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.)

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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.)

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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.)

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