CITY OF SYDNEY

26 October 2026

At 5.00 pm

Council

Agenda

1. Confirmation of Minutes

2. Statement of Ethical Obligations and Disclosures of Interest

3. Minutes by the Lord Mayor

3.1 Vale Robin Lawrence OAM

3.2 Vale Bruce George Baird AM

3.3 Local Rules for Share Bike Companies Operating in the City of Sydney

4. Memoranda by the Chief Executive Officer

4.1 Council Submission - Local Government Remuneration Tribunal - 2027 Annual Review - Stage 1

5. Matters for Tabling

6. Report of the Corporate, Finance, Properties and Tenders Committee

6.1 Confirmation of Minutes

6.2 Statement of Ethical Obligations and Disclosures of Interest

6.3 Presentation of the 2025/26 Financial Statements and Audit Reports to Council

6.4 Audit, Risk and Compliance Committee Annual Report to Council 2025/26

6.5 Investments Held as at 30 September 2026

6.6 Tender - T-2025-1713 - City Road Works and Services

6.7 Tender and Contract Variation - T-2026-1749 - Resource Recovery Services for City Properties

6.8 Exemption from Tender - Purchase of 3 Trucks for the Bulky Waste Collection

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6.9 Exemption from Tender - City Recital Hall Building Works

7. Report of the Environment and Climate Change Committee

7.1 Confirmation of Minutes

7.2 Statement of Ethical Obligations and Disclosures of Interest

7.3 Project Scope – Moore Park Road and Fitzroy Street Cycleways

7.4 Public Exhibition - Street Safety Camera Program Code of Practice

8. Report of the Equity and Housing Committee

8.1 Confirmation of Minutes

8.2 Statement of Ethical Obligations and Disclosures of Interest

8.3 Post Exhibition - Housing for All Discussion Paper

9. Report of the Innovation, Business and Economy Committee

9.1 Confirmation of Minutes

9.2 Statement of Ethical Obligations and Disclosures of Interest

9.3 Post Exhibition - Markets Policy

10. Report of the Transport, Heritage and Planning Committee

10.1 Confirmation of Minutes

10.2 Statement of Ethical Obligations and Disclosures of Interest

10.3 Public Exhibition - Planning Proposal - Ultimo Pyrmont Stage 2 - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

10.4 Public Exhibition - Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

10.5 Fire Safety Reports

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11. Questions on Notice

12. Supplementary Answers to Previous Questions

13. Notices of Motion

13.1 Capping Airbnbs and Other Short-Term Rentals in the City of Sydney

13.2 A National Framework for Commercial Vacancy Penalties to End Land Banking

13.3 Early Childhood Education and Care - Advocacy for National and State Reform

13.4 Meanwhile Use for Creative and Cultural Spaces

13.5 Activating Foley Street, Darlinghurst

13.6 Support for 'Meanwhile' Creative Use and Community Activation at the Former Wentworth Park Greyhound Track

13.7 Persistent Vacancy on High Streets

13.8 Opposition to Transport for NSW's Botany Road and McEvoy Street Intersection Changes

13.9 Supporting the Hidden Disabilities Sunflower Program

13.10 Affordable Housing for Those who Keep our City Moving

13.11 Supporting Aboriginal Medical Service Ownership of its Redfern Home

13.12 Short Term Rental Accommodation (STRA) Contributions to Affordable Housing

13.13 Public Toilets on George Street

13.14 Future Use of Circular Quay End-of-Trip Bike Parking Facility

13.15 Ensuring Liveable Homes for Renters

13.16 Laneway Gardening Workshop Report Back

Agenda

13.17 Balcony Batteries and Renewal Energy for Renters

13.18 Extending the Hours of the Ultimo Recycling Pop Up

Item 1

Confirmation of Minutes

Minutes of the following meeting of Council are submitted for confirmation:

Meeting of 21 September 2026

Item 2

Statement of Ethical Obligations

In accordance with section 233A of the Local Government Act 1993, the Lord Mayor and Councillors are bound by the Oath or Affirmation of Office made at the start of the Council term to undertake their civic duties in the best interests of the people of the City of Sydney and the City of Sydney Council and to faithfully and impartially carry out the functions, powers, authorities and discretions vested in them under the Local Government Act 1993 or any other Act, to the best of their ability and judgement.

Disclosures of Interest

Pursuant to the provisions of the Local Government Act 1993, the City of Sydney Code of Meeting Practice and the City of Sydney Code of Conduct, Councillors are required to disclose and manage both pecuniary and non-pecuniary interests in any matter on the agenda for this meeting.

In both cases, the nature of the interest must be disclosed.

This includes receipt of reportable political donations over the previous 4 years.

Item 3.1

Vale Robin Lawrence OAM

File No: S051491

Minute by the Lord Mayor

To Council:

I note with sadness the recent passing of Robin Lawrence OAM, a distinguished artist, teacher and community leader whose lifelong dedication to the arts enriched the cultural life of Glebe, Sydney and communities around the world.

Born in Sydney in 1935, Robin studied painting at the National Art School, graduating with a Diploma in Art in 1956. Her artistic journey would take her across the globe, including to London, New Zealand, Florence, Salzburg and New York, where she spent more than 2 decades teaching, painting and exhibiting. During this time, she served as Head of Art at the Rudolf Steiner School in New York and continued to develop a deeply personal artistic practice that evolved throughout her life.

Returning to Sydney in 1986, Robin made her home in Glebe, where she became a central figure in the local arts community. A gifted painter and thoughtful observer of everyday life, she was particularly known for her portraiture. Her work was recognised through selection as a finalist in the Archibald Prize in 2000 and the Portia Geach Memorial Award in 1992, 1996 and 2005. In later years, she became known for her subtle still-life paintings, which she exhibited at Stanley Street Gallery in Darlinghurst, continuing to demonstrate her sensitivity to light, colour and form.

While Robin's artistic achievements were considerable, her greatest legacy may be the opportunities she created for others. In the mid-1990s, she worked alongside fellow artist James Barker to organise an art exhibition that formed part of a community fundraising campaign to support the establishment of the Glebe Library at Benledi. The success of that exhibition inspired the creation of an annual art show and, with the support of the Glebe Chamber of Commerce and local government, the first Glebe Art Show was held in 1997.

Robin became the founding coordinator and driving force behind the Glebe Art Show, guiding its growth for 15 years before stepping down in 2013. Under her leadership, the show developed from a modest local exhibition into one of Sydney's most successful and enduring community arts events. Her commitment to maintaining an inclusive, non-selective exhibition created opportunities for emerging artists to exhibit alongside established practitioners and helped foster a thriving artistic community in Sydney's inner city.

Nearly 3 decades later, the Glebe Art Show remains one of Robin's most enduring gifts to the community. Showcasing the work of hundreds of artists and supported by volunteers, local businesses and councils, its continuing success stands as a testament to her vision, determination and belief that art should be accessible to everyone. In recognition of her foundational role, the Glebe Art Society renamed its Open Art Prize as the Robin Lawrence Open Art Prize in 2025, ensuring her contribution will be remembered by future generations of artists.

Robin's service to the arts was formally recognised in 2010 when she was awarded the Medal of the Order of Australia for her contribution as an artist and for establishing the Glebe Art Prize. Yet those who knew her remember not only her artistic achievements, but also her generosity, encouragement and the community spirit she brought to everything she did.

Robin Lawrence leaves behind an enduring artistic legacy and a stronger, more connected community because of her profound dedication to the arts. She will be remembered with deep respect, gratitude and affection.

Recommendation

It is resolved that:

(A) all persons attending this meeting of Council observe one minute's silence to commemorate the life of Robin Lawrence and her significant contribution to arts, teaching and the cultural life of Glebe and the wider Sydney community

(B) Council express its condolences to Robins's son, Adrian and her many friends, fellow artists, students and all those whose lives were touched by her remarkable talent and generosity

(C) the Lord Mayor be requested to write to Robin Lawrence's family to convey Council's condolences.

THE RT. HON. CLOVER MOORE AO HON. FRAIA

Lord Mayor of Sydney

Item 3.3

Local Rules for Share Bike Companies Operating in the City of Sydney

File No: S051491

Minute by the Lord Mayor

To Council:

Share bikes are an important part of Sydney's transport network. They provide a sustainable transport option and help reduce reliance on cars. However, the rapid growth of share bike schemes has also created ongoing challenges for people walking, people with disability, businesses and residents, particularly where bikes are parked inappropriately.

I have advocated for stronger regulation of share bike operators since 2017. We have called on the NSW Government to establish a regulatory framework that caps share bike fleets and the number of operators and that provides councils with enough funding for bike parking and staff resources. We are also calling for the strengthening of parking enforcement powers and making operators accountable for the impact of their services.

On 14 August 2026, the NSW Government gazetted the Road Transport (General) Amendment (Micromobility Shared Arrangements) Regulation 2026, establishing a statewide framework for the approval and operation of share bike schemes. The new framework makes the NSW Government responsible for Share Bikes in NSW and introduces a 2-stage process that involves operators obtaining approval from Transport for NSW (TfNSW) and also obtaining authorisation from Council before operating.

While the regulation provides Councils with new powers to authorise operators and impose local rules (known as 'Operator Conditions'), many elements of the scheme remain centrally controlled by Transport for NSW. The City remains concerned about:

- **Share bikes parking on footpaths**: The Regulation treats a share bike as being parked in a Micromobility Parking Bay if it is within 3m of the bay boundary.
- **Enforcement:** The regulations do not provide councils with effective enforcement powers to address poor parking and share bike clutter on footpaths.
- **Funding:** The City remains dissatisfied with the fee structure, where each share bike trip generates $0.80 in funding from share bike companies, but only 25% of this per-trip fee coming directly to councils.
- **Transport for NSW overriding the City's decisions:** Although the City can 'authorise' share bike companies to operate locally Transport for NSW can still overturn those decisions. It is critical that decisions by Council about share bikes in their area and are not overridden by the Transport for NSW.

Scope of Operator Conditions

The new NSW Government regulations allow Councils to establish Micromobility Parking Bays and controls to share bike use, such as Controlled Micromobility Parking Zones, which are areas where riders must use designated Micromobility Parking Bays, no-go zones and go-slow zones. Councils may also set a cap on the number of share bikes allowed in their area, and levy the council component of the per-trip fee.

However, Transport for NSW determines standard conditions, including certain parking rules and enforcement thresholds that councils cannot amend. During the authorisation process, the City can impose Operator Conditions specific to our area.

Accordingly, it is important that the City adopts a clear and principled approach to developing Operator Conditions under which operators can provide services but, considering the limited pathways for enforcement provided in the NSW Government regulations. The City's Operator Conditions also need to maximise protection of amenity, access and safety on our footpaths and in our public domain.

Principles for Operator Conditions

1. Keeping footpaths clear, safe and accessible

Our first priority is ensuring that share bikes do not create obstructions in the public domain.

Operator Conditions should be developed to:

- ensure share bikes do not obstruct pedestrian movement or accessibility by prioritising the needs of people with disability, older people and other users of public space
- require share bikes to be parked neatly and upright
- ensure bikes are parked in Micromobility Parking Bays
- prevent excessive concentrations of share bikes in any one location
- reflect the cap on the number of operators and share bikes deployed in our area, nominated by Council
- support the orderly deployment of share bikes across the local government area.

2. Operators must be accountable for the management of their assets and services

Share bike operators should bear full responsibility for the management of their fleets and the impacts of their services.

Operator Conditions should be developed to require operators to:

- respond promptly to complaints and operational issues, so that the community has clear and simple reporting avenues when things go wrong
- maintain effective customer service and a 24-hour contact point
- actively monitor fleets rather than relying on community complaints
- remove or rectify poorly parked, damaged or toppled bikes within a specified timeframe
- be responsible for educating riders and providing disincentives for poor behaviour
- provide mechanisms for the City to review their performance and take action where operators repeatedly fail to comply with authorisation requirements.

3. Operators must use technology and systems to prevent poor user behaviour

We expect operators to use available technology and operational systems to prevent their share bikes causing problems, rather than relying on Councils to enforce or merely responding after the fact.

Operator Conditions should be developed to require operators to:

- use geofencing and other technologies to support compliance with local parking and riding requirements and penalise riders where necessary
- enable topple detection on all share bikes
- promote responsible riding in accordance with the road rules
- control audible notifications on share bikes and limit noise associated with management and deployment of share bikes
- support the establishment of Micromobility Parking Bays, Controlled Micromobility Parking Zones, no-go zones and go-slow zones
- make parking requirements clear to riders, to compensate for imprecise geofencing and when Micromobility Parking Bays are not present
- communicate with riders to end trips only in authorised locations where applicable
- encourage accurate location technology that improves compliance and enforcement outcomes
- support ongoing innovation that improves safety, accessibility and public amenity.

4. Operator conditions must be practical and enforceable

We want to ensure that conditions we set can be effectively monitored and enforced and will deliver measurable improvements in public space outcomes.

Operator Conditions should:

- be drafted in consideration of the limited enforcement pathways envisaged in the NSW Government regulations
- include clear performance expectations
- provide for regular review of operator performance
- be informed by operational experience and community feedback
- be informed by data provided through the regulatory framework
- be reviewed and refined as the new regulatory framework matures.

Timeframe for implementation

Although the NSW Government gazetted the new share bike regulations, many of the provisions that give practical effect to the framework have not yet commenced. Transport for NSW advised that they intend the full scheme to be operational by March 2027.

Recommendation

It is resolved that Council:

(A) note the release of the NSW Government's new regulatory framework for share bike schemes and Council's long-standing advocacy for stronger regulation

(B) note that the regulations provide councils with the ability to authorise operators and impose local Operator Conditions, while key aspects of the scheme remain subject to Transport for NSW oversight and control

(C) note that the regulations are unclear and untested and Operator Conditions are likely to require periodic adjustment

(D) endorse the following principles to guide the preparation of the City of Sydney's Operator Conditions for share bike operators:

  (i) keeping footpaths clear, safe and accessible

  (ii) operators must be accountable for the management of their assets and services

  (iii) operators must use technology and systems to prevent poor user behaviour

  (iv) ensuring local rules are practical and enforceable

(E) the Chief Executive Officer be requested to:

  (i) prepare draft Operator Conditions reflecting the principles in (D) above and as outlined in the subject Minute

  (ii) report to Council on the initial draft Operator Conditions for endorsement in December 2026 prior to their finalisation, noting that the City will modify the Operator Conditions in response to evolving challenges and opportunities and the Chief Executive Officer will approve these changes via existing delegations

(F) the Lord Mayor be requested to write to the Minister for Transport, with a copy of this Lord Mayoral Minute, outlining the principles that the City will use to develop its Operator Conditions, and our remaining concerns with the NSW Government's regulations for share bike schemes.

THE RT. HON. CLOVER MOORE AO HON. FRAIA

Lord Mayor of Sydney

Item 4.1

Council Submission - Local Government Remuneration Tribunal - 2027 Annual Review - Stage 1

File No: S095194.009

Memorandum by the Chief Executive Officer

To Council:

The Local Government Remuneration Tribunal (the Tribunal) is required to make an annual determination, on the fees payable to Councillors and Mayors in accordance with section 241 of the Local Government Act 1993 (the Act).

Under the Act, the Tribunal's role is to determine the categories of councils and mayoral offices in NSW, place each council and mayoral office into one of the categories it has determined (at least once every 3 years), and on an annual basis set the minimum and maximum fees payable to councillors and mayors in each category.

The City of Sydney is currently the only council in NSW categorised as a Principal CBD (the highest category) by the Tribunal. As a matter of standing policy, Council has resolved that having regard to the Tribunal's determination of a fee range for Councillors and the Lord Mayor, Council shall always pay the maximum fees as determined by the Tribunal.

The 2027 review is being undertaken in 2 stages. In Stage 1, the Tribunal will review the categories and criteria specified in the Determination: ss 239 and 240 of the Local Government Act 1993 (NSW).

In the second stage, the Tribunal will finalise appropriate fees for each category adopted, having taken into account changes which have been established to have occurred over time, as well as other relevant data: s241. It will also then determine each Councils' allocation to the new category structure.

The 2027 Stage 1 submission is supported by the 2026 submission and 2025 submission, both endorsed by Council and a further representation made to the Tribunal by City of Sydney Councillors in early 2026.

Note that the Tribunal has advised that submissions are to be endorsed by their respective council.

The City has received an extension of time for this submission, with the Council endorsed submission to be provided by 27 October 2026.

Recommendation

It is resolved that Council endorse the submission to the Local Government Remuneration Tribunal as shown at Attachment A to the subject memorandum.

MONICA BARONE PSM

Chief Executive Officer

Attachment A. Council Submission - Local Government Remuneration Tribunal - 2027 Annual Review - Stage 1

Item 5

Matters for Tabling

5.1 Disclosures of Interest

Disclosure of Interest returns that have been lodged in accordance with the City of Sydney Code of Conduct will be tabled.

Recommendation

It is resolved that the Disclosures of Interest returns be received and noted.

Item 6

Report of the Corporate, Finance, Properties and Tenders Committee - 19 October 2026

Item 6.1

Confirmation of Minutes

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

That the Minutes of the meeting of the Corporate, Finance, Properties and Tenders Committee of Monday 14 September 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 6.2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matters on the agenda for this meeting of the Corporate, Finance, Properties and Tenders Committee.

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.3

Presentation of the 2025/26 Financial Statements and Audit Reports to Council

It is resolved that Council:

(A) receive the Financial Statements for City of Sydney for the year ended 30 June 2026, as shown at Attachment A to the subject report

(B) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the General Purpose Financial Statements

(C) authorise Clover Moore AO - Lord Mayor of Sydney, Councillor Robert Kok (member - Audit, Risk and Compliance Committee), the Chief Executive Officer, and the Executive Director Finance and Procurement to sign the Special Purpose Financial Statements

(D) receive the auditor's reports on the 2025/26 Annual Financial Statements as shown at Attachment B to the subject report

(E) authorise that notice be given for public presentation of the audited 2025/26 Financial Statements for the City of Sydney at the Council meeting on 16 November 2026.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X122203

Speakers

Bola Oyetunji (NSW Auditor General) and Karen Taylor (Audit Office of NSW) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 6.3.

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.4

Audit, Risk and Compliance Committee Annual Report to Council 2025/26

It is resolved that Council note the Audit Risk and Compliance Committee's 2025/26 Annual Assessment Report as shown at Attachment A to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

S083523

Speaker

Stephen Horne (Chair, Audit Risk and Compliance Committee) addressed the meeting of the Corporate, Finance, Properties and Tenders Committee on Item 6.4.

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.5

Investments Held as at 30 September 2026

It is resolved that the Investment Report as at 30 September 2026 be received and noted.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X127618

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.6

Tender - T-2025-1713 - City Road Works and Services

It is resolved that:

(A) Council accept the tender offer of Tenderer C for Category 1 (asphalt, concrete and road services), and Tenderer N for Category 3 (ready-mixed concrete and concrete materials supply) for City Road Works and Services for the total contract value (including contingency) outlined in Confidential Attachment A to the subject report and the schedule of rates outlined in Confidential Attachment B to the subject report, for a period of 4 years with 2 optional extensions of 2 years each, if appropriate

(B) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to Category 1 and Category 3 of the City Road Works and Services tender

(C) authority be delegated to the Chief Executive Officer to exercise the options referred to in (A), if appropriate

(D) Council decline to accept the tender offers for Category 2 (asphalt supply) of City Road Works and Services for the reasons set out in Confidential Attachment A to the subject report

(E) Council does not invite fresh tenders for Category 2 (asphalt supply), as it is considered that inviting fresh tenders would not attract additional suitable vendors over and above those that have responded to this tender

(F) authority be delegated to the Chief Executive Officer to enter into negotiations with any person with a view to entering into a contract on terms that are appropriate in relation to the subject matter of the tender for Category 2 (asphalt supply)

(G) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the tender for Category 2 (asphalt supply)

(H) Council be informed of the successful vendor for Category 2 (asphalt supply) via the CEO Update

(I) Council note that the total contract values (including contingency) for the City Road Works and Services contracts are outlined in Confidential Attachment A to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried on the following show of hands –

Ayes (8) The Chair (the Lord Mayor), Councillors Arkins, Gannon, Kok, Maxwell, Miller, Weldon and Worling

Noes (2) Councillors Ellsmore and Thompson.

Carried.)

X127940

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.7

Tender and Contract Variation - T-2026-1749 - Resource Recovery Services for City Properties

It is resolved that:

(A) Council accept the tender offer of Tenderer G for Resource Recovery Services for City Properties for the price and contingency outlined in Confidential Attachment A to the subject report for a period of 3 years, with the option of 2 extensions of 2 years each if appropriate, and in accordance with the Schedule of Rates at Attachment B to the subject report

(B) Council note that the total contract value and contingency for Resource Recovery Services for City Properties are outlined in Confidential Attachment A to the subject report

(C) authority be delegated to the Chief Executive Officer to finalise, execute and administer the contracts relating to the tender

(D) Council approve the contract variation to the current contract for Resource Recovery Management Services for City owned properties, as outlined in Confidential Attachment A to the subject report, to ensure the continuity of waste collection and processing services for City properties

(E) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contract variation

(F) Council approve the additional contract funds sought from the operational budget as outlined in Confidential Attachment A to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried on the following show of hands –

Ayes (8) The Chair (the Lord Mayor), Councillors Arkins, Gannon, Kok, Maxwell, Miller, Weldon and Worling

Noes (2) Councillors Ellsmore and Thompson.

Carried.)

X130901

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.8

Exemption from Tender - Purchase of 3 Trucks for the Bulky Waste Collection

It is resolved that:

(A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 to purchase 3 used trucks for the bulky waste collection service from Cleanaway Pty Ltd (ABN 79 000 164 938) for the amount set out in Confidential Attachment A to the subject report

(B) Council note that a satisfactory result would not be achieved by inviting tenders for this work as:

  (i) the trucks are unique to the current service and have been specifically configured for bulky waste collection operations

  (ii) the market for used waste compactor trucks is not competitive due to low availability of suitably equipped trucks

  (iii) the supply of new compactor trucks that meet the technical requirements of the service would place the planned service commencement date of 1 July 2027 at risk due to local supply chain constraints

(C) authority be delegated to the Chief Executive Officer to negotiate, execute and administer the contracts relating to the purchase of 3 used trucks for the bulky waste collection

(D) Council approve an adjustment to the Plant and Asset budget to fund the acquisition of the 3 used large compactors, 3 new fully electric flatbed trucks and associated telematics equipment, which will be funded from within the existing fleet renewal program as outlined in Confidential Attachment A to the subject report.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X093380

The Corporate, Finance, Properties and Tenders Committee recommends the following:

Item 6.9

Exemption from Tender - City Recital Hall Building Works

It is resolved that:

(A) Council approve an exemption from tender in accordance with section 55(3)(i) of the Local Government Act 1993 for the procurement and delivery of the fire hydrant and associated works by Mirvac Limited (ABN 92 003 280 699) at the City Recital Hall building at 2-12 Angel Place, Sydney for the amount set out in Confidential Attachment A to the subject report

(B) Council note that a satisfactory result would not be achieved by inviting tenders for these works because:

(i) as owner of the building Mirvac Limited are best placed to understand the detailed requirements to design and deliver the requirements to upgrade the fire hydrant and associated works

(ii) a separate City-led tender would require the City to engage specialist advisers, duplicate a technical briefing already undertaken and introduce additional procurement and approval stages, delaying the works and extending reliance on interim fire-safety measures

(C) the timeframes imposed under a Fire Safety Order to address the compliance issues identified by NSW Fire Brigade are best met by Mirvac Limited as the owner of 123 Pitt Street and 2-12 Angel Place

(D) Council note the financial implications and approve bringing forward the funds from future years as detailed in Confidential Attachment A to the subject report

(E) authority be delegated to the Chief Executive Officer to negotiate and enter into any documentation necessary to give effect to these resolutions.

(Note – at the meeting of the Corporate, Finance, Properties and Tenders Committee, this recommendation was moved by Councillor Kok, seconded by Councillor Worling, and carried unanimously.)

X106496.041

Item 7

Report of the Environment and Climate Change Committee - 19 October 2026

Item 7.1

Confirmation of Minutes

Moved by Councillor Worling, seconded by Councillor Miller –

That the Minutes of the meeting of the Environment and Climate Change Committee of Monday14 September 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 7.2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Environment and Climate Change Committee.

Item 7.3

Project Scope - Moore Park Road and Fitzroy Street Cycleways

This item was deferred to the next meeting of the Environment and Climate Change Committee.

The Environment and Climate Change Committee recommends the following:

Item 7.4

Public Exhibition - Street Safety Camera Program Code of Practice

It is resolved that:

(A) Council approve for public exhibition the draft Street Safety Camera Program Code of Practice as shown at Attachment A to the subject report, subject to the inclusion of an monthly reporting requirement to Council on the list of access applications from the NSW Police and other security agencies to be provided via the CEO Update

(B) Council note that the draft Street Safety Camera Program Code of Practice, including any recommended changes, will be reported to Council for adoption following the exhibition period

(C) authority be delegated to the Chief Executive Officer to make minor changes to the draft Street Safety Camera Program Code of Practice for clarity or correction of drafting errors prior to public exhibition.

(Note – at the meeting of the Environment and Climate Change Committee, this varied recommendation was moved by Councillor Worling, seconded by Councillor Miller, and carried on the following show of hands –

Ayes (8) The Chair (the Lord Mayor), Councillors Arkins, Gannon, Kok, Maxwell, Miller, Weldon and Worling

Noes (2) Councillors Ellsmore* and Thompson*.

Varied motion carried.)

*Note – Councillors Ellsmore and Thompson abstained from voting on this matter. Pursuant to the provisions of clause 10.4 of the Code of Meeting Practice, Councillors Ellsmore and Thompson are taken to have voted against the motion.

S072943.001

Item 8

Report of the Equity and Housing Committee - 19 October 2026

Item 8.1

Confirmation of Minutes

Moved by Councillor Maxwell, seconded by Councillor Miller –

That the Minutes of the meeting of the Equity and Housing Committee of Monday 17 August 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 8.2

Statement of Ethical Obligations and Disclosures of Interest

No 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 recommends the following:

Item 8.3

Post Exhibition - Housing for All Discussion Paper

It is resolved that Council:

(A) note the issues raised in public consultation on the Housing for All discussion paper (the discussion paper), as provided in the Housing for All discussion paper - Engagement Report, shown at Attachment A to the subject report

(B) endorse the Housing for All discussion paper - Interim implementation plan (the interim implementation plan), shown at Attachment B to the subject report

(C) note the matters raised in the Housing for All discussion paper - Engagement report which will inform further local strategic planning to address housing supply, affordability and diversity concerns in the local area. This may include, but is not limited to, the preparation of any local strategic planning statement and associated local housing strategy in accordance with any direction or instruction of the Minister for Planning and Public Spaces

(D) note the Interim Implementation Plan will be incorporated into the future update of the City of Sydney Local Strategic Planning Statement and associated City of Sydney Local Housing Strategy.

(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.)

X132804

Speakers

Emily Valentine Bullock, Felicity Stevens (Sydney Airbnb Host Club) and Jeanette Brokman (Chippendale Residents Action Group) addressed the meeting of the Equity and Housing Committee on Item 8.3.

Item 9

Report of the Innovation, Business and Economy Committee - 19 October 2026

Item 9.1

Confirmation of Minutes

Moved by Councillor Gannon, seconded by Councillor Worling –

That the Minutes of the meeting of the Innovation, Business and Economy Committee of Monday 17 August 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 9.2

Statement of Ethical Obligations and Disclosures of Interest

No Councillors disclosed any pecuniary or non-pecuniary interests in any matters on the agenda for this meeting of the Innovation, Business and Economy Committee.

The Innovation, Business and Economy Committee recommends the following:

Item 9.3

Post Exhibition - Markets Policy

It is resolved that:

(A) Council note the submission received from the community on the draft Markets Policy and Guide, as detailed in the subject report

(B) Council adopt the revised Markets Policy, as shown at Attachment A to the subject report

(C) Council note the revised Guide to setting up a market on Council land, as shown at Attachment B to the subject report

(D) authority be delegated to the Chief Executive Officer to make minor amendments to the Markets Policy and Guideline to correct any drafting errors and finalise design, artwork and accessible formats for publication.

(Note – at the meeting of the Innovation, Business and Economy Committee, this recommendation was moved by Councillor Gannon, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X126829

Item 10

Report of the Transport, Heritage and Planning Committee - 19 October 2026

Item 10.1

Confirmation of Minutes

Moved by Councillor Miller, seconded by Councillor Worling –

That the Minutes of the meeting of the Transport, Heritage and Planning Committee of Monday 14 September 2026, as circulated to Councillors, be confirmed.

Carried unanimously.

Item 10.2

Statement of Ethical Obligations and Disclosures of Interest

Councillor Olly Arkins disclosed a less than significant, non-pecuniary interest in Item 10.3 on the agenda in that there are residents who are members of the Labor Party (NSW Branch) in a house between 336-374 Jones Street, Ultimo and 2-10 Quarry Master Drive, Pyrmont, buildings which have been recommended for new planning controls in the planning proposal. Councillor Arkins considers that this non-pecuniary conflict of interest is not significant and does not require further action in the circumstances because she was not contacted by them on this item.

Councillor Sylvie Ellsmore disclosed a less than significant, non-pecuniary interest in Item 10.4 on the agenda in that she is a student 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 she does not stand to financially benefit from any decision made, she was not aware that organisations had applied for this planning proposal until the committee papers were released, and she has not discussed the planning proposal with any of the organisations prior to the release of the committee papers.

No other Councillors disclosed any pecuniary or non-pecuniary interests in any matter on the agenda for this meeting of the Transport, Heritage and Planning Committee.

The Transport, Heritage and Planning Committee recommends the following:

Item 10.3

Public Exhibition - Planning Proposal - Ultimo Pyrmont Stage 2 - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

It is resolved that:

(A) Council approve Planning Proposal – Ultimo Pyrmont Stage 2, shown at Attachment A to the subject report, for submission to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination, with the removal of proposed changes to the public housing at 336-368 Jones Street, Ultimo (1-7 Henry Avenue, Ultimo) and 26-52 Mount Street, Pyrmont

(B) Council approve Planning Proposal – Ultimo Pyrmont Stage 2, shown at Attachment A to the subject report for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination

(C) Council seek authority from the Department of Planning, Housing and Infrastructure to exercise the delegation of all functions under the relevant local plan making authority under Section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and put into effect the Planning Proposal – Ultimo Pyrmont Stage 2

(D) Council approve draft Sydney Development Control Plan – Ultimo Pyrmont Stage 2, shown at Attachment B to the subject report, for public authority consultation and public exhibition together with the Planning Proposal

(E) authority be delegated to the Chief Executive Officer to make any minor variations to Planning Proposal – Ultimo Pyrmont Stage 2, draft Development Control Plan – Ultimo Pyrmont Stage 2 and to update the Urban Design Study to ensure maximum clarity for the purposes of public consultation, correct any drafting errors or to ensure consistency with the Gateway Determination

(F) the Lord Mayor be requested to write to the Minister for Transport, the Minister for Roads, the Minister for Planning and the NSW Treasurer, requesting that:

  (i) the Western Distributor Road Network Improvements project be terminated in full

  (ii) the NSW Government commit to the delivery of place improvements on Harris Street, Wattle Street, Union Street and Pyrmont Bridge Road in line with the NSW Department of Planning, Housing and Infrastructure's Precinct Transport Study

  (iii) the scope of these place improvements be agreed with the City of Sydney

  (iv) the place improvements need to be funded by the NSW Government

  (v) that the NSW Government note that without these place improvements opportunities to deliver additional housing in Ultimo and Pyrmont will be significantly constrained.

(Note - at the meeting of the Transport, Heritage and Planning Committee, this varied recommendation was moved by Councillor Miller, seconded by Councillor Worling, and carried unanimously.)

X128367

Speakers

Ken Louden (Pyrmont Action) and Zena Vaassen addressed the meeting of the Transport, Heritage and Planning Committee on Item 10.3.

The Transport, Heritage and Planning Committee recommends the following:

Item 10.4

Public Exhibition - Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

It is resolved that:

(A) Council approve Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the subject report, to be submitted to the Minister for Planning and Public Spaces with a request for Gateway Determination

(B) Council approve Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment A to the subject report, for public authority consultation and public exhibition in accordance with any conditions imposed under the Gateway Determination

(C) Council seek authority from the Minister for Planning and Public Spaces to exercise the delegation of all the functions under section 3.36 of the Environmental Planning and Assessment Act 1979 to make the local environmental plan and to put into effect Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown

(D) Council approve the Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, as shown at Attachment B to the subject report, for public authority consultation and public exhibition concurrent with the Planning Proposal

(E) authority be delegated to the Chief Executive Officer to make any variations to Planning Proposal - 84-86 and 88-94 Parramatta Road, Camperdown, to correct any drafting errors or to ensure consistency with the Gateway Determination

(F) authority be delegated to the Chief Executive Officer to make any variations to Draft Sydney Development Control Plan 2012 - 84-86 and 88-94 Parramatta Road, Camperdown, to correct any drafting errors or ensure it is consistent with the Planning Proposal following the Gateway Determination

(G) Council note the Chief Executive Officer will prepare a draft planning agreement in accordance with the letter of offer dated 9 October 2026 shown at Attachment C to the subject report, and the requirements of the Environmental Planning and Assessment Act 1979, to be exhibited in accordance with the Act.

(Note – at the meeting of the Transport, Heritage and Planning Committee, this recommendation was moved by Councillor Miller, seconded by the Chair (the Lord Mayor), and carried unanimously.)

X104453

The Transport, Heritage and Planning Committee recommends the following:

Item 10.5

Fire Safety Reports

It is resolved that Council:

(A) note the contents of the Fire Safety Reports Summary Sheet, as shown at Attachment A to the subject report

(B) note the inspection reports by Fire and Rescue NSW, as shown at Attachments B to E to the subject report

(C) note the contents of Attachment B and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 730-742 George Street, Haymarket, subject to consideration of any representations received

(D) note the contents of Attachment C and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 3 Crick Avenue, Elizabeth Bay, subject to consideration of any representations received

(E) note the contents of Attachment D and not exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 133-141 Botany Road, Waterloo at this time

(F) note the contents of Attachment E and exercise its power under the Environmental Planning and Assessment Act 1979 to issue a Fire Safety Order at 152-164 Bulwara Road, Pyrmont, subject to consideration of any representations received.

(Note – at the meeting of the Transport, Heritage and Planning Committee, this recommendation was moved by Councillor Miller, seconded by Councillor Worling, and carried unanimously.)

S105001.002

Item 11

Questions on Notice

1. Short Term Rental Enforcement and Compliance

By Councillor Thompson

Question

We understand there is an investigative specialist at the City of Sydney dealing with short term rentals.

1. Is the City taking enforcement action against illegal short-term rentals, or those breaking the rules?

    (a) If so, what does this look like? Please describe the actions taken in the past few years and what kind of resourcing enforcement has.

    (b) If so, how many fines have been issued? How often are these issued? How much money do these fines request?

    (c) If not, why not? What are the barriers to enforcement action?

2. How does the City's work with the NSW Department of Fair Trading on enforcement against short term rentals? Please describe how the teams work together, what tasks are shared and what communication occurs.

3. From the City's perspective, how effective is the state's Short Term Rental Accommodation (STRA) Register?

4. Does the City cooperate well with the NSW Department of Planning, Housing and Infrastructure? Please describe how data is shared, stored and how communication occurs.

X113778

Item 12

Supplementary Answers to Previous Questions

There are no Supplementary Answers to Previous Questions on Notice for this meeting of Council.

Item 13.1

Notices of Motion

Capping Airbnbs and Other Short-Term Rentals In The City of Sydney

By Councillor Thompson

It is resolved that:

(A) Council note:

(i) Sydney is in a rental crisis with a vacancy rate of 1.7%. This low rate means more homes need to be added to the long-term rental market urgently

(ii) current reports indicate that at least 6,000 homes in our Local Government Area (LGA) are being used as short-term rentals, hosted mainly on platforms like Airbnb, and that this number is growing exponentially every year

(iii) increasingly investors are acquiring large portfolios of homes and turning them into mini-hotels, with reporting from community groups noting some landlords renting out well in excess of 100 properties locally as short-term rentals

(iv) historically significant residential city-fringe suburbs like Millers Point, Darlinghurst, Potts Point and Ultimo have been particularly impacted by the proliferation of Airbnbs and other short-term rentals, with a hollowing out of these communities already well underway

(v) researchers have found, in Australia and elsewhere, that the increasing professionalisation of the short-term rental sector exacerbates tight rental markets and exerts upwards pressure on local rents

(vi) beyond these housing pressures, short term rentals and Airbnbs are having a harmful effect on our community with hollowed out suburbs, increased strata fees and destruction of common property in apartment buildings and speeding up the gentrification of suburbs that historically were affordable, all in the name of treating properties as investment vehicles rather than homes for people and families

(B) Council note that current NSW regulations are not working:

(i) the statewide 180-day cap on non-hosted properties is encouraging owners to short term let as it is far more profitable

(ii) the short-term rental register doesn’t reliably distinguish between occasional letting and commercially operated non-primary residences, making enforcement difficult

(iii) enforcement is rare and currently split across the Department of Planning, Housing and Infrastructure (DPHI) and the Department of Fair Trading, and local councils, many of whom are under financial strain and don’t have access to accurate data

(C) Council note:

(i) this issue is prevalent across Australia, and elsewhere in other global cities, with other jurisdictions changing their regulatory approach

(a) in NSW, Byron Shire Council imposed a stricter regime due to the concerning growth of Airbnbs and the restriction of housing supply; the Council's 60-day limit came into effect in September 2024 and preliminary evidence is it is working to return houses as homes for people wanting to build a life in their community

(b) Hobart City Council recently moved ban whole-home short stay rentals, acknowledging the scale of the housing crisis in their community

(c) New York instituted a ban on un-hosted short-term rentals and Airbnbs in 2023, which has returned thousands of houses and apartments as homes

(d) Barcelona has also enacted a ban, which is due to come into full effect in 2028

(ii) overwhelmingly Australia's short term rental regulations are out of step worldwide with other jurisdictions which are moving in the direction of having a strong registry, permit systems, clear platform accountability, and caps, alongside funding for enforcement measures

(D) Council further note:

(i) the City has long advocated for changes to the short-term rental regulation, which is currently under NSW legislation

(ii) in April 2021, the Lord Mayor wrote to the former NSW Government raising concerns about the impacts of non-hosted short term rental accommodation on housing affordability and hotel and hospitality businesses

(iii) in May 2023, following a motion by Greens Councillor Sylvie Ellsmore, Council resolved to investigate the impact of short-term rental accommodation on rental affordability, housing availability and the tourism accommodation sector in the LGA. This led to the City of Sydney Short-Term Rental Accommodation Report

(iv) in February 2024, the City of Sydney made a submission to the Department of Planning, Housing and Infrastructure, and NSW Treasury Discussion Paper on short- and long-term rental accommodation

(v) in February 2025, Council endorsed Councillor Jess Miller's motion noting weaknesses and loopholes in the framework, hotspots and the impossibility of enforcement due to the inaccuracy and unavailability of data on the NSW Planning Portal's short term accommodation register, such as verified identification and financial records

(vi) in April 2025, the Lord Mayor wrote to the Minister for Planning and Public Spaces and the Minister for Housing requesting an update on planned regulatory changes for this sector. A response was provided by Minister Rose Jackson

(vii) in November 2025, Councillor Miller's Houses for Homes (Short-Term Rental) motion was endorsed at the Local Government NSW conference

(viii) in October 2025, Council endorsed a motion by Greens Councillor Matthew Thompson requesting advice on regulatory interventions available to the City of Sydney, including a potential reduction in the local cap

(ix) in March 2026, Council endorsed a motion by Councillor Worling to remove lockboxes for short-term rentals from City assets

(x) in March 2026, the City provided advice, as per Councillor Thompson's motion of October 2025, on regulatory interventions in other Australia jurisdictions and the policy options available to Council, including a potential 60-day cap

(xi) also in March 2026, Greens Councillors hosted a community round table in Town Hall, discussing the impacts of short-term rental accommodation and the need for reform

(xii) in April 2026, Council endorsed a motion by Greens Councillor Thompson requesting advice from the City on the feasibility of a time limited ban on non-primary residence short term rentals, linked to vacancy rates

(xiii) in May 2026, the City provided advice, as per Councillor Thompson's motion to Council, noting that the City does not have the power to impose a blanket ban on Short Term Rental Accommodation (STRA), link it to vacancy rates, target non-primary residences, but noted that councils may prepare a planning proposal to reduce STRA day caps for defined locations and period

(xiv) in August 2026, Council endorsed the City's approach to removing lockboxes of City infrastructure, which will start officially on 1 April 2027 after a 6-month education and notice period

(xv) in October 2026, Greens Councillors held a community roundtable and heard from strata committee members and apartment residents on how the proliferation of Airbnbs in strata buildings impacts them specifically

(E) the Chief Executive Officer be requested to:

(i) prepare planning changes to reduce the cap for short-term rentals to 30 days or another cap which the evidence supports across the LGA

(ii) prepare updated research and modelling, that builds upon the modelling undertaken in 2023, that outlines the need for this lowered cap to return apartments and houses as secure, long-term rentals

(iii) prepare a report for Councillors via the CEO Update on the steps the City could take to enforce the current and proposed caps, in absence of the NSW Government taking appropriate measures

(iv) undertake consultation with communities to collate data and personal stories articulating the impact the proliferation of short-term rentals and Airbnbs have had on their neighbourhoods, particularly in Millers Point, Darlinghurst, Potts Point and Ultimo, to demonstrate the need for this change to the relevant Ministers

(F) the Lord Mayor be requested to:

(i) write again to the Department of Planning urging the finalisation of the short-term rental review, which began in 2024

(ii) write to the NSW Premier, Chris Minns, the Minister for Housing, Rose Jackson, the Minister for Planning, Paul Scully, and the Minister for Fair Trading, Anoulack Chanthivong, advocating for:

(a) councils to be given the powers to ban investor Airbnbs and other short-term rentals or set caps in their LGA without the need to go through state planning pathways

(b) councils to be given the powers to charge Airbnbs and other short-term rentals which are non-primary residences commercial rates

(c) a reform to the statewide register to ensure clear distinction between primary and non-primary residences used as Airbnbs or short-term rentals and open and transparent data-sharing between departments and councils

(d) funding for statewide enforcement of breaches to caps, with clear action taken to penalise and fine dodgy operators and investors.

X113760

Item 13.2

Notices of Motion

A National Framework for Commercial Vacancy Penalties to End Land Banking

By Councillor Miller

It is resolved that:

(A) Council note:

(i) across Australia, vacant high street shopfronts break the continuity of active street frontages, reduce passive surveillance and empty commercial spaces decrease productivity. The City of Sydney 2022 Floorspace Survey identified that there was 1.7Msqm of vacant business floor area based on a 9.5% vacancy rate and an increase between 2017-2022 of 49.4% vacancy

(ii) this represents both a lost opportunity cost to business as well as a real cost to councils in terms of maintenance and street cleansing. Ultimately, it is not the asset owner who pays, but instead ratepayers who underwrite the costs of neglect, including cleaning, security, and graffiti removal

(iii) while commercial property attracts rates and taxes whether occupied or not, federal tax settings currently allow landlords to claim holding costs such as interest, insurance and rates as tax deductions even while properties sit idle, effectively subsidising chronic commercial vacancy to the financial benefit of private investors

(iv) federal taxation incentives have contributed to well-located property in our cities and towns being treated as an asset class rather than infrastructure designed to stimulate the economy through employing staff and selling goods. Specifically, capital gains discounts and negative gearing have, over the past decades, made it easier for investors to accumulate wealth and drive up property and rent prices

(v) in May 2026, the Federal Government announced changes to negative gearing and capital gains tax (CGT) (Australian Taxation Office, 2026). The new laws limit negative gearing on residential investments to new builds and replace the 50% CGT discount with cost base indexation and a 30% minimum tax rate on capital gains

(vi) notably negative gearing changes only apply to residential and <u>not</u> commercial property. While the intent of the reforms to negative gearing and capital gains tax is to stop the practice of property investors using their net rental losses to offset other sources of taxable income in the future, they don’t apply retrospectively and risk incentivising investors to make holding commercial property a key part of their long-term investment strategy

(vii) councils currently have no legislative power to effectively price vacancy. Across Australia, state and territory legislation strictly limits how councils can set rates and charges. Under prevailing rate capping and pegging frameworks, any council-levied vacancy charge would fail to raise net revenue; it would only redistribute the tax burden among existing business ratepayers

(viii) the most effective regulatory levers to address prolonged vacancy sit at the federal level. Adjusting national revenue settings, such as denying tax deductions for holding costs on chronically vacant properties, or adjusting capital gains tax concessions for commercial property to be in line with changes to residential, removes the financial incentive for speculative land banking

(ix) comparable international jurisdictions successfully escalate charges or remove concessions based on vacancy duration. San Francisco's Commercial Vacancy Tax applies to ground-floor space after 182 days, while jurisdictions like Ireland utilise formal vacancy registers to apply significant financial penalties; while domestically, Victoria has aggressively expanded its Vacant Residential Land Tax (VRLT) statewide, enforcing progressive penalty rates that escalate from 1% of the property's Capital Improved Value in the first year to 3% for subsequent consecutive years of vacancy, alongside penalising long-term idle land across metropolitan Melbourne

(x) manual vacancy registers place an unsustainable administrative burden on local councils and are inefficient to maintain across jurisdictions. Instead, automated electricity consumption data provides a definitive, zero-cost mechanism to identify long-term vacancy. By legislating that electricity suppliers must report commercial meters demonstrating zero movement over a 12-month period directly to the Australian Taxation Office (ATO), with the addition of opt-in reporting for councils as they encounter chronic commercial vacancy throughout their local government areas (LGAs), the Federal Government can secure the verified, automated data required to administer federal tax settings effectively without overly burdening local government

(B) the Chief Executive Officer be requested to investigate and report back to Council on the advocacy pathways required to compel energy retailers to share anonymised or targeted zero-consumption commercial meter data with federal authorities to support national vacancy tracking, or similar measures successfully employed in Victoria by the State Revenue Office to track and enforce vacancy

(C) following receipt of the Chief Executive Officer's advice, the Lord Mayor be requested to write to the Federal Treasurer and the Federal Minister for Local Government advocating for amendments to federal tax settings such as ending the taxpayer subsidisation of commercial land banking by restricting negative gearing and the tax deductibility of holding costs for chronically vacant commercial properties, and bringing capital gains tax changes to commercial property sales in line with the 2026 changes made to residential properties

(D) Council endorse the following motion for submission to the 2027 Australian Local Government Association (ALGA) National General Assembly:

> This National General Assembly calls on the Australian Government to investigate amendments to the federal tax system, such as reviewing holding cost deductions and Capital Gains Tax concessions, to disincentivise the chronic vacancy of commercial properties across the country's urban high streets. Furthermore, the Assembly calls on the Federal Government to establish an automated reporting framework requiring electricity suppliers to submit data on commercial meters registering zero consumption over a 12-month period directly to the Australian Taxation Office, providing the definitive intelligence required to administer federal tax levers and stimulate economic revitalisation without placing administrative data-collection burdens solely on local councils.

X113761

Item 13.3

Notices of Motion

Early Childhood Education and Care - Advocacy for National and State Reform

By Councillor Maxwell

It is resolved that:

(A) Council note:

(i) that in September 2024, the Productivity Commission's report, A path to universal early childhood education and care, recommended a nationally significant reform agenda, including that every child aged 0–5 have access to at least 3 days a week of high-quality early childhood education and care regardless of parental work status, that the Child Care Subsidy be reformed to improve affordability, and that an independent national body be established to steward the system

(ii) that the Australian Government has since implemented the 3-Day Guarantee (from January 2026), removing the activity test for the first 72 hours of subsidised care per fortnight, alongside a 15%wage increase for early childhood educators and a package of child safety reforms

(iii) that the Australian Government, in response to the Productivity Commission's recommendation, is exploring the establishment of a national Early Education and Care Commission, with a Working Group and time-limited expert panel due to report to Education Ministers at their meeting on 21 October 2026, and that no reform of the Child Care Subsidy toward a funding model that reflects the actual cost of delivering care, varying by the age of the child, has yet been implemented or costed

(iv) the findings of the NSW Legislative Council's Portfolio Committee No. 3 inquiry into the early childhood education and care sector (Report 55, tabled 20 May 2026), including that large for-profit providers are, in general, of lower quality and less safe than not-for-profit, government and community-run services, that private-equity-backed services have no place in the sector, and that the current funding model does not reflect the true cost of delivering high-quality care

(v) that the NSW Government's response to that inquiry (received 20 August 2026) committed to a new Universal Preschool Funding program from 2027, fully funding the operating costs of eligible not-for-profit preschools based on actual staffing, ratios and award costs, but confined this reform to preschool services, leaving long day care services, including centre-based services, outside its scope; and separately supported calling on the Australian Government to fully investigate alternative funding models, including direct funding, fee caps and profit caps

(B) Council further note:

(i) that the NSW Government noted, but did not support, the inquiry's recommendation that it develop a policy to shift the overall composition of the sector toward not-for-profit, government and community provision

(ii) that local government, despite its roles as landlord, planning authority and, in some cases, direct provider of early childhood education and care, is not named among the stakeholder groups (service providers, unions, peak bodies) publicly identified as part of the Commonwealth's consultation on the design of the proposed Early Education and Care Commission

(C) the Lord Mayor be requested to:

(i) write to the Federal Minister for Education, the Minister for Early Childhood Education, and the NSW Minister for Early Learning, advocating that local government as a sector, as landlords, planning authorities and, in some cases, direct providers of early childhood education and care, be given a formal consultation role in the design and establishment of the proposed national Early Education and Care Commission

(ii) separately, and regardless of the outcome of (i), write to the same Ministers setting out Council's own position that: the Commission should be given genuine authority over service planning, supply and location decisions rather than a purely advisory or monitoring role; that the funding reform NSW has committed to for not-for-profit preschools, namely full, cost-reflective operating funding conditional on quality, should be extended to not-for-profit long day care services; and that the Australian Government should progress, as a matter of priority, its investigation into alternative funding models, including direct funding, fee caps and profit caps, as a genuine alternative to the current demand-side Child Care Subsidy model

(iii) write to the Australian Local Government Association and Local Government NSW seeking confirmation of whether either body currently has a role in the Early Education and Care Commission's design consultation; and, if not that they formally seek one on behalf of the local government sector, and inviting them to consider adopting the positions set out in (ii) as part of their own advocacy

(D) the Chief Executive Officer be requested to make submissions to the design of the Early Education and Care Commission and related national and state reform processes as opportunities arise.

X113762

Item 13.4

Notices of Motion

Meanwhile Use for Creative and Cultural Spaces

By Councillor Maxwell

It is resolved that:

(A) Council note:

(i) in February 2025, Council unanimously resolved to support the meanwhile use of vacant properties to address urgent housing needs. That work contributed to the City supporting the Property Industry Foundation's (PIF) Meanwhile Use Platform

(ii) the Meanwhile Use Platform is operational and in its beta phase, with national rollout anticipated in early-to-mid 2027. It currently has a housing focus, but can connect owners of temporarily vacant properties of any type with organisations seeking space for a range of uses

(iii) the City's cultural strategy commits to retaining and creating affordable creative space. The City's Greater Sydney creative spaces affordability study, published September 2025, found that the median creative income of artists in Greater Sydney was only $5,000 a year, and that 57% of respondents were considering leaving Sydney in the next 12 months, driven by housing and creative workspace costs

(iv) meanwhile use of vacant industrial and commercial buildings is a low-cost, readily available way to provide creative space, as organisations such as The Nest have shown

(v) meanwhile occupants can be required to leave well before works begin, and the City does not currently collect data on how often this happens or for how long buildings then remain vacant

(B) Council further note:

(i) the National Alliance for Meanwhile Use, recently established by PIF and its partners, is working to remove systemic barriers to meanwhile use, including through standardised meanwhile use agreements. Its steering committee is currently made up of housing, homelessness and charitable organisations, with no cultural or creative sector representation yet

(ii) the NSW Government has taken welcome steps to support meanwhile use, including planning changes in December 2024 to speed up meanwhile use of vacant properties for crisis and temporary accommodation, and the Homes NSW Meanwhile Use Policy and standard meanwhile use lease, released in December 2025. However, these apply to housing only

(iii) the NSW Government's draft Vibrant Precincts State Environmental Planning Policy would allow temporary arts and cultural uses in vacant commercial buildings as exempt development, but only within Special Entertainment Precincts

(C) the Lord Mayor be requested to write to the relevant NSW Ministers, including the Ministers responsible for Planning, Housing and the Arts, welcoming the NSW Government's steps to support meanwhile use, inviting their participation in the workshop at (D)(i), and requesting that the NSW Government:

(i) extend the Homes NSW Meanwhile Use Policy and standard lease to non-residential properties and to cultural, creative, social enterprise and community uses

(ii) apply the proposed exemption for temporary arts and cultural uses in the draft Vibrant Precincts SEPP beyond Special Entertainment Precincts, including to vacant buildings awaiting redevelopment

(iii) ensure any incentives for meanwhile use, including land tax relief, apply to cultural and creative uses as well as housing

(D) the Chief Executive Officer be requested to:

(i) convene a workshop bringing together representatives of the City, PIF, the NSW Government and the Australian Government, including Create NSW and Creative Australia, with property owners and the cultural and creative sector, to identify barriers to creative meanwhile use, including planning, building compliance, insurance, regulatory and funding barriers, as well as options to incentivise property owners and the changes needed at each level of government, building on the matters at (B) and (C)

(ii) informed by the workshop at (i), consider any proposal from PIF developed in consultation with creative sector organisations for a program to increase the use of the Meanwhile Use Platform for cultural and creative purposes, setting out what the program would deliver, including:

(a) mechanisms to identify vacant and underused industrial and commercial buildings suitable for creative meanwhile use, including sites with development approval where works have not yet commenced, and to engage their owners

(b) brokering and managing creative meanwhile use, including adapting standard agreements for creative uses and giving owners confidence about exit arrangements

(c) recording when meanwhile occupants are required to vacate before works commence, and how long buildings then remain vacant

together with the program's timeframe, cost, and any funding or City support required

(iii) investigate options to provide information about meanwhile use and the Meanwhile Use Platform, including for cultural and creative uses, through the development application process, including in communications with applicants and property owners

(iv) report back to Council on the outcomes of the workshop and any proposal received, including an assessment of likely costs, expenditure related to any City support required, and any further advocacy arising from the workshop, in time to inform the 2027/28 budget.

X113762

Item 13.5

Notices of Motion

Activating Foley Street, Darlinghurst

By Councillor Worling

It is resolved that:

(A) Council note:

(i) the City of Sydney is committed to building on Oxford Street's reputation as an iconic LGBTIQA+ precinct and a centre of buzzing activity both day and night

(ii) the Oxford & Foley development—located at the Hyde Park end of Oxford Street and spearheaded by the TOGA Group and AsheMorgan—is a $200 million-dollar urban renewal project transforming 40% of the northern side of Oxford Street into commercial, retail, and creative cultural spaces

(iii) the Oxford & Foley development comprises one whole block and two-part blocks, made up of three buildings (Group 1, 2 and 3). Foley Street runs behind the buildings, to the north, connecting cross streets including Crown and Palmer, and serving as a vital pedestrian link

(iv) in 2019, the City entered a 99-year leasehold arrangement with AsheMorgan to redevelop the sites

(v) originally slated for completion by 1 July 2023, the development's timeline suffered from heavy delays, shifting deadlines back to June 2024 with progressive delivery since. The first restored block opened in August 2025, with the final block slated for completion in the first half of 2027

(vi) furthermore, Soho House Sydney D/2023/265 (Corner Foley and Crown) is likely to be commencing construction shortly; meaning Foley Street at Block 2 is likely to be a construction activity area until early 2028, when it is slated to open

(vii) the extended construction hoardings and surrounding street barriers have reduced pedestrian traffic and made for a harsh operating climate in the area, according to feedback from many businesses

(viii) to counter this, the City of Sydney concurrently accelerated nearby heritage listings, requested shopfront activations and invested in streetscape upgrades to safely integrate Oxford & Foley and the nearby Qtopia Museum into a broader, pedestrian-friendly cultural destination

(ix) the City's LGBTIQA+ Social and Cultural Place Strategy for Oxford Street includes priorities and actions to support the continued connection of LGBTIQA+ communities to the Oxford Street precinct

(x) the City recognises Oxford & Foley is an important player in the evolution of the Oxford Street precinct, with unique potential to provide opportunities for social gathering, vibrant community connection and safer, more diverse pedestrian experiences

(xi) the stretch of Foley Street between Crown and Burton Streets is at the rear of the Group 1 building; the stretch of Foley between Crown and Palmer Streets is at the rear of the Group 2 building. Both sections would benefit from external street lighting and laneway closures at the weekend for pedestrianisation and activation

(xii) murals have been painted on the Foley Lane frontage of the Oxford & Foley development in accordance with the approved Foley Street Public Art Plan. AsheMorgan has committed to the ongoing maintenance and upkeep of the public artwork

(xiii) the City of Sydney's Precinct and Place Activation Grants Program supports local place-based projects that bring economic benefits to local precincts and neighbourhoods, including workshops, pop-ups, street performances, installations, live music and local festivals

(xiv) as per the City of Sydney Public Domain Design Codes, lighting, specifically, can also help to reinforce a sense of place and be a mode for creative and artistic expression

(B) Council further note:

(i) any proposal for street closures, pedestrianisation, markets and similar activation activities within Foley Street are not related to the existing development consents and would instead be a matter for the relevant City teams responsible for public domain operations, events, traffic management, etc

(ii) any street closures and activation would not be facilitated through a development application (DA) process

(iii) no external building lighting is currently approved under the development consents for the TOGA buildings (i.e. D/2020/1071 for the Group 1 and Group 2 buildings and D/2020/1072 for the Group 3 building), with conditions 119 and 83 respectively requiring that separate applications be made for any external lighting

(C) in consultation with AsheMorgan and TOGA where appropriate, the Chief Executive Officer be requested to:

(i) investigate opportunities to further activate Foley Street, including but not limited to:

(a) installing lighting or artistic work between the Oxford & Foley Street development and the public domain, taking into consideration the Soho House works commencing at Group 2

(b) street closures for the activation of the Taylor Square markets or other pop-up markets, especially during Mardi Gras and during the Taylor Square upgrade for electrification and water works

(ii) update Council on the outcome of investigations via the CEO Update.

X113756

Item 13.6

Notices of Motion

Support for 'Meanwhile' Creative Use and Community Activation at the Former Wentworth Park Greyhound Track

By Councillor Miller

It is resolved that:

(A) Council note:

(i) in December 2025, the NSW Government announced that the Greyhound Breeders, Owners and Trainers Association (GBOTA) land use license at Wentworth Park would end in September 2027, and the City would be appointed as the Crown Lands Manager following completion of demolition and make good works by the NSW Government

(ii) in July 2026, the NSW Government announced that GBOTA had requested early termination of its land use licence and the final meeting took place on Friday, 16 October 2026. The City has been advised that GBOTA will remove racing-related infrastructure, including track fencing and lighting, start line stalls and kennel infrastructure by the end of 2026

(iii) the demolition of the Wentworth Park function centre and grandstand will begin at the beginning of October 2027 and is expected to take 18 months to 2 years to complete

(iv) in the meantime, the Wentworth Park Sports Complex will continue to be managed by the Wentworth Park Sports Complex Land Manager (WPCSM) until the end of September 2027, to allow for the management of existing licenses and lease agreements to the end of their terms. Venue Hire and Oval Hire within the Sports Complex are available for community use and booking, and include:

(a) ~ 16,700m2 grass oval

(b) sports field - 112 x 70m (rugby league/union and soccer)

(c) 3,000-seat undercover grandstand

(d) 300m2 lower mezzanine with bistro

(e) 2000m2 ground floor with 2 bars and cafe

(f) 1,800m2 level one with bar and food service, outdoor terrace and room divider

(g) 1,800m2 level 2 with 4 rooms (available after 30 November 2026)

(h) 400m2 kennels building with open rooms and toilets (available after 30 November 2026)

(i) PA systems, screens and furniture

(v) that until the demolition has taken place, the Wentworth Park Sporting Complex remains the responsibility of the Minister for Lands and Property, under the Crown Lands Act 2016

(vi) there is a need amongst the City's creative, live music and arts community for access to large, well-located spaces for creative use including performances, screenings, festivals and exhibitions

(vii) the Wentworth Park facilities already have adequate infrastructure and offer an opportunity to provide 'meanwhile' creative use for the period between November 2026 and demolition

(viii) this kind of 'meanwhile creative' use is consistent with the objectives and goals of the City of Sydney's Cultural Strategy 2025-2035, the NSW Government's Vibrancy reforms, and Contemporary Music Act 2026

(ix) the City of Sydney will continue to consult with the community as it develops the detailed Concept Plan for Wentworth Park and will upgrade the park as soon as possible

(B) the Lord Mayor be requested to write to the Minister for Lands and Property, Minister for the Arts, Music and the Night-time Economy, and the NSW Premier requesting that:

(i) the Wentworth Park Sporting Complex become a priority location for creative 'meanwhile use' from November 2026 until demolition in October 2027

(ii) the NSW Government, in collaboration with the City of Sydney, investigate opportunities to activate and program the complex with a range of performances, screenings, festivals and other public events

(iii) the NSW Government considers funding opportunities to activate the space and support creative industry workers including the Creative NSW Collaboration Fund

(C) the Chief Executive Officer be requested to work with the NSW Government to encourage and enable the space to be activated before the structures are demolished, and report back to Council.

X113761

Item 13.7

Notices of Motion

Persistent Vacancy on High Streets

By Councillor Maxwell

It is resolved that:

(A) Council note:

(i) persistent vacancy is harming some of the City's key high streets. Media reporting earlier this year put vacancy on Oxford Street, Darlinghurst at 31%, and the City's Haymarket and Chinatown Revitalisation Strategy reported ground-floor vacancy in Haymarket of 18.3% in 2022, compared with 6.9% elsewhere in Central Sydney

(ii) the City has invested heavily in the health of its high streets, through public domain upgrades, planning reforms, grants providing below-market space, place-based strategies, and advocacy for transport improvements such as light rail

(iii) on 28 October 2024, Council resolved, through the Lord Mayoral Minute Supporting Sydney's Nightlife, to investigate other measures the City can take to support the activation of precincts, including vacant shops and commercial spaces

(iv) the City's existing tools rely on willing owners. Where an owner chooses to hold premises vacant, even for many years, the City has little means to encourage or require their reuse, and the Local Government Act 1993 does not allow rates to vary according to whether premises are occupied

(v) the causes of persistent vacancy are likely to differ between areas, and the City has little information on how long premises have been vacant or why they remain empty

(vi) other jurisdictions have given councils new tools to address persistent vacancy. For example, legislation in the United Kingdom now allows councils to auction the lease of high street premises that have been vacant for 12 months or more

(B) the Chief Executive Officer be requested to scope/investigate for Council's consideration as part of the preparation of the 2027/28 Operational Plan:

(i) options for better understanding the extent, duration and causes of persistent ground-floor vacancy in different areas, including Oxford Street and Haymarket, such as through the Floor Space and Employment Survey and engagement with property owners and industry bodies such as the Property Council of NSW

(ii) the options available to the City under its existing powers to address persistent vacancy, including the outcomes of the investigation requested on 28 October 2024, any planning controls that may prevent the reuse of vacant premises, and the use of the City's own vacant tenancies

(iii) the additional powers that would enable the City to achieve better results, including those available to councils in other jurisdictions, to inform advocacy to the NSW Government

(C) the Lord Mayor be requested to write to the NSW Minister for Local Government and Local Government NSW seeking amendments to the Local Government Act 1993 to allow councils to apply differential rating to persistently vacant commercial premises.

X113762

Item 13.8

Notices of Motion

Opposition to Transport for NSW's Botany Road and McEvoy Street Intersection Changes

By Councillor Miller

It is resolved that:

(A) Council note:

(i) Transport for NSW (TfNSW) is planning a Botany Road Bus Lane and McEvoy Street Intersection Upgrade, including a new southbound bus lane operating only during the AM peak period, a new dedicated right-turn lane from southbound Botany Road into McEvoy Street, road widening on Botany Road and new turn restrictions

(ii) the proposed additional lanes come at the expense of green verges, footpaths and 16 street trees that would need to be removed or cut back. Footpaths and verges would be narrowed by up to 3.6 metres

(iii) although the proposal includes a bus lane, it would operate for just 4 hours in a counter-peak direction, and the rest of the day it would add additional car and truck capacity to Botany Road

(iv) increased road capacity in addition to a further degraded pedestrian environment will induce more traffic, while banning turning movements will result more in traffic using local streets

(v) advocacy groups including REDWatch, Bicycle NSW, Bike Marrickville and WalkSydney have all spoken out in opposition to the proposal and written to the NSW Government expressing their concerns, as have many residents

(vi) Transport for NSW advised that they do not need to consult the community or Council about this project but sought 'feedback' via their website in September 2026

(vii) the proposal comes at a considerable cost of $22 million, which is equivalent to almost half of the annual Get NSW Active fund, for walking and cycling projects across NSW, for which Transport for NSW plan to start work in early 2027

(viii) the proposal appears inconsistent with the principles of the NSW Government's own policies including:

(a) the Future Transport Strategy, which prioritises investment in public transport, walking and cycling in high-density areas

(b) the Movement and Place Framework that aims to create people-focused streets that balance movement with creating higher amenity places

(c) the Interchange Access Plan (IAP) for Waterloo Metro Station, which is located 400 metres from the road widening, that states that “pedestrian networks in and around [Waterloo Metro] station must encourage walking” and highlights increased tree canopy as an opportunity and constrained footpaths on Botany Road a barrier

(d) the Connecting NSW Strategy which supports investment in transport solutions that reimagine road space to reduce car dependency

(e) the Net Zero Plan which supports non-build solutions before expanding road capacity

(f) the Road User Space Allocation Policy, which requires consideration of walking before considering private vehicle travel

(B) Council further note:

(i) in September 2026, the Lord Mayor wrote to both the Minister for Roads and the Minister for Transport expressing serious concerns about the proposal and seeking a meeting about the project

(ii) in this correspondence the Lord Mayor noted that previous Transport for NSW traffic forecasts used to justify major road widening projects in this area significantly overestimated future traffic growth, and that traffic volumes have decreased over the decade since those forecasts were prepared

(iii) the Lord Mayor requested that Transport for NSW work collaboratively with the City and the community to identify transport solutions that improve movement outcomes without increasing traffic capacity or compromising residential amenity, public space, walking conditions and tree canopy

(C) Council oppose the proposed Botany Road Bus Lane and McEvoy Street Intersection Upgrade in its current form

(D) the Chief Executive Officer be requested to write to Transport for NSW to request a Council briefing on the project, including:

(i) the evidence supporting the proposal

(ii) the anticipated impacts on walking, cycling, bus travel, traffic and tree canopy

(iii) community feedback received

(iv) how the proposal aligns with relevant NSW Government transport and place-making policies.

X113761

Item 13.9

Notices of Motion

Supporting the Hidden Disabilities Sunflower Program

By Councillor Weldon

It is resolved that:

(A) Council note:

(i) in Australia, 80% of people with a disability have a non-visible disability

(ii) the Hidden Disabilities Sunflower Program (the Program) was created with a vision of a world where people with non-visible disabilities are recognised, respected and fully included in all areas of life, and where environments are supportive, accessible and inclusive

(iii) the Hidden Disabilities Sunflower enables individuals with non-visible disabilities, conditions and chronic illnesses to indicate they may need additional support, understanding or time

(iv) sunflower pins, lanyards, ID cards, and wristbands area available for purchase on the Hidden Disabilities Sunflower website

(v) the City of Sydney supports the Program through an annual membership

(vi) Hidden Disabilities Sunflower online training will shortly be available for all City of Sydney employees

(vii) the full Program will be rolled out in phases across City of Sydney services, spaces, events, facilities, programs and operations, including staff training, access to Hidden Disabilities Sunflower lanyards and merchandise, and information and resources

(viii) the Program will be rolled out from March 2027

(B) Council further note:

(i) through the Inclusion (Disability) Action Plan, the City of Sydney has made the following commitments to:

(a) build an inclusive and accessible city for everyone, now and in the future

(b) enhance the visibility of people with disability, particularly non-visible and intersectional experiences of disability

(c) ensure that people with disability are provided with services and facilities that enable them to participate fully in the community

(d) develop positive community attitudes and behaviours towards people with disability through community awareness and education

(e) provide more equitable access to mainstream services for people with disability through better systems and processes and access to information

(C) the Chief Executive Officer be requested to:

(i) promote the Hidden Disabilities Sunflower online training to City of Sydney employees through the City of Sydney weekly “Our news”

(ii) prioritise the roll out of the Hidden Disabilities Sunflower program to City spaces including community centres, libraries and public pools. This is to include training and capacity building for relevant staff and purchasing and distribution of Hidden Disabilities Sunflower lanyards and merchandise for distribution at these City spaces.

X113759

Item 13.10

Notices of Motion

Affordable Housing for Those who Keep our City Moving

By Deputy Lord Mayor Councillor Arkins

It is resolved that:

(A) Council note:

(i) the City of Sydney is experiencing an ongoing housing affordability crisis, with increasing rents and housing costs making it difficult for many workers in our city to live close to where they work

(ii) the availability of affordable housing is critical to ensuring Sydney remains a diverse, inclusive and easy place to live

(iii) the City of Sydney is a major employer, with staff working across a broad range of essential public services, including waste collection, parks and open space maintenance, libraries, community services, childcare, sport and recreation and Council operations

(iv) many City employees, particularly those in lower-paid roles, face significant challenges finding affordable housing within the local government area, contributing to longer commutes, cost-of-living pressures and difficulty attracting and retaining staff

(v) the City of Sydney's Affordable Housing Program provides support for lower-income households, including essential workers, to live and work in the area

(vi) eligibility is guided by NSW Government eligibility criteria with income eligibility set at a percentage of median income. Affordable Housing delivered through these arrangements is generally targeted towards eligible very low, low and moderate income households, with Community Housing Providers responsible for tenancies in accordance with applicable eligibility requirements. However, some essential workers, including at the City of Sydney, exceed the income eligibility limit for affordable housing

(B) the Chief Executive Officer be requested to:

(i) consult with not-for-profit Community Housing Providers to understand the eligibility, opportunities and rent provision of existing and planned ‘essential workers’ housing

(ii) develop a working definition of essential worker housing informed by research that has occurred by Government and peak bodies; and the not-for profit community housing providers in (i) above, with a view to broadening the eligibility of essential workers for supported housing

(iii) report findings to Council for consideration and endorsement by March 2027

(C) Council support in principle providing affordable housing contributions for essential worker housing

(D) the Lord Mayor be requested to write to the Minister for Planning and Public Spaces, Paul Scully MP indicating Council's in principle support for providing affordable housing contributions for essential worker affordable housing and our intention to submit a planning proposal if we have in principle support from the NSW Government.

X113758

Item 13.11

Notices of Motion

Supporting Aboriginal Medical Service Ownership of its Redfern Home

By Councillor Weldon

It is resolved that:

(A) Council note:

(i) the Aboriginal Medical Service (AMS) was established in Redfern in 1971 and was the first Aboriginal Community Controlled Health Service in Australia

(ii) the AMS was founded to provide health-care services to the local Aboriginal Community in the Sydney Metropolitan area, and has serviced the community for over 50 years. It is recognised globally as a pioneer in Indigenous healthcare

(iii) since its establishment, the AMS has occupied the old school building behind St Vincents Catholic Church in Turner Street, Redfern. The property is owned by the Catholic Archdiocese of Sydney

(iv) the property was given to the AMS to use by former Redfern St Vincent's Catholic Church parish priest Father Ted Kennedy. Father Kennedy worked closely with the First Nations community, particularly Mum Shirl Smith to support reconciliation and healing

(v) for over 25 years, the AMS has sought ownership of the building from the Catholic Archdiocese of Sydney. Thus far, these efforts have been rejected

(vi) transferring ownership of the property to the AMS would represent an act of reconciliation and an appropriate acknowledgement of First Nations people as original owners of the land on which the Church buildings sit

(B) Council further note:

(i) the impact and historical significance of the Aboriginal Medical Service in the local Redfern community, greater Sydney community and broader global community

(ii) the AMS has engaged with Councillor Weldon's office requesting City of Sydney support for the transfer of ownership of the Turner Street property to the AMS

(C) the Lord Mayor be requested to write to Archbishop Anthony Fisher OP noting the significance of the property to the Aboriginal Medical Service, the local First Nations community and the broader Sydney community, and expressing the City of Sydney's strong support for the property ownership to be transferred to the Aboriginal Medical Service.

X113756

Item 13.12

Notices of Motion

Short Term Rental Accommodation (STRA) Contributions to Affordable Housing

By Councillor Maxwell

It is resolved that:

(A) Council note:

(i) the City of Sydney faces a severe housing affordability crisis, with rental vacancy rates between 1% and 1.5% across the local government area (LGA), rents at historic highs, and over 7,000 households on the social housing waiting list facing average wait times of 10 years or more

(ii) the City's commissioned research (Mecone/Atlas Economic, 2024) found that non-hosted Short Term Rental Accommodation (STRA) represents 3.3% of the private rental market, with approximately 1,584 dwellings estimated to be operating as year-round commercial STRA rather than as principal places of residence. This research recommended support for a state-wide levy on STRA to use the funds for Affordable Housing

(iii) on 28 April 2026, Council resolved to request that the Chief Executive Officer investigate the feasibility of a ban on non-primary residence STRA; the Chief Executive Officer reported back on 28 May 2026 advising that under the current NSW planning framework the City does not have the power to impose a blanket ban on STRA, whether time-limited, suburb-specific or vacancy-rate-triggered, and that the only planning tool available to Council is a proposal to reduce the day cap for non-hosted STRA - which itself requires NSW Government approval through Gateway Determination and public exhibition

(iv) the evidence from other jurisdictions does not, at this stage, establish strong evidence that the operative day caps have, to date, delivered meaningful housing supply outcomes. Moreover, when YouGov surveyed Sydney hosts in 2025, only 12% said they would convert to long-term rental if restrictions were imposed - meaning a ban on the estimated 1,584 commercial STRA properties could realistically return fewer than 200 properties to the long-term rental market, with 51% saying they would leave their property vacant rather than rent it long-term

(B) Council further note:

(i) the City faces significant constraints in enforcing any STRA regulation under the current NSW framework: the NSW STRA Register does not collect or verify primary residence information; an internal City review found that around 60% of registrations in the LGA are inaccurate; and third-party platform data identified 4,409 non-hosted STRA properties in the LGA in October 2023, compared to only 1,629 on the NSW Register at the same time - a gap of nearly 2,800 properties; without accurate and verified data, any cap or ban would be largely unenforceable

(ii) these same data limitations affect booking platforms, which currently rely on unverified host declarations to distinguish principal place of residence from commercial STRA operations, as the NSW Register does not provide reliable information to make this determination

(iii) under the current NSW planning framework STRA operates as exempt development, meaning the City cannot introduce planning controls that directly prohibit it without NSW Government approval; Council notes that questions remain about whether full-time commercial STRA operations should constitute a change of use that would require development consent, and that this is a matter the NSW Government should clarify

(iv) Council cannot itself levy STRA operators and hypothecate the proceeds to affordable housing, as councils do not have the power to impose taxes outside those permitted under the Local Government Act 1993

(v) in September 2025, the Lord Mayor wrote to the NSW Treasurer seeking consideration of a state-wide STRA levy and related tax reforms. Only the NSW Government can introduce and administer a levy. A levy could discourage commercial STRA, support housing affordability and fund affordable housing

(vi) Council may however prepare a planning proposal to reduce the number of days non-hosted STRA may operate, subject to NSW Government approval

(C) Council further note:

(i) community housing providers (CHPs) who are existing recipients of the City's affordable housing contributions can receive voluntary contributions from private parties and apply those funds directly to the delivery of social and affordable housing in the LGA

(ii) Victoria, Tasmania and the Australian Capital Territory have each introduced levies on short-term rental accommodation at rates of between 5% and 7.5% of booking revenue (Victoria's levy collected over $19 million in its first 6 months of operation) however in most jurisdictions revenue flows to government funds without guaranteed allocation to affordable housing; a direct contribution from booking platforms to named community housing providers would provide stronger and more transparent guarantees that funds are applied to affordable housing in the community where they are generated

(iii) Airbnb's submission to the City's Housing for All Discussion Paper stated that the company approaches this process "as a partner with the shared goal of getting the policy settings right for Sydneysiders first" and argued that "the most effective action available to the City to address availability is accelerating housing delivery" - this motion provides platforms with an opportunity to demonstrate the bona fides of that position

(D) the Chief Executive Officer be requested to

(i) write to key booking platforms, including Airbnb, Stayz and Booking.com to request that they provide an undertaking to work with the recommended community housing providers in the City's Affordable Housing Contributions Distribution Plan - City West, Bridge and St George - to establish a contribution scheme under which not less than 5% of platform revenue raised from STRA operations within the City of Sydney area is paid directly to community housing providers, commencing no later than 1 July 2027

(ii) offer the City's assistance in convening and conducting meetings, discussions and negotiations between the parties in working toward a resolution, to the extent possible within existing resource constraints, and as requested by the parties

(iii) provide a copy of the correspondence at (i) above to the above-named community housing providers with a request that they keep the City updated on the progress of negotiations with the booking platforms

(iv) request confirmation within 60 days from the booking platforms that they are in negotiations with the community housing providers to provide contributions in accordance with the request in (i) above

(v) note that if confirmation is not received within 60 days a CEO Update will be provided to Councillors advising that the booking platforms have not commenced negotiations in respect of the voluntary contributions proposal and that Councillors may subsequently request advice from staff about further action Council can take

(E) the Lord Mayor be requested to again write to the NSW Treasurer and the NSW Minister for Housing renewing the City's call for a state-wide STRA levy on commercial short-term rental operators, noting that Victoria, Tasmania and the ACT have acted and that the NSW Government's own review of the STRA framework has been awaited since 2024.

X113756

Item 13.13

Notices of Motion

Public Toilets on George Street

By Councillor Weldon

It is resolved that:

(A) Council note:

(i) George Street is the spine of our city centre. Since the light rail opened in December 2019 and the street was progressively pedestrianised between Bridge Street and Rawson Place, it has become the city's main pedestrian boulevard, carrying residents, workers, students, tourists and people doing it tough, day and night

(ii) along the roughly 3 kilometres of George Street between Circular Quay and Central Station, the City does not operate a single street-based, 24-hour public toilet. The City's only facilities on George Street are a 24-hour toilet beneath the Harbour Bridge approach at the far northern end of the street in The Rocks, and the standard toilets inside Town Hall House, which are only available while that building is open

(iii) the City's nearest 24-hour automatic public toilets to George Street are on York Street (at Wynyard Park and at Lang Park), at Castlereagh and Park Streets, and at Belmore Park on Hay Street. A further automatic public toilet is planned at Quay Street at George Street, Haymarket, but is not yet open

(iv) between Circular Quay and Central Station, the public is otherwise reliant on toilets inside railway stations, shopping centres and hospitality venues. These are controlled by others, closed at night, are often conditional on being a customer, and are frequently not welcoming to people who are visibly homeless

(v) the City's Public Toilet Strategy, adopted by Council on 8 April 2014:

(a) sets a service standard that a public toilet should be available within 400 metres, or a 5 to 10 minute walk, of any point within central Sydney

(b) records that since 2011 all of the City's street-based automatic public toilets have operated 24 hours a day, 7 days a week, and abolished the fees to use them so that they are free

(c) identifies homelessness as one of the social conditions that increase demand for public toilets, alongside late-night activity in the CBD and entertainment precincts

(d) recommended new facilities along the George Street light rail corridor, and inclusive access toilets available to the public at Town Hall House on Kent Street

(e) is now more than 12 years old. It was written before the light rail was built, before the pedestrianisation of George Street, before the 24-hour economy reforms, and before the Sydney Metro city stations opened in 2024

(vi) in its April 2025 submission to the NSW Legislative Council Inquiry into Public Toilets, the City advised that it manages more than 50 public toilets across the local government area. The Inquiry tabled its report on 16 October 2025 with 22 recommendations, finding that public toilets are "an essential component of urban infrastructure, playing a crucial role in fostering community participation and ensuring public health and hygiene"

(vii) on 17 March 2025, Council resolved to request a report on expanding 24/7 public toilets near Special Entertainment Precincts, with a focus on Oxford Street, King Street Newtown, Darling Harbour and late-night transport hubs. George Street and the Town Hall precinct were not specifically addressed in that resolution

(B) Council further note:

(i) the City's February 2026 street count found 296 people sleeping rough in our local area, with a further 348 people in crisis and temporary accommodation. While this is a reduction from 346 people in February 2025, the number of people sleeping rough across New South Wales rose 5 per cent in the same period to 2,308, and anyone who walks George Street at night knows that people are sleeping in doorways, under awnings and along the light rail corridor

(ii) people sleeping rough in the city centre have nowhere to go to the toilet, wash their hands or attend to basic hygiene with dignity. This is not a matter of comfort. It is a matter of health, dignity and basic human rights

(iii) the same gap affects women, young people and others who find themselves on the street at night because they are escaping violence or an unsafe situation, and who cannot walk into a licensed venue or wait for a shopping centre to open

(iv) recently, a person was observed urinating on the stairs that connect Sydney Town Hall to the Queen Victoria Building, in daylight, within metres of this Chamber. This is not a question of behaviour. It is what happens when a city provides no alternative

(v) the absence of toilets also carries a cost to the City in cleansing footpaths, laneways and building entrances, affects the amenity of businesses and residents along George Street, and undermines the welcome we extend to the millions of visitors who come to our city each year

(vi) a free, clean and accessible public toilet is one of the most basic things a city can offer. The City has a responsibility to provide an amenity that every visitor, worker and resident of this city can use, and that is equally available to the people who have nowhere else to go

(C) Council further note:

(i) the City follows the NSW Protocol for Homeless People in Public Places, which provides that people experiencing homelessness have the same rights as any member of the public to be in public places, and that they should be treated respectfully, with dignity and without discrimination

(ii) the City's social sustainability policy, A City for All 2018-2028, is founded on the principle that "Sydney is a safe and accessible city for people of all ages and abilities", and the City's Homelessness Action Plan commits the City to supporting people sleeping rough in our area

(D) the Chief Executive Officer be requested to:

(i) investigate and report to Council on options for new free, inclusive, 24-hour public toilets along George Street between Circular Quay and Central Station, so that the 400-metre service standard in the Public Toilet Strategy is met along the full length of the street

(ii) as part of that investigation, give priority to the Town Hall precinct, including Sydney Town Hall, Town Hall House, Town Hall Square and the stairs and walkways connecting Town Hall to the Queen Victoria Building, and to the delivery timeframe for the planned automatic public toilet at Quay Street at George Street

(iii) engage with Transport for NSW, Sydney Metro and the owners and managers of major buildings along George Street, including the Queen Victoria Building, on extending public access to existing toilets and on co-locating facilities with light rail and metro stops

(iv) engage with the City's Homelessness and Safe City Units, homelessness and domestic violence services and people with lived experience of rough sleeping on the location, design and operation of new facilities, including provision for handwashing, drinking water, lighting, safety and sanitary disposal, so that facilities are safe and genuinely usable by people sleeping rough and people escaping unsafe situations

(v) identify interim measures, including temporary or pop-up facilities, that could be delivered on George Street ahead of permanent facilities

(vi) consider, as part of this work, whether the 2014 Public Toilet Strategy should be reviewed and updated to reflect the changed city centre, the recommendations of the NSW Inquiry into Public Toilets and the needs of people experiencing homelessness

(vii) report back to Council on the findings, indicative costs and a proposed timeline.

X113756

Item 13.14

Notices of Motion

Future Use of Circular Quay End-Of-Trip Bike Parking Facility

By Councillor Thompson

It is resolved that:

(A) Council note:

(i) since September 2025, the City of Sydney has run a public bike hub with end-of-trip facilities near Sydney Place in Circular Quay, accessible off Ah Toy Lane

(ii) the hub is operated by Secure Parking on a subscription basis, and offers parking for 200 bikes, 400 lockers, 28 showers, and a clothes dryer, which is accessible 24 hours a day for members

(iii) there has been low patronage, partly due to the limited visibility and accessibility of the hub's location

(iv) the Bike Hub will permanently cease operations on 31 October 2026, 13 months after it opened

(B) Council further note:

(i) this is the only public end-of-trip facility of its kind in the city centre

(ii) that public cycling facilities enable workers to cycle into the city for the many who don't have such facilities in their offices

(iii) the City also operates secure parking spots for bikes at the council-run carparks at Goulburn Street and Kings Cross

(C) the Chief Executive Officer be requested to prepare a report on potential future uses of the bike hub and report back to Council with options.

X113762

Item 13.15

Notices of Motion

Ensuring Liveable Homes for Renters

By Councillor Thompson

It is resolved that:

(A) Council note that:

(i) renters, social, community and public housing tenants across Australia and in the City of Sydney consistently experience:

(a) intolerable temperatures and extreme heat during the summer months

(b) persistent mould, damp and draughts during winter months

(ii) these repeated exposures to unsafe thermal conditions in people's homes are causing physical and mental health harms that particularly affect older people and people with chronic health conditions

(iii) research and consultation, including that commissioned by the City of Sydney, conclude that poor quality housing and badly designed urban infrastructure are the main causes and that these issues are concentrated in low-income areas, social and community housing, and rental dwellings

(iv) renters, who form the majority of City of Sydney residents, often have little capacity to implement passive cooling measures such as insulation, ventilation, window awnings, draught-proofing and flyscreens (unlike home owners)

(v) social and community housing residents and other renters experiencing financial hardship often lack the means to use costly air-conditioning or install renewable energy systems that typically reduce energy costs

(vi) these impacts are likely to worsen given the increasingly severe housing, climate and energy crises that are affecting our communities and which exacerbate housing insecurity and the cost of living

(B) Council further note that:

(i) the City's Environmental Strategy 2025-2030 makes supporting renters' access to energy efficient and climate resilient homes a priority for the City, and aims to target priority communities (including low-income, renters, Aboriginal and Torres Strait Islander, those with disability and those experiencing homelessness)

(ii) the City of Sydney made a strong case for the implementation of Minimum Energy Rental Efficiency Standards and supportive policies and programs in its May 2026 submission to the NSW Government

(iii) however, the City's submission envisaged a limited role and few changes in the work of councils

(iv) given that the City's Smart Green Apartments Program has been taken up in just 200 apartment buildings, there is an opportunity for the City to do more to improve the thermal comfort of low-income renters

(C) Council further note that:

(i) in 2022 Newtown MP Jenny Leong advocated for energy efficiency standards in rental homes calling for the NSW Government to introduce better minimum standards in rental accommodation

(ii) other organisations have provided the evidence base, consulted and advocated strongly and for minimum energy efficiency rental standards, including the NSW Tenants Union, Sweltering Cities, Solar Citizens, Energy Consumers Australia, Renew, House You, Better Renting, and the Sydney Alliance as well as several university research centres

(iii) due to this advocacy, the NSW Government is currently exploring minimum energy efficiency rental standards (MEERS) following consultation earlier this year. However, no implementation date has been announced

(D) the Lord Mayor be requested to write to the Minister for Climate Change, Energy, Heritage and the Environment, the Minister for Better Regulation and Fair Trading, and the Minister for Housing and Homelessness requesting:

(i) an update on these reforms

(ii) an approach to MEERS that is enforceable for all renters, supported by robust compliance measures

(iii) protection for renters against MEERS-related rent increases or evictions

(E) the Chief Executive Officer be requested to:

(i) report back to Council on the City's response to 2 research studies it co-funded in 2024/255, reported as "Too Hot To Be Home, NSW renters' experiences of summer heat in apartments and high-rise buildings; and The Power of People: revolutionising environmental monitoring through Citizen Science"

(ii) report back to Council on other measures successfully used elsewhere such as an opportunity for renters to access energy efficiency assessments of their homes to identify passive cooling measures that could be taken without landlord approval (e.g. retractable fly screens), and with landlord co-operation (e.g. insulation), accompanied by a small grants program for low-income renters.

X113760

Item 13.16

Notices of Motion

Laneway Gardening Workshop Report Back

By Councillor Thompson

It is resolved that:

(A) Council note:

(i) on 10 October 2026, over 40 City of Sydney residents attended a laneway gardening workshop hosted by Councillors Matthew Thompson and Sylvie Ellsmore at the Darlington Activity Centre

(ii) the creators of the Hayden Lane garden in Darlinghurst, Sebastian Vasquez and Mike Heenan, presented and shared their experiences of how they transformed their laneway into a green oasis, buzzing with life

(iii) representatives from local community gardening groups attended, including the Abercrombees, Charlies Garden and Friends of Chippendale

(iv) residents in attendance expressed interest in starting laneway gardens in Chippendale, Darlington, Forest Lodge, and Erskineville and appreciate the City's work and the proposed policy currently on exhibition

(v) residents also want to see the policy strengthened further, including through:

(a) more flexibility in relation to laneways that do not have 3.2 metre clearance, as the current clearance requirement will mean many inner-city laneways cannot be greened

(b) a clearer and easier pathway for residents to follow should they wish to reclaim their laneway as green space by closing it to traffic, like that of Hayden Lane

(c) the ability to create gardens and plant closer to street trees through the removal of the proposed 1 to 2 metre exclusion zone, as such a zone would prohibit verge gardening on many inner-city streets

(d) a clearer and easier pathway for residents to follow should they wish to set up water and composting systems, that take into account risk mitigation and buy-in from neighbours

(vi) residents also noted that they require more support and/or guidance in how to manage:

(a) the initial upfront costs of acquiring resources, tools, soil, plants and/or materials for a new verge or laneway garden and whether the City could play a stronger role in funding some of this or facilitating connections to encourage more sharing of resources across the community

(b) training and upskilling aspiring gardeners on how to adhere to the policy and create and grow a thriving laneway or verge garden, and whether the City might be in a position to run training and education events in collaboration with community

(c) disagreements that arise between neighbours on who has ownership of verge or laneway gardens, with many raising they are unsure who to speak to at the City when issues are unable to be worked out through conversation

(d) issues with neighbours leaving bins on footpaths, blocking traffic and damaging existing verge gardens, and what role the City can play in supporting behaviour change

(e) ensuring that any laneway or verge garden that is set up is compliant with the proposed policy and is covered by the City's public liability insurance

(B) the Chief Executive Officer be requested to investigate ways the City can further encourage laneway gardening, including:

(i) hosting and promoting workshops, with guest speakers who have experience in community gardening across the local government area

(ii) scoping/investigating supporting residents in obtaining plants and soil to create laneway gardens for Council's consideration as part of the preparation of the 2027/28 Operational Plan, with funds redirected from the Mobile Planter Display Program

(iii) considering the aforementioned residents' feedback when finalising the Community Greening Framework.

X113760

Item 13.17

Notices of Motion

Balcony Batteries and Renewal Energy for Renters

By Councillor Ellsmore

It is resolved that:

(A) Council note that:

(i) the City of Sydney is strongly committed to supporting renters' access to efficient and climate resilient homes

(ii) the City of Sydney also has a large proportion (over 80%) of people living in apartments. The number of people living in apartments is estimated to grow in the future

(iii) key barriers to renters accessing renewable energy like solar or installing batteries includes cost, poor security of tenure (i.e. being forced to move regularly), requirements to get landlord permission to install solar or a battery, and a lack of obligation on landlords themselves to install energy efficiency or renewable energy measures

(iv) for people living in apartments, key barriers to installing solar or a battery include: lack of access to roof space, cost, requirements of strata, regulations, and practical challenges for installation, including in connecting to the electrical grid of an apartment building

(v) technology changes have seen the introduction of both solar panels and smaller, household batteries that can be plugged into household electricity systems. This includes on balconies and other small spaces like apartments

(vi) key benefits of plug-in solar and/ or batteries for renters include that the systems are smaller, and they are not permanently installed – so they can move with the renter, providing access to renewable energy and cheaper power bills in the short and long term

(vii) countries like the UK and Germany have developed specific regulation and safety requirements to encourage plug-in solar and batteries in houses and apartments

(viii) however, in Australia plug in solar and battery systems are not currently approved to be installed using a standard Australian power point

(ix) in September 2026, Australian energy ministers met through the Energy and Climate Change Ministerial Council, and agreed to work together to identify measures to support plug in solar and battery systems. The Commonwealth will lead the work, in partnership with states and territories

(B) Council agree to explore opportunities for people living in the City of Sydney to access plug in solar and battery systems (also known as plug-in consumer energy resource (CER) devices)

(C) the Chief Executive Officer be requested to provide advice to Council about the work being undertaken by the Commonwealth and the State, how Council can support this work, and other opportunities for Council to enable and encourage plug in solar and battery systems in the inner-city, especially for renters and people living in apartments.

X113765

Item 13.18

Notices of Motion

Extending the Hours of the Ultimo Recycling Pop Up

By Councillor Ellsmore

It is resolved that:

(A) Council note that:

(i) Council is strongly committed to reducing waste and increase recycling, having set key strong targets for waste reduction across Council documents including the Sydney 2050

(ii) Council provides a wide range of programs and places to recycle tricky household items, including those that can't go in the regular red, yellow or green bins

(iii) Council has door stop recycling and booked rubbish collection services for residents. Members of the public can also report illegal dumping to council on the streets or public places to arrange a pickup

(iv) Council regularly reviews its waste services and programs, and continues to grow the number of places and items that residents can drop off tricky household items

(B) Council further notes that:

(i) the Ultimo Recycling Pop Up is open at the Council depot Tuesdays, 2pm to 7pm

(ii) residents must visit within these hours to drop things off

(iii) Council runs "Recycle it Saturday" and the "Household Chemical CleanOut" days every 6 months. These are held on a Saturday as this is the day when it is a convenient day for residents to drop off hard to recycle or to dispose of items

(C) Council agree to review the hours that the Ultimo Recycling Pop Up is open, with a view to opening it one or both days of the weekend

(D) the Chief Executive Officer be requested to investigate the extension of the Ultimo Recycling Pop Up opening hours for Council's consideration as part of the preparation of the 2027/28 Operational Plan.

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