

Relevant Information for Council

FILE: X118406.001 **DATE:** 24 October 2025

TO: Lord Mayor and Councillors

FROM: Graham Jahn AM, Chief Planner / Executive Director City Planning, Development and Transport

SUBJECT: Information Relevant To Item 6.8 – Proposed Land Classification - South Sydney Rotary Park, 53A Henderson Road, Eveleigh

For Noting

This memo is for the information of the Lord Mayor and Councillors.

Purpose

To provide additional information on the State-led rezoning proposal at Explorer Street (53 and 53A Henderson Ave), South Eveleigh being progressed by the Department of Planning, Housing and Infrastructure.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 20 October 2025 further information was sought on the following:

- the status of the rezoning proposal,
- how the land transfer is linked to the Voluntary Planning Agreement (VPA),
- the timeline for the development.

Status of the rezoning proposal

The rezoning proposal has been finalised, with the changes to the planning controls coming into effect on 17 October 2025. The land has been removed from the Redfern Waterloo Authority Sites State Significant Precinct. The Sydney Local Environmental Plan 2012 has been amended with new planning controls which will allow for new social, affordable and private market housing on the site.

The new controls allow for increased building heights up to RL 60.7m (13 storeys) and a floor space ratio of 2.67:1 plus a 10% bonus for design excellence allowing for a total achievable FSR of 2.94:1. The controls enable development of approximately 400 new homes on the site.

Site specific provisions also require:

- at least 50% of the gross floor area be used for the purposes of affordable and social housing
- a minimum amount of sunlight to South Sydney Rotary Park
- and consideration of a design guide.

Land transfer and the Voluntary Planning Agreement

Alongside the rezoning proposal, the landowner (still NSW Land and Housing Corporation) made a public benefit offer to transfer part of the land, which is an existing park, to the City. The existing park is known as South Sydney Rotary Park (#1).

This offer was formalised through a Voluntary Planning Agreement (VPA) between the City and NSW Land and Housing Corporation. The VPA was executed on 8 October 2025. The VPA requires the landowner to transfer the existing park in its current condition to the City.

Under the VPA, the land transfer of the park must be completed within 6 months of the rezoning which took effect on 17 October 2025. This means that the transfer of the park to the City must be completed by 17 April 2026.

Timeline for the development

The VPA and transfer of the park are not linked to or dependent upon the future development.

City staff are not aware of the time frames for the redevelopment of the site.

A development application will need to be submitted for the detailed design of buildings on the site. The development application process will provide further opportunity for public consultation.

Memo from Graham Jahn AM, Chief Planner / Executive Director City Planning, Development and Transport

Prepared by: Greg Longmuir, Senior Project Manager, Planning Agreements

Approved

A handwritten signature in black ink, appearing to read 'GJAHN', positioned above the printed name.

GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning Development & Transport