Item 10.3
At Council
26 October 2026

Relevant Information for Council

FILE: **X128367** **DATE:** 22 October 2026

TO: Lord Mayor and Councillors

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

SUBJECT: Information Relevant To Item 10.3 - Public Exhibition - Planning Proposal - Ultimo Pyrmont Stage 2 - Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012 Amendment

Alternative recommendation

(A) Council approve Planning Proposal – Ultimo Pyrmont Stage 2, shown at Attachment A to the ~~subject report~~ ***Information Relevant To memorandum*** for submission to the Department of Planning, Housing and Infrastructure with a request for a Gateway Determination

(B) Council approve Planning Proposal – Ultimo Pyrmont Stage 2, shown at Attachment A to the ~~subject report~~ ***Information Relevant To memorandum*** 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~~ ***Information Relevant To memorandum***, 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.

(G) ***authority be delegated to the Chief Executive Officer to make variations to the Flood Impact and Risk Assessment and the Precinct Transport Study at Attachments D and E to the subject report to remove 336-368 Jones Street, Ultimo (1-7 Henry Avenue, Ultimo) and 26-52 Mount Street, Pyrmont.***

Purpose

To provide an Alternative Recommendation for Council consideration.

At the meeting of the Transport, Heritage and Planning Committee on 20 October 2026, the Committee requested that 336-368 Jones Street, Ultimo (1-7 Henry Avenue, Ultimo) and 26-52 Mount Street, Pyrmont be removed from the proposal.

At the same meeting, further information was sought on the affordable housing levies imposed on Stage 2 sites.

Background

Removal of 2 sites

At the meeting of the Transport, Heritage and Planning Committee on 20 October 2026, the Committee requested that 336-368 Jones Street, Ultimo (1-7 Henry Avenue, Ultimo) and 26-52 Mount Street, Pyrmont be removed from the proposal. Both sites are social housing sites owned by Homes NSW. Homes NSW has no current plans to redevelop the sites. The Chief Planner has supported this request and has prepared this recommendation to remove the 2 sites, to allow for further review and consideration of the consultation process.

The revised planning proposal and associated documents, with the sites removed and marked up changes, are at Attachments A, B and C to this Information Relevant to memorandum.

If the Alternative Recommendation is resolved by Council, amendments would also be made to the supporting studies (the flood impact and risk assessment and the precinct transport study) to remove the 2 sites.

Affordable housing contributions

At the Committee meeting, further information was sought on the affordable housing levies imposed on Stage 2 sites.

In May 2026, Council and the Central Sydney Planning Committee endorsed the Affordable Housing Contributions Review Planning Proposal post-exhibition. The Proposal would increase the affordable housing contribution rate for rezoning planning proposal land from 9% to 17% of Gross Floor Area (GFA) uplift.

The Affordable Housing Review Planning Proposal changes are still under assessment by the Department of Planning Housing and Infrastructure, and they have asked for further analysis. The future Affordable Housing Program, which includes the 17% rate, is not yet in force.

The Gateway from the NSW Government for the Affordable Housing Planning Proposal included the requirement that the Program not commence until the Local Environmental Plan (LEP) is made.

The Pyrmont / Ultimo Stage 2 Planning Proposal therefore includes the 9% uplift (+3% base rate for Development Applications), as per the Program currently in force. This is also consistent with the Stage 1 Pyrmont planning proposal.

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

Prepared by: Laura Dodds-Hebron, Senior Specialist Planner

Attachments

Attachment A. Revised Planning Proposal – Ultimo Pyrmont Stage 2

Attachment B. Revised Sydney Development Control Plan – Ultimo Pyrmont Stage 2

Attachment C. Revised Urban Design Study

Approved



GRAHAM JAHN AM

Chief Planner / Executive Director City Planning, Development and Transport