

Item 11

Questions on Notice with Answers

1. Affordable Housing Levies and What Has Been Built with Developer Levies in Pyrmont

By Councillor Ellsmore

Question

The City of Sydney is one of the earliest councils to collect affordable housing levies from development, with levies collected in Pyrmont and Ultimo for more than 25 years.

The City of Sydney maintains a publicly available developer contributions register which contains monetary contributions levied and paid as conditions of approved development applications. The register does not currently report affordable housing levies. The NSW Government is moving to create a public register of affordable housing in NSW. This will show where affordable homes are, who owns them, and who manages them.

Can the City of Sydney please advise:

1. Approximately what is the total amount of affordable housing levies have been collected for Pyrmont and Ultimo, since the 1990s?
2. Approximately how many affordable or social housing properties:
 - (a) Have already been built using affordable housing levies in Pyrmont and Ultimo?
 - (b) Have been approved for future development in Pyrmont and Ultimo?
 - (c) Are proposed but have not yet been approved for development in Pyrmont and Ultimo?
3. Does Council know the owner and location of the properties:
 - (a) Which have been built?
 - (b) Which are proposed?
4. If yes, what are the addresses of the properties, and who are they owned by? (If this information is available in a public report please provide a link to this or advise where the community can access a copy)
5. Is the Council aware of volunteer planning contributions for affordable housing in Pyrmont and Ultimo?
6. If yes:
 - (a) Approximately how many affordable or social housing properties have been delivered using voluntary planning contributions?

- (b) What are the addresses and who owns the properties?
7. How many public or affordable housing dwellings are in the pipeline (i.e. already approved but not yet built) in Pyrmont to be built in the next 10 years?
8. How many new affordable housing dwellings are anticipated to be approved and built in Pyrmont over the next 10 years, given the new housing targets in the Pyrmont Peninsular Strategy?

X113783

Answer by the Chief Executive Officer

1. Since start of scheme about \$37M has been paid by developers from development in Ultimo and Pyrmont.
- 2.
- (a) There are 448 affordable housing dwellings in Pyrmont and Ultimo as at 30 June 2024.
- (b) None. It is noted there are limited development opportunities in Ultimo and Pyrmont.

It is also noted that funds collected in Ultimo and Pyrmont can be allocated for affordable housing projects anywhere in the City of Sydney.

- (a) None.
- 3.
- (a) The owner is City West Housing, noting City West Housing was the sole recipient of contribution funds until the Affordable Housing Distribution Plan came into effect in 2024/25.
- (b) Not applicable.
4. The addresses of affordable housing dwellings are not publicly disclosed for privacy reasons including the protection of residents who may have left domestic and family violence to live in affordable housing.
5. No.
- 6.
- (a) The City is not party to any Voluntary Planning Agreements for affordable or social housing in Ultimo and Pyrmont.
- (b) Not applicable.
7. As above, no affordable housing.

The City does not have clear oversight of the social housing pipeline, being State Significant Development (SSD). However, we are unaware of any planned social housing being delivered in the area.

8. Sites in Ultimo and Pyrmont are subject to an affordable housing contribution rate of 1% of the total floor area for non-residential uses and 3% of the total floor area of the development for residential uses as affordable rental housing. In addition, sites that are identified for residential uplift in the City's planning proposal are subject to an additional affordable housing contribution for 9% of the new residential floor space that is proposed.

A high level estimate, subject to the timing of development or NSW Government rule changes, is that about 280 affordable dwellings may result from the above contributions, noting that where a monetary contribution is collected (rather than being provided on site), they may be allocated to projects anywhere in the Local Government Area.

2. Entertainment Conditions on Development Consents

By Councillor Arkins

Question

Can you please provide a list of all conditions on current development consents across the City of Sydney that relate to entertainment, sound or noise, and/or opening hours for entertainment, live performance and hospitality venues.

X113776

Answer by the Chief Executive Officer

It's not feasible to provide a complete list of all development consent conditions across the City of Sydney relating to entertainment, sound, noise, or venue operating hours for entertainment, live performance, and hospitality venues.

These conditions are site-specific and spread across a large number of approvals, modifications to approvals and management plans making the task extremely time-consuming.

The Liquor and Gaming Authority says there are 2,015 licensed venues, including clubs, hotels, small bars etc which gives an indication of the number of consents that would need to be identified and reviewed or the information to be sourced.

This would take up a significant amount of time and resources.

3. Service Reviews

By Councillor Arkins

Question

Can you please provide the list of service reviews planned for this term of Council as referred to in reference 1.2.1 on page 32 of Council's Delivery Program 2025-2029.

X113776

Answer by the Chief Executive Officer

The operational plan for each year outlines the service review program for each financial year. The operational plan 2025/26 outlines two service and functional reviews:

1. Procurement and contract management.
2. Building a culture of preparedness for cyber security and data breach incidents.

Both functions were chosen as Executive priorities for a deep dive review to transform how we undertake these functions. Updates are provided to the Audit, Risk and Compliance Committee (ARCC).

Other upcoming reviews include:

- Contracted services reviews as defined under the Sourcing Framework Principles, i.e.:
 - with a value over \$5 million
 - expiring within the term of Council
 - delivering services traditionally performed by councils.
 - specifically, following the parks maintenance analysis, Council will conduct a similar review on Domestic Waste contracted services.
- Executive priority areas.
- Services with significantly changing context, such as moving events from parks to streets.
- Where there is significant risk to service delivery or an opportunity to transform how the service is delivered.

4. Kings Cross Community Centre

By Deputy Lord Mayor Councillor Maxwell

Question

The Kings Cross Community Centre is at the heart of our local community; residents have indicated some concerns about the maintenance of the community centre post Covid and the community engagement being provided by the services offered.

1. When were the last renovations of the Kings Cross Community Centre completed and what renovations were completed?
2. When was the last time Kings Cross Community Centre was visited by the City and were there any reports done on the current state of the facility?
3. Is there an exact date for the proposed air conditioning replacement at the Kings Cross Community Centre, when was the request for air conditioning replacement lodged and how long since this request was made have they been waiting? How long has the air conditioning been malfunctioning for?
4. Can you please provide a list of activities being held at Kings Cross Community Centre on a monthly basis broken down by day, community group or organisation and category?
5. Does the intercom system at the Kings Cross Community Centre currently work as some residents have indicated there have been issues with the system at the centre recently.
6. How long since the first level of the Kings Cross Community Centre / Rex Centre was renovated? Could you please provide the year and the renovations that were completed?
7. Who is currently managing the bookings system at the Kings Cross Community Centre / Rex Centre and is there a dedicated person at the City who is responsible for this?
8. When was the last time the floor coverings / carpets of the Kings Cross Community Centre / Rex Centre refurbished and what year was this completed in?
9. How is the maintenance of the Rex Centre monitored, is it regular diarised appointments or ad hoc in nature depending on reported need?
10. Can you please provide an update on the pest and cleaning schedule and the frequency of these services being delivered to the Kings Cross Community Centre
11. Can you please provide an update on the mould management cleaning schedule at the facility and how regularly this is occurring?

X113780

Answer by the Chief Executive Officer

The Rex Centre is part of a Strata Scheme made up of 4 components - the Council owned lot, Retail Lots 1 and 2, and the Residential Lots. A Strata Manager and Building Manager manage the scheme.

1. Kings Cross Community Centre occupy 2 tenancies on the ground floor at The Rex Centre. The tenant has responsibility for the condition of their premises. Level 1 was refurbished in 2002, and the City is actively maintaining the premises in accordance with the current asset lifecycle program. Heating, Ventilation, and Air Conditioning (HVAC) will be replaced this financial year. The tenant is currently refurbishing their premises. Works commenced on 15 September 2025. The works include new carpets, painting installation of cupboards and new power points.
2. The site is routinely visited as part of the City's ongoing maintenance schedule. All tasks are recorded in the City's property management information system.
3. The City is looking to commence work on the HVAC immediately. Due to the ownership mentioned in part 1, approval from the Strata is required to commence works.
4. Kings Cross Community Centre is a non-profit, community-based organisation that operates from the ground floor of the Rex building through the City of Sydney's Accommodation Grant Program. This centre is not managed or run by the City of Sydney. A full list of activities is available from the operator, with some listed on their Facebook page <https://www.facebook.com/KingsCrossCommunityCentre/>
5. This is managed by the Strata.
6. It was last refurbished in 2005 and remains in a suitable condition for use.
7. Bookings for the Kings Cross Community Centre are managed directly by the operator, Kings Cross Community Centre. The City of Sydney offers 4 rooms for hire on level 1 of the Rex Centre through our Community Venues team. The hire process is the same for these rooms as for all other venues for hire we offer across the city. The rooms are listed on our website at <https://bit.ly/41XS2NQ>.
8. The City updated the floor coverings in the Council owned lot in 2005. A recent inspection noted that the carpet remains in good overall condition. The floor coverings in the remainder of the Rex Centre are in the process of being replaced by the tenant.
9. Maintenance reports are recorded in the City's property management information system.
10. Pest control for the building is managed by the Strata and undertaken on a quarterly basis.
11. The City conducts regular cleaning.

5. City of Sydney Community Centres

By Deputy Lord Mayor Councillor Maxwell

Question

Residents have also indicated broader concerns relating to the level of outreach and programming offered at our City of Sydney community centres post Covid.

1. Can you please provide a list of the after school programs currently being offered in each City of Sydney community centre?
2. Can you please provide a list of the youth outreach services currently available in each local community centre within the City of Sydney currently and break this down to also include their frequency on a weekly basis?
3. Can you please provide clarification on the breakfast programs and food services offered through our City of Sydney community centres currently and provide a breakdown of their frequency and the locations of these outreach programs?
4. How frequently are visits made to local community centres to check on their facilities?

X113780

Answer by the Chief Executive Officer

1. Please refer to the CEO Update of 9 May 2025. In addition, the City of Sydney offers 6 Outside School Hours Care (after school) services at the Juanita Nielsen Community Centre Woolloomooloo, at the Redfern, Ultimo and Pyrmont Community Centres, the King George V Recreation Centre the Rocks and at the Boys and Girls Brigade Building in Surry Hills. These services provide a wide range of activities that change regularly depending on season and children's needs.
2. Please refer to the CEO Update of 9 May 2025.
3. Breakfast programs are typically offered in school settings, and as such the City of Sydney do not offer breakfast programs through our community centres however we do offer a wide a range of food services. This includes our Meals on Wheels service, which delivers fresh, frozen and hot meals to eligible community members across the city. Our Outside School Hours Care services provide healthy meals, prepared on site, to children attending these services. Children are also often involved in the preparation of meals.

In addition, we provide a range of opportunities to share a meal through our community centres. This includes "Reggies Kitchen" on Wednesdays from 12 to 1pm at the Reginald Murphy Centre in Potts Point. This program offers 3-course healthy meals cooked by volunteers, some of whom are retired professional chefs. There is also a regular free monthly community lunch at the Redfern Community Centre, and Oz Harvest provide free fresh and non-perishable food items through the centre every Monday for those who need it, along with First Nations Response who provide food every Tuesday during school terms. Emergency meals are available for those who need them at all of our community centres, and referrals can also be made to our Meals on Wheels service.

Community centre activities regularly include opportunities for community to share a meal including morning teas, lunches, afternoon teas and BBQs as part of regular centre programming. Meals are also offered as part of culturally significant events at centres, such as sharing moon cakes during the upcoming Moon Festival.

Community BBQs are held fortnightly in Glebe at the Peter Forsyth Auditorium on Glebe Point Road, Glebe and monthly at the Redfern Community Centre. Community BBQs in Green Square will commence in the coming weeks.

Over and above the food services we provide through our centres, the City of Sydney provides a \$1.5M per annum Food Support grant program that provides funding to local organisations to support our priority communities.

4. City of Sydney staff operate our community centres each day and report any facility management concerns for resolution. Line managers visit facilities at least weekly, with senior staff also visiting regularly to check on facilities.

6. Cost of Adapting Parking Infrastructure to Disincentivise Large SUVs

By Councillor Thompson

Question

In 2024 Paris endorsed a plan to increase the parking rates for certain vehicle types based on a criterion with the goal to disincentivise usage of heavier, larger vehicles.

The system coordinates parking ticket infrastructure (software and hardware) with the national vehicle registration database to accurately and consistently calculate the cost of parking based on vehicle type, particularly weight and size.

Other Councils in NSW utilise parking infrastructure that is capable of this functionality.

1. Does the City of Sydney's existing parking infrastructure have the functionality to connect and coordinate with Service NSW data in real time?
2. Does the City of Sydney have the legislative authority to charge parking fees at different price points based on vehicle differences?
3. Using the City of Sydney's existing parking infrastructure, what would the estimated cost be to adapt to a similar system of parking?

X113778

Answer by the Chief Executive Officer

1. No.
2. There is no explicit statutory power to permit Council to charge parking fees for particular types of vehicles. If such fees were imposed, there is a risk of a challenge that Council is acting beyond power.
3. At present, the City's parking infrastructure is not designed to support the type of system used in Paris, which relies on licence plate recognition to link to vehicle registration data for differential pricing based on vehicle type and weight.

Implementing a similar system in Sydney would involve significant costs and risks:

- (a) The functionality in Paris is essentially a pay-by-plate system integrated with automatic number plate recognition (ANPR), which our existing meters and enforcement tools do not currently support.
- (b) There is no local council in NSW currently deploying this model, nor any confirmed agreement with Service NSW to access registration data for the purposes of pricing or enforcement.
- (c) Without access to Service NSW's registration database, the City could spend considerable capital adapting infrastructure but be unable to implement differential pricing, as the NSW Government does not provide access to the required data.
- (d) Costs would extend beyond hardware upgrades (e.g. new meters or ANPR devices) to include software development, data security and privacy compliance, and legal frameworks for information access.
- (e) The commitment would likely require NSW Government cooperation, policy change, and ongoing data-sharing arrangements, adding both uncertainty and expense.

On this basis, the estimated cost cannot be reliably quantified without NSW Government agreement on data access and legal permissions. Until these prerequisites are resolved, the adaptation cost remains speculative and potentially prohibitive.

7. Status of Public Housing Redevelopment Plans in the City of Sydney as of September 2025

By Councillor Ellsmore

Question

1. In relation to public housing in the City of Sydney Local Government Area, what development applications, planning proposals or state significant developments, including modification applications, are currently underway?

Please provide details.

2. Of the sites above, what are the addresses and what is the status of applications or proposals?

Please include whether applications: have been made but not yet approved; are approved but not yet under construction; or are under construction.

3. Is the City of Sydney aware of any public housing which has recently been rezoned?

If yes, please provide details.

4. Have City of Sydney staff had discussions with any NSW Government representatives about any new or future development applications or development projects, relating to public housing in the Local Government Area, including any pre-DA requests?

If yes, please provide details.

5. Have City of Sydney staff had discussions with any NSW Government representatives about any new or future development applications or development projects, relating to other State owned or controlled land in the Local Government Area, including any pre-DA requests?

If yes please provide details.

6. Is the City of Sydney aware of any public housing sites which have recently been sold?

If yes, please provide details.

7. Is the City of Sydney aware of any other State-owned land which have recently been sold?

If yes, please provide details.

8. Has the City of Sydney received or approved any applications for meanwhile or temporary uses of public housing, Homes NSW or Land and Housing Corporation sites?

If yes, please provide details.

X113783

Answer by the Chief Executive Officer

1. There are no new planning proposals relating to public housing in the City of Sydney.

The only recent development approval for social housing on land owned by Homes NSW is D/2024/935 for 10, 16 and 18 Raper Street Newtown. Approval was granted by the Local Planning Panel on 9 April 2025 for demolition of existing buildings and construction off an 8-room boarding house for social housing. The development is not yet under construction.

There are currently no development applications (DAs) under assessment for social housing where the applicant or owner is Homes NSW.

There are currently no modifications to DAs under assessment where the applicant or owner is Homes NSW.

There are currently no Pre-DAs under assessment where the applicant or owner is Homes NSW.

The following are State Significant DAs (SSDA) that are currently underway:

- SSD-93222706: Rezoning and concept SSDA for Waterloo Estate (South). Landowner is Homes NSW. The draft proposal to include at least 30% social housing. The City is currently preparing comment for the Department of Planning, Housing and Industry (DPHI) - Advice on the Secretary's environmental assessment requirements (SEARs) regarding the proposal.

- SSD-51274973: 600-660 Elizabeth Street Redfern - Landowner is Homes NSW. Proposed development comprises four new buildings for social (147 units), affordable (197 units) and specialist disability accommodation (11 including 1 carers unit), a community facility and commercial uses. SSD Application made to the Department of Planning, Housing and Infrastructure (DPHI) but not yet approved.
2. Refer response to part 1 above.
 3. There are no social housing sites that have been recently rezoned. However, the Department's rezoning of the social housing site at Explorer Street, South Eveleigh, is expected to be finalised shortly.
 4. Refer response to part 1 above.
 5. PDA/2025/75 and PDA/2025/76 - 13-21 and 55-66 Nicholson Street and 20-26 Forbes Street, Woolloomooloo, owned by Homes NSW. The proposal was for a 3-storey residential flat building to accommodate 16 social housing units. The City provided Pre-DA advice on the proposal on 26 May 2025.
 6. The City does not maintain a register or track the sale of public assets or land. However, it is a requirement of state agencies to provide this information which should be available on the relevant agency websites.
 7. Refer response to part 6 above.
 8. Refer response to part 1 above.

8. University of Sydney's Development of Student Accommodation

By Councillor Ellsmore

Question

1. What recent development applications or planning proposals has the University of Sydney made in relation to student accommodation?

Please provide details.

2. Is the City of Sydney aware of any updates regarding the University of Sydney's development of student accommodation sites, from 2023 onwards?

Please provide details including of any pre-DA inquiries by the University of Sydney or its representatives.

3. Does the City of Sydney have any information about proposed or current use of:
 - (a) Housing owned by the University of Sydney on Darlington Road, also known as the 'Darlington Road Terraces';
 - (b) International House on City Road and/or;
 - (c) Any other student accommodation.

If yes, please provide details.

X113783

Answer by the Chief Executive Officer

1. The City does not have record of any recent development applications or planning proposals made by the University of Sydney in relation to student accommodation.
2. No.
3.
 - (a) The City does not have any information about the current use of the Darlington Road Terraces. The State Significant Development - SSD-7539 was approved over the site by the Department of Planning, Housing and Industry on 29 January 2021 for alterations and additions to the existing terraces and construction of new buildings at the rear of the terraces to provide accommodation for 336 students.
 - (b) No.
 - (c) No.