer be requested to prepare advice based on the following considerations:
- (i) reducing the existing 180-day annual cap to 60-days, for non-hosted dwellings, within the City of Sydney;
  - (ii) investigating a potential threshold in which an entire suburb would be made temporarily unavailable for listing short-term rentals in the event the proportion of dwellings increases beyond reasonable community expectations;
  - (iii) investigating an oversight strategy, including those used in other jurisdictions, such as Hobart City Council, to gather data and support enforcement in the City of Sydney; and
  - (iv) considering a City-wide educational campaign and strategy to inform residents, ratepayers, strata management companies and real estate agencies of the new regulations.

Variation. At the request of the Chair (the Deputy Lord Mayor), and by consent, the motion was varied, such that it read as follows:

It is resolved that:

(A) Council note that:

- (i) Sydney is in a rental crisis with a vacancy rate of approximately 1.5%. This low vacancy rate means more homes need to be made available for the long-term rental market urgently;
- (ii) in 2019, prior to Covid-19, over 16,000 homes were available on the short-term rental market in the City of Sydney alone, the vast majority of which were non-hosted dwellings. While this number declined due to the pandemic, current reports indicate over 5,000 City of Sydney homes are currently locked out of the long-term rental market and that this number is rapidly rising; and
- (iii) beyond affordability, the proliferation of non-hosted short-term rentals has had a pernicious effect on our community, hollowing out neighbourhoods like Millers Point, Dawes Point, Darlinghurst and Paddington, through treating dwellings as investment vehicles rather than homes for people and families;

(B) Council further note that:

- (i) the City of Sydney has made several attempts to deal with this issue. In 2023, the City of Sydney commissioned a report which indicated that short-term rentals were currently more profitable than long-term rentals, within current regulatory settings;
- (ii) since 2017, the City of Sydney has made 4 submissions to the NSW Government regarding short-term rental accommodation (STRA) regulation, including recommendations for reduced caps for non-hosted rentals. Despite this, and clear evidence of existing regulation being inadequate, the NSW Government has failed to effectively regulate this sector;
- (iii) in April 2025, the Lord Mayor wrote to the NSW Government reiterating our concerns about STRA, asking them to reform the industry to incentivise more long-term rental accommodation and to urgently report back on its STRA review;

- (iv) the City of Sydney has received correspondence in response from the NSW Minister for Better Regulation and Fair Trading, Anoulack Chanthivong, NSW Planning Minister, Paul Scully, and the NSW Housing Minister, Rose Jackson, advising councils can lodge their own planning proposal requests to the NSW Government to reduce the number of days properties in certain locations can be occupied for the purposes of non-hosted short-term rental accommodation, like Byron Bay who have a cap of 60 days in parts of their Local Government Area;
- (v) other local governments have already taken action to address this problem with signs of success. Byron Shire Council has instituted a cap of 60 days per year for non-hosted short-term rentals in the most affected areas of the Local Government Area. Hobart City Council has likewise utilised a series of control measures and is currently trialling an artificial intelligence program to monitor usage across the Local Government Area, with positive results thus far, however they acknowledge that stronger legislation is still required; and
- (vi) City staff have provided advice about reducing the day cap for short term rental accommodation, which notes:
  - (a) an evidence-based proposal would be required to justify the reduction and would be subject to NSW Government approval;
  - (b) to date a reduced day cap has only been supported in Byron Bay, where it was demonstrated that 35% of total housing stock was STRA, impacting housing supply and affordability. The reduced day cap of 60 days was only supported in some areas, and the cap was removed entirely from key tourist areas;
  - (c) a reduction in the day cap is unlikely to resolve the existing challenges through enforcement without the NSW Government addressing integrity issues with the STRA Register;
  - (d) day caps will be most effective when combined with other measures including restrictions targeting non-primary residence STRA;
  - (e) the experience of other jurisdictions appears to show that changing STRA regulations may not directly significantly change rental affordability and vacancy levels; and
  - (f) in September 2025, the Lord Mayor wrote to the NSW Treasurer about introducing a levy and other tax reforms to disincentivise STRA and return more homes to the long-term rental market; and



- (C) the Chief Executive Officer be requested to prepare advice based on the following considerations:
- (i) the kinds of data platforms and software being used by other cities and jurisdictions like for example the City of Hobart, the Western Australian Government, Noosa City Council and other global cities;
  - (ii) what insights these platforms can offer; and
  - (iii) the regulatory and policy options available to Council including a 60-day cap, levies, special rates, planning controls or any other measure.

The motion, as varied by consent, was carried on the following show of hands:

Ayes (8) The Chair (the Deputy Lord Mayor), Councillors Arkins, Ellsmore, Kok, Maxwell, Thompson, Weldon, and Worling

Noes (1) Councillor Gannon\*.

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

Carried.

X113760

**Item 10.2 Supporting the Lifting of the Major Events Cap at Centennial Park**

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

It is resolved that:

- (A) Council note that Centennial Parklands is one of Sydney's most significant public open spaces and a key venue for cultural and community gatherings;
- (B) Council note the NSW Government's recent announcement to lift the major events cap at Centennial Park from 8 to 12 events per year with over 20,000 attendees;
- (C) Council note that the NSW Government's decision complements the City of Sydney's ongoing work to support safe, well managed and accessible major events across the local area, consistent with Council's goals to enhance Sydney's cultural life and night-time economy;
- (D) Council note that this change aligns with the NSW Government's Vibrancy Reforms and broader goals to activate Sydney's public spaces, strengthen the night-time economy, and support the growth of the state's cultural and creative industries;
- (E) Council welcome this decision as an important next step in supporting Sydney's cultural life, providing certainty and reduced costs for event organisers by allowing greater sharing of infrastructure, and creating more opportunities for local artists, businesses and audiences;
- (F) Council note that additional major events at Centennial Park are expected to deliver positive economic benefits for nearby businesses, hospitality venues and accommodation providers in Surry Hills, Darlinghurst and Paddington, helping to sustain Sydney's night-time economy and tourism sector; and
- (G) the Lord Mayor be requested to write to Premier Chris Minns, Minister for Planning Paul Scully, and the Minister for Music and the Night-Time Economy John Graham welcoming the decision to lift the major events cap at Centennial Park and expressing Council's support for continued collaboration to ensure the park remains both a vibrant cultural space and a protected public asset.

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

It is resolved that:

- (A) Council note that Centennial Parklands is one of Sydney's most significant public open spaces and a key venue for cultural and community gatherings;
- (B) Council note Centennial and Moore Parklands are surrounded by thousands of residents who use the parklands for passive and active recreation on a daily basis;
- (C) Council note that as Sydney's population increases, it is more important than ever to balance and accommodate community needs, while remaining one of Sydney's most popular and loved green spaces;
- (D) Council note the NSW Government's recent announcement to lift the major events cap at Centennial Park from 8 to 12 events per year with over 20,000 attendees;
- (E) Council note that the NSW Government's decision complements the City of Sydney's ongoing work to support safe, well managed and accessible major events across the local area, consistent with Council's goals to enhance Sydney's cultural life and night-time economy;

- (F) Council note that this change aligns with the NSW Government's Vibrancy Reforms and broader goals to activate Sydney's public spaces, strengthen the night-time economy, and support the growth of the state's cultural and creative industries;
- (G) Council welcome this decision as an important next step in supporting Sydney's cultural life, providing certainty and reduced costs for event organisers by allowing greater sharing of infrastructure, and creating more opportunities for local artists, businesses and audiences;
- (H) Council note that additional major events at Centennial Park are expected to deliver positive economic benefits for nearby businesses, hospitality venues and accommodation providers in Surry Hills, Darlinghurst and Paddington, helping to sustain Sydney's night-time economy and tourism sector; and
- (I) the Lord Mayor be requested to write to Premier Chris Minns, Minister for Planning Paul Scully, and the Minister for Music and the Night-Time Economy John Graham:
  - (i) welcoming the decision to lift the major events cap at Centennial Park;
  - (ii) expressing Council's support for continued collaboration to ensure the park remains both a vibrant cultural space and a protected public asset; and
  - (iii) requesting a commitment that events in Centennial and Moore Parklands are managed responsibly to minimise traffic and parking, noise and other amenity and environmental impacts on surrounding residential communities.

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

X113758

### **Item 10.3 Opening Ultimo and Waterloo Libraries on Weekends**

Moved by Councillor Arkins, seconded by Councillor Maxwell -

It is resolved that:

- (A) Council note the importance of local library services in supporting community connection, lifelong learning and access to information;
- (B) Council note that the Ultimo and Waterloo Libraries are currently closed on weekends, limiting access for residents who work or study during the week;
- (C) Council support in principle the re-opening of Ultimo and Waterloo Libraries on weekends; and
- (D) the Chief Executive Officer be requested to investigate the budget implications of opening of Ultimo and Waterloo Libraries on weekends for Council's consideration as part of the preparation of the 2026/27 Budget and Operational Plan.

Carried unanimously.

X113758

#### **Item 10.4    Condemning the Indo Pacific International Maritime Exposition 2025 / Banning Weapons Expos in the City of Sydney**

Moved by Councillor Thompson, seconded by Councillor Ellsmore -

It is resolved that:

(A) Council note:

- (i) the Indo Pacific International Maritime Exposition ('the Expo') is set to take place at International Convention Centre (ICC) in Darling Harbour, which is owned by the NSW Government from 4 to 6 November 2025;
- (ii) the NSW Government is the principal sponsor of the Indo Pacific Expo;
- (iii) this event will act as a showcase for weapons manufacturers and defence contractors with a particular focus on nuclear powered armaments, uncrewed systems, surveillance technologies and lobbyists ensuring public money continues to finance the profits of this industry;
- (iv) many of the major stakeholders and sponsors of this event have direct connections to current, and historical, conflicts - enjoying staggering profits from the misery and suffering from conflict and war;
- (v) the first half of the 2020s has been a period of increasing geopolitical conflict and growing militarism around the globe; and
- (vi) in Australia, we must respond to these global events by actively promoting peace, disarmament and international cooperation. Indeed, Australians have marched for these values in their hundreds of thousands in recent months;

(B) Council further note:

- (i) in 2010, the City of Sydney Council unanimously passed a resolution in support of nuclear non-proliferation and disarmament;
- (ii) in 2018, the City of Sydney Council passed a resolution calling on the Federal Government to sign and ratify the Treaty on the Prohibition of Nuclear Weapons, and endorsing the International Campaign to Abolish Nuclear Weapons (ICAN) Cities Appeal. Further, that the City of Sydney was deeply concerned about the grave threat that nuclear weapons pose to communities throughout the world;
- (iii) the Expo does not reflect the values of the City of Sydney community and promotes an industry that actively threatens the peace and security of everyone who calls our region home; and
- (iv) the City of Sydney's Ethics Framework as set out in our Grants and Sponsorship Policy states that the City does not support any activities or entities that unnecessarily create, encourage, or perpetuate militarism or engage in the manufacture of armaments; and

(C) the Lord Mayor be requested to write to the NSW Premier Chris Minns:

- (i) expressing that the City of Sydney condemns the decision to host an expo in the heart of Sydney that will showcase weapons manufacturers and nuclear powered armaments;
- (ii) expressing that it is the responsibility of all levels of government to actively contribute to the de-escalation of conflict, and the promotion of peace in Australia and around the world;
- (iii) expressing that the Expo contradicts this responsibility and should never have been approved to begin with; and
- (iv) requesting that events promoting and profiteering from the sale of tools and weapons of war, such as, but not limited to, the Indo Pacific Weapons Expo, not be hosted by the NSW Government in the City of Sydney Local Government Area in the future.

The motion was carried on the following show of hands –

Ayes (8) The Chair (the Deputy Lord Mayor), Councillors Arkins, Ellsmore, Kok, Maxwell, Thompson, Weldon and Worling

Noes (1) Councillor Gannon.

Carried.

X113760

**Item 10.5    Setting Taylor Square Markets Up For Success**

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

It is resolved that:

(A) Council note:

- (i) over 7 regular markets operate within the City of Sydney, providing essential income for small businesses and supporting local producers;
- (ii) markets foster community engagement, cultural expression and contribute to the City's vibrancy;
- (iii) the City has supported market activity for more than 20 years, promoting neighbourhood activation and enhancing the visibility of local industries; and
- (iv) the City maintains high standards for health, safety and cleanliness at market sites, working collaboratively with organisers to support a thriving market economy;

(B) Council further note:

- (i) the City of Sydney has approved operations for new markets at Taylor Square, commencing on 31 October 2025, operated by Organic Food Markets;
- (ii) Taylor Square will host a night market on Fridays from 5pm to 10pm and a farmers' market on Saturdays from 8am to 2pm;
- (iii) the site at Taylor Square is equipped with electricity and potable water for market operations. However, vendors have requested additional access to electricity and potable water to meet their safety and hygiene requirements;
- (iv) without access to clean energy sources vendors may be forced to rely on unsustainable, portable energy sources such as gas or diesel generators; and
- (v) the success of these markets will be a contributing factor to the revitalisation of Taylor Square and is dependent on coordinated support from the City, community, and local businesses; and

(C) the Chief Executive Officer be requested to:

- (i) investigate and provide advice on the infrastructure and costs to increase access to potable water and electricity for food and beverage vendors at Taylor Square and report back via the CEO Update;
- (ii) if required, investigate the budget implications for Council's consideration as part of the preparation of the 2026/27 Budget and Operational Plan; and
- (iii) assess any future market sites in our area to confirm adequate sustainable energy and potable water to better support markets.

Carried unanimously.

X113756

**Item 10.6 NSW Government Planning Reforms Risks to Transparency, Affordability and Supply**

By Councillor Ellsmore

It is resolved that:

(A) Council note:

- (i) that the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025 introduced by the NSW Labor Government, makes sweeping changes to the Environmental Planning and Assessment Act 1979 which would impact all types of development across NSW, from housing projects to large-scale commercial, industrial, mining, agricultural and infrastructure projects;
- (ii) that the Bill:
  - (a) centralises planning powers and reduces the role of councils, independent panels, and community consultation by legislating 2 new authorities:
    - the Development Coordination Authority (the Planning Secretary); and
    - the Housing Delivery Authority (the Planning Secretary and 2 Minister-appointed members, with no requirements for specific skills or experience);
  - (b) introduces a streamlined “targeted development assessment” pathway that expressly prohibits consideration of environmental impacts, site suitability, and the public interest;
  - (c) removes the requirement to consult with the NSW environment department before making an environmental planning instrument that would adversely affect critical habitat or threatened species, populations or ecological communities, or their habitats;
  - (d) restricts assessment of cumulative and indirect impacts of a development;
  - (e) removes protections for building occupant health and safety;
  - (f) restricts community participation, cutting consultation requirements and removing objects in the Act that emphasise community involvement in planning decisions; and
  - (g) has not been subject to broad public consultation;
- (iii) that the NSW Government is claiming that these changes to the NSW planning system will help address affordability and will increase supply. However, in practical effect they allow current City of Sydney Council planning rules which are in place to increase affordability and protect supply to be bypassed or undermined. These include:
  - (a) the City of Sydney’s “dwelling retention” or “no net dwelling loss” provisions, which came into effect on 1 July 2025; and
  - (b) the City of Sydney’s mandatory inclusionary zoning provisions, which require - where there is a planning proposal or rezoning led by the council that creates more floorspace (e.g. height or density) – that a significant percentage be captured and used to deliver permanent, affordable housing for households on very low, low or moderate incomes;



- (iv) that the Council and the Lord Mayor have consistently and strongly advocated against changes to the planning system which undermine transparency, local planning, environmental sustainability and affordability;

(B) Council further note:

- (i) that the new Bill significantly increases the discretion and control over development in NSW by the Minister for Planning and by planning authorities appointed by the Minister. This increases the risk of influence and corruption in planning processes, and will decrease community input and confidence in planning decisions;
- (ii) that the Sydney Morning Herald published an article on 19 October 2025 entitled “How Morris Iemma helped James Packer get his way on a \$100m Potts Point development” which reported alleged lobbying by the former Labor Premier Morris Iemma in relation to the controversial “Chimes” development in Potts Point;
- (iii) that this development would demolish 80 low-cost studio and one-bedroom units to build 34 luxury apartments, with a small number of affordable units included for a limited time;
- (iv) that this development has been the subject of extended legal action, including as a result of Council’s refusal of development applications for the project;
- (v) that this development faces strong and consistent opposition from the community, who are campaigning to maintain and expand affordable housing supply in their local area;
- (vi) that lobbyists for the developer, when Council was introducing the proposed “dwelling retention” rules which could impact this development, lobbied Council for a “savings provision” to protect developments like theirs;
- (vii) that Council did not agree to introduce the savings provision into the Council’s draft “dwelling retention” rules that were requested by the developer’s representatives;
- (viii) that through the Gateway process - which Council is required to follow when amending its planning rules - the NSW Minister for Planning Paul Scully required that a savings provision be included; and
- (ix) that this development is now the subject of an application for approval through one of the “streamlined” planning pathways, which remove Council’s ability to collect affordable housing levies from the increased value uplift; and

(C) the Lord Mayor be requested to:

- (i) urgently write to the NSW Premier Chris Minns and the NSW Minister for Planning Paul Scully, opposing the passage of the Bill in its current form, and requesting the opportunity for formal public consultation, and a Parliamentary inquiry, on these reforms;
- (ii) continue to strongly advocate for reforms to the planning system to ensure that any NSW planning reforms protect, match or exceed the City of Sydney’s rules for the protection of supply and affordability of housing. This includes the Council’s affordable housing scheme and the dwelling retention provisions; and
- (iii) write to the President of Local Government NSW (LGNSW) noting that these reforms are not consistent with the LGNSW policy platform, and requesting an urgent board motion opposing the Bill be brought to the upcoming 2025 LGNSW Conference.

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 the Chair (the Deputy Lord Mayor) –

It is resolved that:

(A) Council note:

- (i) that the Environmental Planning and Assessment Amendment (Planning System Reforms) Bill 2025 introduced by the NSW Labor Government, makes sweeping changes to the Environmental Planning and Assessment Act 1979; and
- (ii) that the Council and the Lord Mayor have consistently and strongly advocated against changes to the planning system which undermine transparency, local planning, environmental sustainability and affordability; and

(B) Council further note:

- (i) that the new Bill significantly increases the discretion and control over development in NSW by the Minister for Planning and by planning authorities appointed by the Minister. This increases the risk of influence and corruption in planning processes, and will decrease community input and confidence in planning decisions;
- (ii) that the Sydney Morning Herald published an article on 19 October 2025 entitled “How Morris lemma helped James Packer get his way on a \$100m Potts Point development” which reported alleged lobbying by the former Labor Premier Morris lemma in relation to the controversial “Chimes” development in Potts Point;
- (iii) that this development would demolish 80 low-cost studio and one-bedroom units to build 34 luxury apartments, with a small number of affordable units included for a limited time;
- (iv) that this development has been the subject of extended legal action, including as a result of Council’s refusal of development applications for the project;
- (v) that this development faces strong and consistent opposition from the community, who are campaigning to maintain and expand affordable housing supply in their local area;
- (vi) that lobbyists for the developer, when Council was introducing the proposed “dwelling retention” rules which could impact this development, lobbied Council for a “savings provision” to protect developments like theirs;
- (vii) that Council did not agree to introduce the savings provision into the Council’s draft “dwelling retention” rules that were requested by the developer’s representatives;
- (viii) that through the Gateway process - which Council is required to follow when amending its planning rules - the NSW Minister for Planning Paul Scully required that a savings provision be included; and
- (ix) that this development is now the subject of an application for approval through one of the “streamlined” planning pathways, which remove Council’s ability to collect affordable housing levies from the increased value uplift.

Carried unanimously.

X113765

## **Item 10.7 NSW Report Highlights the Unequal Value of NSW Planning Affordable Housing Bonuses**

Moved by Councillor Ellsmore, seconded by Councillor Maxwell -

It is resolved that:

(A) Council note:

- (i) Shelter NSW recently commissioned modelling and evaluation of the NSW Government's In-fill Affordable Housing density bonus scheme. The scheme provides property owners with up to a 30% extra density in exchange for providing up to 15% of the project's dwellings at 20% below market rent for 15 years;
- (ii) the results of the modelling were released in October 2025 in a report entitled "Density Deals: The unequal value of the In-fill Affordable Housing density bonus" by Prof Peter Phibbs and Dr Cameron Murray;
- (iii) the report considered a sample of 9 suburbs, from high value property areas in the eastern suburbs, to areas where property values are lower such as Regents Park in Western Sydney;
- (iv) the modelling shows that, where land and property values are high, the density bonuses which are provided by the NSW Government scheme are very profitable for the developers. The report conservatively estimates that developers have received up to a 79% profit accessing the scheme in areas where sales of the new apartments are at the top range of the market;
- (v) where land and properties values are not as high (e.g. Western Sydney), the density bonuses may only deliver a profit of 8%. In these circumstances, density bonuses may not even meet the profit feasibility threshold, which is often applied by developers, removing the incentive to build in those areas; and
- (vi) in the high value areas, 80% below market rent which has been offered as temporary "affordable housing", generally exceeds the means of even moderate-income households. As a result, even where "affordable housing" is delivered, it can remain empty and untenanted;

(B) Council further note:

- (i) the impact of a blanket policy like the NSW Government's In-fill Affordable Housing density scheme - where the same density bonuses are applied regardless of local market conditions – can be to drive construction of new homes towards expensive areas, where the higher profits are available;
- (ii) in areas where developers make the largest profit, the smallest proportion of that profit is returned for community benefit;
- (iii) importantly – and perversely for the stated intentions of the policy - these are the same areas where the "affordable housing" delivered will be the least affordable, as the rent is based on a discounted rate of the most expensive local markets, and most likely to remain empty;
- (iv) if the goal is to ensure more, genuinely affordable housing supply, a regionally tailored scheme is needed;

- (v) schemes like the City of Sydney's affordable housing program are based on an assessment of feasibility in the local area, including the variations across different suburbs within the Local Government Area;
  - (vi) the City of Sydney's scheme was identified as an example of best practice and a better approach than the NSW Government's scheme, at the recent presentation of the "Density Deals" report; and
  - (vii) the NSW Government's scheme replaces and undermines key elements of existing affordable housing schemes where these have been established by local councils. This includes the City of Sydney's mandatory inclusionary zoning provisions, which would capture a greater percentage of the uplift (depending on the suburb) and deliver affordable housing that was permanent (not temporary), and rented at a rate which is genuinely affordable for households on very low, low and moderate incomes (based on the household's actual income, not a discounted market rate); and
- (C) the Lord Mayor be requested to write to the NSW Premier Chris Minns, NSW Planning Minister Paul Scully and NSW Housing Minister Rose Jackson:
- (i) noting the outcomes of the Shelter modelling; and
  - (ii) reiterating Council's concerns that the In-fill Affordable Housing density bonus scheme be amended to ensure that affordable housing delivered meets or exceeds the quality, cost and amount of affordable housing that would have been delivered under local council affordable housing programs.

Carried unanimously.

X113765

## **Item 10.8 Helping the Community Stay Cool - Opening Up Community Spaces During Hot Days This Summer**

By Councillor Ellsmore

It is resolved that:

(A) Council note:

- (i) climate change is leading to an increase in extreme weather events in our cities;
- (ii) due to its position, Australia, and the Greater Sydney Region are particularly impacted by extreme weather events such as prolonged heat waves, an increase in extreme fire weather and an increase in flooding. Under projected emissions, Sydney could experience an increase of extreme heat days (over 35°C) by 10 to 18, annually by 2050;
- (iii) heatwaves are Australia's most deadly natural disaster, claiming more lives than any other natural hazard in the country;
- (iv) heat risks are highest for some groups including Aboriginal and Torres Strait Islander people, older people, those with chronic health conditions, and young children;
- (v) the health risks associated with climate are closely linked to socio-economic status. The increasing occurrence of heat waves is an equity issue;
- (vi) renters and public housing tenants are at particular risk, where they live in housing that is not well insulated or airconditioned;
- (vii) the City of Sydney has the highest proportion of renters in NSW (60.7%). Many renting and public housing households do not have adequate options for cooling their homes. A recent report found 75% of renting households report cutting back on cooling to reduce energy costs due to the cost of living; and
- (viii) in heat emergencies, access to safe and accessible spaces to stay cool is crucial to help people healthy;

(B) Council further note:

- (i) the City of Sydney adopted the *Resilience Strategy 2023-2028* in November 2023. The Resilience Strategy:
  - (a) reports that during shocks, including extreme weather, many people feel safe at local council facilities (including community centres, libraries and aquatic centres), indoor air-conditioned spaces and at local green spaces. This is particularly the case for groups who don't live in safe, secure or airconditioned homes; and
  - (b) includes actions to support the local community to cope with increased heat, and to enhance community facilities to assist priority communities who require additional support during shock events;
- (ii) the City of Sydney has a range of programs to support people at risk in extreme weather events and hot days. This includes the award-winning Mobile Cooling Hubs, a program to support people sleeping rough, which is delivered in partnership with St Vincent's Health Network, Sydney University and the University of Technology Sydney; and

- (iii) the City of Sydney has recently trialled keeping libraries open later for students studying for their HSC; and

(C) the Chief Executive Officer be requested to:

- (i) consider whether it would be possible to pilot late or extended opening hours for one or more of Council's air-conditioned and accessible, indoor community spaces (such as a library or community centre) as a heat relief space over the summer; and
- (ii) investigate the budget implications of extended and night-time opening hours for staffed libraries and community centres (as heat relief spaces) for Council's consideration as part of the preparation of the 2026/27 Budget and Operational Plan.

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 Kok –

It is resolved that:

(A) Council note:

- (i) climate change is leading to an increase in extreme weather events in our cities;
- (ii) due to its position, Australia, and the Greater Sydney Region are particularly impacted by extreme weather events such as prolonged heat waves, an increase in extreme fire weather and an increase in flooding. Under projected emissions, Sydney could experience an increase of extreme heat days (over 35°C) by 10 to 18, annually by 2050;
- (iii) heatwaves are Australia's most deadly natural disaster, claiming more lives than any other natural hazard in the country;
- (iv) heat risks are highest for some groups including Aboriginal and Torres Strait Islander people, older people, those with chronic health conditions, and young children;
- (v) the health risks associated with climate are closely linked to socio-economic status. The increasing occurrence of heat waves is an equity issue;
- (vi) renters and public housing tenants are at particular risk, where they live in housing that is not well insulated or airconditioned;
- (vii) the City of Sydney has the highest proportion of renters in NSW (60.7%). Many renting and public housing households do not have adequate options for cooling their homes. A recent report found 75% of renting households report cutting back on cooling to reduce energy costs due to the cost of living; and
- (viii) in heat emergencies, access to safe and accessible spaces to stay cool is crucial to help people stay healthy;

(B) Council further note:

- (i) the City of Sydney adopted the *Resilience Strategy 2023-2028* in November 2023. The Resilience Strategy:
  - (a) reports that during shocks, including extreme weather, some people feel safe at local council facilities (including community centres, libraries and aquatic centres), indoor air-conditioned spaces and at local green spaces. This is particularly the case for groups who don't live in safe, secure or airconditioned homes; and

- (b) includes actions to support the local community to cope with increased heat, and to enhance community facilities to assist priority communities who require additional support during shock events;
- (ii) the City of Sydney's community centres and libraries already operate as Cool Spaces during opening hours, and everyone is welcome. During heat events, staff increase space by opening up unbooked spaces so more people can cool down in air-conditioned spaces. Staff also provide cool water along with health information;
- (iii) City staff are also developing cool spaces resources as part of the communications to support the community on hot days;
- (iv) as part of the NSW Government's Heat sub-plan, the City is also assisting the Premier's Office and the NSW Department of Climate Change, Energy, the Environment and Water, to understand the logistics of Cool Centres, what is needed to develop them and what support local government needs to implement them. Recent preliminary research has shown that:
  - (a) Cool Centres need to be safe, appropriate and take into consideration people's health needs and be able to accommodate pets. Staff need specialist training to identify heat injury and potentially provide mental health support as we know that the heat can impact mental health and the effectiveness of certain mental health medications;
  - (b) in the United States, Cool Centres are considered a place of last resort because asking people to travel during a heatwave is not recommended unless absolutely necessary;
  - (c) any use of community facilities for Cool Centres would need to take into account location and community demographics, size and capacity, accessibility, appropriate cooling, staff training and so on; and
  - (d) draft Guidelines have been released on 24 October 2025, and City staff will prepare feedback by 14 November 2025;
- (v) the City of Sydney has a range of other programs and initiatives to support people at risk in extreme weather events and hot days, and advocates for cooler homes, including:
  - (a) the award-winning Mobile Cooling Hubs, a program to support people sleeping rough, which is delivered in partnership with St Vincent's Health Network, Sydney University and the University of Technology Sydney;
  - (b) the Inner City Emergency Response Protocol for People Sleeping Rough, a partnership between the City, Homes NSW and St Vincents, that is activated during extreme weather. The protocol ensures a coordinated response from services, which can range from providing water, sunscreen and information about local cool spaces and the mobile cooling hub, to emergency accommodation, depending on the severity of the event;
  - (c) heat preparedness programs for social housing residents in Forest Lodge and Glebe, codesigned with the community and Red Cross and Inner City Voice. The program helps community members to plan where they would go in heatwaves and residential fires. Planning kits are also distributed at events for communities vulnerable to heat for priority communities such as Pet Day; and

- (d) supporting the [Healthy Homes for Renters](#) campaign, which is working towards minimum energy efficiency standards for rental homes, to protect renters from extreme heat. The City is supporting research by encouraging local residents to participate in research; and
  - (vi) the City of Sydney has recently trialled keeping libraries open later for students studying for their HSC in 2024 and 2025, funding for which was included in the adopted Council 2024/25 and 2025/26 budgets; and
- (C) the Chief Executive Officer be requested to:
  - (i) continue using appropriate air-conditioned and accessible indoor community spaces (such as a library or community centre) as heat relief spaces over the summer;
  - (ii) keep Council informed of heat responses in the City of Sydney area and the City's feedback on the NSW Government's draft Cool Places Guidelines via the CEO Update; and
  - (iii) if required, investigate the budget implications of extended and night-time opening hours for staffed libraries and community centres (as heat relief spaces) for Council's consideration as part of the preparation of the 2026/27 Budget and Operational Plan.

Carried unanimously.

X113765



## Item 10.9 Lighting Up Oxford Street

Moved by Councillor Maxwell, seconded by Councillor Arkins –

It is resolved that:

(A) Council note:

- (i) the Sydney Gay and Lesbian Mardi Gras, proudly supported by the City of Sydney, is an internationally renowned celebration of diversity and creativity. The 2026 parade theme is “ECSTATICA”;
- (ii) Oxford Street is recognised in the Oxford Street LGBTIQA+ Social and Cultural Place Strategy (2023) as a key cultural precinct under City Plan 2036, promoting creative industries, local jobs, and inclusive placemaking through updated planning controls;
- (iii) the City’s ongoing collaboration with the Sydney Gay and Lesbian Mardi Gras, LGBTIQA+ artists, and Oxford Street businesses continues to strengthen community visibility and pride. This partnership has delivered major initiatives such as the City’s float participation, co-designed public art, and lighting activations that celebrate the area’s rich history and ensure authentic, community-led storytelling;
- (iv) in 2025, the City of Sydney’s Communications team delivered a major Mardi Gras campaign celebrating inclusion, creativity, and visibility across multiple platforms. The campaign featured extensive media support, 10 social media posts (including 7 original videos) across TikTok, Instagram, Facebook, and LinkedIn, as well as coverage on the What’s On and City of Sydney News websites. It also included QMS community screen activations, e-newsletters reaching over 60,000 subscribers, and 440 banners citywide. Internal communications showcased staff participation in the City’s Mardi Gras float, sharing behind-the-scenes stories that reinforced the City’s commitment to pride and diversity;
- (v) the Oxford Street Strategy commits to celebrating LGBTIQA+ heritage and visibility through creative lighting, Pride-coloured landmarks, inclusive art, and signage. Key actions include:
  - 7.6: Public art by LGBTIQA+ artists;
  - 7.7: Investigate the introduction of creative lighting fixtures that reflect the LGBTIQA+ community on smart poles along Oxford Street;
  - 7.8: Pride lighting of the Taylor Square Fountain and floral displays (note Taylor Square lighting installed and operating permanently);
  - 7.10: Signage recognising Taylor Square’s Mardi Gras history; and
  - 9.4: Inclusive messaging through City-owned spaces and artworks; and
- (vi) the Art & About Sydney Expression of Interest (EOI) invites innovative proposals using light, sound, and interactive technology to enliven Oxford Street and Taylor Square; and

- (B) the Chief Executive Officer be requested to work with staff to:
- (i) investigate the budget implications of illuminating Oxford Street and Taylor Square during Sydney Gay and Lesbian Mardi Gras seasons in alignment with action 7.7 of the Oxford Street LGBTIQA+ Social and Cultural Place Strategy for Council's consideration as part of the preparation of the 2026/27 Budget and Operational Plan, including for the 2026 season if possible; and
  - (ii) ensure all activations are delivered in collaboration with the Sydney Gay and Lesbian Mardi Gras, local LGBTIQA+ artists, and Oxford Street businesses, maximising community engagement and visibility.

Carried unanimously.

X113762

**Item 10.10 Fix the Railway Square Escalators**

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

It is resolved that:

(A) Council note:

- (i) two escalators at Railway Square have been out of operation since 2023;
- (ii) the escalators are critical infrastructure connecting the Central bus terminal to the underground plaza and to the train, metro and light rail stations via the Devonshire Street Tunnel;
- (iii) the City has received numerous enquiries and complaints about the delay from commuters and local community members, particularly those with lower mobility who are unable to use the ramp and stairs;
- (iv) in April 2024, a report to Council noted that the escalators were at end of their asset lifecycle and required upgrading. It was anticipated that this would be complete in early 2025;
- (v) subsequent reporting in the Daily Telegraph quipped that City has given new meaning to the phrase “temporary closure” and the Sydney Morning Herald pondered if these were “the worst escalators in Sydney”; and
- (vi) work on the escalators has finally commenced. It is expected that this work will be complete by the end of the year; and

(B) the Chief Executive Officer be requested to advise Council via the CEO Update on the progress and completion of the upgrade, to explain the significant delay on repairs and detail plans to ensure necessary maintenance to critical infrastructure is completed promptly in future.

Carried unanimously.

X113759

## **Item 10.11 Plane Tree Fibres Mitigation**

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

It is resolved that:

(A) Council note:

- (i) London plane trees, an introduced species, are one of the most prevalent trees in the local area. The City of Sydney currently manages 3,594 plane trees located in our streets and parks, representing 7.3% of the total number of street and park trees;
- (ii) the small fibres (trichomes) shed by these trees cause respiratory and eye irritation, especially during the peak shedding period at the onset of spring. This presents a hazard for everyone and is especially problematic for individuals with asthma and other chronic respiratory conditions;
- (iii) the City has committed to phasing out plane trees. As detailed in our Street Tree Master Plan, no new plane trees will be planted except to replace existing plane trees in select areas of high cultural significance e.g. Hyde Park;
- (iv) the number of plane trees in our streets has steadily declined in recent years. As current trees reach the end of life, they are replaced with a variety of both native evergreen and exotic deciduous trees;
- (v) the phase out of plane trees will continue over several decades. In the meantime, plane tree fibres continue to pose a public health and safety hazard at the onset of each spring; and
- (vi) to mitigate the impact, the City undertakes additional seasonal street sweeping in areas with high concentrations of plane trees in spring; and

(B) the Chief Executive Officer be requested to investigate and report to Council on additional steps to mitigate the irritation caused by plane tree fibres, including increasing additional street sweeping frequency during the peak shedding period.

Carried unanimously.

X113759

**Item 10.12 Better Walking and Cycling for Swanson and Burren Streets, Erskineville**

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

It is resolved that:

(A) Council note:

- (i) on 18 December 2024, Transport for NSW (TfNSW) sent an Infrastructure State Environmental Planning Policy (SEPP) notification letter to the Erskineville community;
- (ii) on 27 September 2025, TfNSW distributed a brochure to the Erskineville community about planned cycleway improvements to Swanson Street in Erskineville;
- (iii) Transport for NSW propose to upgrade the existing one-way cycleway over the bridge at Erskineville Station with a 2-way cycleway, separated from motor vehicles, remove the pedestrian fencing on the northern side, and widen the shared path area of Erskineville Square;
- (iv) the proposed cycleway is a small missing link between the existing cycleway on Henderson Road and connecting onto an existing route on Burren Street;
- (v) the community have been raising the need for a safe walking and riding between Burren Street and Swanson Street in line with this route's status as a Strategic Cycleway Corridors; and
- (vi) the City welcomes Transport for NSW undertaking design work, engaging with the community and seeking feedback on this important link;

(B) Council further note:

- (i) in 2023, in the Urban Forest Strategy, the City put in place targets to increase canopy cover from a baseline of 15.5% to 23% by 2030. That same year, City released, the Street Tree Master Plan, taking an approach to median street trees that reinforced precinct character;
- (ii) in 2009, the Erskineville Village Streetscape Character aspires to enhancing streetscapes with appropriate-scale trees and respecting the existing character;
- (iii) both the City's Cycling Strategy and Action Plan, from 2025, and Transport for NSW's Cycleways Design Toolbox stress the importance of providing active transport infrastructure that separates pedestrians and cyclists in scenarios such as Swanson Street and Burren Street; and
- (iv) Swanson Street is a State-controlled Road and the link to Burren Street is also on land controlled by the State, as such Transport for NSW is responsible for implementing road and cycleway measures; and

- (C) the Lord Mayor be requested to write to the Minister for Transport calling on him to:
- (i) retain the existing median island on Swanson Street, including the bicycle crossing and the two established trees, and prioritise exploring bus access that does not involve their removal; and
  - (ii) include the link between Burren Street and Swanson Street in the scope for this project and ensure it includes a footpath and a separated cycleway path.

Carried unanimously.

X113761

At 7.45 pm the meeting concluded.

Chair of a meeting of the Council of the City  
of Sydney held on Monday 17 November 2025 at which  
meeting the signature herein was subscribed.