

**Item 7**

**Report of the Transport, Heritage and Planning Committee - 20 October 2025**

**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 recommends 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.

(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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#### **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**

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

**Staff Recommendation**

The staff recommendation to the Transport, Heritage and Planning Committee was 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; 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.

**Staff Report**

The staff report on this matter can be found at Item 4 on the agenda for the meeting of the Transport, Heritage and Planning Committee on 20 October 2025.

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**Speakers**

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

**Extensions of Time**

During discussion on this matter, pursuant to the provisions of clause 9.29 of the Code of Meeting Practice, Nick Couloubis, Heather McDonald, Elizabeth Elenius and Zena Vaassen were granted extensions of time to speak on this matter.

The Transport, Heritage and Planning Committee recommends the following:

### **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.

(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 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.

(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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