

Relevant Information for Council

FILE: X124612 **DATE:** 23 March 2026

TO: Lord Mayor and Councillors

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

SUBJECT: Information Relevant To Item 7.3 – Public Exhibition - Housing for All Discussion Paper

Alternative Recommendation

It is resolved that:

- (A) Council approve the Housing for All Discussion Paper, as shown at Attachment A to the subject report, for public exhibition, ***subject to the following amendments:***
- (i) On page 24, insert the bold text and delete the strike through bold text as follows:

We estimate that up to 7,800 homes could be delivered on NSW Government owned land under current planning controls and a further 6,500 homes on sites that require additional planning (Figure 4). ***Renewal of public housing must deliver more social and affordable housing, as a priority over market housing, and ensure existing tenants are not displaced against their wishes and their wellbeing and safety is protected. We encourage the NSW Government to retain public ownership of public land and investigate the sustainable renovation of existing housing with sensitive additional capacity in consultation with tenants.***

~~We have also identified opportunities where infrastructure~~ Investment could enable up to 11,000 new homes and deliver lasting public benefits. Key opportunities include a metro station or light rail to serve Rosebery and light rail along Parramatta Road.

- (ii) On page 43 insert the bold text as follows:

Social housing is reducing as a proportion of housing stock in our area

Addressing the housing needs of all, including very low income earners and vulnerable people, is necessary for a socially just, inclusive and diverse city. Social housing is critical social infrastructure for a diverse and well-functioning city.

- (iii) On page 25, on Figure 4, renumber sites 17 and 18 in the top right quadrant of the map to 24 and 25 respectively; and
- (iv) On page 14, replace the current image for Ultimo and Pyrmont with the following image:



- (B) Council note the public exhibition will be carried out in accordance with the Engagement Approach, as shown at Attachment B to the subject report;
- (C) authority be delegated to the Chief Executive Officer to make minor amendments to the Housing for All Discussion Paper prior to public exhibition to correct any drafting errors;
- (D) Council note the Lord Mayor has written to the NSW Premier and the Minister for Planning and Public Spaces requesting that the NSW Government does not declare any residential development as State Significant Development in areas the City is investigating for additional housing; and
- (E) Council note the Lord Mayor has written to the NSW Premier and the Minister for Planning and Public Spaces requesting that the NSW Government investigates their own sites in the local government area for more social, affordable and diverse housing.

Purpose

To provide an Alternative Recommendation for Council consideration.

Background

At the meeting of the Equity and Housing Committee on 16 March 2026, Councillors requested a change to the Housing for All Discussion Paper, prior to public exhibition, to include commentary on sensitivity of public housing sites and advocate for their careful planning and attention to existing tenants if they are renewed for more housing.

A minor error has been identified on Figure 4 (page 25) where the sites titled 17 and 18 in the top right quadrant of the map should have instead been titled 24 and 25 respectively. This memo seeks to rectify this error.

Amendment is required on page 14 to correct the image. The current image shows the “Stage 1” sites in the Ultimo and Pyrmont area that were part of the planning proposal Council approved in October 2025. However, the image was intended to show the “Stage 2” sites that Council resolved to investigate for more housing.

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

Prepared by: Tamara Bruckshaw, Manager Green Square and Major Projects

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City
Planning, Development and Transport