

Item 12.13

Notices of Motion

Oxford Street Development

By Councillor Phelps

It is resolved that:

(A) Council note:

- (i) Oxford Street is an iconic part of the City of Sydney as:
 - (a) a historical and cultural hub for the LGBTQI community in Sydney;
 - (b) a centre of night life and night time activity in the City; and
 - (c) home to a unique and diverse range of businesses that have been part of the community, some for over 30 years;
- (ii) the City opened up expressions of interest for a 99 year lease on its properties at 56-76, 82-106 and 110-122 Oxford Street on 30 May 2018, and whilst this opens up new opportunities for growth and development in the area, it has also produced a number of problems throughout its management including:
 - (a) many tenants and businesses remain uninformed about the progress of the development and relevant information leaving them uncertain about the future of their businesses for over a year;
 - (b) the abundance of vacant storefronts on Oxford Street available for lease, some for over two years, have:
 - contributed to a negative impact on sales for surrounding businesses;
 - discouraged foot traffic; and
 - caused businesses to move from the area; and
 - (c) many properties are overdue for maintenance, repair and renovation which have been postponed by the City in anticipation of development;
- (iii) long periods of construction will severely impact the already fragile economy of the Oxford Street strip, and put the unique character of Oxford Street at risk of being lost; and
- (iv) a managed development that occurs in stages across the strip will allow businesses to continue to operate with less disruption and reduce the risk of businesses being forced to close or move permanently as a result of the construction; and

- (B) the Chief Executive Officer be requested to:
- (i) investigate options the City can undertake to support the Oxford Street businesses currently under stress from the proposed development, and report suggestions back to Council;
 - (ii) investigate options for a managed development that occurs in stages across Oxford Street to support businesses who may be affected by long periods of construction, and report suggestions back to Council;
 - (iii) create a small business support plan for any future development, in consultation with existing tenants, which includes:
 - (a) notifying residents and tenants as soon as legally possible of any chosen development plan;
 - (b) a regular communication schedule with residents and tenants;
 - (c) requiring any development plan to include sufficient consultation with affected tenants; and
 - (d) a plan for rent relief for affected storefronts throughout any proposed development;

S129263