

Relevant Information for Council

FILE: X101016 **DATE:** 23 October 2025

TO: Lord Mayor and Councillors

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

SUBJECT: Information Relevant To 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

For Noting

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

Purpose

To provide Council with additional information.

Background

At the meeting of the Transport, Heritage and Planning Committee on 20 October 2025, further information was sought in relation to specific sites, strata renewal, water management and utilities, social cohesion and infrastructure works.

Explanation on the impacts of individual rezonings

The majority of sites proposed for new planning controls were identified for review by the NSW Government. The City had the responsibility to respond to this direction and not doing so would risk leaving the community exposed to less considered proposals from individual landowners, developers or the NSW Government, without the benefit of local input or strategic oversight.

Importantly, the introduction of new planning controls does not mandate redevelopment. All sites already have existing planning controls, many of which allow for more development than currently exists, or for different uses. For example, hotel and office development is already permissible at 1–27 Murray Street (Gateway Apartments), and existing residents currently live happily alongside this planning context.

The proposed changes simply allow for more future redevelopment, if landowners choose to pursue it. In most cases, these sites are strata-titled. Any redevelopment would require agreement from at least 75% of owners and compliance with the processes set out in the Strata Schemes Development Act 2015. The Strata renewal process includes significant safeguards to protect individual owners, including independent valuation, fair compensation, legal review and Land and Environment Court oversight. By comparison, these safeguards are not available to tenants in boarding houses if they are redeveloped.

New planning controls do not require development to occur and do not determine when redevelopment might occur. Typically, this is an incentivised choice for landowners. The controls don't mandate demolition. The City welcomes retention and adaptation of existing buildings, and there are many examples of this approach across the city. The ability to adapt and add to a building will vary considerably between buildings as it depends on the structure and condition of the existing building and its compatibility with a proposed use.

1-27 Murray Street, Pyrmont

1–27 Murray Street was discussed at Committee and is located directly opposite the future Pyrmont Metro station, due to open in early 2030. This infrastructure will be transformative, and directly adjoining commercial sites are expected to redevelop in response. For example, the City were notified on the 21st of October 2025 that the owners for 60 Union Street had [requested Secretary's Environmental Assessment Requirements \(SEARs\)](#) for the redevelopment of their site under the Housing Delivery Authority (HDA)/State Significant Development (SSD) pathway.

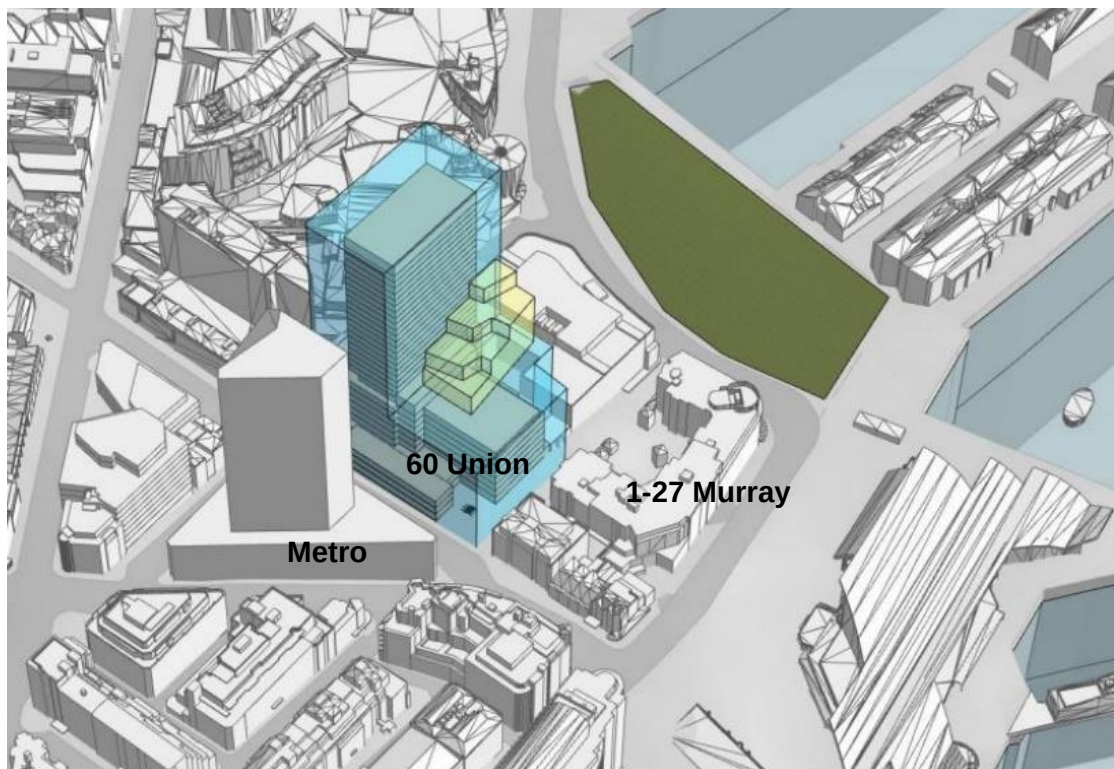


Figure 1: Indicative massing. SSD in blue. City in yellow. Source: SEARs request.

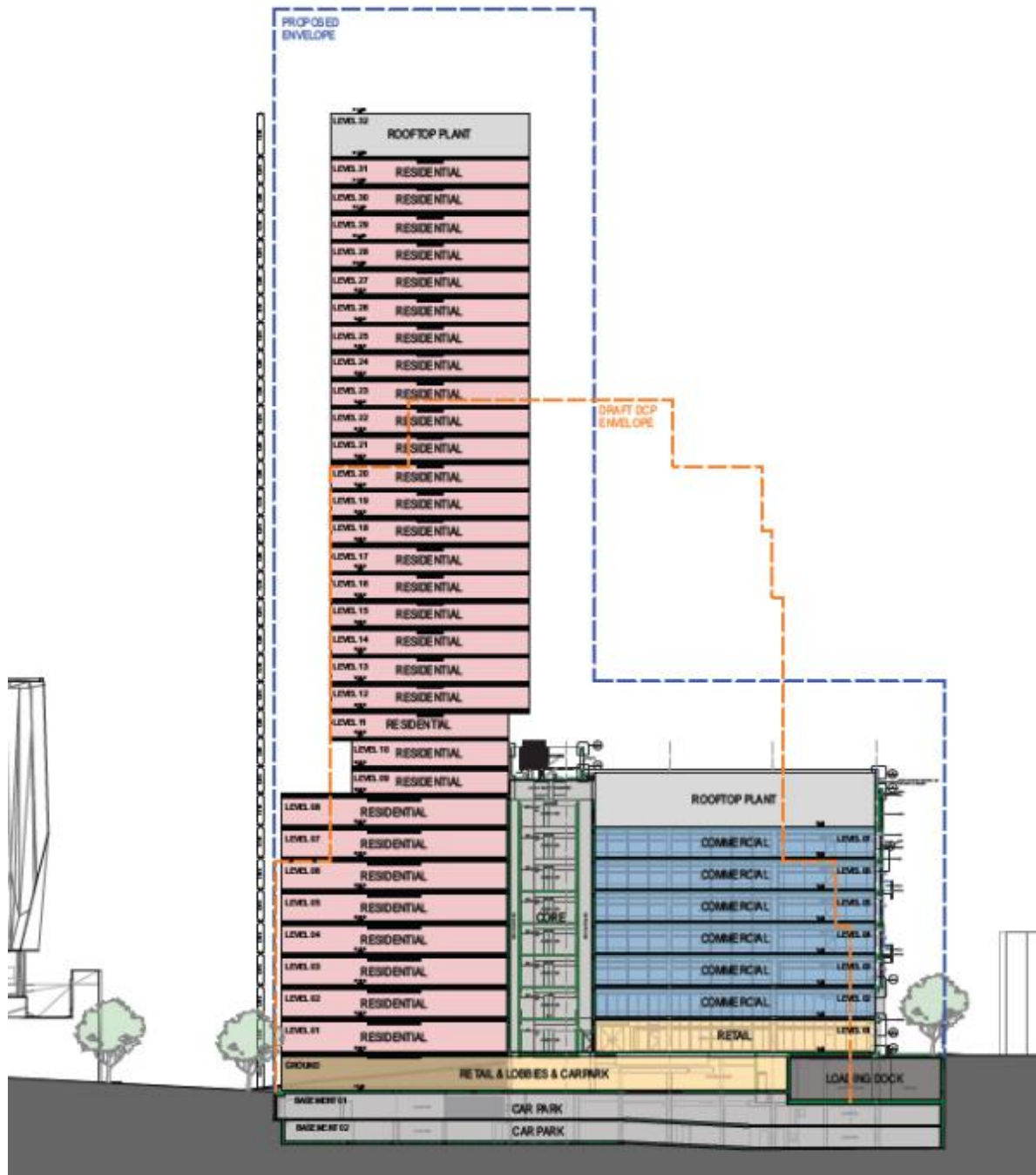


Figure 2: Indicative section. SSD in detail. City's proposed controls in orange outline. Source: SEARs request.

Excluding 1-27 Murray Street from the planning proposal would remove the option for owners to participate in this renewal if they so choose to in the future and would limit the broader place improvements envisioned for the area.

Without controls, the development of neighbouring sites may compromise future development of 1-27 Murray Street, such as by limiting solar access or encroaching on building separations. By establishing controls now, neighbouring developments will have to consider the future context which will help preserve the opportunity for 1-27 Murray Street to develop if owners want to in the future.

Without a planning framework that accommodates more open space, trees and improved access to the light rail station future owners could choose to redevelop without providing these. This is demonstrated by the HDA/SSD proposal for 60 Union Street, which delivers compromised place improvements and will unreasonably overshadow existing surrounding properties contrary to the NSW Government's Apartment Design Guide.

It is noted that:

- 1-27 Murray Street has 89 residential Strata units, 6 business Strata units
- the City received 50 submissions relating to the site
- 40 of which included concerns around displacement, and
- 32 included requests for additional height and floor space if a mixed-use residential development was proposed.

There has been some concern expressed that overtime a developer may progressively purchase units and seek to run down a currently well-maintained building like 1-27 Murray Street. Under the Strata Schemes Management Act 2015 however owners' corporations are legally required to maintain and repair common property. Under the Act, Strata committees must act with honesty, fairness, and due care and diligence.

Strata advocacy / support to residents in buildings being sold / redeveloped

A question was asked about support for current owners of its receiving development potential. The NSW Office or the Registrar General website contains comprehensive information on the Strata Renewal process - [Strata renewal | Registrar General](#), including Strata Renewal Information sheets available in a variety of languages.

NSW Fair Trading has established a range of support services including a free government strata renewal advice service for all owners as well as a free advocacy program to assist vulnerable owners.

Water utilities

This matter is discussed in detail in Attachment A of the report to Council.

The NSW Government's Pyrmont Peninsula Place Strategy was informed by a Utilities Infrastructure Assessment (UIA). The UIA examined the capacity and future demand for key services in the area, including water, sewerage, electricity, gas, and telecommunications. As part of the assessment, interviews were conducted with service providers to understand current infrastructure constraints, planned upgrades, and to gather feedback on the proposed strategy.

Based on this input, the UIA identified the infrastructure improvements needed to support the growth anticipated under the Place Strategy.

During the public exhibition of the City's Pyrmont Peninsula Planning Framework, Sydney Water made a submission. They did not object to the proposal. However, they requested detailed growth projections from the City to assist with their infrastructure planning. The City will provide this data once the Planning Framework is formally endorsed, enabling Sydney Water to plan appropriately for future water, wastewater, and sewerage services.

Social cohesion

The City is committed to building a socially cohesive, inclusive and resilient city. Under the City's Social Sustainability Policy and Action Plan: A City for All, Direction 2 Connected City establishes a vision for a connected city in which diverse individuals and communities are socially connected and share values and aspirations for their city.

The City collaborates with NSW government agencies, residents and local organisations to coordinate community events that aim to promote social cohesion, connect residents to services, and increase community safety. Community centres provide innovative programs fostering social networks and a sense of belonging. In the first 5 years of the strategy the City presented a total of 2,558 programs in our community centres, funded \$16.6m in creative and cultural grants, waived or discounted \$10.1m in fees and charges for City of Sydney venue hire and welcomed 259,908 attendees at 137 social inclusion and connection programs in 2023.

The City's planning controls also support diversity, and social cohesion through:

- a broad mix of housing types and sizes to suit different household needs and life stages
- inclusive design through accessibility standards that ensure homes are adaptable for people with disabilities, older residents, and families
- child-and family-friendly environments with design standards for larger apartments and communal spaces that support play, interaction, and wellbeing, and
- aligning growth with infrastructure by focusing new housing near transport, services, and public spaces to support connected, walkable communities.

Infrastructure works

The local infrastructure plan is for funding infrastructure out to 2041, consistent with the timeframe of the Pyrmont Peninsula Place Strategy and the housing and jobs targets. The capital works program under the long term financial plan is a 10 year program. Annual reviews of the long term financial plan and 5-10 year reviews of the infrastructure plan allow for ongoing updates to align delivery of works with growth and funding.

Works already completed and being recouped

The Pyrmont Community Centre Upgrade is complete and the Forest Lodge to City South Bike Network Link is currently underway. The draft contributions plan allows for the recoupment of up to \$10.5 million on the community centre upgrade and \$7.2 million on the bike link. Where councils can, the forwarding funding of anticipated community projects can occur, rather than waiting for aggregated contribution funds to be collected prior to committing to a project.

Acknowledging this, contributions legislation permits cost recovery for forward-funded projects, recognising that this approach enables earlier delivery of infrastructure to the benefit of existing and future residents and workers.

Works in the Local Infrastructure Plan and within the 2025-26 Long Term Financial Plan

The following projects fall within the scope of the City's Greening Sydney Strategy and are incorporated into the approved Long Term Financial Plan:

- Greening Sydney Increased Canopy: Park Tree Planting
- Greening Sydney Increased Canopy: Inroad Street Tree Planting

Works not in the Local Infrastructure Plan but are in the current 2025–26 Long Term Financial Plan

Two projects are currently included in the 2025–26 Long Term Financial Plan: a new childcare facility at Fig and Wattle Street in Ultimo, allocated \$8 million in the 2027/28 financial year, and new sports facilities at the same location, budgeted at \$7 million for the same year.

Works in the Local Infrastructure Plan requiring further planning before inclusion in the Long Term Financial Plan

The Ultimo Community Centre Upgrade, which involves converting the library and out-of-school hours (OOSH) care space, was previously included in the 2024/25 Long Term Financial Plan. However, it has since been removed from the current financial plan and deferred.

The Pyrmont North Public Domain and Foreshore Improvements project is likely to require the development of the Pyrmont Public Domain Plan before it can be considered for inclusion in a future Long Term Financial Plan. This plan would outline, in a coordinated manner, the scope and priorities of public domain improvements across Pyrmont. It would then serve as the basis for allocating capital works funding to specific projects through the Long-Term Financial Plan.

The following items are not part of the current long term financial plan, and would become individual separate projects:

- Wentworth Park South – Capacity Improvements
- Wentworth Park North – Capacity Improvements
- Maybanke Recreation Facility – Capacity Improvements
- Drainage Upgrade – Pyrmont Street to Outlet
- Water Quality Improvements: GPTs to Existing Lines
- Streetscape Improvements to Small Streets
- Harris Street – Living Green Network Priority Route Improvements

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Approved

A handwritten signature in black ink, appearing to be 'GJH', written over a horizontal line.

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