

Item 9

Report of the Transport, Heritage and Planning Committee - 20 April 2026

Item 9.1

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 16 March 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

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

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 9.5 on the agenda, in that there are residents in 19 Ralph Street, Alexandria, who are members of the Labor Party (NSW Branch).

Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances as she 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 the Transport, Heritage and Planning Committee.

The Transport, Heritage and Planning Committee recommends the following:

Item 9.3

Public Exhibition - Planning Proposal - 44-78 Rosehill Street, Redfern - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment and Sydney Development Control Plan 2012 Amendment - Student Accommodation

It is resolved that:

- (A) Council approve Planning Proposal - 44-78 Rosehill Street, Redfern, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination;
- (B) Council approve Planning Proposal - 44-78 Rosehill Street, Redfern, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination;
- (C) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 44-78 Rosehill Street, Redfern;
- (D) Council approve the Draft Sydney Development Control Plan 2012 - 44-78 Rosehill Street, Redfern, as shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal;
- (E) Council approve the Draft Sydney Development Control Plan 2012 - Student Accommodation, as shown at Attachment C to the subject report, for public exhibition;
- (F) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal - 44-78 Rosehill Street, Redfern, to correct any drafting errors or to ensure consistency with the Gateway Determination;
- (G) authority be delegated to the Chief Executive Officer to make any variations to Draft Sydney Development Control Plan 2012 - 44-78 Rosehill Street, Redfern and to Draft Sydney Development Control Plan 2012 - Student Accommodation, to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination; and
- (H) Council note the Chief Executive Officer will prepare a draft planning agreement in accordance with the letter of offer dated 12 November 2025, shown at Attachment D to the subject report, and the requirements of the Environmental Planning and Assessment Act 1979, to be exhibited in accordance with the Act.

(Note – at the meeting of the Transport, Heritage and Planning Committee, this recommendation was moved by Councillor Miller, seconded by the Chair (the Lord Mayor), and carried unanimously.)

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Speaker at Public Forum

Jack Rixon (Mecone) addressed the public forum on Item 9.3 of the Transport, Heritage and Planning Committee.

The Transport, Heritage and Planning Committee recommends the following:

Item 9.4

Public Exhibition - Planning Proposal - 103-109 George Street, Redfern - Sydney Local Environmental Plan 2012 Amendment

It is resolved that:

- (A) Council approve Planning Proposal - 103-109 George Street, Redfern, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for a gateway determination;
- (B) Council approve the Planning Proposal - 103-109 George Street, Redfern as shown at Attachment A for public authority consultation and public exhibition in accordance with any conditions imposed under the gateway determination;
- (C) Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 103-109 George Street, Redfern; and
- (D) authority be delegated to the Chief Executive Officer to make any minor variations to the Planning Proposal - 103-109 George Street, Redfern to correct any drafting errors or to ensure consistency with the gateway determination.

(Note – at the meeting of the Transport, Heritage and Planning Committee, this recommendation was moved by Councillor Miller, seconded by Councillor Worling, and carried unanimously.)

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The Transport, Heritage and Planning Committee recommends the following:

Item 9.5

Fire Safety Reports

It is resolved that Council:

- (A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report;
- (B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to D to the subject report;
- (C) note the contents of Attachment B and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 19 Ralph Street, Alexandria at this time;
- (D) 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 63-65 Flinders Street, Surry Hills; and
- (E) 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 95 Victoria Street, Potts Point at this time.

(Note – at the meeting of the Transport, Heritage and Planning Committee, this recommendation was moved by Councillor Miller, seconded by Councillor Worling, and carried unanimously.)

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