Minutes of the Equity and Housing Committee - 18 August 2025

Members Lord Mayor - Councillor Clover Moore AO (Chair), Deputy Lord Mayor - Councillor Zann Maxwell (Deputy Chair), Councillor Olly Arkins, Councillor Sylvie Ellsmore, Councillor Lyndon Gannon, Councillor Robert Kok, Councillor Jess Miller, Councillor Matthew Thompson, Councillor Yvonne Weldon AM and Councillor Adam Worling.

At the commencement of business at 4:53pm those present were -

The Lord Mayor, Councillors Arkins, Ellsmore, Gannon, Kok, Maxwell, Miller, Weldon and Worling.

Councillor Arkins left the meeting of the Equity and Housing Committee at 4:56pm, prior to discussion on Item 3, and returned at 5:22pm, after the vote on Item 3. Councillor Arkins was not present at, or in sight of, the meeting during discussion or voting on Item 3.

Apologies

Councillor Thompson extended his apologies for his inability to attend the meeting of the Equity and Housing Committee.

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

That the apology of Councillor Thompson be accepted and leave of absence from the meeting of the Equity and Housing Committee be granted.

The meeting of the Equity and Housing Committee concluded at 5:32pm.

Item 1

Confirmation of Minutes

Moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor) –

That the Minutes of the meeting of the Equity and Housing Committee of Monday 16 June 2025, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 2

Statement of Ethical Obligations and Disclosures of Interest

Councillor Zann Maxwell disclosed a less than significant, non-pecuniary interest in Item 3 on the agenda, in that Aunty Norma Ingram is an active Sydney Labor member and on the Board of Wyanga Aboriginal Aged Care. Councillor Maxwell considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because Aunty Norma did not approach him about this item coming to Committees and has made no representations to him in relation to this matter.

Councillor Olly Arkins disclosed a significant non-pecuniary conflict of interest in Item 3 on the agenda, in that they have known Norma Ingram, founding board member of Wyanga Aboriginal Aged Care, for many years, and has previously been a candidate for Labor on the City of Sydney and for the State electorate of Newtown in the past.

Councillor Arkins state that they will not be voting on this matter.

Councillor Sylvie Ellsmore disclosed a less than significant, non-pecuniary interest in Item 4 on the agenda, in that she has a friendship with a board member of the Haymarket Foundation, Dr Marlee Brown. She has previously worked with Marlee at the University of Sydney. Councillor Ellsmore considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because the recommendation is that the Council endorse a grant under Council’s Diverse and Affordable Housing Fund, which is the same amount which the elected Council had previously endorsed for this organisation. She was also not involved in the assessment of the grant application and her friendship is not so significant as to impact Councillor Ellsmore’s ability to make an objective decision on this item.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Equity and Housing Committee.

The Equity and Housing Committee recommended the following:

Item 3

Expression of Interest Outcomes - Affordable Residential Aged Care and Public Car Parking - 49 Cope St, Redfern

It is resolved that:

(A) Council note the outcome of the Expression of Interest, including the process, submissions received and confidential assessment against the objectives and criteria as contained in Attachment B;

(B) Council endorse the transfer of part 49 Cope Street, Redfern (being Lot 41 DP 1099220, Lot 42 DP 1099220, Lot 7 DP 84898, Lot 8 DP 84898, Lot 9 DP 84898, Lot 39 DP 84898, Lot 10 DP 1128780) to an entity to be established by Uniting (NSW. ACT) ABN 78 722 539 923 partnering with Wyanga Aboriginal Aged Care Program Inc INC 3437869 ABN 98 732 869 630 (Uniting & Wyanga) for $1 with the terms of the transfer including the following:

   (i) the placement of a restriction on title to the land to ensure that the property is used for affordable residential aged care in perpetuity;

   (ii) the transfer to The Council of the City of Sydney of a future stratum comprising a 55 space public carpark for $1 at the completion of the works; and

   (iii) at an appropriate time, the transfer of ownership and operational management to Wyanga with the intention of self-determination;

(C) authority be delegated to the Chief Executive Officer to enter into negotiations and progress documentation and contracts necessary for the transfer of the land, the development of the aged care facility and carpark, the transfer of a future stratum containing the public car park and the ongoing operational management as noted in Confidential Attachment B;

(D) Council endorse publicly notifying a proposed resolution 'to classify the future stratum lot comprising the 55-space carpark as operational land in accordance with section 31 of the Local Government Act 1993 (NSW)', be publicly notified for a period of 28 days prior to or following the completion of the acquisition;

(E) Council note that a further report to inform the outcomes of public notification and recommendation on land classification, will follow any notification period;

(F) Council note that the City's financial records will recognise the discount on disposal from full market value less the value of the stratum carpark at completion as a grant from the Affordable and Diverse Housing Fund; and

(G) Council to be updated on the progress of negotiations, documentation and transfers through CEO Updates.

(Note – at the meeting of the Equity and Housing Committee, this recommendation was moved by Councillor Maxwell, seconded by Councillor Gannon, and carried unanimously.)

X110057

Speakers

Diane Elston, Aunty Norma Ingram (Chair, Wyanga Aboriginal Aged Care) and Jarin Ingram Baigent (CEO Wyanga Aboriginal Aged Care) addressed the meeting of the Equity and Housing Committee on Item 3.

Item 4

Grants and Sponsorship - Affordable and Diverse Housing Fund - Amended Support for the Haymarket Foundation

It is resolved that:

(A) Council note that Bridge Housing Limited is no longer proceeding to purchase the property proposed to Council at its meeting on 17 March 2025;

(B) Council approve a cash grant to Bridge Housing Limited for the amount stated in Confidential Attachment B to the subject report to support the purchase of the property described in Confidential Attachment B for the use by Haymarket Foundation Limited for providing subsidised accommodation and supporting facilities including crisis and transitional housing and services as further outlined in Attachment A subject to the following conditions:

(i) approval of the cash grant will be withdrawn:

(a) if the project substantially changes from the current proposal for subsidised accommodation and supporting facilities including crisis and transitional housing and services consistent with the proposal outlined in Confidential Attachment A to the subject report; or

(b) if Bridge Housing Limited is not able to demonstrate that funding is available to the agreed value of the project by 31 December 2025;

(ii) the grant funds will only be paid in respect of the proposed acquisition of the property outlined at Confidential Attachment B to the subject report, and only after all of the following are met to the reasonable satisfaction of Council:

(a) Bridge Housing Limited has demonstrated that funding is or will on settlement be available for the cost of the acquisition and works to make the property fit for its intended purpose, noting this could be in the form of other grants, debt finance or partnerships;

(a) Bridge Housing Limited has provided Council with sufficient information to demonstrate that the property can be used for the intended purpose of subsidised accommodation and supporting facilities including crisis and transitional housing and services; and

(b) Bridge Housing Limited has provided Council with sufficient information to confirm that Haymarket Foundation Limited will have rights to occupy and use the property for three terms, each of five years, at the discretion of Haymarket Foundation Limited;

(iii) a covenant benefitting the City must be registered on the title to the property outlined at Confidential Attachment B to the subject report immediately following transfer of the property to Bridge Housing Limited to protect the land use remaining as subsidised accommodation and supporting facilities including crisis and transitional housing and services, as outlined in Confidential Attachment A to the subject report;

(iv) until the covenant contemplated by recommendation (A)(iii) is registered on the title to the land, the City will require the grant to be repaid in full indexed annually by CPI if:

(a) Bridge Housing Limited does not complete its purchase the property outlined at Confidential Attachment B to the subject report by 31 December 2025; or

(b) the project materially changes from the current proposal as outlined in clause (B);

(C) authority be delegated to the Chief Executive Officer to:

(i) finalise negotiations, execute and administer the grant agreement with Bridge Housing Limited relating to the project described and on the terms described in clause (B); and

(ii) otherwise make decisions and administer the other conditions relating to this grant.

(Note – at the meeting of the Equity and Housing Committee, this recommendation was moved by Councillor Maxwell, seconded by the Chair (the Lord Mayor), and carried unanimously.)

S118738

Speakers

Gowan Vyse (CEO, Haymarket Foundation) and Simone Parsons (Bridge Housing) addressed the meeting of the Equity and Housing Committee on Item 4.