

NOTICE OF COUNCIL MEETING

PUBLIC AGENDA

An Ordinary Meeting of City of Parramatta Council will be held in PHIVE (COUNCIL CHAMBER) COUNCIL CHAMBER AT 5 PARRAMATTA SQUARE, PARRAMATTA on Monday, 25 November 2024 at 6:30pm.

Gail Connolly PSM
CHIEF EXECUTIVE OFFICER

EMERGENCY EVACUATION DIAGRAM

Level 4 East

2 Civic Place, Parramatta NSW 2150

Evacuation Procedures IN CASE OF FIRE

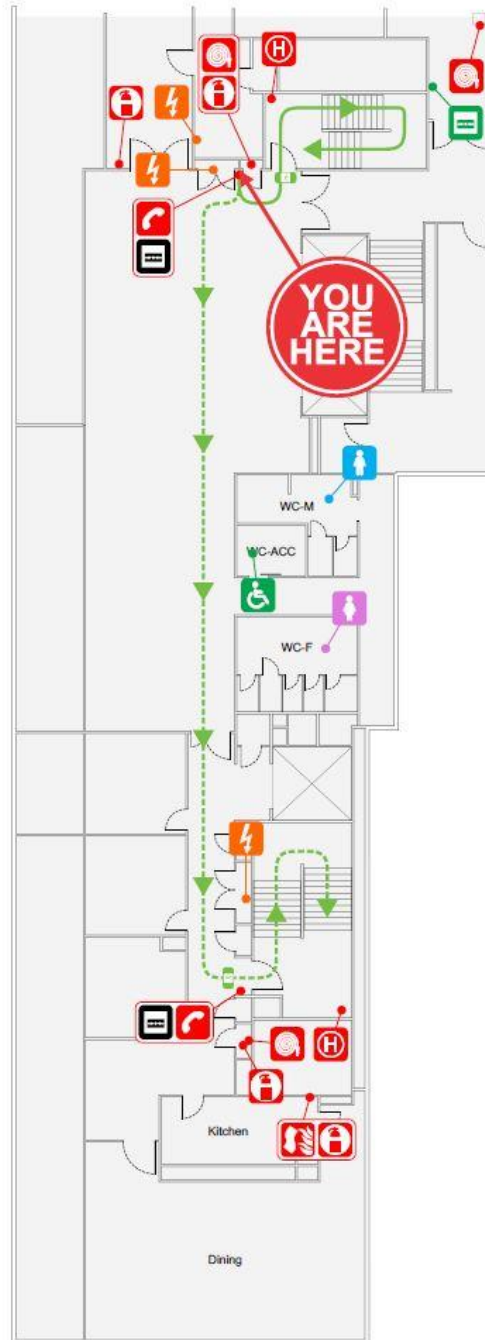
- (R)** REMOVE people from immediate danger
- (A)** ALERT people nearby and raise an alarm (Dial 000)
- (C)** CONFINE fire and smoke (Close doors behind you if safe to do so)
- (E)** EVACUATE via the nearest emergency exit

Legend

Amenities Disabled	Amenities Female	Amenities Male
Emergency Door Release	Emergency Call Point	Dry Chemical Powder
Fire Blanket	Hose Reel	Hydrant
Switchboard	Warden Intercommunication Point	Exit
Alternate Evacuation Path	Evacuation Path	Assembly Area

Site Plan

Parramatta PHIVE



STATEMENT OF ETHICAL OBLIGATIONS:

In accordance with clause 3.23 of the Model Code of Meeting Practice, Council is obligated to remind Councillors of the oath or affirmation of office made under section 233A of the **Local Government Act 1993**, and of their obligations under Council's Code of Conduct to disclose and appropriately manage conflicts of interest – the ethical obligations of which are outlined below:

Obligations	
Oath [Affirmation] of Office by Councillors	I swear [solemnly and sincerely declare and affirm] that I will undertake the duties of the office of Councillor in the best interests of the people of the City of Parramatta Council and the City of Parramatta Council that I will faithfully and impartially carry out the functions, powers, authorities and discretions vested in me under the Local Government Act 1993 or any other Act to the best of my ability and judgement.
Code of Conduct Conflict of Interests	
Pecuniary Interests	<p>A Councillor who has a pecuniary interest in any matter with which the Council is concerned, and who is present at a meeting of the Council at which the matter is being considered, must disclose the nature of the interest to the meeting.</p> <p>The Councillor must not be present at, or in sight of, the meeting:</p> <ol style="list-style-type: none"> At any time during which the matter is being considered or discussed, or At any time during which the Council is voting on any question in relation to the matter.
Non-Pecuniary Conflict of Interests	A Councillor who has a non-pecuniary conflict of interest in a matter, must disclose the relevant private interest in relation to the matter fully and on each occasion on which the non-pecuniary conflict of interest arises in relation to the matter.
Significant Non-Pecuniary Conflict of Interests	A Councillor who has a significant non-pecuniary conflict of interest in relation to a matter under consideration at a Council meeting, must manage the conflict of interest as if they had a pecuniary interest in the matter.
Non-Significant Non-Pecuniary Interests	A Councillor who determines that they have a non-pecuniary conflict of interest in a matter that is not significant and does not require further action, when disclosing the interest must also explain why conflict of interest is not significant and does not require further action in the circumstances.

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16.2	Tender ITT/03/2024: Epping Aquatic Centre Upgrade - Head Contractor <i>This report is confidential in accordance with section 10A (2) (c) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.</i>	
16.3	Strategic Partnership - Request for Council to Enter into a Confidentiality Deed <i>This report is confidential in accordance with section 10A (2) (g) of the Local Government Act 1993 as the report contains advice concerning litigation, or advice that would otherwise be privileged from production in legal proceedings on the ground of legal professional privilege.</i>	
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CITY OF PARRAMATTA

MINUTES

**Ordinary Council Meeting
Monday, 11 November 2024
6.30pm**

**Council Chamber
Level 4, PHIVE
Parramatta Square, Parramatta**

COUNCILLORS PRESENT

The Lord Mayor, Councillor Martin Zaiter, Councillor Charles Chen, Councillor Kellie Darley, Councillor Anthony Ellard, Councillor Hayley French, Councillor Dr Judy Greenwood, Councillor Steven Issa, Councillor Manning Jeffrey, Deputy Lord Mayor Councillor Cameron Maclean, Councillor Michael Ng, Councillor Sameer Pandey, Councillor Sreeni Pillamarri, Councillor Dr Patricia Proxiv, Councillor Tanya Raffoul, and Councillor Georgina Valjak.

STAFF PRESENT

Chief Executive Officer - Gail Connolly, Executive Director City Engagement and Experience - Angela Jones-Blayney, Executive Director City Assets & Operations - George Bounassif, Executive Director Finance and Information - John Angilley, Executive Director City Planning and Design – Jennifer Concato, Executive Director Community & Culture, Jonathan Greig, Acting Chief People Culture & Performance Officer – Sarah McAskill, Acting Group Manager Office of the Lord Mayor and CEO - Renee Attard, Acting Chief Information Officer and – Ian Vong, ICT Service and Delivery Manager - Ian Vong, Coordinator Secretariat Services – Marina Cavar, Business Manager - Michelle Samuel, Group Manager, Community Hubs & Parramatta Square - Christopher Snelling, Acting Manager Office of the Lord Mayor - Georgia Luk, and Secretariat Officer – Christine Treadgold.

1. OPENING MEETING

The Lord Mayor, Councillor Zaiter, opened the meeting at 6:38PM.

2. ACKNOWLEDGEMENT TO TRADITIONAL OWNERS OF LAND

The Lord Mayor acknowledged the Burramattagal people of The Darug Nation as the traditional owners of this land, and paid respect to their ancient culture and to their elders past, present and emerging.

3. WEBCASTING ANNOUNCEMENT

The Lord Mayor advised that this public meeting is being recorded and streamed live on the internet. The recording will also be archived and made available on Council's website.

The Lord Mayor further advised that all care will be taken to maintain privacy, however as a visitor in the public gallery, the public should be aware that their presence may be recorded.

4. GENERAL RECORDING OF MEETING ANNOUNCEMENT

As per Council's Code of Meeting Practice, the recording of the Council Meeting by the public using any device, audio or video, is only permitted with Council permission. Recording a Council Meeting without permission may result in the individual being expelled from the Meeting.

5. APOLOGIES AND APPLICATIONS FOR LEAVE OF ABSENCE OR ATTENDANCE BY AUDIO-VISUAL LINK BY COUNCILLORS

Nil

6. CONFIRMATION OF MINUTES

Minutes of the Council Meeting held on 28 October 2024

4919 **RESOLVED:** Councillor Ellard and Councillor Prociv

That the minutes be taken as read and be accepted as a true record of the Meeting.

Record of Voting:

For the Motion: Unanimous

7. DISCLOSURES OF INTEREST

There were no Declarations of Interest made at this meeting.

8. MINUTES OF THE LORD MAYOR

8.1 **Remembrance Day**
(Report of Lord Mayor, Councillor Martin Zaiter)

4920 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Issa

(a) That Council recognise 2024 Remembrance Day commemorations and note the program of activities across the City of Parramatta;

(b) That Council observe a minute's silence to pay our respects to the men and women who have served and died in wars, conflicts, and peacekeeping operations to protect the freedoms we enjoy.

Record of Voting:

For the Motion: Unanimous

8.2 Celebrating Foundation Day
(Report of Lord Mayor, Councillor Martin Zaiter)

4921 **RESOLVED:** Lord Mayor Councillor Zaiter and Deputy Lord Mayor Councillor MacLean

- (a) That Council acknowledge the successful City of Parramatta celebration, Foundation Day, held on 2 November 2024.
- (b) That Council thank Council officers, community members, and volunteers for their efforts in making the day a success.

Record of Voting:

For the Motion: Unanimous

8.3 Christmas 2024
(Report of Lord Mayor, Councillor Martin Zaiter)

4922 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Issa

- (a) That Council recognise the City of Parramatta's upcoming Christmas celebrations, including:
 - i festive decorations located throughout the LGA and activations planned for Parramatta Square, town centres in each ward, Council facilities and libraries, such as a Christmas tree, street banners and wreaths.
 - ii Evening Christmas Markets, Nativity Scene and Lighting of Christmas Tree on Thursday 28 November 2024.
 - iii Christmas Themed Farmers' Markets at Centenary Square during December, including Good Gifts Guide.
 - iv Proposed Seniors' Christmas Party (on Thursday 19 December), showing a film and providing afternoon tea for over 60's in the City of Parramatta community.
 - v Lord Mayor's Christmas Celebration on 13 December 2024.
- (b) That Council acknowledge the valuable social cohesion maintained by connecting people through these Christmas celebrations and resolve to allocate new funding as follows:
 - i. Nativity Scene: \$8,000. These costs are currently unbudgeted and will need to be funded from the General Reserves Lord Mayor Other Operating Expenses budget (1001-63402).
 - ii. Seniors' Christmas Party: \$21,250. These costs are currently unbudgeted and would require funding from the General Reserve.
 - iii. Lord Mayor's Christmas Celebration: \$10,000. These costs are currently unbudgeted and will need to be

funded from the 2024/25 Lord Mayoral Civic Functions budget (1001-63465).

- (c) That the CEO prepare a report to Council to investigate the holding of a Christmas Carols Event in December 2025 and that the CEO provide the report as part of the 2025/26 budget process.

Record of Voting:

For the Motion: Unanimous

8.4 **Award-Winning Parramatta Aquatic Centre**
(Report of Lord Mayor, Councillor Martin Zaiter)

4923 **RESOLVED:** Lord Mayor Councillor Zaiter and Councillor Valjak

- (a) That Council note Parramatta Aquatic Centre has won the following 3 international and national architecture awards:
- i Best Completed Building - Sport – 2024 World Architecture Festival Awards.
 - ii National Award for Public Architecture – 2024 Australian Institute of Architects National Architecture Awards.
 - iii Walter Burley Griffin Award for Urban Design – 2024 Australian Institute of Architects National Architecture Awards.
- (b) That Council commend the Council officers involved in Parramatta Aquatic Centre's development and ongoing service to the City of Parramatta community on their outstanding efforts.

Record of Voting:

For the Motion: Unanimous

PROCEDURAL MOTION SUSPENSION OF STANDING ORDERS - MATTER OF URGENCY

Councillor Darley sought a Suspension of Standing Orders to raise a Matter of Urgency regarding the FOGO Launch.

The Lord Mayor, Councillor Zaiter agreed that the matter was a Matter of Urgency, and allowed the matter to be considered by Council.

MATTER OF URGENCY - FOGO Launch

(Councillor Kellie Darley)

4924 **RESOLVED:** Councillor Darley and Councillor Greenwood

- (a) That Council acknowledge the start of Food Organics Garden Organics waste collection, otherwise known as FOGO, from today, 11th November 2024. This represents the most significant change and improvement to our waste collection service in 40 years.
- (b) That Council reaffirm our commitment to working with residents to make sure FOGO is a success.
- (c) Further that Council thank Council officers for their efforts in preparing our community for the rollout of FOGO, as well as thank our FOGO community champions for their assistance in this.

Record of Voting:

For the Motion: Unanimous

9. PUBLIC FORUM

Nil

10. PETITIONS

There were no petitions tabled at this meeting.

11. RESCISSION MOTIONS

Nil

12. REPORTS TO COUNCIL - FOR NOTATION

Nil

13. REPORTS TO COUNCIL - FOR COUNCIL DECISION

13.1 **FY2024/25 Fees and Charges - Introduction of a New Fee
(Coordination Fee - Post Development Consent)**
(Report of Chief Financial Officer)

4925 **RESOLVED:** Councillor Issa and Councillor MacLean

- (a) That Council approve the fee detailed in **Table 3** of this report and include the fee into 'Part 6: Fees and Charges' in 'Delivery Program 2022-26, Operational Plan and Budget 2024/25'.
- (b) That Council delegate authority to the Chief Executive Officer to make any minor amendments and corrections of a non-policy and administrative nature that may arise during the finalisation process of the updated 'Part 6: Fees and Charges'.

Record of Voting:

For the Motion: Unanimous

13.2 **Planning Proposal for land at 38-50 South Street, Rydalmere
(Proceed to Gateway Determination)**
(Report of Project Officer)

4926 **RESOLVED:** Councillor Prociv and Councillor Darley

- (a) That Council endorse the Planning Proposal at **Attachment 1** for the purpose of seeking a Gateway Determination from the Department of Planning, Housing and Infrastructure (DPHI) for land at 38-50 South Street, Rydalmere, which seeks to amend the *Parramatta Local Environmental Plan 2023 (PLEP 2023)* as follows:
 - i. Reduce the heritage curtilage that applies to the site;
 - ii. Change the heritage item name from 'Truganini House and grounds' to 'Truganini House and riverfront setting'; and
 - iii. Change the property description from 'Lot 10, DP 774181' to 'Part of Lot 10, DP 774181'.
- (b) That Council request the DPHI that it be authorised to exercise its plan-making delegations for this Planning Proposal.
- (c) That Council note the Local Planning Panel's advice to Council (refer to Attachment 2) in support of the Planning Proposal, which is generally consistent with Council officers' recommendation in the report.
- (d) That Council delegate authority to the Chief Executive Officer (CEO) to correct any minor anomalies of a non-policy and administrative nature that may arise during the preparation and processing of the Planning Proposal.

- (e) That Council approve the proposed changes (as detailed in this report) to the associated Heritage Inventory Sheet and it be placed on public exhibition with the Planning Proposal (should a Gateway Determination be received).

Record of Voting:

For the Motion: Unanimous (list name of Councillors)

13.3 **Concept design for Duck River Nature Trail Stage 1, Silverwater Park**

(Report of Senior Project Officer Transport Planning)

4927 **RESOLVED:** Councillor Prociv and Councillor Darley

- (a) That Council approve the final concept design for Duck River Nature Trail Stage 1 – Silverwater Park as detailed in this report and shown in Attachment 2.
- (b) That Council officers progress the detailed design, planning and technical approvals, and documentation and tendering of the works.

Record of Voting:

For the Motion: Unanimous

13.4 **LATE REPORT: Improving the Governance and Performance of Council and Committee Meetings (Options for Committee Structures at the City of Parramatta)**

(Report of Acting Group Manager Office of the Lord Mayor and CEO)

4928 **MOTION:** Councillor French and Councillor Issa

That Council adopt Option 3 as detailed in the officer's report with the following amendments:

- (a) A 4 week Council meeting cycle, with each Council meeting to include a public forum as follows:
- Week 1: Monday: 6pm, 7pm, 8pm Councillor Briefings
- Week 2: Monday: 6.30pm Council meetings
- Week 3: Monday: 6-7pm Councillor Briefings
7.30pm Standing Committee meetings
(Assets and Infrastructure and Customer, Community and Culture)
- Week 4: Monday: 6-7pm Councillor Briefings,
7.30pm Standing Committee meeting
Planning, Transport and Environment

Wednesday: 6pm Standing Committee meeting
Finance, Property and Governance

- (b) The establishment of four new Standing Committees (Councillor only membership) generally in alignment with the programs and operations of Council, being:
- i. Assets and Infrastructure;
 - ii. Customer, Community and Culture;
 - iii. Finance, Property and Governance; and
 - iv. Planning, Transport and Environment.
- (c) The Standing Committees are proposed as follows:
- i. 5 councillors as members;
 - ii. Lord Mayor is ex-officio member for all standing committees;
 - iii. Meet in Weeks 3 and 4 of the cycle and commence as shown in a) above;
 - iv. Include a public forum;
 - v. Open to the public to attend; and
 - vi. No delegations.
- (d) The Standing Committees could be supported by the establishment of five sub-committees (on an as-needed basis) as follows:
- i. Customer, Community and Culture: Grants Sub-Committee and Multicultural Sub-Committee
 - ii. Finance, Property and Governance: Major Projects Sub-Committee
 - iii. Planning, Transport and Environment: Heritage Sub-Committee and Affordable Housing Sub-Committee.
- (e) The membership, meeting schedules and governance of the sub-committees will be determined by the Council as part of the process for determining the Terms of Reference for the standing committees, sub-committees and advisory panels. (The CEO shall invite members of the community to provide feedback on the Committee Structure and Advisory Panels to inform the development of the Terms of Reference).
- (f) A rationalised number (eight) of Advisory Panels to support the committees are recommended to be established in this option. Panel meetings would be held once per quarter, on a Wednesday (time to be determined), with minutes reported to the relevant Standing Committee for noting.
- (g) The Advisory Panels (formerly known as Advisory Committees in the previous term of Council) are proposed as follows:
- i. First Nations
 - ii. Social Sustainability
 - iii. Environmental Sustainability
 - iv. Cultural

- v. City Economy
 - vi. Community Infrastructure
 - vii. Smart City and Innovation
 - viii. Active Transport and Access.
- (h) The Panels are proposed as follows:
- ii. Councillor membership (all councillors' are ex-officio members of all advisory panels);
 - iii. Experts and public as members;
 - iv. No public forum;
 - v. Open to the public to attend;
 - vi. Agendas and Minutes to be prepared and reported to the relevant standing committee;
 - vii. Not be subject to the rules of the Code of Meeting Practice; and
 - viii. No delegations.
- (i) A trial period of the meeting and committee cycle until September 2026 is recommended, with a review of the trial at the end September 2025, including community consultation to obtain feedback on the operation of the new Council cycle and committee structure;
- (j) **Attachment 3** outlines the proposed Council and Committees Meeting Structure and Proposed 2025 Meeting Schedule for Option 3 subject to the amendments outlined above;
- (k) That membership of the standing committees comprise the following:
- i. Assets and Infrastructure
 - Chair Clr Valjak
 - Clr Raffoul
 - Clr Ellard
 - DLM Clr MacLean
 - Clr Darley
 - ii. Customer, Community and Culture
 - Chair Clr Prociv
 - Clr French
 - Clr Chen
 - Clr Pillamarri
 - Clr Jeffrey
 - iii. Finance, Property and Governance
 - Chair Clr Pandey
 - DLM Clr MacLean
 - Clr Issa
 - Clr Darley
 - Clr Pillamarri
 - iv. Planning, Transport and Environment

- Chair Clr Issa
- Clr Raffoul
- Clr Ng
- Clr Ellard
- Clr Greenwood

That Council endorse the Chief Executive Officer to enact interim arrangements to implement the resolution prior to formal adoption of any consequential amendments to the Code of Meeting Practice.

AMENDMENT: Councillor Greenwood and Councillor Darley

- (a) That Council note the proposal for a new Council cycle tabled at tonight's meeting.
- (b) That the matter be deferred to enable the community to provide feedback as part of the Public Forum on the proposed Committee Structure and Council Cycle and be permitted to register to speak at the next meeting of Council.

Record of Voting:

For the Amendment: Councillors Darley and Greenwood

Against the Amendment: The Lord Mayor, Councillor Martin Zaiter, Deputy Lord Mayor Councillor MacLean, Councillors Chen, Ellard, French, Issa, Jeffrey, Ng, Pandey, Pillamarri, Prociv, Raffoul, and Valjak.

On being PUT to the meeting. Voting on the Amendment was two (2) FOR and thirteen (13) AGAINST. The Amendment was LOST.

RESOLVED: Councillor French and Councillor Issa

That Council adopt Option 3 as detailed in the officer's report with the following amendments:

- (a) A 4 week Council meeting cycle, with each Council meeting to include a public forum as follows:
 - Week 1: Monday: 6pm, 7pm, 8pm Councillor Briefings
 - Week 2: Monday: 6.30pm Council meetings
 - Week 3: Monday: 6-7pm Councillor Briefings
7.30pm Standing Committee meetings
(Assets and Infrastructure and Customer, Community and Culture)
 - Week 4: Monday: 6-7pm Councillor Briefings,
7.30pm Standing Committee meeting
Planning, Transport and Environment
Wednesday: 6pm Standing Committee meeting
Finance, Property and Governance
- (b) The establishment of four new Standing Committees (councillor only membership) generally in alignment with the programs and operations of Council, being:

- v. Assets and Infrastructure;
 - vi. Customer, Community and Culture;
 - vii. Finance, Property and Governance; and
 - viii. Planning, Transport and Environment.
- (c) The Standing Committees are proposed as follows:
- vii. 5 councillors as members;
 - viii. Lord Mayor is ex-officio member for all standing committees;
 - ix. Meet in Weeks 3 and 4 of the cycle and commence as shown in a) above;
 - x. Include a public forum;
 - xi. Open to the public to attend; and
 - xii. No delegations.
- (d) The Standing Committees could be supported by the establishment of five sub-committees (on an as-needed basis) as follows:
- iv. Customer, Community and Culture: Grants Sub-Committee and Multicultural Sub-Committee
 - v. Finance, Property and Governance: Major Projects Sub-Committee
 - vi. Planning, Transport and Environment: Heritage Sub-Committee and Affordable Housing Sub-Committee.
- (e) The membership, meeting schedules and governance of the sub-committees will be determined by the Council as part of the process for determining the Terms of Reference for the standing committees, sub-committees and advisory panels. (The CEO shall invite members of the community to provide feedback on the Committee Structure and Advisory Panels to inform the development of the Terms of Reference).
- (f) A rationalised number (eight) of Advisory Panels to support the committees are recommended to be established in this option. Panel meetings would be held once per quarter, on a Wednesday (time to be determined), with minutes reported to the relevant Standing Committee for noting.
- (g) The Advisory Panels (formerly known as Advisory Committees in the previous term of Council) are proposed as follows:
- i. First Nations
 - ii. Social Sustainability
 - iii. Environmental Sustainability
 - iv. Cultural
 - v. City Economy
 - vi. Community Infrastructure
 - vii. Smart City and Innovation
 - viii. Active Transport and Access.
- (h) The Panels are proposed as follows:

- ix. Councillor membership (all councillors are ex-officio members of all advisory panels);
 - x. Experts and public as members;
 - xi. No public forum;
 - xii. Open to the public to attend;
 - xiii. Agendas and Minutes to be prepared and reported to the relevant standing committee;
 - xiv. Not be subject to the rules of the Code of Meeting Practice; and
 - xv. No delegations.
- (i) A trial period of the meeting and committee cycle until September 2026 is recommended, with a review of the trial at the end September 2025, including community consultation to obtain feedback on the operation of the new Council cycle and committee structure;
- (j) **Attachment 3** outlines the proposed Council and Committees Meeting Structure and Proposed 2025 Meeting Schedule for Option 3 subject to the amendments outlined above;
- (k) That membership of the standing committees comprise the following:
- v. Assets and Infrastructure
 - Chair Clr Valjak
 - Clr Raffoul
 - Clr Ellard
 - DLM Clr MacLean
 - Clr Darley
 - vi. Customer, Community and Culture
 - Chair Clr Prociv
 - Clr French
 - Clr Chen
 - Clr Pillamarri
 - Clr Jeffrey
 - vii. Finance, Property and Governance
 - Chair Clr Pandey
 - DLM Clr MacLean
 - Clr Issa
 - Clr Darley
 - Clr Pillamarri
 - viii. Planning, Transport and Environment
 - Chair Clr Issa
 - Clr Raffoul
 - Clr Ng
 - Clr Ellard
 - Clr Greenwood

That Council endorse the Chief Executive Officer to enact interim arrangements to implement the resolution prior to formal adoption of any consequential amendments to the Code of Meeting Practice.

Record of Voting:

For the Motion: The Lord Mayor, Councillor Martin Zaiter, Deputy Lord Mayor Councillor MacLean, Councillors Chen, Ellard, French, Issa, Jeffrey, Ng, Pandey, Pillamarri, Prociv, Raffoul, and Valjak.

Against the Motion: Councillors Darley and Greenwood

On being PUT to the meeting Voting on the Motion was thirteen (13) votes FOR and two (2) votes AGAINST. The Motion was CARRIED.

13.5 **Change to Adopted Council Meeting Calendar (Ordinary Meeting of Council on 25 November 2024)**

(Report of Group Manager Office of the Lord Mayor and CEO)

4929 **RESOLVED:** Councillor MacLean and Councillor Raffoul

That Council make no change to the date of the ordinary meeting of Council scheduled for Monday 25 November 2024.

Record of Voting:

For the Motion: Unanimous

14. NOTICES OF MOTION

14.1 **Traffic on North Rocks Road, Northmead** (Councillor Georgina Valjak)

4930 **RESOLVED:** Councillor Valjak and Councillor Jeffrey

(a) That the Lord Mayor write to the Minister for Roads, The Hon. John Graham, MLC and the State Members for Epping, Parramatta and Winston Hills requesting the following information:

- i. Details of changes made to traffic signal timing at the intersection of Windsor Road and North Rocks Road in 2023 and 2024.
- ii. How the impacts on North Rocks Road were assessed prior to the traffic signal timing changes.
- iii. How are traffic queues monitored in North Rocks Road approaching Windsor Road.

(b) That the same letter request investigation of the following items:

- i. Traffic cameras in North Rocks Road at Windsor Road and James Ruse Drive bridge to monitor southbound traffic queues in North Rocks Road.
- ii. Changes to traffic signal timing and coordination at and near the intersection of North Rocks Road and Windsor Road to more equally distribute delays to traffic and buses on all approaches.
- iii. Measures to address pedestrian storage in school peak periods on the traffic islands at the intersection of North Rocks Road and Windsor Road.

(c) That the Lord Mayor write to the Parramatta Police Area Command requesting monitoring of vehicles queuing across intersections in school peak periods at and near the intersection of North Rocks Road and Windsor Road.

Record of Voting:

For the Motion: Unanimous

Questions on Notice on Item 14.1 (Traffic on North Rocks Road, Northmead for 11 November 2024) by Councillor Darley:

- Can Council and the community be updated on the upgrade works of Hunts Creek Bridge and the impact on road closures and traffic?

14.2 **Publication of Lord Mayoral Minutes**
(Clr Dr Patricia Prociv)

NOTE: MOTION WITHDRAWN FROM THE COUNCIL AGENDA BY COUNCILLOR DR PATRICIA PROCIV ON 8 NOVEMBER 2024.

14.3 **Status of Council Resolutions Reporting**
(Councillor Kellie Darley)

4931 **RESOLVED:** Councillor Darley and Councillor Deputy Lord Mayor
Councillor MacLean

- (a) That the CEO provide a quarterly progress report on outstanding Council resolutions to Council, including a summary totalling the resolutions by status (i.e. new, recently completed, in progress, overdue), what action has been taken, what is still to be done, which Executive Director is responsible and an updated timeframe for when the resolution will be completed.
- (b) That this Council resolution tracker is made available on Council's website, separate to being included in quarterly Council papers, and updated quarterly.
- (c) That this quarterly reporting of the status of Council resolutions commence at the 25 November 2024 Council meeting, given the Council resolution from 26 February 2024 to provide this report as part of the End of Term/State of the City report.

Record of Voting:

For the Motion: Unanimous

15. QUESTIONS WITH NOTICE

15.1 Questions Taken on Notice at 28 October 2024 Council Meeting (Report of Coordinator Secretariat Services)

4932 QUESTIONS TAKEN ON NOTICE

Councillor Issa asked questions in relation to Item 12.2 (Investment Report for 30 September 2024):

- Have we reinvested the excess interest earned?

Executive Director Finance & Information response:

Interest income generated from Developer Contributions, Domestic Waste Reserves, various grants and contributions (including West Invest), and other externally restricted reserves is returned (reinvested) to the respective restricted reserve.

- Can the CEO provide a copy of the relevant policy or Council resolution on this matter [how the interest earned on the property reserve is managed] to all Councillors?

Executive Director Finance & Information response:

The *Property Development and Investment Policy 2020* was adopted by Council on 26 October 2020.

A copy of the Policy was provided to Councillors on 29 October 2024.

PROCEDURAL MOTION MOVE TO CLOSED SESSION

RECOMMENDATION: Councillor Issa and Councillor Ellard

That at this time of the meeting, being 8.09pm, the Lord Mayor, Councillor Zaiter advised that the meeting would move into Closed Confidential Session to allow consideration of matters in Closed Session in accordance with Section 10A of the *Local Government Act 1993*. Accordingly, members of the press and public are excluded from the closed session and access to the correspondence and reports relating to the items considered during the course of the Closed Session will be withheld. This action is taken to discuss:

Item 16.1 LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services (Group Manager Regulatory Services)

This report is confidential in accordance with section 10A (2) (c) of the Local Government Act 1993 as the report contains information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business.

Note: Council moved into Closed Session at 8.11pm.

16. CLOSED SESSION

16.1 **LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services**
(Report of Service Manager Ranger and Parking Services)

RECOMMENDATION: Councillor Issa and Councillor Prociv

- (a) That Council resolve to utilise the exemption 55(3)(i) of the Local Government Act 1993, because of extenuating circumstances (lack of suitably accredited staff to provide B1 certification services and unavailability of competitive tenderers) to enable the immediate commencement of certification inspections for the development (including subdivision) of Melrose Park.
- (b) That Council award a contract to Land Development Certificates Pty Ltd ACN 158 690 290 (ATF Land Development Certificates Unit Trust ABN 74 572465 870) to the value of \$337,810 (incl GST) for the purposes of acting on Council's behalf as Principal Certifier for the development (including subdivision) of Melrose Park.
- (c) That the Chief Executive Officer be delegated authority to finalise and sign all necessary legal, contractual, and statutory documentation in connection with the above contract and any variations required.

Record of Voting:

For the Motion: Unanimous

Question taken on Notice – Lord Mayor Zaiter – How many subdivision applications does Council have and how many other developments does Council have that would require the above accreditation?

Question taken on Notice – Clr Prociv – does the certifier engaged have other qualifications?

Questions on Notice on Item 16.1 (LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services) by Lord Mayor Councillor Zaiter, Councillors Pandey and Prociv were taken on notice.

PROCEDURAL MOTION RETURN TO OPEN SESSION

RESOLVED: Councillor Ellard and Councillor Pillarmarri

That Council move into Open Session.

Record of Voting:

For the Motion: Unanimous

Note: Council moved into Open Session at 8.22pm.

PROCEDURAL MOTION CONSIDERATION OF RECOMMENDATIONS FROM CLOSED SESSION

RESOLVED: Councillor Issa and Councillor Pillamarri

That the recommendations in relation to the following item:

- **16.1 LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services**

be received and noted as resolutions of Council without any alteration and amendment thereto:

Record of Voting:

For the Motion: Unanimous

16.1 **LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services**

(Report of Service Manager Ranger and Parking Services)

4933 **RESOLVED:** Councillor Issa and Councillor Pillamarri

- (a) That Council resolve to utilise the exemption 55(3)(i) of the Local Government Act 1993, because of extenuating circumstances (lack of suitably accredited staff to provide B1 certification services and unavailability of competitive tenderers) to enable the immediate commencement of certification inspections for the development (including subdivision) of Melrose Park.
- (b) That Council award a contract to Land Development Certificates Pty Ltd ACN 158 690 290 (ATF Land Development Certificates Unit Trust ABN 74 572465 870) to the value of \$337,810 (incl GST) for the purposes of acting on Council's behalf as Principal Certifier for the development (including subdivision) of Melrose Park.
- (c) That the Chief Executive Officer be delegated authority to finalise and sign all necessary legal, contractual, and statutory documentation in connection with the above contract and any variations required.

Record of Voting:

For the Motion: Unanimous

17. CONCLUSION OF MEETING

The meeting concluded at 8:24 pm.

This page and the preceding 19 pages are the Minutes of the Ordinary Council Meeting held on Monday, 11 November 2024 and confirmed on Monday, 25 November 2024.

Chairperson

REPORTS TO COUNCIL - FOR NOTATION

25 NOVEMBER 2024

12.1	Investment Report for 31 October 2024	28
12.2	Public Presentation of the 2023-2024 Annual Financial Statements	37
12.3	Audit, Risk and Improvement Committee Minutes (30 May 2024 and 29 August 2024)	40
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12.5	Tabling of the City of Parramatta Annual Report 2023-2024	47
12.6	LATE REPORT - Quarterly Report: Status of Council Resolutions	50

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.1
SUBJECT	Investment Report for 31 October 2024
REFERENCE	F2024/00282 - D09519802
REPORT OF	Tax and Treasury Accountant
CSP THEME:	Fair

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

To inform Council of the investment portfolio performance and compliance for the month of October 2024.

RECOMMENDATION

That Council receive and note the report.

BACKGROUND

1. In accordance with clause 212 of the *Local Government (General) Regulation 2021 (the Regulation)*, a report setting out details of all money invested must be presented to Council monthly.
2. The report must include a certificate as to whether the investments have been made in accordance with the *Local Government Act 1993 (the Act)*, the *Local Government (General) Regulation 2021* and Council's Investment Policy.

ISSUES/OPTIONS/CONSEQUENCES

Investment Portfolio Summary

3. The investment portfolio closing balance as at 31 October 2024 was \$577.8m. The average portfolio holdings held throughout the month was \$585.9m.
4. The majority of Council's investment portfolio is in term deposits (63.5%). The portfolio also includes liquid floating rate notes (FRNs), cash, and the TCorp Long Term Growth Fund (LTGF).
5. Approximately 9.8% of the portfolio comprises of less conservative long-term investments with exposure to credit markets and domestic and international shares. The investment portfolio is well diversified and weighted towards higher-rated institutions.

6. The table below lists the diversified range of investments held by Council as at 31 October 2024.

Table 1: Summary of investment portfolio

Investment Product	000's	% Held	Monthly Return	Annualised Return
Term Deposits	365,850,000	0.63	0.42	5.10
Floating Rate Notes	78,690,789	0.14	0.50	6.10
Bonds	41,725,593	0.07	0.20	2.42
Cash at Call	34,942,534	0.06	0.38	4.60
31 Day Notice Funds	176,273	0.00	0.40	4.80
CFS Global Managed Funds (CFS)	16,255,262	0.03	0.28	3.32
TCorp Long Term Growth Fund (LTGF)	40,119,221	0.07	-0.41	-4.70
Total Investment Funds	577,759,671	1.00	0.34	4.09
*COPC Internal Benchmark			0.33	3.94
Ausbond Bank Bill Index Benchmark			0.37	4.50
(Underperformance) / Outperformance > Ausbond BBI				-0.41

**COPC Internal Benchmark returns - based on Council's individual benchmarks across the various asset classes it invests within its own portfolio. The following individual benchmarks are the measurements, used for each asset class.*

Cash: RBA Cash Rate

Term Deposits: based on Council's weighted average duration using multiple ADIs average monthly rate

FRNs: AusBond Credit FRN Index

CFS Global Credit Income Fund: AusBond Credit Index

NSW TCorpLM Long-Term Growth Fund: NSW TCorpLM Internal Benchmark

Investment performance for the month. The investment portfolio reported a monthly actual return of 0.34% for October 2024 (or 4.09% on an annualised basis), underperforming the monthly Ausbond bank bill index by 41 basis points annualised.

The TCorp Long Term Growth Fund actual return of 1.25% actual was the main contributor to the underperformance. Both domestic shares (S&P ASX 200 Accumulation Index -1.31%) and international shares (MSCI World ex-Australia - 1.94%) finally gave back some of their strong gains over the past year. Bonds were also sold off as yields rose (AusBond Composite Bond Index fell -1.88%).

Overall, the portfolio is performing strongly on a financial year to date basis, returning **5.55%** (annualized) which is **1.05% above the Ausbond bank** bill index benchmark.

The longer-term outperformance continues to be anchored by a holding of longer-dated deposits, as well as the FRNs locked in at attractive margins, boosted by the strategic sales implemented over the past few years. The TCorp LTGF has also helped returns in recent years as shares have reached their all-time highs on multiple occasions in 2024. Despite reporting a negative monthly return in October, The TCorp Long Term Growth Fund has returned 17.72% over the last 12 months.

7. **Historical investment performance.** The table below provides year-to-date and historical investment performance compared to the Ausbond Bank Bill Index.

Table 2: Historical investment portfolio performance

Past and Present Performance	FYTD	1 Year	2 Year	3 Year
Total Portfolio	5.55	5.58	4.47	3.27
Ausbond Bank Bill Index Benchmark	4.50	4.45	4.05	2.94
Outperformance	1.05	1.13	0.42	0.33

8. **Investment Revenue:** As at the end of October 2024, the actual interest/income earned, exceeded the annual year to date forecast by approximately \$2.752m.

Table 3: Cumulative Interest table

Month-End	Cumulative Budget	Cumulative Investment Revenue	Difference (\$)
Jul 2024	\$2,078,098	\$3,726,842	\$1,648,744
Aug 2024	\$4,042,857	\$6,216,995	\$2,174,138
Sep 2024	\$6,007,616	\$8,731,484	\$2,723,868
Oct 2024	\$7,972,375	\$10,724,861	\$2,752,486
Nov 2024	\$9,937,134		
Dec 2024	\$11,901,893		
Jan 2025	\$13,866,652		
Feb 2025	\$15,831,411		
Mar 2025	\$17,796,170		
Apr 2025	\$19,760,929		
May 2025	\$21,725,688		
Jun 2025	\$23,690,447		

Note: Council values all managed funds, Floating rate notes, and bonds on a mark to market basis each month. Any gain or loss in valuation is capitalised to interest income based on actual monthly statements.

Table 4: Managed Fund Valuations Capitalised

Managed Funds Long-Term Investments	Asset Valuation Sep-24	Asset Valuation Oct-24	Value Capitalised Net Return	Monthly Interest Return Actual
TCorp Long Term Growth Fund	\$40,283,678	\$40,119,221	-\$164,458	-0.41%
CFS Global Managed Fund	\$16,210,280	\$16,255,262	\$44,982	0.28%
Total:	\$56,493,959	\$56,374,483	-\$119,476	-0.21%

9. During October, unrealised capital valuations on Managed funds fell by approximately \$119k. This minor decrease in capital valuation, has been capitalised and is included in the cumulative investment revenue shown in table 3.

10. **Maturities and Transactions:** Overall, the portfolio remains well diversified from a maturity perspective, with around 26% of assets directed to medium term (2-5 years). All minimum and maximum criteria meet within the Policy guidelines:
11. Where liquidity permits, advisors recommend that new surplus funds be directed to 1–5-year horizons given this is where the most attractive value can be found. They suggest this be allocated to any remaining attractive fixed term deposits or newly issued FRNs. Councils' current average investment duration is 1.1 years, and advisors recommend that this be maintained.
12. The following transactions occurred during October 2024

Table 5: Investment Maturities

Type	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)
TD	Suncorp Bank	AA-	4,000,000.00	12-Jan-24	03-Oct-24	5.17
TD	Police Credit Union SA	Unrated	4,000,000.00	12-Jan-24	10-Oct-24	5.18
TD	AMP Bank	BBB+	2,000,000.00	13-Oct-22	17-Oct-24	4.75
TD	ICBC Sydney Branch	A	4,000,000.00	21-Oct-21	21-Oct-24	1.30
TD	JUDO BANK	BBB	5,000,000.00	22-Apr-24	24-Oct-24	5.21
TD	AMP Bank	BBB+	1,500,000.00	21-Dec-23	24-Oct-24	5.10
FRN	Great Southern Bank	BBB+	1,750,220.50	24-Oct-19	24-Oct-24	5.59
TD	ICBC Sydney Branch	A	1,000,000.00	29-Oct-21	29-Oct-24	1.65
TD	JUDO BANK	BBB	5,000,000.00	22-Apr-24	31-Oct-24	5.21
			28,250,220.50			

Table 6: New Investment Purchases

Type	Issuer	Rating	Principal (\$)	Purchase Date	Maturity Date	Coupon (%)	Green Investment
TD	Bank of Sydney	Unrated	2,000,000.00	31-Oct-24	06-Nov-25	5.21	Yes
TD	State Bank of India, Sydney Branch	BBB-	1,000,000.00	29-Oct-24	30-Oct-25	5.23	Yes
TD	ICBC Sydney Branch	A	1,000,000.00	29-Oct-24	30-Oct-25	5.12	Yes
FRN	Bendigo and Adelaide	A-	898,917.30	24-Oct-24	24-Oct-28	5.35	Yes
TD	State Bank of India, Sydney Branch	BBB-	4,000,000.00	22-Oct-24	22-Oct-26	5.00	Yes
TD	State Bank of India, Sydney Branch	BBB-	2,000,000.00	11-Oct-24	22-Oct-26	4.85	Yes
TD	ICBC Sydney Branch	A	1,500,000.00	10-Oct-24	09-Oct-25	5.10	Yes
TD	Westpac	AA-	4,000,000.00	10-Oct-24	15-Oct-26	4.75	No
			16,398,917.30				

13. During the month Council invested \$16.4m in Term Deposits and Floating Rate Notes. Approximately \$12.4m was placed with environmentally sustainable fossil fuel free investments.

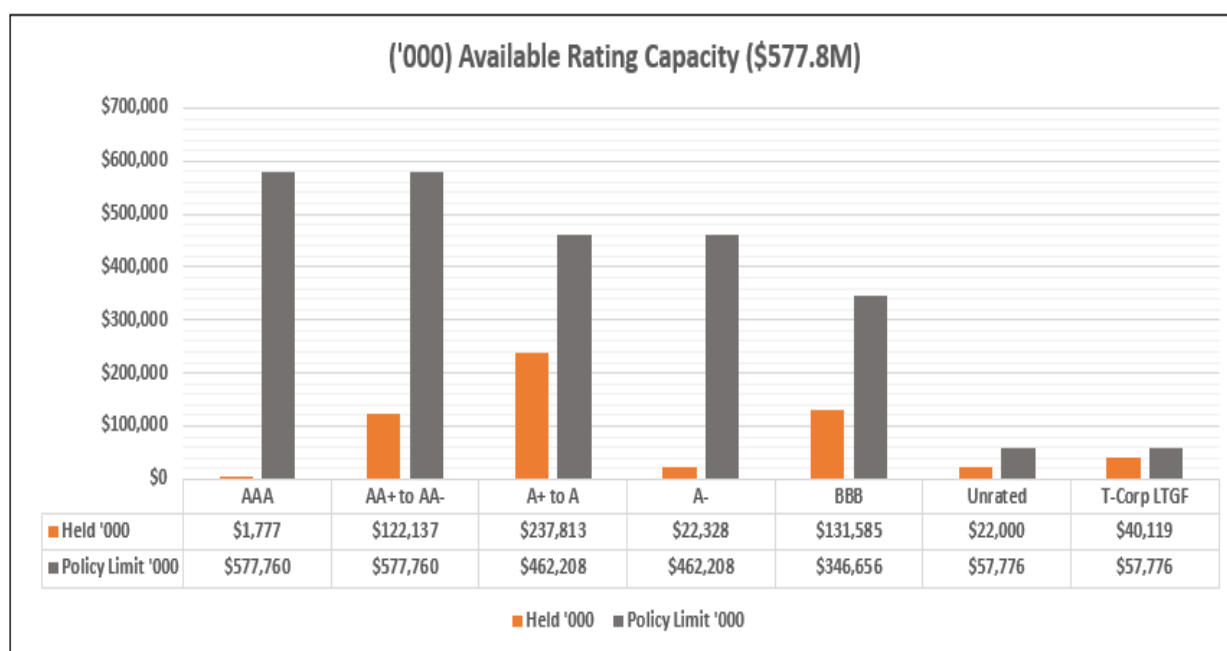
14. Portfolio Maturity Duration

Table 7: Maturity profile

Compliant	Horizon	Invested (\$)	Invested (%)	Min. Limit (%)	Max. Limit (%)	Available (\$)
✓	0 - 365 days	\$305,973,212	53.03%	20%	100%	\$270,996,701
✓	1 – 2 years	\$78,831,585	13.66%	0%	70%	\$325,047,354
✓	2 – 5 years	\$152,045,895	26.35%	0%	60%	\$194,136,053
✓	5 – 10 years	\$40,119,221	6.95%	0%	15%	\$46,426,266
		\$576,969,913	100.00%			

15. The portfolio complies with Council’s Investment Policy limits, with ample investment opportunity still available within all institutional rating, duration, and counterparty limits.

Graph 1: Investment Policy rating capacity.



*BBB-/BBB+ limits combined under Council’s investment policy.

16. **Counterparty Limits.** All individual counterparty limits comply with council’s investment policy, with the following exceptions:

Table 8: Exceptions to counterparty limits

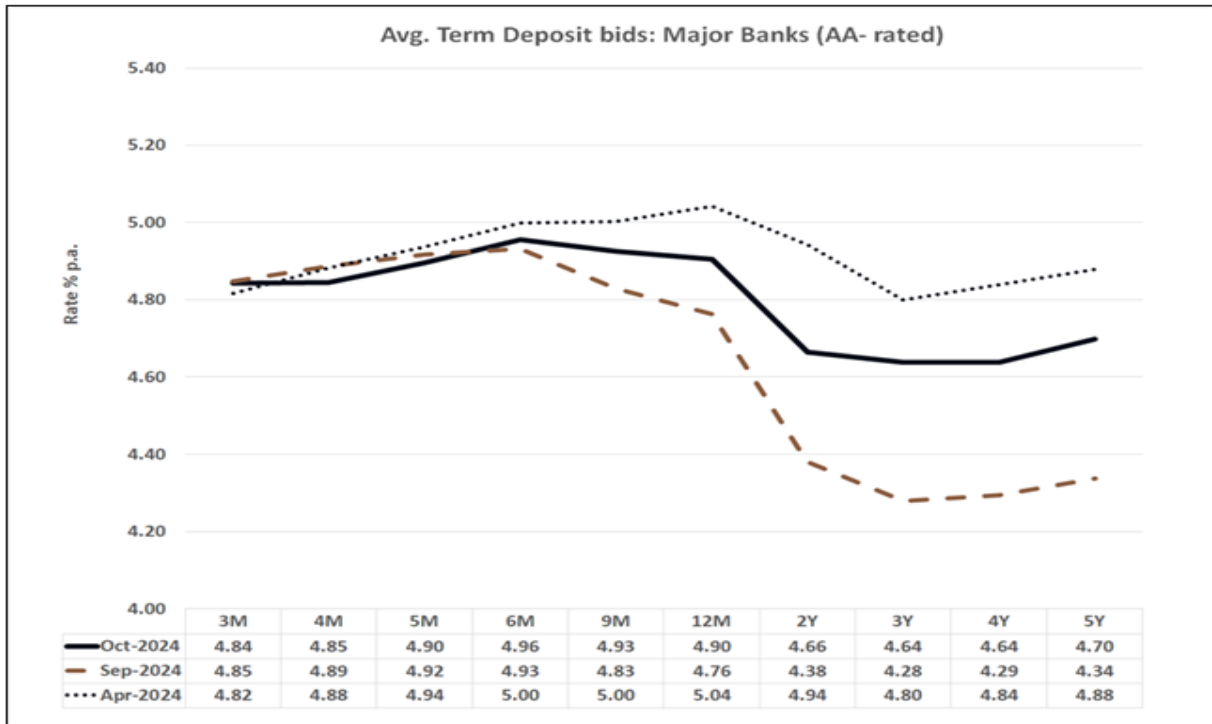
Institution	Policy Limit (\$'000)	Held (\$'000)	Overweight (\$'000)	Reason	Compliance Date
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No
Exceptions

17. As at the end of October 2024, Council did not have an overweight position to any single ADI. Overall, the portfolio is well diversified across the entire credit spectrum, including some exposure to unrated ADIs.
18. A full list of counterparty holdings is available on page 9 of the Arlo Advisory comprehensive report (attachment 2).
19. **Current Yields** - Councils Floating Rate Notes are currently yielding around 5.97% FYTD with unrealised capital gains of approximately \$650k based on current market valuations.
20. **The Janus Henderson Diversified Credit Fund Formerly (CFS Global Credit Fund)** accounts for around 2.18% of Council's total investment portfolio. The fund returned -3.32% (annualized) in October. With a running yield of 4.25% p.a., advisors recommend Council to retain this investment given the alternative investments in complying fixed interest products are largely earning below this rate of return.
21. Council's **term deposit portfolio** (63.5% of the portfolio) was yielding 4.97% p.a. at month-end, with a weighted average duration of around 395 days or 1.1 years.

In the deposit market over October, at the very short end of the curve, the average deposit rates offered by the major banks have remained relatively flat compared to where they were the previous month (September). The biggest moves have been seen at the long end of the curve. The average rates offered for 9–12-month terms rose by around 10-15bp, whilst for 2-5 years, they have risen around 30-35bp to where they were in September. The market has lowered their expectations, not only with regards to the timing of the first rate cut, but also how many cuts are penciled over 2025 (down to two).

Graph 2: Term Deposit Yields



- 22. Council engages Arlo Advisory for assistance in all investment matters relating to advice, risk, and portfolio weighting. Arlo monitor the portfolio daily and conduct a monthly health check review. This confirms that Council’s portfolio is being conducted in accordance with the Act, the Regulation, and the Investment Policy.
- 23. Detailed investment performance commentary in relation to each investment product /type and counterparty, can be found in the Arlo Advisory comprehensive report attached (**Attachment 2**).

Certification of Investments

24. I hereby certify the investments for the month of October 2024 have been made in compliance with the Act, the Regulations, Council’s Investment Policy, and the adviser’s recommendations.

John Angilley, Executive Director, Finance & Information

CONSULTATION & TIMING

Stakeholder Consultation

25. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
31-Oct 2024	Arlo Advisory	All Investments are within Policy guidelines and supported by Councils independent advisor. Refer Arlo Comprehensive Report	All Investments are within Policy limits and reconcile to the General Ledger as at 31 Oct 2024	John Angilley Executive Director, Finance & Information Bruce MacFarlane Treasury & Tax Accountant

LEGAL IMPLICATIONS FOR COUNCIL

26. There are no legal implications resulting from this report.

FINANCIAL IMPLICATIONS FOR COUNCIL



27. As of 31 October 2024, cumulative interest income outperformed the year-to-date forecast budget by approximately \$2.752m. The Investment interest budget is currently being analysed as part of the quarterly review, it is expected interest forecasts will increase.

Bruce MacFarlane
Treasury Tax & Accounts Payable Manager

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

1	Investment and Loans Performance Graph October 2024.pdf	1 Page
		
2	Arlo Comprehensive Investment Report - City of Parramatta 31 October 2024.pdf	36 Pages
		

3 List of Council Investments by maturity October 2024.pdf

9 Pages



REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.2
SUBJECT	Public Presentation of the 2023-2024 Annual Financial Statements
REFERENCE	F2024/00282 - D09519803
REPORT OF	Financial Controller

PURPOSE:

To present the final 2023-2024 Annual Financial Statements, Auditor's Reports and public submissions.

RECOMMENDATION

That the public presentation of the 2023-2024 Annual Financial Statements and Auditor's Reports be received and noted.

BACKGROUND

1. The Council is required to present the 2023-2024 Annual Financial Statements and Auditor's Reports to the general public in accordance with the provisions of the Local Government Act 1993.
2. The Council, after its meeting held on 28 October 2024, received the Auditor's Reports from the Audit Office of NSW, and adopted the 2023-2024 Annual Financial Statements. A copy of the statements and reports is available at: <https://www.cityofparramatta.nsw.gov.au/2023-2024-annual-financial-statements>.
3. As required under the Local Government Act 1993, the financial statements and reports have been submitted to the Office of Local Government.
4. The 2023-2024 Annual Financial Statements and Auditor's Reports were placed on public exhibition at the Wentworth Street Administrative Building and at PHIVE. An advertisement was placed on Council's website, inviting submissions on the reports to be received by 12 November 2024.
5. No public submissions were received.
6. The Council must ensure that copies of all submissions received by it are referred to the Auditor and may take such action as they consider appropriate with respect to any such submission, including the giving of notice to the Chief Executive of the Office of Local Government of any matter that appears to require amendment of Council's Financial Statements.

ISSUES/OPTIONS/CONSEQUENCES

7. The presentation of Council's 2023-2024 Financial Statements and the Auditor's Reports to the public from 5 November 2024 to 12 November 2024 ensures that Council meets its statutory obligations in respect of financial reporting.

CONSULTATION & TIMING

Stakeholder Consultation

8. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
5 - 12 November 2024	Public	No comments received.	N/A	Executive Director, F&I

Councillor Consultation

9. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
28 October 2024	Full Council meeting	Financial statements adopted by Council	N/A	Executive Director, F&I
6 November 2024	Councillor Briefing	QON raised	QON answers to be posted on councillor connect.	Executive Director, F&I

LEGAL IMPLICATIONS FOR COUNCIL

10. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

11. There are no unbudgeted financial implications associated with the presentation of the 2023-2024 Annual Financial Statements.

Dileesha Goonetilleke
Financial Controller

Amit Sharma
Chief Financial Officer

John Angilley
Executive Director Finance & Information

Gail Connolly

Chief Executive Officer

ATTACHMENTS:

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.3
SUBJECT	Audit, Risk and Improvement Committee Minutes (30 May 2024 and 29 August 2024)
REFERENCE	F2024/00282 - D09519795
REPORT OF	Coordinator Internal Audit

CSP THEME: Fair

WORKSHOP/BRIEFING DATE: Nil

PURPOSE:

To receive and note the confirmed Minutes from the Audit, Risk and Improvement Committee (ARIC) meetings held on 30 May 2024 and 29 August 2024.

RECOMMENDATION

That Council receive and note the report.

BACKGROUND

1. Council's Audit, Risk and Improvement Committee (ARIC) provides for the reporting of the confirmed minutes of the Audit, Risk and Improvement Committee (ARIC) meeting to Council.
2. The Minutes of the ARIC meeting held on 30 May 2024 and 29 August 2024 have now been confirmed by the ARIC and are submitted for Council's information.

CONSULTATION & TIMING

3. Council's Risk and Audit Manager consulted with the ARIC Chairperson and independent ARIC members to obtain confirmation of the Minutes. No amendments were made.

LEGAL IMPLICATIONS FOR COUNCIL

4. There are no legal implications for Council 2024.

FINANCIAL IMPLICATIONS FOR COUNCIL



5. There are no unbudgeted financial implications for Council arising from this report.

Steven Unkovic
Coordinator Internal Audit

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

- 1  ARIC Meeting Minutes 30 May 2024 4 Pages
- 2  ARIC Meeting Minutes 29 August 2024 7 Pages

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.4
SUBJECT	Annual Return - Code of Conduct Complaint Statistics for City of Parramatta Council (September 2023 to August 2024)
REFERENCE	F2024/00282 - D09519808
REPORT OF	Internal Ombudsman

CSP THEME: Accessible

WORKSHOP/BRIEFING DATE: NIL

PURPOSE:

To report to Council regarding statistics on Code of Conduct Complaints relating to Councillors and the Chief Executive Officer for the period 1 September 2023 to 31 August 2024.

RECOMMENDATION:

That the report be received and noted.

REPORT

1. Part 11 of the *Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW* (the Procedures) require that Council's Complaints Coordinator must report annually to the Council and to the Office of Local Government on a range of complaint statistics within three months of the end of each September. The prescribed annual reporting period is from 01 September to 31 August each year.
2. The reporting period includes the results of matters that were commenced in the previous reporting period and finalised in this reporting period, to explain the difference in complaints received and finalised.
3. This report will also be provided to the Office of Local Government as required under the Procedures.

Number of Complaints			
1		The total number of complaints received in the reporting period about councillors and the Chief Executive Officer (CEO) under the code of conduct from the following sources:	
		i. Community	1
		ii. Other Councillors	8
		iii. General Manager	0

		iv. Other council staff	0
2		The total number of complaints finalised in the period about councillors and the CEO under the code of conduct in the following periods:	
		i. 3 Months	5
		ii. 6 Months	3
		iii. 9 Months	4
		iv. 12 Months	0
		v. Over 12 Months	0
Overview of Complaints and Cost			
3	a	The number of complaints finalised at the outset by alternative means by the CEO or Mayor	3
	b	The number of complaints referred to the Office of Local Government under a special complaints management arrangement	0
	c	The number of code of conduct complaints referred to a conduct reviewer	6
	d	The number of code of conduct complaints finalised at preliminary assessment by conduct reviewer	4
	e	The number of code of conduct complaints referred back to CEO or Mayor for resolution after preliminary assessment by conduct reviewer	3
	f	The number of finalised code of conduct complaints investigated by a conduct reviewer	4
	g	Cost of dealing with code of conduct complaints via preliminary assessment	\$20,429.75
	h	Progressed to full investigation by a conduct reviewer	4
	i	The number of finalised complaints investigated where there was found to be no breach	1
	j	The number of finalised complaints investigated where there was found to be a breach	3
	k	The number of complaints referred by the CEO or Mayor to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police	
		i. ICAC	0
		ii. NSW Ombudsman	0
		iii. OLG	1
		iv. Police	0

		v. Other	0
	l	The number of complaints being investigated that are not yet finalised	0
	m	The total cost of dealing with code of conduct complaints within the period made about councillors and the CEO including staff costs	\$72,012
Preliminary Assessment Statistics			
4	The number of complaints determined by the conduct reviewer at the preliminary assessment stage by each of the following actions:		
	a	To take no action (clause 6.13(a) of the 2020 Procedures)	1
	b	To resolve the complaint by alternative and appropriate strategies (clause 6.13(b) of the 2020 Procedures)	0
	c	To refer the matter back to the CEO or the Mayor, for resolution by alternative and appropriate strategies (clause 6.13(c) of the 2020 Procedures)	3
	d	To refer the matter to another agency or body such as the ICAC, the NSW Ombudsman, OLG or the Police (clause 6.13(d) of the 2020 Procedures)	0
	e	To investigate the matter (clause 6.13(e) of the 2020 Procedures)	4
	F	Other action (please specify)	0
Investigation Statistics			
5	The number of investigated complaints resulting in a determination that there was no breach , in which the following recommendations were made:		
	a	That the council revise its policies or procedures	0
	b	That a person or persons undertake training or other education (clause 7.40 of the 2020 Procedures)	1
6	The number of investigated complaints resulting in a determination that there was a breach in which the following recommendations were made:		
	a	That the council revise any of its policies or procedures (clause 7.39 of the 2020 Procedures)	3
	b	In the case of a breach by the CEO, that action be taken under the CEO's contract for the breach (clause 7.37(a) of the 2020 Procedures)	0
	c	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 (clause 7.37(b) of the 2020 Procedures)	3
	d	In the case of a breach by a councillor, that the councillor be formally censured for the breach under section 440G of the Local Government Act 1993 and that the matter be referred to OLG for further action (clause 7.37(c) of the 2020 Procedures)	0
7	Matter referred or resolved after commencement of an investigation (clause 7.20 of the 2020 Procedures)		0
Categories of misconduct			

8	The number of investigated complaints resulting in a determination that there was a breach with respect to each of the following categories of conduct:	
a	General conduct (Part 3)	3
b	Non-pecuniary conflict of interest (Part 5)	0
c	Personal benefit (Part 6)	0
d	Relationship between council officials (Part 7)	0
e	Access to information and resources (Part 8)	0
Outcome of determinations		
9	The number of investigated complaints resulting in a determination that there was a breach in which the council:	0
	Adopted the independent conduct reviewer's recommendation	3
	Failed to adopt the independent conduct reviewer's recommendation	0
10	The number of investigated complaints resulting in a determination where:	0
	The external conduct reviewer's decision was overturned by OLG	0
	Council's response to the external conduct reviewer's recommendation was overturned by OLG	0

ISSUES/OPTIONS/CONSEQUENCES

Confidentiality

4. Clause 12.1 of the Procedures for the Administration of the Model Code of Conduct for Local Councils in NSW requires that information about Code of Conduct complaints and their management and investigation, is to be treated as confidential and is not to be publicly disclosed or discussed except as may be otherwise specifically required or permitted under the Procedures.

CONSULTATION AND TIMING

5. There are no consultation processes for Council associated with this report.
6. The legislation provides, via the Procedures, that Council's Complaints Coordinator must report annually to the council and to the Office of Local Government on a range of complaint statistics within three months of the end of each September.

POLICY IMPLICATIONS

7. There are no policy implications for Council associated with this report.

RISK IMPLICATIONS

8. There are risk implications for Council associated with this report including reputational risk. Councillors are reminded of their obligations, including confidentiality obligations, under the Code of Conduct.

FINANCIAL IMPLICATIONS

9. There are cost implications for Council associated with this report. The total cost incurred in the reporting period was \$72,012 (including GST) which was allocated as part of the 2023/24 operational budget for the Internal Ombudsman Shared Service.

Elizabeth Renneberg
Internal Ombudsman

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.5
SUBJECT	Tabling of the City of Parramatta Annual Report 2023-2024
REFERENCE	F2024/00282 - D09519719
REPORT OF	Project Officer; Corporate Strategy Manager
CSP THEME:	Fair

WORKSHOP/BRIEFING DATE: Nil.

PURPOSE:

To table Council's Annual Report for the 2023-24 Financial Year.

RECOMMENDATION

That Council receive and note the tabling of the City of Parramatta Annual Report 2023-2024.

BACKGROUND

1. In accordance with s428 the Local Government Act 1993 and the Office of Local Government (OLG) Integrated Planning and Reporting Guidelines, Council is required to provide the Minister for Local Government an annual report within 5 months after the end of the financial year (being no later than 30 November 2024). The Annual Report is also required to be published on Council's website.
2. The Annual Report (Attachment 1) details Council's achievements in implementing its Delivery Program over the year. It also collates a wide range of statutory reporting requirements (found in Appendix 1 – Attachment 2). It is structured in four sections:
 - a) Part 1 – Introduction
 - b) Part 2 – Our Year in Review
 - c) Part 3 – Community Report Card
 - d) Part 4 – Statutory Reporting Information.
3. The Annual Report has been developed from information provided by all parts of Council.
4. Part 3 of the Annual Report – 'Community Report Card' – has been designed to stand alone as a separate 'lift out' document. This will be available to download separately on the website.
5. In accordance with legislative requirements, the Annual Report will include Council's audited General Purpose Financial Statements as an appendix upon publication. (As the Financial Statements have already been adopted by Council at its 28 October 2024 meeting, they are not included in this Council report).
6. In accordance with legislative requirements, the Annual Report will include Council's State of Our City Report 2022-2024. As this report has already been

considered by Council at its 28 October 2024 meeting, it is not included in this Council report.

ISSUES/OPTIONS/CONSEQUENCES

7. Social media communications are planned to promote the Annual Report and Community Report Card following publication. A small print run is also planned for distribution to libraries and any interested stakeholders.
8. Following tabling of this report, the Annual Report will be published on Council's website. Amendments of a minor, administrative and/or non-policy nature (e.g. design and proofreading) may be made to the Annual Report prior to its publication.

CONSULTATION & TIMING

Stakeholder Consultation

9. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Jun – Oct 2024	Various internal stakeholders / SMEs	Draft content provided	Content incorporated into drafts	Corporate Strategy team
Oct – Nov 2024	Executive team / Directors	Approvals and changes provided for draft content	Amendments incorporated into final draft	Corporate Strategy team

LEGAL IMPLICATIONS FOR COUNCIL

10. In accordance with s428 the Local Government Act 1993 and the Office of Local Government (OLG) Integrated Planning and Reporting Guidelines, Council is required to provide the Minister for Local Government an annual report within 5 months after the end of the financial year. The Annual Report is also required to be published on Council's website.
11. There are no legal implications for Council associated with this report.

FINANCIAL IMPLICATIONS FOR COUNCIL

12. There are no unbudgeted financial implications arising from the tabling of the Annual Report at Council.



Jane Worsley
Project Officer

Robert Cologna
Group Manager City Strategic Planning

Jennifer Concato
Executive Director City Planning and Design

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

- | | | |
|---|---|-----------|
| 1 | City of Parramatta Annual Report 2023/24 (separately enclosed) | 90 Pages |
|  | 2 Appendix 1 - Statutory Reporting Information 2023/24 (separately enclosed) | 111 Pages |
|  | | |

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR NOTATION

ITEM NUMBER	12.6
SUBJECT	LATE REPORT - Quarterly Report: Status of Council Resolutions
REFERENCE	F2024/00282 - D09519842
REPORT OF	Coordinator Secretariat Services

A report will be provided in the Supplementary Agenda.

Marina Cavar
Coordinator Secretariat Services

Roxanne Thornton
Group Manager Office of the Lord Mayor and CEO

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

25 NOVEMBER 2024

13.1	Quarterly Budget Review - September 2024	52
13.2	Councillor Conduct and Meeting Practices - Discussion Paper 2024 (Office of Local Government)	53
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13.4	Planning Proposal, Planning Agreement and Site-Specific Development Control Plan at 9 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington.....	61
13.5	LATE REPORT - Draft Sydney Olympic Park Master Plan 2050 (Council Submission)	76

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.1
SUBJECT	Quarterly Budget Review - September 2024
REFERENCE	F2024/00282 - D09519811
REPORT OF	Chief Financial Officer
CSP THEME:	FAIR

PURPOSE: To present the September 2024 Quarterly Budget Review Statement (QBRs) for adoption.

RECOMMENDATION

- (a) That Council adopt the September 2024 Quarterly Budget Review Statement (QBRs) and the Responsible Accounting Officer's report on the financial position of the Council (Attachment 1).
- (b) That Council approve the revised budget for the 2024/25 financial year:
 - i) Net operating result (including capital) of \$80.4 million surplus.
 - ii) Underlying net operating result (excluding capital) of \$1.9 million surplus.
 - iii) Capital expenditure of \$219.7 million.
- (c) That Council note the proposed allocation of \$300,000 of operating budget (for employee costs) to the Office of the Lord Mayor and CEO to enable improved resourcing of councillors (recruitment of councillor support officers) in accordance with the CEO's previous report to Council in February 2024. (The additional expenditure to be offset by savings in employee cost budgets across all directorates of Council).

Amit Sharma
Chief Financial Officer

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

- 1  Attachment 1 - QBRs Sept 24 Final 16 Pages

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.2
SUBJECT	Councillor Conduct and Meeting Practices - Discussion Paper 2024 (Office of Local Government)
REFERENCE	F2024/00282 - D09519824
REPORT OF	Chief Technology Officer

CSP THEME: Fair

WORKSHOP/BRIEFING DATE: Nil

PURPOSE: To seek approval of the submission on the OLG Councillor Conduct and Meeting Practices Discussion Paper 2024.

RECOMMENDATION

That Council endorse the submission on the OLG *Councillor Conduct and Meeting Practices Discussion Paper 2024* as shown at Attachment 1 and authorise the CEO to make any necessary amendments arising from Council's consideration of the submission.

BACKGROUND

1. In September 2024, the Office of Local Government released the *Councillor conduct and meeting practices: A new framework (Discussion paper)* shown at Attachment 2.
2. In summary, the discussion paper outlines the following proposed reforms for councillor conduct and meeting practices across the local government sector:
 - Make the OLG directly responsible for dealing with pecuniary interest and significant non-pecuniary conflicts of interest, with sanctions (suspensions and loss of pay) being determined by an appropriate tribunal or body.
 - Refer behavioural based concerns about councillor conduct to a State-wide panel of experienced councillors to judge their peers.
 - Reset the Code of Conduct to be similar to Parliamentary Codes, to clarify the expected standards of councillor behaviour.
 - Ensure the community can observe local democracy processes by banning briefing sessions/workshops that are closed to the public.
 - Measures to restore the dignity and prestige of council meetings and the council chamber.
3. Many of the proposed reforms borrow from the 2022 Kellar Review – an independent review of the NSW framework that deals with councillor misconduct and corruption.
4. The proposed reforms to the Code of Conduct would significantly streamline the size of the code to appear similar to the State Parliamentary code, and outline clear expectations of behaviour elected councillors.

5. The existing Code of Conduct for Council Staff, would remain unchanged under this proposal.
6. It is expected that a new Code of Conduct will be prescribed in 2025, with council typically given 6-12 months to adopt the new Model Codes.

CONSULTATION AND TIMEFRAMES

7. The discussion paper is now open for community and sector feedback. Council's Internal Ombudsman Shared Service is also preparing a submission. Submissions to OLG close on 29 November 2024.
8. The timing of the consultation process during the local government election and caretaker period and councillor induction period has limited the ability to review and provide feedback on the Discussion Paper.
9. Given the significance of the proposed changes, Council officers recommend that OLG undertake some workshops or further consultation with councillors and the sector prior to finalising the legislation.

LEGAL IMPLICATIONS FOR COUNCIL

10. There are no legal implications for Council associated with the preparation of a submission to OLG.

FINANCIAL IMPLICATIONS FOR COUNCIL

11. There are no financial implications associated with the lodgment of the submission.

John Crawford
A/Chief Governance & Risk Officer

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

1 Submission on the OLG Councillor Conduct and Meeting Procedures

 Discussion Paper 2024

2 Councillor Conduct and Meeting Practices Discussion Paper 2024



REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.3
SUBJECT	Parramatta CBD Footpath Audit
REFERENCE	F2024/00282 - D09519449
REPORT OF	Group Manager Roads Infrastructure

CSP THEME: Accessible

WORKSHOP/BRIEFING DATE: NIL

PURPOSE: To present the findings of the peer review of the CBD Footpath Audit.

RECOMMENDATION

- (a) That Council notes the findings and recommendations of the CBD Footpath Audit Peer Review (confidential Attachment 2).
- (b) That Council note the CBD footpath restoration work is being undertaken in accordance with the priority order identified in the Peer Review (following receipt of the relevant restoration order from the applicant).
- (c) That Council note the annual footpath maintenance budget has been allocated generally consistent with the recommendations of the Peer Review, with the exception of the timeframe (over a 4 year period).

BACKGROUND

1. Parramatta's CBD has been subjected to significant redevelopment and infrastructure works over the past many years. Disturbance to Council's road infrastructure assets has been predominantly due to major service utility upgrades across the CBD, significant State rail infrastructure projects such as the Parramatta Light Rail (PLR) and Sydney Metro, iconic precinct redevelopment works such as Centenary Square, Parramatta Square, Civic Link and Parramatta River Foreshore/Square as well as the construction of many new and refurbished buildings across the CBD.
2. These works have had both direct and indirect impacts on Council's infrastructure assets and has proven challenging for Council to keep disturbed sites safe, reinstate where possible and maintain these sites during these periods of unprecedented and continuous change.
3. It is now an opportune time to begin repairing the significant disturbance around the CBD given the receipt of numerous restoration orders and deferred programmed renewals, due to the abovementioned development.
4. During mid-late 2023, Council commissioned consultants to conduct an assessment of all footpaths within the Parramatta CBD and establish a prioritised program of improvement works. The consultants at that time developed and presented the CBD Footpaths Audit and Pavement Replacement Program.

5. During consideration of a December 2023 Council report, Council footpaths identified in the audit program were identified after in inspections as being inaccurate and discrepancies were identified that affected the audit outcomes.
6. In April 2024, Council officers engaged separate consultants to conduct a comprehensive peer review of the original footpath audit.
7. At the 24 June 2024 Council Meeting, an update/status report on the peer review was tabled (Attachment 1) advising that a final report with outcomes on the review and recommendations would be presented to Council in late 2024.

ISSUES/OPTIONS/CONSEQUENCES

8. The peer review involved the following scope of work:
 - Establish assessment criteria and scoring system
 - Establish data collection template and spreadsheet
 - Re-inspect (on foot) 84 streets, including 3 precincts i.e. Parramatta Square, Centenary Square and River Square
 - Capture all required attributes including location, length, width, area, existing pavement type, defect types, severity and restorations
 - Prioritise all identified streets, based on the above assessments
 - Compare findings to the original audit.
 - Consider required corrections (inclusions/exclusions) to the original audit and prepare draft CBD Footpath Renewal Projects List.
 - Confirm paving requirements/types as per Public Domain Guidelines, confirm cost estimates and confirm renewal budgets.
 - Apply weightings to the ranking based on nearby attractions such as schools etc.
 - Produce Report – Recommended CBD Footpath Program/s.
9. The methodology utilised is shown in the commercial-in-confidence Peer Review report (Attachment 2).
10. An overall score was calculated for each block assessed; the higher the score, the higher the priority to renew or upgrade the footpath.
11. Based on the above, the following treatments options apply:
 - Do Nothing – routine maintenance only. This includes repairing localised defects as well as attending to immediate/urgent repairs.
 - Restoration – permanently restoring utility disturbance. This includes restoring any temporary works undertaken by utility companies using available fees paid to Council via restoration orders and approvals.
 - Renewal – ‘like for like’ replacement. This includes larger areas of improvements as well as restoring large areas affected by large or multiple restorations.
 - Capital Upgrade – replace existing pavement with Granite Pavers, Concrete Pavers or Heritage Asphalt. All proposed renewals or

upgrades are proposed in accordance with the CBD Paving Strategy of Council's Public Domain Guidelines.

12. In summary, given the different needs across the CBD footpath network, the work undertaken indicates that the most effective approach to manage the improvements is to group the required works under four improvement programs. These are proposed as follows:
- Prioritised Footpath Upgrade Program.
 - Prioritised Footpath Restoration Program.
 - Prioritised Footpath Maintenance Program.
 - Prioritised Tree Surround Program.

FINDINGS

13. Findings and recommendations of the peer review are provided in detail in the final Peer Review report. This provides the findings, recommendations and proposed CBD Footpath Programs to help inform Council's Delivery and Operational Programs (DPOP).
14. The key findings from the peer review are:
- a. Approximately 56% of chainages are in Excellent and Good condition (Condition 1 & 2).
 - b. 38% of pavement are in Satisfactory condition (Condition 3).
 - c. Approximately 6% of chainages are in Poor or Bad Condition (Condition 4 & 5 respectively).
 - d. Concrete and granite pavers made up approximately 44% of the pavement type across the CBD. In-situ concrete covers approximately 24% of the total CBD footpath area.
 - e. It is estimated that approximately 64 chainages are required to be upgrade or renewed predominantly to Concrete and Granite pavers. Also 2 chainages require Heritage Asphalt upgrade.
 - f. There is a significant amount of utility works identified in approximately 27% of chainages which have not been permanently restored or not restored to satisfactory standard.
 - g. The chainages which require maintenance due to existing defects such as trip hazards, subsidence, missing pavers etc, are listed in a priority order in a maintenance program.
 - h. There are 23 chainages with defective tree surrounds and these are listed in priority order for repair in the report.
15. The outstanding footpath restoration work has been prioritised consistent with the priority order in the report when Council has received a restoration order from the applicant.
16. For footpaths and tree surrounds, work has also been prioritised for scores of 6 and above for footpath maintenance work as well as tree surrounds.
17. All remaining lower priority maintenance footpaths continue to be repaired within the following 24 months.

18. Planning for short-medium term planning renewal of the footpaths listed in the report has also begun, factoring in future developments, contribution plans, and grant funding. In the meantime, minor works will continue to be carried out on these footpaths to ensure public safety. These plans will continue to be reflected in future annual budgets.

CONSULTATION & TIMING

Councillor Consultation

19. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
24 June 2024 – Ordinary Meeting of Council	All Councillors	Noted	Noted.	City Assets and Operations – Roads Infrastructure

LEGAL IMPLICATIONS FOR COUNCIL

20. Failure to plan the repairs of known defects has the potential to lead to civil liability claims.

FINANCIAL IMPLICATIONS FOR COUNCIL

21. The current FY budget is categorised in the table below:

Category	Current Budget
Footpath Upgrade	\$51,000
Restoration Work	\$910,000
Footpath Maintenance	\$304,000
Tree Surrounds	\$0

22. Council officers will address all footpath maintenance issues and tree surrounds within the next 4 years utilising the current annual budget allocation. (It is noted that the Peer Review report recommends addressing those issues over the next 2 years).
23. The proposed budget for the Parramatta CBD footpaths over the next 4 years includes:

Funding Source	General Revenue	General Revenue	General Revenue	General Revenue	Total
Financial Year	24/25	25/26	26/27	27/28	
Restoration*	910,000				\$910,000
Maintenance	304,000	192,000	225,000	225,000	\$946,000
Tree Surrounds	-	104,650			\$104,650
Total General Revenue	\$1,214,000	\$296,650	\$225,000	\$225,000	\$1,960,650

*Outstanding restoration works will be undertaken after Council receives a restoration order from the applicant.

24. The staging of the work will result in all footpath maintenance with a priority score of 6 or higher and all tree surrounds, will be repaired within 18 months. All remaining lower priority footpaths will be repaired over the following 24 months.
25. The staging of all the footpath upgrades will require a detailed review of funding opportunities (contributions, grants, etc) and an assessment of future developments within the CBD where the developer would be conditioned to upgrade the adjoining footpaths. This work is being undertaken to inform future budget processes.


John Lac
Group Manager Roads Infrastructure

George Bounassif
Executive Director City Assets and Operations

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

- | | | |
|---|---|-------------|
| 1 | Council Report - 24 June 2024 - Status Update - CBD Footpaths | |
|  | Audit and Pavement Replacement Program (Peer Review) | |
| 2 | Commercial in Confidence: CBD Footpath Audit Peer Review
(confidential) (confidential) | 56
Pages |

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER	13.4
SUBJECT	Planning Proposal, Planning Agreement and Site-Specific Development Control Plan at 9 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington
REFERENCE	F2024/00282 - D09397481
REPORT OF	Project Officer Land Use
CSP THEME:	Innovative
APPLICANT	mProjects
OWNERS	Payce

DEVELOPMENT APPLICATIONS CONSIDERED BY SYDNEY CENTRAL CITY PLANNING PANEL Nil**PURPOSE:**

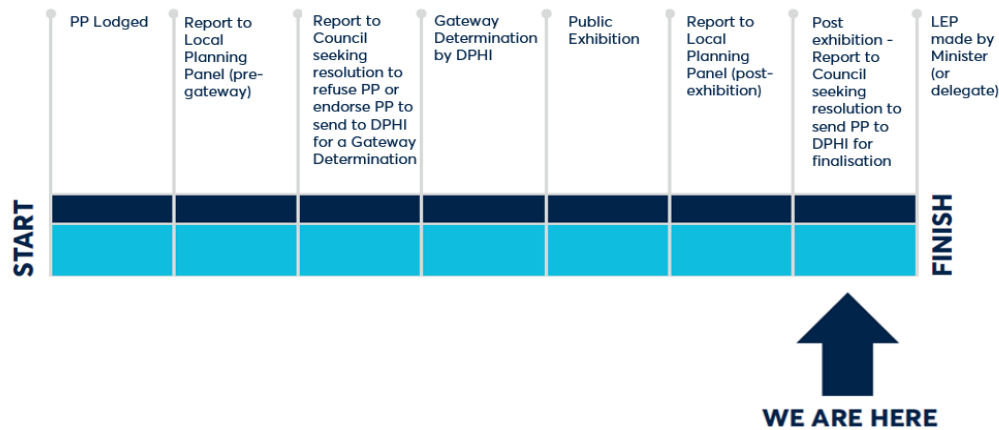
To seek Council approval for the finalisation of a Planning Proposal, draft Planning Agreement and draft Site-Specific Development Control Plan at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington.

RECOMMENDATION

- (a) That Council approve for finalisation the Planning Proposal (provided at Attachment 1) for land at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington (the site), which seeks to amend Parramatta Local Environmental Plan 2023 as follows:
- (i) Rezoning 19 Hope Street from E4 General Industrial to part MU1 Mixed Use and part RE1 Public Recreation.
 - (ii) Rezoning 69, 71, 73 and 75 Hughes Avenue from R2 Low Density Residential to MU1 Mixed Use.
 - (iii) Rezoning 77 Hughes Avenue from R2 Low Density Residential to part MU1 Mixed Use and part RE1 Public Recreation.
 - (iv) Amending the maximum building height across the site from part 9m and part 12m to a range between 13m and 48m (approximately 4 – 14 storeys).
 - (v) Amending the Floor Space Ratio (FSR) from part 1:1 and part 0.5:1 to 2.67:1 (for MU1 Mixed Use land only).
 - (vi) Inserting a site-specific provision in Part 6 Additional local provisions of PLEP 2023 and amending the Additional Local Provisions map to include the site to ensure a minimum of 1,400m² of non-residential floor space is to be provided to serve the local retail and commercial needs of the incoming population.
- (b) That Council approve the site-specific Development Control Plan (DCP) at Attachment 2 for finalisation and insertion into the Parramatta Development Control Plan (PDCP) 2023.

- (c) That Council delegate authority to the Chief Executive Officer to finalise the draft Planning Agreement at Attachment 3, and to sign the Planning Agreement on Council’s behalf.
- (d) That Council delegate authority to the Chief Executive Officer to make minor amendments and corrections of a non-policy and administrative nature that may arise during the finalisation process relating to the Planning Proposal, DCP and Planning Agreement.

PLANNING PROPOSAL TIMELINE



SITE DESCRIPTION

1. The site is located at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington, and is 8,485.8sqm in area. The site is part of the Melrose Park Precinct which has been designated by Council for urban renewal. The subject site is in the vicinity of the approved town centre development to the east, and the recently rezoned Melrose Park North precinct to the northeast. The site location is shown in **Figure 1**. The site context is shown in **Figure 2**.



Figure 1: The Subject Site

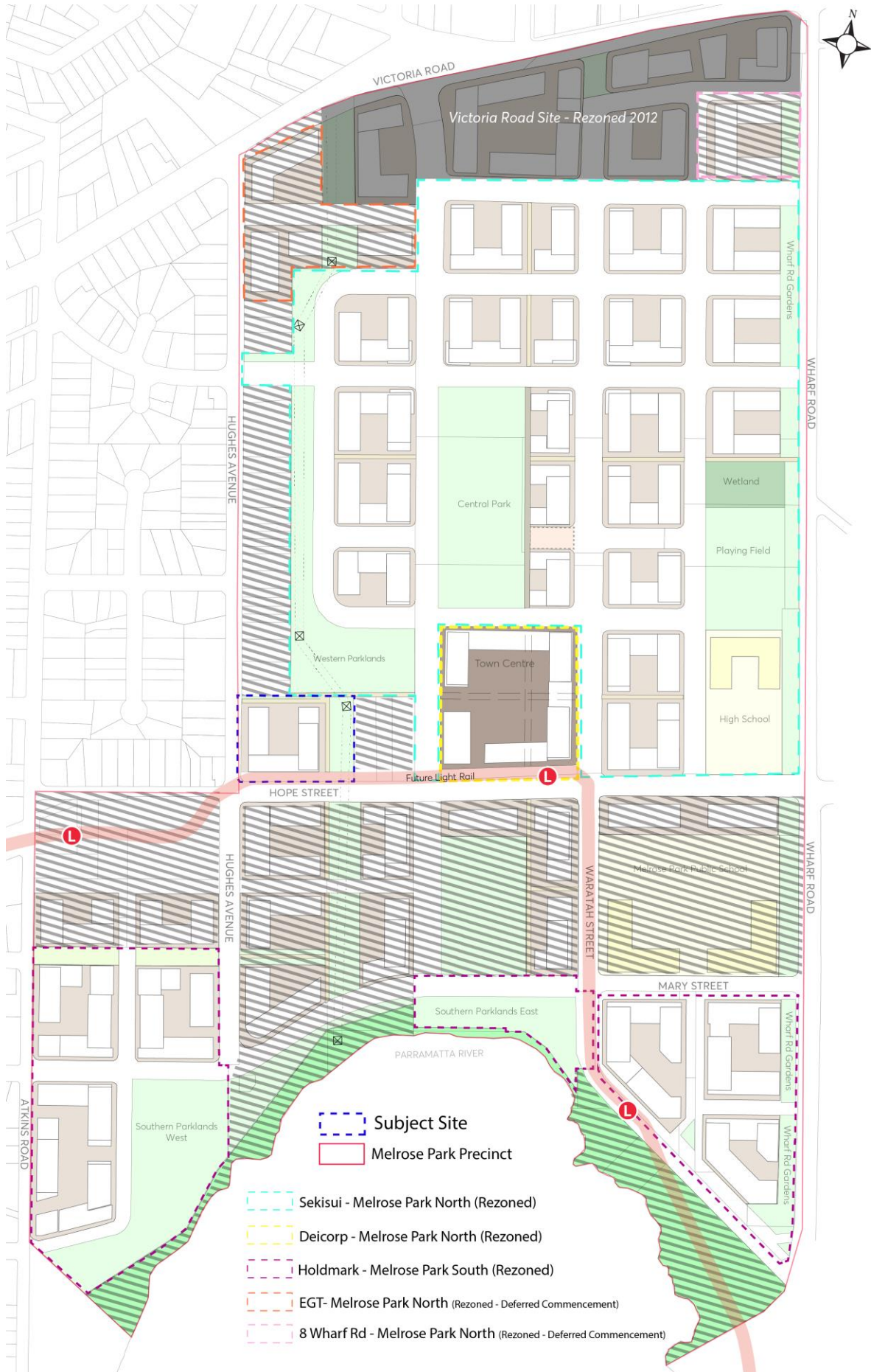


Figure 2: The Site Context

BACKGROUND

Melrose Park Precinct

2. The site is part of the Melrose Park Precinct, a 55 hectares industrial area that is undergoing urban renewal as a Council designated growth precinct. Planning for the Melrose Park Precinct has a long history and has involved consultation between Council, landowners, the local community, and various State agencies.
3. In 2021 Council rezoned most of the Melrose Park North precinct (including Sekisui and Deicorp landholdings) for urban development, facilitating approximately 5,500 dwellings. In 2022 Council rezoned a significant part of the Melrose Park South precinct (the Holdmark landholdings) for urban development, facilitating approximately 1,925 dwellings under the revised PLEP 2023 planning controls.
4. To date the Melrose Park Precinct has been rezoned to facilitate a total 7,425 dwellings. In this context the Planning Proposal is relatively minor as it seeks to facilitate approximately 161 additional units in the precinct (a 2.2% increase). The Planning Proposal is consistent with and builds on Council's established strategic direction for Melrose Park.

This Planning Proposal

5. At its meeting on 14 June 2022, Council endorsed for Gateway determination (and subsequent public exhibition) of the Planning Proposal that would facilitate a mixed use development of approximately 161 units on the site. The Planning Proposal seeks to rezone the site from part E4 General Industrial and part R2 Low Density Residential to part MU1 Mixed Use and part RE1 Public Recreation under the Parramatta Local Environmental Plan 2023 (PLEP 2023).
6. A Gateway Determination was issued by the (then) Department of Planning & Environment, now the Department of Planning, Housing, and Infrastructure (DPHI), on 5 October 2023. The Gateway Determination was not issued until the Local Planning Agreement for the Melrose Park North Precinct (facilitating 5,000 dwellings adjacent to the subject site) had been executed as this delivers supporting infrastructure for the wider precinct.
7. At its meeting on 22 April 2024, Council endorsed for public exhibition a draft Development Control Plan (DCP) and draft Planning Agreement to accompany the Planning Proposal. The DCP includes detailed built form controls, and the Planning Agreement provides two affordable housing units and public open space.
8. Public exhibition of the Planning Proposal, the DCP, and the Planning Agreement occurred concurrently from 16 June 2024 to 17 July 2024. Six submissions were received.

PLANNING PROPOSAL OVERVIEW

9. The Planning Proposal seeks to amend PLEP 2023 to enable redevelopment of the site for mixed use (comprising of high density residential and commercial uses), and public open space. Refer to **Table 1** below for a summary of the existing and proposed controls.

Table 1: Planning Proposal Overview

	Existing LEP Controls	Proposed LEP Controls
Zoning	Part E4 General Industrial (4,765sqm) Part R2 Low Density Residential (3,694sqm)	Part MU1 Mixed Use (5,807sqm) Part RE1 Public Recreation (2,673sqm)
Maximum Building Height (HOB)	Part 9m (R2 zone) Part 12m (E4 zone)	Range between 13m and 48m (Approx. 4-14 storeys)
Maximum Floor Space Ratio (FSR)	Part 0.5:1 (R2 land) Part 1:1 (E4 land)	2.67:1 (MU1 land only) Approx. 14,070 sqm residential GFA (161 units) and 1,630 sqm commercial GFA

10. Refer to **Figure 3** to **Figure 8** showing the current and proposed zoning, height of buildings and FSR controls.



Figure 3: Existing Zoning

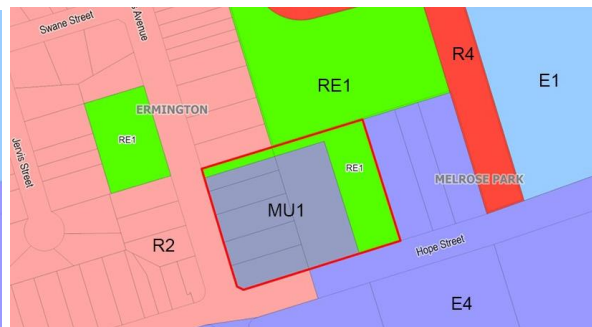


Figure 4: Proposed Zoning



Figure 5: Existing Height of Buildings



Figure 6: Proposed Height of Building



Figure 7: Existing Floor Space Ratio



Figure 8: Proposed Floor Space Ratio

DEVELOPMENT CONTROL PLAN OVERVIEW

11. The draft Development Control Plan (DCP) supports the LEP by providing detailed development controls relating to design, character, and the environment to ensure the desired development outcome is achieved. The DCP (**Attachment 2**) makes an amendment to Section 8.2.6 (Melrose Park Urban Renewal Precinct) of the Parramatta DCP 2023. The DCP masterplan figure is shown as **Figure 9** below.

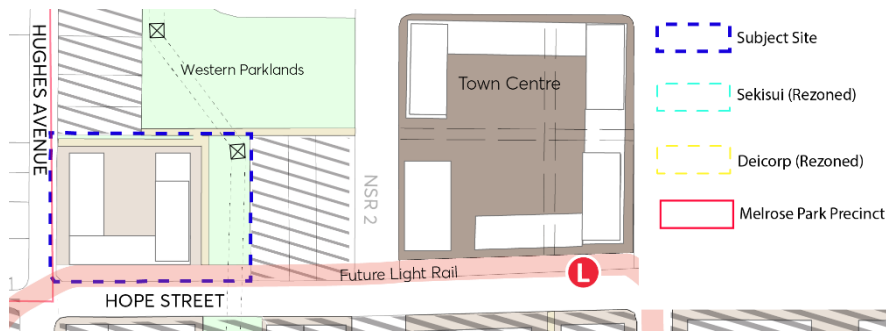


Figure 9: DCP masterplan (subject site in blue)

12. The DCP controls address the interface between the site and that of the future light rail along Hope Street to the south, existing detached housing along Hughes Avenue to the west and north, and the future Western Parklands to the east. The eastern setback is 6m for residential development fronting Hughes Ave, and the northern setback is 3m from the proposed pedestrian through site link. The built form controls set a maximum four storey building height adjacent to the northern low density housing fronting Hughes Avenue (**Figure 10**).

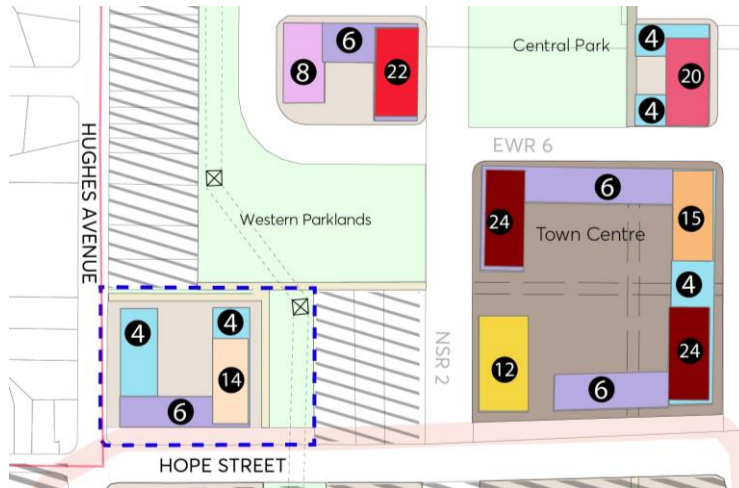


Figure 10: DCP building storey controls (the site outlined in blue)

13. Housekeeping changes to other DCP controls that apply to the rest of Melrose Park Precinct are also proposed (see **Attachment 2**). These involve the Melrose Park Masterplan figures being amended to align with the approved Melrose Park North Infrastructure Development Application (DA/1100/2021) which reconfigured part of the planned street network adjacent to Wharf Road in response to detailed technical assessment. Other minor amendments of a non-policy nature such as grammatical clarifications and references to diagrams and figures have also been included.

PLANNING AGREEMENT OVERVIEW

14. The Planning Agreement relating to the provision of local infrastructure has a total value of \$3,439,859.50 and proposed to deliver the following items.

Table 2: Planning Agreement Items

Item	\$ Value
Embellishment of Open Space to Council	\$1,639,859.50
Dedication of 2 (Two Bedroom) Affordable Housing Units to Council	\$1,800,000
Total Value	\$3,439,859.50

15. A total of 2,673 sqm of public open space is proposed to be embellished and dedicated to Council. The public open space includes the north-south and east-west pedestrian through-site links and parkland beneath the transmission line (**Figure 11**). This is consistent with the approach taken and deliverables in the Melrose Park North Planning Agreement (now part of the Sekisui land). The public open space will form a part of Council’s linear “Western Parkland” that will eventually connect to Victoria Road. The level of embellishment is reflective of what is acceptable under the transmission line.

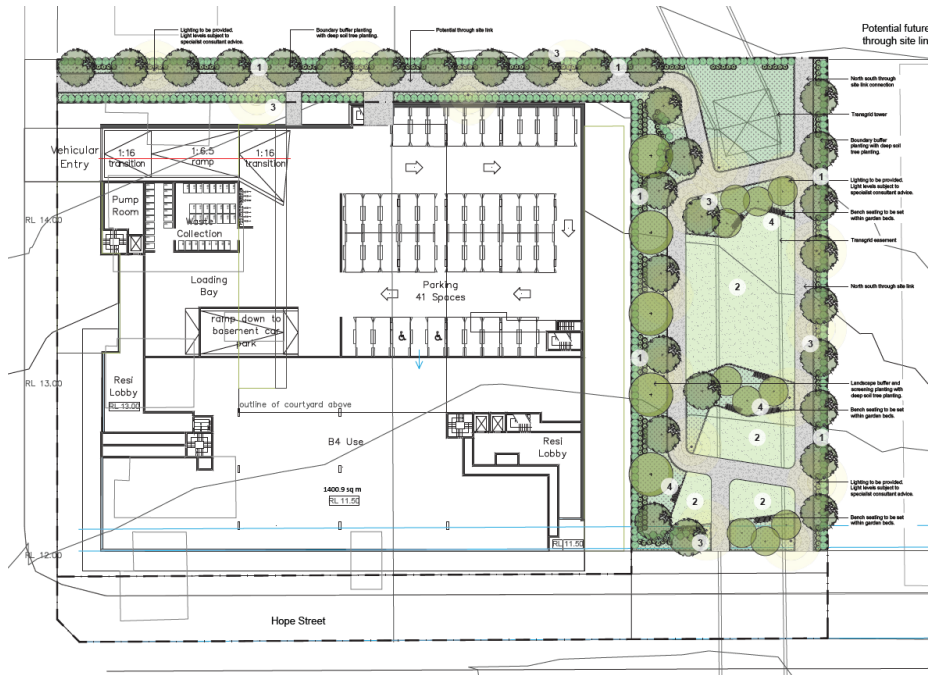


Figure 11: Open space to be dedicated to Council

- 16. Two x 2 bedroom affordable housing units (with one allocated parking bay per unit) will be dedicated to Council in perpetuity.
- 17. The Planning Agreement excludes the application of the Parramatta (Outside CBD) Contributions Plan. Instead, the Planning Agreement includes a 1% contribution (of the total cost of development) at the Development Application stage. The 1% contribution is what was prescribed under the former Parramatta Section 94A Development Contributions Plan 2017. This is consistent with the approach previously endorsed by Council and taken with the Melrose Park North and Melrose Park South Planning Agreements.
- 18. The Planning Agreement equates to a per dwelling contribution rate of \$21,326.97. This is equivalent (when adjusted for inflation) to the per dwelling rate in other executed planning agreements for Melrose Park.

CONSULTATION

- 19. The Planning Proposal, draft Development Control Plan, draft Planning Agreement were publicly exhibited from 16 June to 17 July 2024. 86 letters were mailed to all properties within 150 metres of the subject site. The Melrose Park Resident Action Group (MPRAG) was also notified by email.
- 20. A total of six submissions were received. No submissions were received from residents within the notification radius or the City of Parramatta Local Government Area (LGA). A breakdown of positions taken by the submitters is shown below. 50% (3) of the submissions objected to the Planning Proposal.

Table 3: Submissions

POSITION	NUMBER AND SUBMITTERS
Support and Comment	1 – Applicant (Keylan)
Comment	2 - TfNSW and George Western Foods

Objection/ Request Deferral	3 – Residents (2 as members of the Melrose Park Resident Action Group)
Total	6

COUNCIL OFFICER RESPONSES TO KEY ISSUES RAISED IN SUBMISSIONS

21. A summary of the key issues raised in the submissions and Council Officer responses is provided below. Detailed Council Officer responses to all issues raised are provided in **Attachment 4**. No changes are proposed to the Planning Proposal and draft Planning Agreement, as the matters raised are addressed in the draft provisions or can be addressed at the Development Application stage. Minor amendments are proposed to the DCP to clarify intent of the controls.

Parramatta Light Rail Stage 2 Interface

22. The submission from TfNSW largely related to the Planning Proposal’s relationship with Parramatta Light Rail Stage 2 (PLR2). The site’s southern boundary along Hope St interfaces directly with the future PLR2 (**Figure 12**).

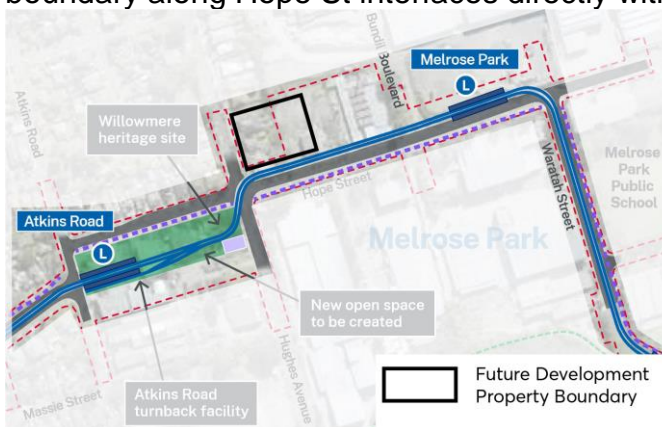


Figure 12: Approved Parramatta Light Rail Corridor

23. TfNSW required that the future property boundary be setback 12m from Hope St. Council officers propose to amend the DCP accordingly. This change only relates to how the setback is described and does not impact the location of future buildings or any other provision in the DCP.

Impacts on Existing Industrial Uses and Future Development Opportunities

24. The submission on behalf of the George Weston Foods did not object to the Planning Proposal but raised concerns on the impact to its bread production facility at 2 Hope Street, Melrose Park. The submission also noted the need for a flexible planning approach regarding 2 Hope St’s future redevelopment.

25. Council officers consider the cumulative land use conflict impact of the Planning Proposal on 2 Hope St would be minor. The rezoned Melrose Park landholdings facilitate approximately 7,425 dwellings, compared to the approximately 161 dwellings that would be facilitated by this Planning Proposal. Any land use conflicts can be addressed at the Development Application stage.

26. Council Officers note the Melrose Park Southern Structure Plan applies to 2 Hope St. Unlike a Planning Proposal, the Structure Plan does not change planning controls. Any future Planning Proposal for 2 Hope St would be considered on its site specific and strategic merit.

Notification Radius of the Planning Proposal

27. Submissions from two residents, both members of the Melrose Park Resident Action Group (MPRAG), objected to the public exhibition period and the notification letter radius. It was requested the exhibition period be extended and that all Melrose Park residents located in the Ryde LGA be notified as per previous practice.
28. The public exhibition was in accordance with Council's Community Engagement Strategy. It is acknowledged that the Melrose Park South and the Melrose Park North Planning Proposals were notified to Ryde LGA residents. However, both Planning Proposals bordered Wharf Road (the LGA boundary) and facilitated in total approximately 7,425 dwellings. This planning proposal is 400m away from the Ryde LGA boundary.

Application of RE1 Public Recreation Zone, and Impact on Existing Vegetation

29. A submission from a resident (which was supported by two members of MPRAG) objected to the proposed RE1 Public Recreation zoned land due to the impact of overhead transmission lines, and additionally raised concerns over tree removal.
30. Council Officers note the proposed RE1 Public Recreation zone forms part of the planned Council owned linear Western Parkland that will eventually connect Victoria Road to Parramatta River. The parkland will provide an important space for passive recreation (i.e. dog parks, pathways). The existing site is largely cleared of vegetation and future development will result in an increase of tree plantings.

Excessive Density and Insufficient Affordable Housing

31. A submission from a resident objected to the proposed building height and floor space controls as excessive and out of local character. The submission also stated a minimum 10% of dwellings should be provided as affordable housing.
32. Council Officers note the proposed density is a result of extensive urban design testing and is reflective of Melrose Park's future character. The provision of two 2 x bedroom affordable housing units (dedicated to Council in perpetuity) is appropriate given it is in accordance with the rate included in other completed Melrose Park Planning Agreements and is consistent with Council's Affordable Rental Housing Policy. Additional affordable housing may be delivered at the Development Application stage.

Appropriateness of Melrose Park DCP Housekeeping Amendments

33. A submission from a resident objected to the inclusion of broader Melrose Park DCP housekeeping amendments in the DCP as out of scope for the exhibited Proposal.

34. Council Officers consider the DCP masterplan amendment appropriate as it reflects the consent of DA/1100/2021 for the Melrose Park street network. The approved DA street network differs from the street layout figure that is in the existing DCP, hence the need for the housekeeping amendment.

PROPOSED CHANGES TO THE EXHIBITED DCP

35. In response to issues raised from submissions and further review of the DCP, certain changes are proposed to ensure the intended outcomes are achieved. These minor changes are shown in Table 3 and are not considered to be of a nature that require re exhibition.

Table 4: Changes to Exhibited DCP

Changes to Exhibited DCP	Justification
Hughes Avenue Public Domain – Require undergrounding of utility lines on Hughes Avenue adjacent the subject site.	Consistency with Melrose Park Public Domain Guidelines.
Parramatta Light Rail (Hope Street) Setback – Clarification of 12m Hope Street setback control so the setback is to the future property line.	Response to TfNSW submission.
Parramatta Light Rail Servicing – Subject site to be serviced off Hughes Avenue.	Response to TfNSW submission.
Courtyard Figure – Courtyard figure updated to show 29m building separation for subject site.	Improve legibility of DCP controls. The control reflects the exhibited DCP built form envelope.

PARRAMATTA LOCAL PLANNING PANEL

36. The Parramatta Local Planning Panel (LPP) considered a detailed post exhibition assessment report (**Attachment 5**) at its meeting of 15 October 2024. The LPP recommended that Council approve the Planning Proposal, draft Planning Agreement and draft Development Control Plan as recommended by Council Officers, and the following additional recommendation in its advice to Council:

- (e) *Council consider whether the rate of affordable housing provided on the site through the Planning Agreement is adequate.*

Council Officer Response

37. It is noted that the Planning Proposal is a "legacy" Melrose Park Planning Proposal as it was lodged in 2021. Council had resolved on 22 March 2021 to apply a consistent per dwelling "rate" for the approx. 5,000 dwelling Melrose Park North Planning Agreement (the Sekisui and Deicorp land adjacent the subject site). Council also resolved in December 2022 to apply the same per dwelling rate for the approx. 1,900 dwelling Melrose Park South Planning Agreement (Holdmark land).
38. Therefore, this Planning Agreement is consistent with the adopted per dwelling rate (\$21,326.97 adjusted for inflation) that was endorsed by Council twice for other Planning Agreements in Melrose Park. Council Officers negotiated at

length with the proponent and received the best affordable housing contribution that was possible under the \$21,326.97 rate.

39. The 1.24% affordable housing is considered appropriate as it is consistent with the other Melrose Park Planning Agreements and the maximum amount possible under Melrose Park per dwelling contribution rate given the need to balance the provision of other key community infrastructure. By way of comparison, the Melrose Park North Planning Agreement provides 0.4% of dwellings as affordable housing and the Melrose Park South VPA provides 1.24%. All affordable housing considered as a deliverable in any Planning Agreement is dedicated to Council in perpetuity.
40. There is considerable opportunity for additional affordable housing to be provided at the Development Application stage. The Commonwealth's \$10 billion Australian Housing Australia Future Fund (HAFF) potentially allows for a Community Housing Provider (CHP) to acquire sites and other State policies can allow for additional affordable housing to be delivered as part of a future development application. The Planning Agreement ensures Council will receive 2 affordable housing units within the Melrose Park precinct even if the site is acquired by a CHP.
41. The owner Payce has recently indicated they have entered into an agreement with a Community Housing Provider (utilising funding under the HAFF) to develop 100% of the residential component of the site for affordable housing.

CONSULTATION & TIMING

Stakeholder Consultation

42. The following stakeholder consultation has been undertaken in relation to this matter:

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
2022-August 2024	Applicant	Comments in relation to finalising the Planning Proposal.	Consultation with the applicant to progress the Planning Proposal.	Group Manager Major Projects and Precincts
November to August 2024	Community members & State Agencies and Service Providers	A summary of the submissions received is provided at Attachment 4 .	Council officer responses to issues raised provided at Attachment 4 .	Group Manager Major Projects and Precincts

Councillor Consultation

43. The following Councillor consultation has been undertaken in relation to this matter:

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
15 April 2024 - briefing on	All Councillors invited	No matters were raised for further investigation or response	Nil	Group Manager Major Projects and Precincts

DCP and Planning Agreement 12 November 2024 – briefing	All Councillors invited	No matters were raised for further investigation or response	Nil	A/Group Manager Major Projects and Precincts
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LEGAL IMPLICATIONS FOR COUNCIL

44. An external solicitor assisted in drafting the Planning Agreement (**Attachment 3**) that is based upon the Letter of Offer and Council resolution dated 22 April 2024. The draft Planning Agreement is considered appropriate for finalisation.

FINANCIAL IMPLICATIONS FOR COUNCIL

45. The table below summarises the financial impacts on the budget arising from approval of this report. A Planning Agreement delivering the public benefits outlined above is recommended to be entered into between Council and the landowner. The Planning Agreement includes a maintenance period clause which means that the landowner will be responsible for maintaining hard landscaping components for 2 years and soft landscaping components for 5 years prior to handing the asset to Council. As a result, it is likely that Council will not need to undertake maintenance for at least 5 years, considering the maintenance period begins following the development approval process and construction phase of the project.

Table 5: Financial Implications

	FY 24/25	FY 25/26	FY 26/27	FY 27/28
Revenue				
Internal Revenue				
External Revenue				
Total Revenue	Nil	Nil	Nil	Nil
Funding Source	N/A	N/A	N/A	N/A
Operating Result				
External Costs				
Internal Costs				
Depreciation				
Other				
Total Operating Result	Nil	Nil	Nil	Nil
Funding Source	N/A	N/A	N/A	N/A
CAPEX				
CAPEX				
External				
Internal				
Other				

Total CAPEX	Nil	Nil	Nil	Nil
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CONCLUSION AND NEXT STEPS

46. It is recommended that Council approve the finalisation of the Planning Proposal (**Attachment 1**) for 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington. The CEO will then exercise Council's plan-making delegations as granted by the Gateway Determination.
47. It is also recommended that Council approve the finalisation and execution of the draft Planning Agreement (**Attachment 3**) and the approval of the DCP (**Attachment 2**) for insertion into Part 8 of the Parramatta DCP 2023 as referred to in this report.

Simon Coleman
Project Officer Land Use

Belinda Borg
Team Leader Land Use Planning






Michael Rogers
Acting Group Manager Major Projects and Precincts

Jennifer Concato
Executive Director City Planning and Design

John Angilley
Executive Director Finance & Information

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

- 1  Attachment 1 - Tomola Planning Proposal
- 2  Attachment 2 - Development Control Plan
- 3  Attachment 3 - Planning Agreement
- 4  Attachment 4 - Summary of Submissions
- 5  Attachment 5 - Local Planning Panel Report

REFERENCE MATERIAL

REPORTS TO COUNCIL - FOR COUNCIL DECISION

ITEM NUMBER 13.5
SUBJECT LATE REPORT - Draft Sydney Olympic Park Master Plan 2050
(Council Submission)
REFERENCE F2024/00282 - D09519822
REPORT OF Project Officer Land Use
CSP THEME: Innovative

A report on this matter will be published in the supplementary agenda.

Simon Coleman
Project Officer Land Use

Belinda Borg
Team Leader Land Use Planning

Michael Rogers
Acting Group Manager Major Projects and Precincts

Jennifer Concato
Executive Director City Planning and Design

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

NOTICES OF MOTION

25 NOVEMBER 2024

14.1	Proposed Reduction in Parramatta Station Carpark Fees.....	78
14.2	Telopea Urban Renewal Project.....	80

NOTICE OF MOTION

ITEM NUMBER	14.1
SUBJECT	Proposed Reduction in Parramatta Station Carpark Fees
REFERENCE	F2024/00282 - D09519839
FROM	Councillor Kellie Darley

MOTION

- a) That the CEO reduce the parking fee at Parramatta Station Carpark for people parking 5 to 9hrs to \$17, by extending the current 4-5hr category to 4-9hrs and keeping the parking fee at \$17. This represents a \$5 reduction each day for people parking there for during normal business hours, down from \$22 which is currently the 5-18hr category.
- b) That this change is effective from 2nd December 2024, and signage is installed alerting carpark users of the change.
- c) Further, that as part of the 2025/2026 budget process parking fees are reviewed to ensure consistency, reflective of cost of living for people working in our City and increasing access to public transport (once Parramatta Light Rail is operational).

BACKGROUND

1. This Notice of Motion is seeking to address the significant hike in parking fees for people working in Parramatta CBD and using Parramatta Station Carpark.
2. In 2024/25 budget process it was reported that there was a missing category of parking fee at Parramatta Station Carpark for the 5-18hrs category in 2023/24, with people paying the 4-5hr rate of \$14 until 18hrs, when the next rate applied. This is despite the previous 2023/24 budget endorsing a parking fee range for Parramatta Station Carpark that stated "Parking fees range from \$3.00 per hour to \$60.00 per day, per parking space (incl GST) Considering small alignment for market trend movements."
3. The effect was that for people working in our City and using Parramatta Station Carpark, their daily parking fee went from \$14 to \$22 – representing a 57% increase each day. For someone parking there 5 days a week while they were at work, the total increase over a year is around \$2,000.
4. In a cost of living crisis, this is a significant burden for a household to bear, particularly with Parramatta Light Rail still not operating and other public transport gaps that persist across our City. The proposed reduction would result in about a \$700 saving per person using Parramatta Station Carpark while they work an 8hr day over the remaining 7month of this financial year.
5. It is worth noting that the current corporate rate for 100+ carpark users is \$12 at Parramatta Station Carpark and the casual rate for the same time period at the nearby Secure Carpark on Valentine Avenue is \$15.
6. The endorsed 2024/25 Schedule of Fees & Charges states "Pursuant to section 610E of the Local Government Act (NSW) 1993, the Chief Executive Officer may

waive or reduce parking fees or charges as outlined in the Schedule of Fees and Charges.” It is therefore understood that the proposed change does not need to go on public exhibition.

7. It is acknowledged that there will be a cost of Council in the reduction of potential parking fees collected at the Parramatta Station Carpark, and that an estimate of this for the remainder of the 24/25 financial year be included in the staff response to this Notice of Motion.

STAFF RESPONSE

A staff response will be provided in the Supplementary Agenda.

Kellie Darley
Councillor Kellie Darley

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

NOTICE OF MOTION

ITEM NUMBER	14.2
SUBJECT	Teloepa Urban Renewal Project
REFERENCE	F2024/00282 - D09519841
FROM	Councillor Kellie Darley

MOTION

- a) That Council note the announcement made during the Council's caretaker period by the Minister for Housing, the Hon Rose Jackson, that Homes NSW and Frasers Property Australia have agreed to dissolve their partnership for the Teloepa Urban Renewal project.
- b) That Council take advantage of the opportunity this presents to improve on what was previously approved or being considered by the NSW Government for the Teloepa Precinct by seeking to have Council's and the community's previous concerns addressed, including, but not limited to:
 - a. increasing the proportion of social and affordable housing within the redevelopment site;
 - b. satisfying the Design Excellence provisions in the Parramatta LEP 2011;
 - c. meeting the parking, tree retention, setbacks, deep soil zones and infrastructure requirements specified in the Teloepa DCP;
 - d. limiting the FSR and height to what is permitted under the Parramatta LEP 2011 and relevant State Planning Policies; and
 - e. complying with Teloepa Masterplan, such as the road network.
- c) That Council assess the impact of this announcement, and subsequent delay in progressing Stage 1A, on the continued use of Dundas Library and Community Centre and report back to Dundas Ward Councillors by March 2025 on the likely renewal and maintenance program now required.
- d) That Council continue to work with Homes NSW on advancing delivery of the Teloepa Master Plan and Precinct Redevelopment, so a new project timeline can be provided to the community as soon as possible and the redevelopment progresses.
- e) That the CEO continue to progress securing a Planning Agreement to support the local infrastructure needs generated by future residents in the precinct, including a new library and community facility, road upgrades and open space.
- f) That Council request that Homes NSW provide an update to the local community on the project at least twice a year.
- g) Further, that the Lord Mayor request a meeting with the Minister for Housing, the Hon. Rose Jackson and the Member for Epping, Monica Tudehope to discuss the redevelopment of the Teloepa Precinct, and that Dundas Ward Councillors be invited to the meeting.

BACKGROUND

1. In December 2019, the NSW Government announced Frasers Property and Hume Housing as the Land and Housing Corporation (LAHC) development partners for the Telopea Redevelopment Urban Renewal project. This project was for the development of 4,700 new homes (including 1,000 social and affordable units), plus a new library and community centre.
2. In September 2021, LAHC and Frasers lodged a Concept Plan and Stage 1A (detailed development) for the Telopea Estate Redevelopment as a State Significant Development (SSD) application to the then NSW Department of Planning and Environment. The application applied to LAHC owned land, Council's pathways, roads, 21 Sturt St (Dundas Library site) and Telopea Christian Church (16 Shortland St).
3. In November 2021, Council endorsed a submission on the SSD application for the Telopea Precinct that:
 - in principle supported the regeneration of Telopea and social housing stock, retail and other service facilities, including the opportunity to provide a new library and open space improvements to the public domain around the Light Rail Station;
 - sought confirmation the proposal will make a sufficient contribution to the local infrastructure needs to be generated by future residents and workers in the precinct, properly implements the provisions of Design Excellence as specified in the Parramatta LEP 2011 and satisfies parking, tree retention and infrastructure requirements specified in the Telopea DCP, across the entire redevelopment;
 - in principle supported Stage 1A of the Development subject to the design amendments to the proposed neighbourhood park to be dedicated to Council, including removal of basement car parking beneath;
 - in relation to the Concept Area (excluding Stage 1A) objected to the proposal exceeding the FSR permitted under the Parramatta LEP 2011 and relevant State Environmental Planning Policies and height variations; and non-compliances with the Telopea DCP and Masterplan in particular those related to the road network in the Core which contribute to building heights greater than those proposed in the masterplan and setbacks and deep soil zones in both the Core and Precincts; and
 - objected to any approval being granted for any redevelopment of LAHC land in Telopea prior to the Planning Agreement being agreed by Council and Frasers.
4. In December 2022, Council resolved the terms of the Planning Agreement, being broadly the provision of a new library and community facility, road upgrades and open space.
5. In 2022 and 2023, residents in the NSW Government owned properties within the Stage 1A site were moved out and Council continued to negotiate the Planning Agreement on the SSD application.
6. On 3 October 2024, while Council was in caretaker period, the NSW Government announced they were dissolving the \$2 billion "dud deal" with

Frasers to and instead would refurbish the 'Three Sisters' (Wade Towers) so they could be reopened as public housing, while the NSW Government searches for a new developer.

7. It is important to note that the redevelopment of Telopea has long history, with a concept plan for over 2,000 social, affordable and private dwellings approved in 2010 and discussions commencing years before that still. In 2015, Council resolved to partner with the LAHC to prepare a master plan that would guide the future redevelopment of on the eastern side of Telopea rail station, transforming Telopea into a dynamic and vibrant community and integrated mix of housing including social and affordable housing, improved local infrastructure including open space and community facilities. In 2017, Council endorsed the Telopea Master Plan and later that year, the NSW Government declared Telopea a Priority Precinct.

STAFF RESPONSE

A staff response will be provided in the supplementary agenda.

Kellie Darley
Councillor Kellie Darley

Jennifer Concato
Executive Director City Planning and Design

Gail Connolly
Chief Executive Officer

ATTACHMENTS:

There are no attachments for this report.

QUESTIONS WITH NOTICE

25 NOVEMBER 2024

15.1	Council Submissions (August to November 2024)	84
15.2	Questions Taken on Notice at 11 November 2024 Council Meeting	85

QUESTIONS WITH NOTICE

ITEM NUMBER	15.1
SUBJECT	Council Submissions (August to November 2024)
REFERENCE	F2024/00282 - D09519838
REPORT OF	Councillor Kellie Darley

QUESTIONS WITH NOTICE

1. What submissions has Council made over the last three months (i.e. since Council entered the caretaker period in August)?
2. If a submission was made on the [Office for Local Government Review of the Councillor Conduct Framework](#) or the [NSW parliamentary inquiry into management of cat populations in NSW](#), please provide a copy.

STAFF RESPONSE

A staff response will be provided in the supplementary agenda.

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL

QUESTIONS WITH NOTICE

ITEM NUMBER	15.2
SUBJECT	Questions Taken on Notice at 11 November 2024 Council Meeting
REFERENCE	F2024/00282 - D09519862
REPORT OF	Secretariat Officer

QUESTIONS TAKEN ON NOTICE

Councillor Darley asked a question in relation to Item 14.1 (Traffic on North Rocks Road, Northmead for 11 November 2024):

- [Can Council and the community be updated on the upgrade works of Hunts Creek Bridge and the impact on road closures and traffic?](#)

Answer will be provided in the Supplementary Agenda.

Lord Mayor Councillor Zaiter and Councillor Pandey and Councillor Prociv asked questions in relation to Confidential Item 16.1 (LATE REPORT: Exemption to Tender - Q7037 Engagement of B1 Registered Certifier Services for 11 November 2024).

Answers will be provided in the Supplementary Agenda (confidential attachment).

ATTACHMENTS:

There are no attachments for this report.

REFERENCE MATERIAL