



CITY OF PARRAMATTA

MINUTES

**Ordinary Council Meeting
Monday, 9 December 2024
6.30pm**

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

COUNCILLORS PRESENT

The Lord Mayor, Councillor Martin Zaiter, Councillor Charles Chen, Councillor Kellie Darley, Councillor Anthony Ellard, Councillor Dr 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 Prociv, 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, Acting Executive Director Finance and Information – John Crawford, Executive Director City Planning and Design - Jennifer Concato, Executive Director Community & Culture, Jonathan Greig, Chief People Culture & Performance Officer - Brendan Clifton, Chief Financial Officer – Amit Sharma, ICT Service and Delivery Manager - Ian Vong, Coordinator Secretariat Services - Marina Cavar, Business Manager - Michelle Samuel, Manager Office of the Lord Mayor - Renee Attard and Secretariat Officer - Christine Treadgold , Group Manager Social & Community Services - David Moutou, Senior Procurement and Contracts Officer - Teaghan Huynh, ICT Desk Officer - Blandon Le, Group Manager Major Projects and Precincts - Michael Rogers, Senior Advisor to the Lord Mayor - Georgia Luk, Group Manager Communications & Customer Engagement - Sally White, Research & Engagement Manager - Mark Chircop and Team Leader Land Use Planning - Belinda Borg.

1. OPENING MEETING

The Lord Mayor, Councillor Zaiter, opened the meeting at 6:40PM.

2. ACKNOWLEDGEMENT OF 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 25 November 2024

4958 **RESOLVED:** Councillor Greenwood and Councillor Ellard

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

Record of Voting:

For the Motion: Unanimous

Note: Councillors Darley and Issa arrived to the meeting at 6.41pm.

7. DISCLOSURES OF INTEREST

Lord Mayor, Councillor Zaiter disclosed a Non-Pecuniary but Significant Interest in **(item 16.1 Removal of Land from Parramatta LEP 2023 Land Reservation Acquisition Map)** for the reason that he was a member of Sydney West Central Planning Panel when this site was previously considered. Lord Mayor, Councillor Zaiter did not participate in the discussion or voting on this item.

Councillor Greenwood disclosed a Non-Significant, Non-Pecuniary Interest in **(Item 13.2 - 2025 Annual Community Grants Program – Community Round)** for the reason that her daughter is an active member of the Women's Shed which have applied for a grant. Councillor Greenwood did not participate in the discussion or voting on this item.

Councillor Pandey disclosed a Non-Pecuniary but Significant Interest in **(item 16.1 Removal of Land from Parramatta LEP 2023 Land Reservation Acquisition Map)** for the reason that he was a member of Sydney West Central Planning Panel when this site was previously considered. Councillor Pandey did not participate in the discussion or voting on this item

8. MINUTES OF THE LORD MAYOR

8.1 **Rising Women of Western Sydney Scholarship** (Lord Mayor, Councillor Martin Zaiter)

4959 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Pandey

- (a) That Council notes the City of Parramatta and Parramatta Eels have launched a new Rising Women of Western Sydney Scholarship that will help shape the next generation of influential women driving the changing face of Western Sydney.
- (b) That eligible local women aged 18-28 be encouraged to apply for the Scholarship which is valued at more than \$30,000.

Record of Voting:

For the Motion: Unanimous

8.2 **Award-Winning City of Parramatta** (Lord Mayor, Councillor Martin Zaiter)

4960 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Darley

- (a) That Council congratulate City of Parramatta staff on winning the following 2024 national and local government awards:
 - i. Parramatta Aquatic Centre (PAC) – Sustainable Infrastructure Award at the Local Government NSW (LGNSW) Excellence in the Environment Awards.
 - ii. People Connect HR system transformation project – Finalist in Best Use of Technology Award Category at the Australian Human Resources Institute (AHRI) Awards 2024.

Record of Voting:

For the Motion: Unanimous

8.3 **Parramatta Light Rail Opening**

(Lord Mayor, Councillor Martin Zaiter)

4961 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Valjak

- (a) That Council recognise the significant and ongoing impacts on local residents and businesses due to the construction and operating delays of Stage 1 of Parramatta Light Rail.
- (b) That Council call on the NSW Government to provide certainty to the community and businesses in Parramatta about the opening date for Stage 1 of Parramatta Light Rail.
- (c) That the Lord Mayor write to the Hon. Jo Haylen MP, Minister for Transport, and Ms Donna Davis MP, Member for Parramatta, to request a timeline that confirms when Stage 1 of Parramatta Light Rail will be fully operational and open to the public.

Record of Voting:

For the Motion: Unanimous

8.4 **Parramatta Pitches for SBS's New Western Sydney Studio**

(Lord Mayor, Councillor Martin Zaiter)

4962 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Darley

- (a) That Council express its disappointment at the Federal Government's decision to retreat from its original goal to fund a full move of SBS to Western Sydney, noting the missed opportunity to back intent with significant investment and demonstrate it is serious about Western Sydney being able to share its stories and provide the region with its fair share of cultural funding.
- (b) That Council note the Federal Government's \$5.9 million commitment for SBS to build a new production hub in Western Sydney in lieu of pursuing a full relocation of the broadcaster from Artarmon.
- (c) That the Lord Mayor write to the Federal Communications Minister the Hon. Michelle Rowland MP and the SBS Chair, Mr George Savvides AM to advocate for Parramatta as the location of SBS's new Western Sydney studio, the logical home for Australia's most diverse multilingual media organisation.

Record of Voting:

For the Motion: Unanimous

PROCEDURAL MOTION: SUSPENSION OF STANDING ORDERS - RULES OF DEBATE

RESOLVED: Councillor Issa and Councillor Pillamarri

That for the duration of this Council meeting only, and in accordance with clause 10.28 of the Code of Meeting Practice, the duration of speeches be reduced to 2 minutes with a 1 minute extension.

Record of Voting:

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

Against the Motion: Councillor Darley.

On being put to the meeting voting was fourteen(14) votes FOR and one (1) vote AGAINST, the Motion was CARRIED.

8.5 **Local Hero of the Year**
(Lord Mayor, Councillor Martin Zaiter)

4963 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Valjak

- (a) That Council congratulate Martha Jabour OAM on her recognition as 2025 Local Hero of the Year for NSW, an outstanding citizen who has made invaluable contributions to the City of Parramatta community.
- (b) That Council wish Ms Jabour all the best for the national Australian of the Year Awards.

Record of Voting:

For the Motion: Unanimous

8.6 **Creating Grand Parramatta Station (the High Speed and Metro Rail Terminus) and Protecting Employment Capacity in Parramatta CBD**
(Lord Mayor, Councillor Martin Zaiter)

4964 **RESOLVED:** Lord Mayor, Councillor Zaiter and Councillor Pillamarri

- (a) That Council notify the Federal and NSW State governments that its preferred location for the High Speed Rail station is within the Parramatta CBD, and specifically, the station should be located to and connected with the Metro Station to enable the future construction of an underground metropolis/transport terminus that will provide transport connections to the rest of Australia.
- (b) That Council, in anticipation of a favourable High Speed Rail announcement, call on the Federal government to introduce legislation to the Autumn session of Federal Parliament that:

- (i) in the event of a favourable High Speed Rail announcement Council, supports the Stage 1 route as recommended in the business case that the High Speed Rail Authority will deliver next week;
 - (ii) identifies and protects the land for rail stations and corridors within the network, including the site for the Parramatta terminus.
- (c) That Council call on the NSW State government to work closely with the Federal government to ensure the footprint of the Parramatta terminus is identified and protected, to enable the underground connection of the High Speed Rail and Metro Stations to create one of the largest railway termini in Australia.
- (d) That Council call on the NSW State government to identify, preserve and future-proof land and rail corridors throughout the Parramatta CBD (including incorporating any necessary requirements on the Metro Over Station Development site) in order to protect the future station box for High Speed Rail and enable the construction of Grand Parramatta Station (terminus).
- (e) That Council call on the NSW State government to support Council in its efforts to achieve 150,000 jobs in Parramatta by adopting this as Parramatta's long-term jobs target in the forthcoming Metropolitan and City Plans.
- (f) That Council continue to oppose the application of Build to Rent provisions within the Housing SEPP to the Parramatta CBD's E2 Commercial Core zone and call on the NSW State government to immediately exempt Parramatta from those provisions, recognising that they are inconsistent with decades of planning for Parramatta's CBD and are prejudicial to creating a world-class railway terminus and employment centre in Parramatta.
- (g) That Council call on the NSW State Government to support the preservation of employment capacity in Parramatta CBD and exclude the development of any residential uses within the CBD Metro Over Station Development.
- (h) That the Lord Mayor and Chief Executive Officer write to and meet with representatives of the Federal and NSW governments and other key stakeholders to advocate for this position.
- (i) That Councillors be briefed on this matter by way of a Councillor Briefing in early 2025.

Record of Voting:

For the Motion: Unanimous

9. PUBLIC FORUM

	Speaker	Item No.	Report Title
1.	Sarah Matthews	13.6	Planning Proposal for 361-365 North Rocks Road, North Rocks
2.	Jeremy Hung	13.5	Gateway Request for 57-83 Church Street, Parramatta

Note: All Public Forum submissions are published in a Supplementary Agenda for Council Meeting and are available on Council's website.

PROCEDURAL MOTION SUSPENSION OF STANDING ORDERS - ORDER OF BUSINESS

RESOLVED: Councillor Issa and Councillor Pillamarri

That in accordance with Clause 8.2 of Council's Code of Meeting Practice, that Council amend the Order of Business for this meeting to allow for the consideration of the following items prior to any other business on the agenda.

- Item 13.5 Gateway Request for 57-83 Church Street, PARRAMATTA
- Item 13.6 Planning Proposal for 361-365 North Rocks Road, North Rocks

Record of Voting:

For the Motion: Unanimous

13.5 **Gateway Request for 57-83 Church Street, PARRAMATTA**
(Report of Project Officer)

4965 **RESOLVED:** Councillor Issa and Councillor Prociv

(a) That Council approve for the purposes of seeking a Gateway Determination, the Planning Proposal for land at 57-83 Church Street, Parramatta (Attachment 1), which seeks the following amendments to the Parramatta Local Environmental 2023 (Parramatta LEP 2023):

- Increase the Floor Space Ratio control from 7.2:1 to 8.4:1 for land at 83 Church Street, Parramatta (Site 1).
- Increase the Height of Buildings control from 90m to 118m (40 storeys) for land at 63 Church Street, Parramatta (Site 2).
- For Site 1 and 2, switch off the provisions within Clause 7.14 Competitive design process of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (5) Site specific provisions to exempt any future application comprising of alterations and additions from the competitive design process to ensure compliance

with the approved winning design excellence competition scheme.

- iv. For Site 1, switch off Clause 7.24 Dual water systems of the Parramatta LEP 2023 and apply the proposed Clause 7.29 (6) to reflect the approval for this site which was granted before dual water systems were mandated.
 - v. For Site 1 and 2, amend Clause 7.29 Site specific provisions to revise the non-residential gross floor area requirement from 40% to 25% of total Gross Floor Area.
 - vi. To include a clause under Schedule 1 Additional permitted uses to allow residential basement carparking in the E2 Commercial Centre zone on Sites 1 and 2 and development for creative industries on Site 2.
- (b) That Council note the Local Planning Panel's advice to Council (Attachment 2) is consistent with the Council officer's recommendation in this report.
- (c) That Council approve the draft amendments, as described in this report, to Parramatta Development Control Plan 2023 (DCP) associated with the land subject to this Planning Proposal for the purposes of public exhibition.
- (d) That Council request that DPHI provide it with authorisation to exercise its plan-making delegations for this Planning Proposal.
- (e) That a report be submitted for Council's consideration regarding the Community and Cultural building which details the proposed operating model, capital costs and potential funding sources for the warm shell fit-out (ex. community hall), commercial leasing opportunities available, and maintenance and depreciation costs.
- (f) That the CEO be authorised to negotiate and draft the Planning Agreement consistent with the terms of the Letter of Offer (Attachment 2) provided by the landowner and that the Planning Agreement be placed on public exhibition concurrently with the Planning Proposal and the draft DCP. the negotiation of the planning agreement is to include
- i the provision of an easement that would support a future pedestrian bridge over the Great Western Highway
 - ii the future uses of the cultural an community building are to reflect the outcomes of the Council report as referred to (e) of the resolution.
- (g) That Council authorise the CEO to correct any minor anomalies of a non-policy and administrative nature that may arise during the plan-making process.

Record of Voting:

For the Motion: Lord Mayor, Councillor Zaiter, Councillors Chen, Darley, Ellard, French, Garrard, Issa, Jeffrey, MacLean, Ng, Pandey, Pillamarri, Procv, Raffoul and Valjak (Unanimous).

13.6 **Planning Proposal for 361-365 North Rocks Road, North Rocks**
(Report of Team Leader Land Use Planning)

4966 **RESOLVED:** Councillor Valjak and Councillor Jeffrey

- (a) That Council notes that the property owner has submitted a letter of offer to Council seeking to engage in negotiating and drafting a Planning Agreement (Attachment 3), seeking to provide local infrastructure to support a future development of land at 361-365 North Rocks Road, North Rocks. The Planning Agreement seeks to provide:
- i. A full sized oval construction and embellishment with associated pavilion and amenities
 - ii. Two (2) multipurpose courts capable of being used for pickleball
 - iii. Provision of play equipment adjacent to the community square and oval
 - iv. Provision of a pocket park on the south east corner of the site including play equipment and refurbishment of the existing cottage in that location
 - v. Passive open space or dog park in the north east corner of the site
 - vi. Potential dedication or access easement of bushland reserve at the northern part of the site
 - vii. Dedication of affordable housing
 - viii. Upgrade of shared path connections to the M2 Barclay commuter car park
 - ix. Monetary contribution for pathway upgrades within the bushland reserve and upgrades of open space
 - x. Construction and fit out of a multi-purpose facility of 1,000sqm – 1,500sqm
 - xi. Community parking to support open space and the multipurpose centre uses.
- (b) That the CEO be authorised to secure the delivery of supporting infrastructure by:
- i. Negotiating the Planning Agreement based on the terms outlined in part (a) above;
 - ii. Ensuring the Planning Agreement does not exclude the application of 7.11 contributions and no credits or offsets are provided against contributions for any items delivered as part of the Planning Agreement.
 - iii. Publicly exhibiting the draft Planning Agreement for a minimum period of 28 days;
 - iv. Reporting to Council the outcomes of the public exhibition; and

- v. Correcting any anomalies of a minor or non-policy nature that may arise during the preparation of the draft Planning Agreement.
- (c) That a submission be prepared in relation to the Planning Proposal when it is placed on public exhibition in accordance with the matters detailed in this report.
- (d) That a draft amendment to the DCP be prepared and exhibited for a minimum period of 28 days and the results of the exhibition be reported for Council's consideration.
- (e) That Council request that the DPHI not bring into force any changes to the LEP until the DCP amendment is finalised and the Planning Agreement is signed by Council and the landowner and is registered on title.

Record of Voting:

For the Motion: Lord Mayor, Councillor Zaiter, Councillors Chen, Darley, Ellard, French, Garrard, Issa, Jeffrey, MacLean, Ng, Pandey, Pillamarri, Prociv, Raffoul and Valjak (Unanimous).

10. PETITIONS

There were no petitions tabled at this meeting.

11. RESCISSION MOTIONS

The Rescission Motion was received and was dealt with in Closed Confidential Session of Council (Item 16.5 - Rescission Motion - Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed).

PROCEDURAL MOTION

SUSPENSION OF STANDING ORDERS - ORDER OF BUSINESS

MOTION: Councillor Greenwood and Councillor Darley.

That in accordance with Clause 8.2 of Council's Code of Meeting Practice, Council amend the Order of Business for this meeting, to allow for Item 16.5 Rescission Motion - Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed to be considered as the next item of business and in open session.

Record of Voting:

For the Motion: Councillors Darley and Greenwood.

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

On being put to the Meeting, voting on the Motion was two (2) votes FOR and thirteen (13) votes AGAINST. The Motion was LOST.

12. REPORTS TO COUNCIL - FOR NOTATION

12.1 **Status Update: Customer Experience Transformation Plan** (Group Manager Communications & Customer Engagement)

4967 **RESOLVED:** Councillor MacLean and Councillor Pillamarri

- (a) That Council receive and note the report.
- (b) That Council is provided with a Councillor Briefing in March 2025 to provide an update on the status of the implementation of the actions in the Customer Experience Transformation Plan.

Record of Voting:

For the Motion: Unanimous

12.2 **Tabling of Returns of Interest** (Report of A/Chief Governance & Risk Officer)

4968 **RESOLVED:** Councillor Prociv and Councillor Issa

That Council note the tabling of the written Returns of Interests in accordance with the section 440AAB of the *Local Government Act 1993*.

Record of Voting:

For the Motion: Unanimous

Note: Copies of the Returns were tabled at the meeting and are on FILE.

13. REPORTS TO COUNCIL - FOR COUNCIL DECISION

13.1 **Minutes of the Parramatta Traffic Committee Meeting of 20 November 2024** (Report of A/Traffic & Transport Manager)

4969 **RESOLVED:** Councillor Issa and Councillor Ellard

That Council approve the recommendations of the Parramatta Traffic Committee from the meeting held on 20 November 2024, provided at Attachment 1, noting the financial implications for each matter as detailed in this report.

Record of Voting:

For the Motion: Unanimous

Question taken on Notice (Councillor Pandey) in relation to (Item 13.1 Minutes of the Parramatta Traffic Committee Meeting of 20 November 2024):

- What is the timeframe for the construction of the roundabout at Fitzwilliam Road and Tucks Road, Toongabbie?

Note: Councillor Greenwood declared a Non-Pecuniary Non-Significant Interest in Item 161, Councillor Greenwood left the meeting at 8:12pm.

13.2 **2025 Annual Community Grants Program - Community Round**

(Report of Community Capacity Building Officer)

4970 **MOTION:** Councillor Prociv and Councillor French

- (a) That Council adopt the funding allocations recommended by the Grants Committee for the Community Grants Program - Community Round as shown in Attachment 2 with the following amendments;
- (b) That Council notes the status of grants made to date in the 2025 Quarterly Community Grants Program and Parramatta Representative Sports Grant as shown in Attachment 3.

AMENDMENT: Councillor Issa and Councillor Pillamarri

- (a) That Council adopt the funding allocations recommended by the Grants Committee for the Community Grants Program - Community Round as shown in Attachment 2 with the following amendments;
 - i. That Coptic Orthodox Community Outreach and Epilepsy Action Australia applications be fully funded through the Community Grants Program.
 - ii. That Telopea Shed receives the balance of any unspent grant funds remaining for the Community Grants program.
- (b) That Council notes the status of grants made to date in the 2025 Quarterly Community Grants Program and Parramatta Representative Sports Grant as shown in Attachment 3.
- (c) That Council review the eligibility criteria in the Community Grants Program and the summary information provided to Councillors.

Record of Voting:

For the Amendment: Lord Mayor, Councillor Zaiter, Councillors Chen, Darley, Issa, Jeffrey, Pillamarri, Raffoul and Valjak .

Against the Amendment: Deputy Lord Mayor Councillor MacLean, Councillors Ellard, French, Ng, Pandey and Prociv.

On being put to the meeting. Voting on the Amendment was eight (8) votes FOR and six (6) votes AGAINST. The Amendment was CARRIED and therefore became the MOTION.

RESOLVED: Councillor Issa and Councillor Pilamarri

- (a) That Council adopt the funding allocations recommended by the Grants Committee for the Community Grants Program - Community Round as shown in Attachment 2 with the following amendments;
 - iii. That Coptic Orthodox Community Outreach and Epilepsy Action Australia applications be fully funded through the Community Grants Program.
 - iv. That Telopea Shed receives the balance of any unspent grant funds remaining for the Community Grants program.
- (b) That Council notes the status of grants made to date in the 2025 Quarterly Community Grants Program and Parramatta Representative Sports Grant as shown in Attachment 3.
- (c) That Council review the eligibility criteria in the Community Grants Program and the summary information provided to Councillors.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Greenwood returned to the meeting at 8:37pm.

13.3 **Adoption of the City of Parramatta Community Engagement Strategy 2024-2028**

(Report of Research and Engagement Manager)

4971 **RESOLVED:** Councillor Darley and Deputy Lord Mayor, Councillor MacLean

That Council adopt the Community Engagement Strategy 2024-2028 to comply with Council's statutory obligations.

Record of Voting:

For the Motion: Unanimous

13.4 **Affordable Housing Action Plan 2023-25 Mid-Point Review**

(Report of Project Team Leader; Strategy Manager)

4972 **RESOLVED:** Councillor Prociv and Councillor Pandey

- (a) That Council receive and note the mid-point review of the Affordable Housing Action Plan 2023-2025 (detailed in this report and Attachment 1).
- (b) That the Affordable Housing Action Plan 2023-2025 be updated to include the needs-based LGA-wide target of 12,600 households by 2041.

Record of Voting:

For the Motion: Unanimous

13.5 **Gateway Request for 57-83 Church Street, PARRAMATTA**

(Report of Project Officer)

Item Dealt with earlier in the Meeting.

13.6 **Planning Proposal for 361-365 North Rocks Road, North Rocks**

(Report of Team Leader Land Use Planning)

Item dealt with earlier in the meeting.

Note: Councillor Issa left the meeting at 8.57pm.

13.7 **Public Exhibition: Duck River Nature Trail Stage 2 - Eastern Streets**

(Report of Senior Project Officer Transport Planning)

4973 **RESOLVED:** Councillor Ng and Councillor Greenwood

- (a) That Council approve the draft concept design for Duck River Nature Trail: Stage 2 at Attachments 1, 2 and 3 for public exhibition for a minimum period of 28 days commencing after 26 January 2025.
- (b) That the outcomes of the public exhibition and the final concept design be reported back to Council.

Record of Voting:

For the Motion: Unanimous

Note: Councillor Issa returned to the meeting at 9.01pm.

13.8 **LATE REPORT - Adoption of Committee Terms of Reference**
(Report of Coordinator Secretariat Services)

4974 **RESOLVED:** Councillor Ellard and Councillor Prociv

- (a) That Council adopt the Committee Terms of Reference, as attached to this report with the following addition:

Insert new Clause 5.3:

5.3 Nothing in clauses 5.1 or 5.2 prevents the Committee from recommending that Council establish a Sub-Committee, on an ad-hoc or permanent basis as required, to perform a particular function or to undertake a specific task.

- (b) That applicants for the Public Forum be allowed to register to speak up until 10am on the day of the meeting.

Record of Voting:

For the Motion: Unanimous

PROCEDURAL MOTION
SUSPENSION OF STANDING ORDERS - DEALING WITH MATTERS BY EXCEPTION

RESOLVED: Councillor Pandey and Councillor Pillamarri

That in accordance with Section 13 of Council's Code of Meeting Practice, Council adopt the following items in accordance with the recommendations as printed;

- Item 15.1 Parramatta Eels Commercial Partnership Update
- Item 15.2 Employee Matters – Casual Staff Information
- Item 15.3 Questions Taken On Notice at the 25 November 2024 Council Meeting
- Item 16.2 Tender 11/2024: Max Ruddock Reserve – Amenities Modernisation
- Item 16.3 Tender 20/2024: Sue Savage Reserve – Park Improvement Works

Record of Voting:

For the Motion: Unanimous

QUESTIONS WITH NOTICE

15.1 **Parramatta Eels Commercial Partnership Update** (Report of Councillor Michael Ng)

4975 **QUESTIONS WITH NOTICE**

1. Could staff provide a general update on the delivery of community and business initiatives (to date) arising from the partnership with the Eels?
2. Could staff advise when applications will open/close for the Rising Women of Western Sydney Scholarship?
3. Could staff advise when the report on Year 1 partnership achievements will be submitted to Council?

15.2 **Employee Matters - Casual Staff Information** (Report of Councillor Judy Greenwood)

4976 **QUESTIONS WITH NOTICE**

1. How many casual positions have been advertised by Council in the last twelve months?
2. What percentage of total jobs advertised does this figure represent?
3. How many staff are in positions filled by job agencies and generally what are their roles?
4. How many casuals have been employed for a period of:
 - (a) 1-12 months
 - (b) 1-5 years
 - (c) 5-10 years
 - (d) greater than 10 years?
5. What is the percentage of casuals are employed by department?
6. What is the make-up of gender and age brackets of the casuals?
7. How many casuals have advanced in pay grade since beginning as a casual?
8. How many casuals staff have been offered/accepted employment on a permanent basis in the last year?
9. What steps are being taken to offer permanent employment to casuals that have been employed for 12 months or more?

15.3 **Questions Taken on Notice at the 25 November 2024 Council Meeting**

(Report of Secretariat Officer)

4977 **QUESTIONS TAKEN ON NOTICE**

Councillor Pandey asked a question in relation to Item 8.4 (16 Days of Activation):

- Do we have a Purple Bench in the Parramatta LGA?

Chief Executive Officer's Response:

The CEO advised that an answer would be provided on Councillor Connect (Councillor portal) to all Councillors given the sensitive nature of the subject matter.

Councillor Chen asked a question in relation to Item 14.1 (Proposed Reduction in Parramatta Station Carpark Fees):

- I would like to further understand the allocations of the car park revenue. With the reduction in the revenue, was there an impact for the community?

A/Chief Financial Officer response:

Council's total annual car parking revenue is approximately \$10 million.

This income is used to fund a range of services every year such as libraries, childcare centres, Parramatta Artists Studio, swimming pools, and also capital works such as footpaths, playgrounds and sports fields. Any reduction in income could result in Council having to modify or reduce service levels for the community or reduce the number of capital projects it undertakes every year.

Councillor Procriv asked a question in relation to Item 13.4 (Planning Proposal, Planning Agreement and Site-Specific Development Control Plan at 19 Hope Street, Melrose Park and 69-77 Hughes Avenue, Ermington);

- Why are pages 300-314 blank in the attachment to the report?

Executive Director, City Planning and Design Response:

The pages 66-80 list the titles of the technical studies that support the Planning Proposal. For example, p66 lists "*Appendix 1 – Community Engagement Strategy*", p67 lists "*Appendix 2 – Engineering Services Due Diligence Report*", and so on. This is the agreed content for Planning Proposal reports and avoids the duplication of 1000's of

pages of technical content in the Business Papers as the studies are found on the [Participate Parramatta](#) webpage.

16.2 Tender 11/2024: Max Ruddock Reserve - Amenities Modernisation
(Report of Group Manager Capital Projects)

RESOLVED: Councillor Pandey and Councillor Pillamarri

- (a) That the tender submitted by RELD Group Pty Ltd (ABN: 31 623 218 397) for demolition and construction of a new amenities building (with viewing platform) at Max Ruddock Reserve, Winston Hills for the sum of \$3,628,087.96 (excluding GST) be accepted.
- (b) That all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) That Council delegate authority to the Chief Executive Officer to finalise and execute all necessary documents.

Record of Voting:

For the Motion: Unanimous

16.3 Tender 20/2024: Sue Savage Reserve - Park Improvement Works
(Report of Group Manager Capital Projects)

4978 RESOLVED: Councillor Pandey and Councillor Pillamarri

- (a) That in accordance with Section 178 (3) (e) of the *Local Government General Regulation 2021*, Council reject all tenders received due to the tendered prices exceeding Council's available budget for the project.
- (b) That the CEO be authorised to commence negotiations with a view to entering into a contract in relation to the subject matter of the tender.
- (c) That all unsuccessful tenderers be advised of Council's decision in this matter.
- (d) That Council delegate authority to the CEO to enter into a contract and execute all necessary documents upon conclusion of the negotiations.

Record of Voting:

For the Motion: Unanimous

13.9 LATE REPORT - Adoption of Audit Risk and Improvement Committee Terms of Reference

(Report of A/Chief Governance & Risk Officer)

4979 **RESOLVED:** Councillor Darley and Councillor Pillamarri

That Council adopt the ARIC Terms of Reference as attached to this report (Attachment 1).

Record of Voting:

For the Motion: Unanimous

13.10 **DEFERRED REPORT (25 November 2024 Ordinary Council Meeting)
- Quarterly Budget Review - September 2024**

(Report of Chief Financial Officer)

4980 **RESOLVED:** Councillor Issa and Councillor Ellard

- (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).

Record of Voting:

For the Motion: The Lord Mayor, Councillor Zaiter, Councillors Chen, Ellard, French, Issa, Jeffrey, MacLean, 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.

**PROCEDURAL MOTION
ADJOURNMENT OF MEETING**

At 9.30pm, The Lord Mayor adjourned the meeting and the following Councillors were present:

The Lord Mayor, Councillor Zaiter, Councillors Chen, Darley, Ellard, French, Greenwood, Issa, Jeffrey, MacLean, Ng, Pandey, Pillamarri, Prociv, Raffoul and Valjak.

**PROCEDURAL MOTION
RECONVENED MEETING**

At 9.43pm, the Lord Mayor reconvened the meeting and the following Councillors were present:

The Lord Mayor, Councillor Zaiter, Councillors Darley, Ellard, French, Greenwood, Issa, Jeffrey, MacLean, Pandey, Pillamarri, Prociv, Raffoul and Valjak.

Note: Councillor Ng returned to the meeting at 9.44pm.

Note: Councillor Chen returned to the meeting at 9.53pm.

UNCONFIRMED

13.11 **LATE REPORT - Delegation to the Lord Mayor and Chief Executive Officer for the Christmas/New Year Recess Period**
(Report of Acting Executive Director Finance and Information)

4981 **RESOLVED:** Councillor MacLean and Councillor Issa
That:

- (a) Council delegates to the Lord Mayor the authority to exercise the powers, authorities, duties and functions of Council during the recess period, being Tuesday, 10 December 2024 until Sunday, 9 February 2025;
- (b) The Lord Mayor shall consult with the Chief Executive Officer prior to exercising the delegation.
- (c) The delegation does not override the Chief Executive Officer's delegation approved by Council at its meeting on 11 April 2023.
- (d) Any person acting as the Chief Executive Officer during the recess period has all the functions and delegations and sub delegations given to the Chief Executive Officer pursuant to this resolution and those made at the Council meeting on 11 April 2023.
- (e) Council delegate authority to the Chief Executive Officer to exercise the powers, duties and functions of the Council during the Recess Period, being Tuesday, 10 December 2024 until Sunday, 9 February 2025; not including functions listed under Section 377(1) from (a) to (u).
- (f) In the event that the Lord Mayor and Chief Executive Officer are required to deal with important or urgent business of the Council during the Recess Period, the process for calling an Extraordinary Council Meeting is as per the Code of Meeting Practice.
- (g) At the first Council meeting of 2025, the Chief Executive Officer report to Councillors all delegations jointly exercised by the Lord Mayor and the Chief Executive Officer during the recess period

Record of Voting:

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

Against the Motion: Councillor MacLean

On being PUT to the meeting Voting on the Motion was fourteen (14) votes FOR and one (1) vote AGAINST. The Motion was CARRIED.

14. NOTICES OF MOTION

14.1 **Enhanced Activation of Newington Community Centre** (Councillor Michael Ng)

4982 **RESOLVED:** Councillor Ng and Councillor Issa

- (a) That the CEO prepare a report for Council on potential opportunities to increase activation of Newington Community Centre for the benefit of the community, including consideration of:
- i. Capital improvements, both planned and potential;
 - ii. Fees and Charges;
 - iii. Programming;
 - iv. Customer services;
 - v. Operating hours; and
 - vi. Associated costs and potential funding sources;
- (b) That the report be submitted to Council in March 2025.

Record of Voting:
For the Motion: Unanimous

14.2 **Proposed No Right Turn Restriction (Peak Hours) into McDonalds on Windsor Road, Northmead** (Councillor Manning Jeffrey)

Councillor Jeffrey withdrew the Motion at the meeting.

14.3 **Review of Parramatta Farmers Market** (Councillor Kellie Darley)

4983 **RESOLVED:** Councillor Darley and Councillor Greenwood

- (a) That Council acknowledge the ongoing, and long standing, contribution the Parramatta Farmers Markets make to activating our CBD.
- (b) That Council commence the weekly Parramatta Farmers Markets for 2025 on Wednesday 15th January and the additional funding be provided from the General Reserve.
- (c) That the CEO conduct a review of the Parramatta Farmers Markets, aligned with the Events Strategy Refresh, to ensure its ongoing success and revitalisation, with a report back to Council by May 2025. The review and report should include, but not be limited to, attendance levels, visitor perceptions, stallholder satisfaction, current offering, proposed improvements, and an update of the Parramatta Farmers Market Charter (if necessary).

Record of Voting:
For the Motion: Unanimous

14.4 **Proposed Additional Recycling Collection and Acceleration of WARR Strategy**

(Councillor Kellie Darley)

4984 **RESOLVED:** Councillor Darley and Councillor Greenwood

- (a) That the CEO commence discussions with Council's waste contractor regarding the trial of an additional recycling collection during the Christmas/ New Year period for 2025 and a report be provided to the Assets and Infrastructure Standing Committee on the costs and other implications by March 2025.
- (b) That the CEO accelerate the delivery of the new Waste and Resource Recovery Strategy and accompanying 10-year financial plan for the Domestic Waste Reserve, to August 2025 for a draft to be presented to a Councillor Briefing.

Record of Voting:

For the Motion: Unanimous

PROCEDURAL MOTION

SUSPENSION OF STANDING ORDERS - MATTER OF URGENCY

Councillor Ellard sought a Suspension of Standing Orders to raise a matter of urgency, as it must be dealt with before the end of December 2024 (and before the next ordinary meeting of Council in 2025) to enable some local sports clubs to begin their pre-season registration, grading and training activities in late January 2025.

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

URGENCY MOTION - Early allocation of winter sportsgrounds

(Councillor Anthony Ellard)

4985

RESOLVED: Councillor Ellard and Councillor Pandey

- (a) That Council authorise the CEO to commence (upon request from an individual Association or Club) the early allocation of winter season sportsgrounds on a seasonal hire basis (rather than casual hire) for the 2025 winter season in response to a significant increase in demand for early grading and training activities on local sportsgrounds from late January 2025.
- (b) That the CEO undertake a review of the adopted dates for the commencement of the winter, summer and pre-seasons contained in the sportsground allocation policy 2024 due to an increase in demand for early access to sportsgrounds at the commencement of term 1 in the school year.
- (c) That the CEO report the outcome of the review to council before 30 June 2025.

Record of Voting:

For the Motion: Unanimous

**PROCEDURAL MOTION
MOVE TO CLOSED SESSION**

RESOLVED: Councillor Greenwood and Councillor Ellard

That at this time of the meeting, being 10.38pm, 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 were 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 was taken to discuss:

- **Item 16.1 – Removal of Land From Parramatta LEP 2023
Land Reservation Acquisition Map**

This report is confidential in accordance with section 10A (2) (e) of the Local Government Act 1993 as the report contains information that would, if disclosed, prejudice the maintenance of law.

- **Item 16.4 – LATE REPORT – Tender 22/2024: Newington
Reserve Upgrade**

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.

- **Item 16.5 – Strategic Partnership – Request for Council to
Enter Into a Confidentiality Deed**

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.

Record of Voting:

For the Motion: Unanimous

Note: Council moved into closed session at 10.40pm.

Note The Lord Mayor, Councillor Zaiter declared a Significant Non-Pecuniary interest in Item 16.1.

The Lord Mayor vacated the Chair and left the meeting. Deputy Lord Mayor Councillor MacLean assumed the Chair at 10.42pm.

Note: Councillor Pandey declared a Significant Non-Pecuniary interest in Item 16.1, Councillor Pandey left the meeting at 10.42pm.

16.1 **Removal of Land From Parramatta LEP 2023 Land Reservation Acquisition Map**
(Report of Team Leader Land Use Planning)

MOTION: Councillor Issa and Councillor Raffoul

- (a) That the privately owned land as described in this report (the Land) and identified for acquisition pursuant to clause 5.1 of the Parramatta Local Environmental Plan 2023 (PLEP 2023), be no longer designated by Council for future acquisition.
- (b) That Council approve the removal of the Land from the Land Reservation Acquisition Map pursuant to clause 5.1 of the PLEP 2023 via a Council-led Planning Proposal, to be separately reported to Council.
- (c) That Council undertakes, pursuant to section 27(1)(b) of the *Land Acquisition (Just Terms Compensation) Act 1991*, to use its best endeavours to remove the relevant reservations from the Land.
- (d) That Council delegate authority to the CEO to immediately issue written notices to the subject landowners advising that the Land is no longer designated by Council for future acquisition in accordance with section 27(1)(b) of the *Land Acquisition (Just Terms Compensation) Act 1991* and that Council will undertake its best endeavours to remove the relevant reservations from the Parramatta LEP 2023.

Record of Voting:

For the Motion: Councillors Chen, Darley, Ellard, French, Greenwood, Issa, Jeffrey, MacLean, Ng, Pillamarri, Prociv, Raffoul and Valjak.
(Unanimous)

Note: Deputy Lord Mayor, Councillor MacLean vacated the Chair and Lord Mayor Councillor Zaiter returned to the meeting and assumed the Chair at 10.43pm.

Note: Councillor Pandey returned to the meeting at 10.43pm.

16.2 **Tender 11/2024: Max Ruddock Reserve – Amenities Modernisation**
(Report of Group Manager Capital Projects)

Item dealt with earlier in the Meeting.

16.3 **Tender 20/2024: Sue Savage Reserve – Park Improvement Works**
(Report of Group Manager Capital Projects)

Item dealt with earlier in the Meeting.

16.4 **LATE REPORT - Tender 22/2024: Newington Reserve Upgrade**
(Report of Group Manager Capital Projects)

MOTION: Councillor Issa and Councillor Ng

- (a) That the tender submitted by Statewide Civil Pty Ltd for the upgrade of Newington Reserve, Silverwater for the lump sum of \$12,091,872.73 (excluding GST) be accepted.
- (b) That all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) That Council delegate authority to the Chief Executive Officer to finalise and execute all necessary documents.

Record of Voting:

For the Motion: Unanimous

16.5 **RESCISSION MOTION: Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed**

(Councillor Kellie Darley; Deputy Lord Mayor, Councillor Maclean; Councillor Judy Greenwood)

MOTION: Councillor Darley and Councillor Greenwood

That the resolution of Council dated 25 November 2024 in relation to Item 16.3 Strategic Partnership – Request for Council to Enter into a Confidentiality Deed namely:

That Council authorise the Chief Executive Officer to enter into the Confidentiality Deed on behalf of Council for the purpose of progressing discussions regarding the proposed strategic partnership to the Council but not to enter any strategic partnership.

Record of Voting:

For the Motion: Councillors Darley, Greenwood, MacLean and Pandey

Against the Motion: The Lord Mayor, Councillor Zaiter, Councillors Chen, Ellard, French, Issa, Jeffrey, Ng, Pillamarri, Prociv, Raffoul and Valjak.

On being PUT to the meeting Voting on the Motion was eleven (11) votes FOR and four (4) votes AGAINST. The Motion was LOST.

PROCEDURAL MOTION OPEN SESSION

RESOLVED: Councillor Pandey and MacLean

That Council return to Open session.

Record of Voting:

For the Motion: Unanimous

Note: Council returned to Open session at 10.54pm.

CONSIDERATION OF RECOMMENDATIONS FROM CLOSED SESSION

RESOLVED: Councillor Pandey and Councillor Prociv

That the recommendations in relation to the following items 16.1, 16.4 and 16.5 be received and noted as resolutions of Council without any alteration and amendment thereto:

Record of Voting:

For the Motion: Unanimous

16.1 **Removal of Land From Parramatta LEP 2023 Land Reservation Acquisition Map**
(Report of Team Leader Land Use Planning)

4986 **RESOLVED:** Councillor Pandey and Councillor Prociv

- (a) That the privately owned land as described in this report (the Land) and identified for acquisition pursuant to clause 5.1 of the Parramatta Local Environmental Plan 2023 (PLEP 2023), be no longer designated by Council for future acquisition.
- (b) That Council approve the removal of the Land from the Land Reservation Acquisition Map pursuant to clause 5.1 of the PLEP 2023 via a Council-led Planning Proposal, to be separately reported to Council.
- (c) That Council undertakes, pursuant to section 27(1)(b) of the *Land Acquisition (Just Terms Compensation) Act 1991*, to use its best endeavours to remove the relevant reservations from the Land.
- (d) That Council delegate authority to the CEO to immediately issue written notices to the subject landowners advising that the Land is no longer designated by Council for future acquisition in accordance with section 27(1)(b) of the *Land Acquisition (Just Terms Compensation) Act 1991* and that Council will undertake its best

endeavours to remove the relevant reservations from the Parramatta LEP 2023.

Record of Voting:

For the Motion: Councillors Chen, Darley, Ellard, French, Greenwood, Issa, Jeffrey, MacLean, Ng, Pillamarri, Prociv, Raffoul and Valjak.
(Unanimous).

16.4 **LATE REPORT - Tender 22/2024: Newington Reserve Upgrade**
(Report of Group Manager Capital Projects)

4987 **RESOLVED:** Councillor Issa and Councillor Ng

- (a) That the tender submitted by Statewide Civil Pty Ltd for the upgrade of Newington Reserve, Silverwater for the lump sum of \$12,091,872.73 (excluding GST) be accepted.
- (b) That all unsuccessful tenderers be advised of Council's decision in this matter.
- (c) That Council delegate authority to the Chief Executive Officer to finalise and execute all necessary documents.

Record of Voting:

For the Motion: Unanimous

16.5 **RESCISSION MOTION: Strategic Partnership - Request for Council to Enter Into a Confidentiality Deed**
(Councillor Kellie Darley; Deputy Lord Mayor, Councillor Maclean; Councillor Judy Greenwood)

4988 **MOTION: Councillor Darley and Councillor Greenwood**

That the resolution of Council dated 25 November 2024 in relation to Item 16.3 Strategic Partnership – Request for Council to Enter into a Confidentiality Deed namely:

That Council authorise the Chief Executive Officer to enter into the Confidentiality Deed on behalf of Council for the purpose of progressing discussions regarding the proposed strategic partnership to the Council but not to enter any strategic partnership.

Record of Voting:

For the Motion: Councillors Darley, Greenwood, MacLean and Pandey

Against the Motion: The Lord Mayor, Councillor Zaiter, Councillors Chen, Ellard, French, Issa, Jeffrey, Ng, Pillamarri, Prociv, Raffoul and Valjak.

On being PUT to the meeting Voting on the Motion was eleven (11) votes FOR and four (4) votes AGAINST. The Motion was LOST.

17. CONCLUSION OF MEETING

The meeting concluded at 10.58 pm.

This page and the preceding 28 pages are the Minutes of the Ordinary Council Meeting held on Monday, 9 December 2024 and confirmed on Monday, 10 February 2025.

Chairperson

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