

Relevant Information for Council

FILE: X118406.004 **DATE:** 24 April 2026

TO: Lord Mayor and Councillors

FROM: Kim Woodbury, Chief Operating Officer

THROUGH: Monica Barone PSM, Chief Executive Officer

SUBJECT: Information Relevant To Item 6.6 – 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 clarity on the public benefit offer secured via the Voluntary Planning Agreement (VPA) and to update Council on the progress of the neighbouring development site.

Background

At the meeting of the Corporate, Finance, Properties and Tenders Committee on 20 April 2026, further information was sought on the following:

Offset of contributions

The VPA allows an offset against future development contributions for the development of the adjacent Explorer Street social housing estate at 53 Henderson Road, Eveleigh. This offset is valued at \$200/sqm consistent with the City's Development Contributions Plan, totalling approximately \$1,376,000. There is no cash contribution or other public benefit being received under the Planning Agreement.

Development of the adjoining land will be subject to the City's Development Contributions Plan. If contributions are applied by the planning authority, the value of the land under the planning agreement will be offset against any of those contributions.

The development is expected to be for about 400 dwellings, with 50% being for social and affordable housing. Under the City's Contributions Plan, social and affordable housing is not required to pay contributions. Contributions will be payable on the market housing, less the \$1,376,000 offset through the VPA.

Adjacent development

The planning amendments to enable the renewal of the Explorer Street social housing estate in Eveleigh were finalised on 17 October 2025. The Department of Planning, Housing and Infrastructure led the rezoning of the land, in consultation with the landowner, Homes NSW, and the City of Sydney.

No Development Application (DA) has been lodged for that site. The City understands the site is not planned to be developed in the short term. Any future redevelopment will remain subject to a formal DA submission process, including further detailed design as well as the statutory community consultation requirements.

Memo from Kim Woodbury, Chief Operating Officer

Prepared by: Mary Ghaly, Public Lands Coordinator

Approved

P. M. Barone

MONICA BARONE PSM

Chief Executive Officer