

# *NOTICE OF COUNCIL MEETING*

## *PUBLIC SUPPLEMENTARY*

### *AGENDA - A*

An Ordinary Meeting of City of Parramatta Council will be held in the Cloister Function Rooms, St Patrick's Cathedral, 1 Marist Place, Parramatta on Monday, 28 March 2022 at 6:30pm.

Brett Newman  
CHIEF EXECUTIVE OFFICER

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MINUTES OF THE EXTRAORDINARY COUNCIL MEETING OF CITY OF  
PARRAMATTA COUNCIL HELD IN THE CLOISTER FUNCTION ROOMS, ST  
PATRICK'S CATHEDRAL 1 MARIST PLACE, PARRAMATTA ON MONDAY, 21  
MARCH 2022 AT 6:30PM

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*These are draft minutes and are subject to confirmation by Council at its next meeting. The confirmed minutes will replace this draft version on the website once confirmed.*

PRESENT

The Lord Mayor, Councillor Donna Davis and Councillors Phil Bradley, Kellie Darley, Pierre Esber, Michelle Garrard, Henry Green, Ange Humphries, Cameron Maclean, Paul Noack, Sameer Pandey, Dr Patricia Prociv, Dan Siviero, Georgina Valjak, Donna Wang and Lorraine Wearne.

1. OPENING MEETING

The Lord Mayor, Councillor Donna Davis, opened the meeting at 6:37pm.

2. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF LAND

The Lord Mayor acknowledged Burramattagal people of The Darug Nation as the traditional owners of 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. OTHER 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. CONFIRMATION OF MINUTES

There were no confirmation of minutes at this meeting.

6. APOLOGIES/REQUESTS FOR LEAVE OF ABSENCE

3683      RESOLVED      (Bradley/Green)

**That** the request to attend the Extraordinary Council Meeting dated 21 March 2022 via remote means submitted by the following Councillors due to personal reasons, be accepted:

- Councillor Siviero;
- Councillor Wearne.

## 7. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

## 8. MINUTES OF THE LORD MAYOR

There were no minutes of the Lord Mayor at this meeting.

## 9. PUBLIC FORUM

9.1        SUBJECT        PUBLIC FORUM 1: Item 11.2 : Pre-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church)

REFERENCE    RZ/5/2018 - D08455136

FROM           Cheryl Bates, Chair, Parramatta Regional Branch,  
National Trust Parramatta Regional Branch.

I would express my concern that no report is available as of 3:00PM on Thursday 17 March 2022 to allow the community to make comment on this Agenda item.

The Parramatta Regional Branch has continued to voice their opposition to the magnitude of this development that will severely impact on this significant Parramatta heritage item that is equally important to the State of New South Wales and Australia.

In the absence of documentation being publicly available for this agenda item, we would like to restate points identified in our previous public forum submission on 21 February 2022. We focus on the developer's insistence to demolish the Parish Hall.

The demolition of a heritage item should be based on whether the heritage item still maintains its level of significance and not whether a significant historical feature of the City of Parramatta can be traded off for some street art or some other "public purpose" simply because it is convenient for a developer to do so.

It is also my understanding that the removal of a heritage item from Schedule 5 of LEP 2011 requires the same process as including a heritage item in Schedule 5. The Parramatta Regional Branch, and many others would certainly respond negatively to any advertising to remove the heritage listing for St John's Parish Hall. It is simply not good



What people really want is design excellence at street level. That is asking for a miracle under the design excellence height incentive proposal. Our Department of Planning is constantly calling for better place making, better urban design, and respect for heritage. Yet the same government is encouraging this Council to create a mini-CBD in the north, ignoring the expert advice from its own heritage consultants.

I remind the Department of Planning and Councillors that the CBD PP is not yet determined. For North Parra there is still time for both the Department and the Council to rethink.

And there is now an exciting new opportunity for the new Council to lead with a new plan which properly respects the unique and rich heritage of North Parramatta.

I strongly urge you to support Councillor Bradley's motion.

### **STAFF RESPONSE**

No staff response provided.

9.3      SUBJECT      PUBLIC FORUM 3: Item 13.2 CBD Planning Proposal  
Concerns Regarding Infrastructure Funding, Flooding  
and Design

REFERENCE      F2022/00105 - D08455646

FROM              Laurie Bennett

Thank you for allowing me to make this presentation to you, about probably the most important issue concerning the Council in this term. It will impact the direction, composition, and vision for our city's growth (it could be for Good or BAD). Your decision tonight will remain long after you have left the Council Chambers. Here is your opportunity to fix the failures of previous Councils and Various Government Departments.

I strongly support Councillor Bradley's request for the Department of Planning to carefully reconsider the CBD Planning Proposal having regard to the reasons set out in his motion.

Regarding Item 2 of the motion, I understand that the Council has not yet endorsed a CBD flood evacuation plan, contrary to official SES advice in the light of the past and recent major floods. That could be an irresponsible position for the Council to take.

Regarding Item 3 of the Motion, I understand that the Council has not yet received up-to-date official serial flood modelling for the CBD. In my opinion it would also be irresponsible for the Council to work towards finalization of the CBD PP before that modelling is available.

With regard to Item 4 of Councillor Bradley's motion, I draw Councillors' attention to the fact that our Department of Planning, along with the Government Architect and the Greater Sydney Commission, is

constantly calling for better place making – more effective public consultation – better and more sustainable urban design – respect for heritage - and so on. Yet the same government through its Gateway process is encouraging this Council to create a mini-Manhattan in this heritage-rich precinct. This surely is blatant official hypocrisy.

In addition to the above issues, is the stupidity, complexity and overlay of at least 15 (possible More) strategies, visions other planning instruments that make the development and coherent planning of such a significant area as the North Parramatta zone (including amongst others);

- A. Parramatta Park.
- B. Cumberland Hospital Precinct (East and West)
- C. Wisteria Gardens
- D. The Fleet St Conglomeration of heritage buildings
- E. The Parramatta Goal etc.

All worth of National Heritage listing and protection.

Now is an opportunity to exclude these areas from the study and conduct a singular review of the various strategies and plans so that a coherent vision is achieved that will be supported by the public. They do not sit well with the proposed CBD PP Plan and often conflict, there are numerous examples where other Cities have encountered the challenges of Growth and significant Cultural and heritage areas adjoining.

The Department of Planning and Councillors will know that the CBD Planning Proposal is not yet determined. For North Parra there is still time for both the Department and the Council to rethink, as Councillor Bradley requests.

And there is now an exciting opportunity for the new Council to lead with a new visionary plan which properly respects the unique and rich heritage of North Parramatta.

In the interest of the Council, the City of Parramatta and the CBD area that surrounds, now is your chance to make a difference by endorsing this motion before Council.

Thank you for your time in considering my presentation.

#### **STAFF RESPONSE**

No staff response provided.

### **10. PETITIONS**

10.1	SUBJECT	Boarding house on 44-46 Wattle St, Rydalmere, NSW 2116
	REFERENCE	DA/860/2021
	FROM	Michelle Garrard

A petition signed by the public was tabled at the Council Meeting and reads:

*Petition against boarding house on 44-46 Wattle St, Rydalmere, NSW 2116 – DA/860/2021*

3684 RESOLVED (Garrard/Esber)

- (a) **That** the petition be received and copy of the petition be circulated to all Councillors.
- (b) **Further, that** the petition be referred to the Local Planning Panel.

#### 11. FOR NOTATION

11.1 SUBJECT Investment Report for February 2022

REFERENCE F2022/00105 - D08439431

REPORT OF Tax and Treasury Accountant

3685 RESOLVED (Pandey/Noack)

**That** Council receive and note the Investment Report for February 2022.

#### 12. FOR COUNCIL DECISION

12.1 SUBJECT Minutes of the Aboriginal and Torres Strait Islander Advisory Committee Meetings held on Various Dates

REFERENCE F2022/00105 - D08411586

REPORT OF Community Capacity Building Officer

3686 RESOLVED (Garrard/Bradley)

- (a) **That** Council note the minutes of the Aboriginal and Torres Strait Islander Advisory Committee Meetings held on 28 September, 26 October and 23 November 2021.
- (b) **Further, that** Council thank the members of the previous Aboriginal and Torres Strait Islander Advisory Committee for their contributions to Council and for their longstanding commitment and advocacy on behalf of the local First Nations community.

12.2 SUBJECT Endorsement of the "Prevention of Domestic and Family Violence Action Plan"

REFERENCE F2022/00105 - D08426032

REPORT OF Community Capacity Building Officer - Family and Domestic Violence



3687      RESOLVED      (Garrard/Wang)

**That** Council approve City of Parramatta's Prevention of Domestic and Family Violence Action Plan for implementation.

12.3      SUBJECT      LATE REPORT: Pre-exhibition - Planning Proposal, draft Development Control Plan and draft Planning Agreement for 195 Church Street, 65-79 Macquarie Street, 38 and 45 Hunter Street, Parramatta (St John's Anglican Church) (Deferred Item)

REFERENCE    RZ/5/2018 - D08426967

APPLICANT/S   Jattca Pty Ltd

OWNERS      St John's Parramatta Endowment Fund

REPORT OF    Team Leader –Land Use Planning

3688      RESOLVED      (Garrard/Pandey)

- (a)    **That** Council accept the draft terms in the 'Terms Sheet of Public Benefits' dated 11 March 2022 as provided at Attachment 1 for inclusion in the draft Planning Agreement for the St John's Anglican Church, that offers the following public benefits:
- i.      Licence in perpetuity for public access to the open space surrounding the Cathedral subject to the St Johns Church maintaining the right to limit some uses on this land.
  - ii.     Stratum dedication of land to enable laneway between 181 Church Street site and Marsden Street
  - iii.    Temporary vehicle access for 181 Church Street site to access Hunter Street for 10 years or until the new laneway described in part ii above is available.
  - iv.    Embellishment of the following land to create a civic space:
    - Church land between the Cathedral building and Hunter Street
    - Portion of road in front of 45 Hunter Street to be closed and included in the civic space but remain in Council ownership
  - v.      Church to bear the maintenance and liability for the civic space site (including the Council owned portion) in perpetuity.
  - vi.    Compensation of \$1.1 million for the reduction in public benefit lost due to the driveway arrangements restricting the size of the civic space and eliminating the previously proposed laneway.
  - vii.    Compensation of \$3.5 million to recognise Council's risk from not having the public access recognised on the land title and accepting limitations outlined in the Church's Social Covenant and related to the Church's operational use of the land.

- (b)    **That** Council delegate authority to the CEO to:

- i. negotiate and finalise the legal drafting of the Planning Agreement and associated Deed of Agreement/Licence in accordance with the 'Terms Sheet of Public Benefits' described in (a) above and place on public exhibition;
  - ii. finalise the draft site-specific Development Control Plan (DCP), as provided at Attachment 3, for the purpose of public exhibition, subject to further draft amendments described in the body of this report being resolved; and
  - iii. to correct any minor inconsistencies or anomalies of an administrative nature relating to the draft Planning Proposal (at Attachment 4), draft DCP and draft Planning Agreement documentation that may arise during their preparation exhibition.
- (c) **That** in response to the Gateway condition that requires all references to the de-listing of St John's Parish Hall as an item of local heritage significance to be removed from the Planning Proposal:-
  - i. the draft Planning Proposal be amended accordingly, and
  - ii. Council requests the Department of Planning and Environment endorse amendments to the Planning Proposal to include a new site specific clause (described in detail in the Council report of 21 February 2022) that requires, the preparation of a DCP prior to development consent being granted to development that provides for the specific matters to be addressed with the inclusion of a note that this obligation may be satisfied by the making and approval of a concept development application (also referred to as a Stage 1 Development Application) consistent with Section 4.23 of the *Environmental Planning and Assessment Act 1979*.
- (d) **That** the Planning Scheme documents be exhibited as follows:
  - i. draft Planning Proposal be exhibited for a minimum of 28 days commencing no later than 28 March 2022 in accordance with all conditions and requirements of the Gateway Determination.
  - ii. if drafting of the Draft DCP and draft Planning Agreement documentation permits, that these be exhibited concurrently with the Planning Proposal. However, should these documents not be finalised by 28 March 2022 that separate exhibition of these documents commence no later than 4 April 2022 for no less than 28 days.
- (e) **That** the outcome of the exhibition of the Planning Scheme be reported back to Council.
- (f) **Further, that** the CEO facilitate discussions with the owners of 181 Church Street, Parramatta on alternate vehicle access arrangements to this site from Hunter Street in line with the Deed of Agreement attached to the Applicant's Planning Agreement during the public exhibition period.

DIVISION

A division was called, the result being:-

AYES: Councillors Esber, Garrard, Green, Humphries, Noack, Pandey, Siviero, Valjak and Wang

NOES: Councillors Bradley, Darley, Davis, Maclean, Prociv and Wearne

### 13. NOTICE OF MOTION

13.1 SUBJECT CBD Planning Proposal and DPE's GML Heritage Report Concerns

REFERENCE F2022/00105 - D08443680

FROM Councillor Phil Bradley

3689 RESOLVED (Bradley/Pandey)

**That** consideration of this matter be deferred pending further consultation with Councillors and Council officers.

DIVISION A division was called, the result being:-

AYES: Councillors Bradley, Darley, Davis, Green, Humphries, Maclean, Noack, Pandey, Prociv, Valjak and Wang

NOES: Councillors Esber, Garrard, Siviero and Wearne

**Note: Councillor Garrard left the Chamber at 7:18pm and returned at 7:18pm during the consideration of Item 13.1**

13.2 SUBJECT CBD Planning Proposal Concerns Regarding Infrastructure Funding, Flooding and Design

REFERENCE F2022/00105 - D08443717

FROM Councillor Phil Bradley

MOTION (Bradley/Prociv)

**That** consideration of this matter be deferred pending further consultation with Councillors and Council officers.

The motion moved by Councillor Bradley and seconded by Councillor Prociv on being put was declared LOST.

DIVISION A division was called, the result being:-

AYES: Councillors Bradley, Darley, Davis, Maclean and Prociv

NOES: Councillors Esber, Garrard, Green, Humphries, Noack, Pandey, Siviero, Valjak, Wang and Wearne

14. CONCLUSION OF MEETING

The meeting terminated at 7:33pm.

THIS PAGE AND THE PRECEDING 8 PAGES ARE THE MINUTES OF THE  
EXTRAORDINARY COUNCIL MEETING HELD ON MONDAY, 21 MARCH 2022  
AND CONFIRMED ON MONDAY, 28 MARCH 2022.

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Chairperson

**FOR COUNCIL DECISION**

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**ITEM NUMBER** 13.5  
**SUBJECT** LATE REPORT: Quarterly Budget Review - December 2021  
**REFERENCE** F2022/00105 - D08435024  
**REPORT OF** Financial Planning and Analysis Manager

**CSP THEME:** **FAIR**

**WORKSHOP/BRIEFING DATE:** SEE CONSULTATION SECTION

**PURPOSE:**

To present for adoption the December 2021 Quarterly Budget Review Statement (QBRs).

**RECOMMENDATION**

- (a) **That** Council adopt the December 2021 Quarterly Budget Review Statement (QBRs) and the Responsible Accounting Officer's report on the financial position of the Council (**Attachment 1**).
- i) **Further, that** Council approve the revised budget for the 2021/22 financial year:
    - an operating surplus of \$34.1m
  - ii) capital revenue of \$86.2m
  - iii) capital expenditure of \$313.6m.

**BACKGROUND**

1. Clause 203 of the Local Government (General) Regulation 2021 requires the Responsible Accounting Officer (Chief Finance and Information Officer) to prepare and submit to the Council a Quarterly Budget Review Statement that shows by reference to the estimates of income and expenditure set out in the Operational Plan, a revised estimate of the income and expenditure for the full financial year.
2. The Responsible Accounting Officer is also required to report whether the financial position of the Council is satisfactory, having regard to the original estimate of income and expenditure.

**ISSUES/OPTIONS/CONSEQUENCES**

3. The attached December 2021 Quarterly Budget Review Statement (QBRs) includes an analysis of the reasons for the major variances from the previously adopted budget. Explanations for major variances are in line with the parameters previously agreed by Council i.e. Budget variations greater than +/- 10% of the current budget or greater than +/- \$100,000 of the current budget. Below is a summary of key variances.
4. The **\$41.0m** increase in the 2020/21 budgeted **operating surplus** to \$34.1m (Sep QR: -\$6.9m deficit) is primarily due to:

- i. net gains on asset disposal of \$47.2m relating to the Horwood Place City Centre car park and 70 Macquarie Street.
  - ii. an increase in operating revenue of \$12.5m, primarily due to increases in capital contributions of \$9.1m for public domain and additional capital grants of \$5.9m from Dept Infra & Planning, offset by: rates & annual charges (\$1.9m) lower mainly from a drop in Sydney Metro and user charges & fees (\$1.0m) lower due to a reduction of income from venues/parks & ovals due to extension of 50% waiver for permanent hires (\$0.4m) and cancellation of Riverside shows (\$0.4m).
  - iii. an increase in operating expenses of (\$3.8m) primarily due to increased expenditure relating to costs associated with the CBD outdoor dining project (\$2.2m) and reclassification of capital projects deemed to be operating projects (\$3.1m). Offset by a \$1.1m reduction in other operating expense from savings in travel, training, council fees and a reduction in Riverside shows.
5. The **\$33.7m** reduction in **capital expenditure** to \$313.6m (Sep QR: \$347.3m) is primarily due to the re-phasing of Community Recycling Facility (\$14.7m) capital works into 2021/22, inclement weather and Covid-19 impacts (as detailed in the attached December 2021 QBRs).

## CONSULTATION & TIMING

### Stakeholder Consultation

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

Date	Stakeholder	Stakeholder Comment	Council Officer Response	Responsibility
Dec21-Feb22	Business managers and Executive	Feedback has been incorporated in the QBRs document	Report and budgets updated as agreed	Finance/CFIO

### Councillor Consultation

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

Date	Councillor	Councillor Comment	Council Officer Response	Responsibility
15 Mar 2022	Finance Committee	NA	NA	Finance/CFIO

## LEGAL IMPLICATIONS FOR COUNCIL

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

## FINANCIAL IMPLICATIONS FOR COUNCIL

9. If Council resolves to approve this report in accordance with the proposed resolution, the financial impacts on the budget are summarized above and detailed in the attached QBRS.

Amit Sharma  
**Financial Planning and Analysis Manager**

John Angilley  
**Chief Finance and Information Officer**

Brett Newman  
**Chief Executive Officer**

**ATTACHMENTS:**

1   QBRS Report Dec 2021 16 Pages

**REFERENCE MATERIAL**

# QUARTERLY BUDGET REVIEW STATEMENT

CITY OF PARRAMATTA COUNCIL

December 2021 Quarter





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## Executive Summary

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### RECOMMENDATIONS

That Council adopt the December 2021 Quarterly Budget Review Statement and the Responsible Accounting Officer's report on the financial position of the Council.

Net Operating results excluding Capital revenue is forecasted to be at \$34.1m surplus, which is \$41.0m better than September Forecast.

Excluding the favourable variance of \$47.3m on Gain on asset disposal for City Centre car park and 70 Macquarie St, the Net Operating result is forecasted at Net deficit of (\$12.7m), which is (\$6.3m) worse than September Forecast (QR: \$6.3m).

Key Highlights :

- Cash reductions to the P&L :
  - COVID impact to revenues of \$2.7m
  - Sydney Metro Rates adjustment of \$1.7m
- Council approved reductions to the P&L :
  - OCBD Dining Project for \$2.2m
- Non-Cash / reclassification reductions to the P&L (i.e. nil impact on the unrestricted cash result):
  - WIP to Opex reclass of expenses for SAAS items totalling \$2.8m
  - WIP to Opex reclass of expenses for Non-SAAS items totalling \$1.7m
- Benefits to the P&L :
  - Improved Operating Grants of \$0.9m, reduced Councillor training and travel fees of \$0.9m, vacancies savings of \$0.6m, reduced depreciation & amortisation expenses of \$0.5m, and a reduction in other discretionary expenses of \$0.3m.

## December 2021 Financial Statements & Movements

The City of Parramatta's financial position is reflected in the following pages of the 2021-22 December Quarterly Review.

\$'000	2021/22 Original Budget	Approved Adjustments	Current Budget	Proposed Adjustments	December QR	December YTD Actual
<b>Income</b>						
Rates & Annual Charges	203,395	1,751	205,146	(1,898)	203,249	204,303
User Charges & Fees	31,513	(4,577)	26,936	(961)	25,976	10,893
Other Revenue	15,804	(154)	15,649	(401)	15,249	6,251
Interest	6,289	723	7,012	(0)	7,011	3,665
Operating Grants	19,688	(1,167)	18,522	910	19,431	4,874
Capital Grants	36,671	13,349	50,020	5,923	55,943	17,850
Operating Contributions & Donations	2,564	3,547	6,110	(121)	5,990	4,528
Capital Contributions & Donations	29,080	(7,884)	21,195	9,092	30,287	16,861
Internal Revenue	15,492	127	15,619	148	15,767	5,826
Gain in Share in Joint Venture	800	(200)	600	(200)	400	-
<b>Total Operating Revenue</b>	<b>361,296</b>	<b>5,514</b>	<b>366,810</b>	<b>12,492</b>	<b>379,302</b>	<b>275,053</b>
<b>Expense</b>						
Employee Costs	131,841	4,029	127,812	(510)	128,322	61,935
Borrowing Costs	1,489	472	1,018	(98)	1,116	566
Materials & Contracts	58,331	517	57,814	(4,370)	62,184	25,593
Depreciation & Amortisation	51,995	(166)	52,162	522	51,640	25,295
Other Operating Expenses	49,682	1,540	48,143	1,129	47,014	20,416
Internal Expenses	14,918	(105)	15,023	(459)	15,482	5,811
<b>Total Operating Expenses</b>	<b>308,257</b>	<b>(6,285)</b>	<b>301,972</b>	<b>(3,786)</b>	<b>305,757</b>	<b>139,616</b>
<b>Operating Surplus/Deficit</b>	<b>53,039</b>	<b>11,799</b>	<b>64,839</b>	<b>8,706</b>	<b>73,545</b>	<b>135,437</b>
(Loss)/Gain on Asset Disposal	(2,500)	1,958	(542)	47,287	46,745	(445)
<b>Net Operating Result</b>	<b>50,539</b>	<b>13,758</b>	<b>64,297</b>	<b>55,993</b>	<b>120,290</b>	<b>134,991</b>
<b>Operating Surplus/(Deficit) before Capital</b>	<b>(15,211)</b>	<b>8,293</b>	<b>(6,918)</b>	<b>40,979</b>	<b>34,060</b>	<b>100,280</b>

## KEY MOVEMENTS

The net operating result before capital revenue is \$41.0m higher than the September Forecast. This is principally driven by a \$47.3m increase in gain on disposal of the City Centre carpark & 70 Macquarie St.

### Revenue – better by \$12.5m:

- **\$5.9m Capital Grants** – mainly due to City Assets receiving higher grants from Dept of Infra & Planning.
- **\$9.1m Capital Contributions & Donations** - \$10m received for Public Domain.
- **\$0.9m Operating Grants** - \$0.4m from DPIE Pilot program and \$0.5m State Library grants to PHIVE expected to be received by March.
- **(\$1.9m) Rates & Annual Charges** – mainly due to an adjustment in Sydney Metro rate of (\$1.7m)
- **(\$1.0m) User Charges and Fees** - (\$0.4m) reduction of income from venues/parks & ovals due to extension of the 50% waiver for permanent hires, (\$0.4m) attributable to the cancellation of Riverside shows.

### Expenses – better by \$43.5m:

- **Gain on asset disposal \$47.3m** – P&P gain on asset disposal due to recognition of the City Centre car park and 70 Macquarie St
- **(\$0.5m) Employee Costs** – (\$0.6m) Reclassification of HRMS, (\$0.5m) Reclassification of ICT capital projects, (\$0.8m) Reinstatement of worst case redundancy provision for PHIVE and Library org redesign, (\$0.2m) Rectification of P&C establishment, (\$0.3m) City Planning vacancies due to restructure, (\$0.3m) Transfer ex staff entitlements from other councils and (\$0.3m) for under recovery on Capital Projects.
- **(\$4.4m) Materials & Contracts** – (\$2.2m) P&P due to CBD Outdoor dining project, (\$0.9m) HRMS project reclass, (\$0.8m) Community Services due to capital WIP reclass to opex for SPS business planning, (\$0.3m) Councillor support consulting, (\$0.1m) Future workplace.
- **\$1.1m Other Operating Expense** – \$0.9m executive office savings due to reduced councillor training and travel fees, and a \$0.3m savings from cancellation of Riverside shows.

## Directorate P&L Summary

Table 1.2: Operating Result summarises the key movements by revenue & operating expense directorate.

\$'000	2021/22 Original Budget	Approved Adjustments	Current Budget	Proposed Adjustments	December QR	December YTD Actual
<b>Income</b>						
Corporate Services & Executive Office	179,698	1,230	180,928	(1,628)	179,300	168,814
City Engagement and Experience	504	140	644	691	1,334	359
City Strategy	4,018	(1,967)	2,052	25	2,076	83
Property & Place	36,930	11,828	48,759	1,625	50,384	18,822
City Assets and Operations	83,411	10,033	93,445	2,196	95,641	61,375
Community Services	14,275	(1,649)	12,625	(503)	12,123	4,731
City Planning and Design	42,459	(14,101)	28,358	10,086	38,444	20,869
<b>Total Income</b>	<b>361,296</b>	<b>5,514</b>	<b>366,810</b>	<b>12,492</b>	<b>379,302</b>	<b>275,053</b>
<b>Expense</b>						
Corporate Services & Executive Office	47,641	1,571	46,069	(8,293)	54,362	27,257
City Engagement and Experience	19,916	372	19,544	(669)	20,214	8,382
City Strategy	11,197	(112)	11,309	657	10,652	4,846
Property & Place	27,118	552	26,566	(1,401)	27,968	11,396
City Assets and Operations	136,707	(72)	136,778	6,352	130,426	63,676
Community Services	43,872	3,247	40,625	(112)	40,737	14,772
City Planning and Design	21,806	727	21,079	(321)	21,400	9,287
<b>Total Expense</b>	<b>308,257</b>	<b>6,285</b>	<b>301,971</b>	<b>(3,787)</b>	<b>305,758</b>	<b>139,616</b>
(Loss)/Gain on Asset Disposal	(2,500)	1,958	(542)	47,287	46,745	(445)
<b>Net Operating Result</b>	<b>50,539</b>	<b>1,187</b>	<b>64,297</b>	<b>63,566</b>	<b>120,290</b>	<b>134,991</b>
<b>Operating Surplus/(Deficit) before Capital</b>	<b>(15,211)</b>	<b>6,652</b>	<b>(6,918)</b>	<b>40,978</b>	<b>34,060</b>	<b>100,280</b>

### KEY MOVEMENTS BY DIRECTORATE

- City Assets & Operations - favourable to September forecast by \$7.6m mainly due to improvements in Capital Grants of \$4.6m.
- Property & Place - \$48.1m favourable to September forecast mainly due to the gain on disposal of City Centre car park and 70 Macquarie St (\$43.7m).
- City Planning - \$9.8m favourable to September forecast due primarily to an increase in Capital contributions for Public Domain.
- Community Services - (\$0.6m) unfavourable compared to September forecast mainly due to the drop in venues / park hire fees and cancellation of Riverside shows.
- City Strategy - \$0.7m favourable variance to September forecast due to savings in Employee expenses and M&C costs.
- Corporate Services/Exec Office - (\$7.7m) unfavourable to September Forecast mainly due to increases in M&C costs of (\$6.5m) and in Employee costs by (\$2.5m).
- City Engagement & Experience – in line with September Forecast.

### Capital Expenditure Statement

Table 1.4: Expenses by category summarises the key movements in capital expenses by directorate.

\$'000	2021/22 Original Budget	Approved Adjustments	Current Budget	Proposed Adjustments	December QR	December YTD Actual
<b>Capital Expenditure</b>						
Corporate Services & Executive Office	6,565	193	6,758	(1,603)	5,155	1,102
City Strategy	1,383	(783)	600	502	1,102	10
Property & Place	237,234	31,197	268,431	(9,439)	258,992	111,619
City Assets and Operations	44,016	18,562	62,578	(20,838)	41,740	8,605
Community Services	5,522	1,297	6,819	(2,248)	4,571	1,477
City Planning and Design	17,018	(14,900)	2,119	(107)	2,012	406
<b>Total Capital Expenditure</b>	<b>311,739</b>	<b>35,566</b>	<b>347,304</b>	<b>(33,733)</b>	<b>313,571</b>	<b>123,219</b>
<b>Funding Source</b>						
Transfer From Special Rates Reserve	4,158	561	4,718	112	4,830	371
Transfer From Domestic Waste Reserve	14,093	-	14,093	(13,593)	500	72
Transfer From Section 94	51,090	19,521	70,611	(19,028)	51,583	8,351
Transfer From Grants & Contributions Reserves	49,626	15,297	64,924	7,807	72,730	13,157
Transfer From Stormwater Levy Reserve	473	70	543	-	543	1
Transfer from Internally Restricted Reserves	192,300	117	192,417	(9,032)	183,385	100,822
<b>Total Funding Source</b>	<b>311,739</b>	<b>35,566</b>	<b>347,304</b>	<b>(33,733)</b>	<b>313,571</b>	<b>122,774</b>
<b>Net Budget Result</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(0)</b>	<b>(0)</b>	<b>445</b>

### Capital major works

Capital works with budget in excess of \$10m.

\$'000	Funding	Original Budget	December QR	2022/23	2023/24	2024/25	Project Update
1. 5 Parramatta Square Development - New Council Facilities	PDG Reserve	52,407	65,042	-	-	-	Council endorsed budget increase to \$136m with variation \$5.9m balance timing from FY21. Current completion circa June 2022
2. Parramatta Square Public Domain Development	s7.12, PDG Reserve	20,547	27,020	-	-	-	The Public Domain is set to open circa June 2022
3. Aquatic Leisure Centre Parramatta	Grant, s7.11, PDG Reserve	40,038	45,155	34,967	-	-	Aquatic centre on track to open circa May 2023
4. Future Workplace Project	PDG Reserve	70,000	64,259	-	-	-	Purchase price of 9 Wentworth
5. F.S Garside Park Upgrade	Grant, CIP3.3 Reserve	1,000	912	10,099	3,500	-	Detailed design 80% complete. Construction scheduled to commence from July 2022 with a 12 month construction program.
6. Rydalmere Park Masterplan	Grant	7,409	7,442	-	-	-	New Public Domain at Rydalmere park
7. Charles St Square	Grant, s7.11	4,052	3,612	5,975	-	-	Construction scheduled to commence late February 2022. Finalising pre-construction documentation and scheduling with the construction contractor. Project scheduled for completion by end 2022. Current 2021/22 budget of \$3,612,015 aligns with expected expenditure.
8. Alfred St Bridge	Reserve Grant	-	8,102	-	-	-	Construction progressing and on track. Site establishment work currently in progress with piling commenced on the northern bank of the Parramatta River. Project scheduled for completion by December 2022. Current 2021/22 budget of \$8,101,958 aligns with expected expenditure.



### Capital major works

Capital works with budget in excess of \$10m (continued).

\$'000	Funding	Original Budget	December QR	2022/23	2023/24	2024/25	Project Update
9. Riverside Theatres Redevelopment	PDG Reserve	5,000	1,000	40,000	55,000	-	PCG working through options. Current scheme is greater than project budget. Looking to either find more funds or reduce scope of works
10. Civic Link	s7.11	1,320	415	3,000	8,000	7,300	Design Consultancy appointed for development of Brief and Design Strategy. Liaison with Sydney Metrowest ongoing to coordinate projects.
11. Dence Park Pool	Grant, s7.11	2,453	2,483	15,866	6,045	-	PCG working through options. Current scheme is greater than project budget. Assessing alternative sites and scope of works

### Capital variances

Variance in capital works in excess of \$500k.

\$'000	2021/22 Original Budget	Current Budget	Proposed Adjustments	December QR	December YTD Actual	Project Status	Comment
1. Community Recycling Facility	15,000	15,000	(14,700)	300	-		Budget has been reduced to reflect design work that needs to occur this financial year before implementation in years 2022/23 & 2023/24.
2. Upgrade of the Town Hall	9,114	11,957	(3,930)	8,028	245	Progressing - behind schedule	Increased total budget to \$20m with variation of \$10m. New updated design, delivery expected circa November 2022
3. Charles Street Square Works	4,052	7,354	(3,742)	3,612	72	Progressing - on track	Construction scheduled to commence late February 2022. Finalising pre-construction documentation and scheduling with the construction contractor. Project scheduled for completion by end 2022. Current 2021/22 budget of \$3,612,015 aligns with expected expenditure.

### Capital variances

Variance in capital works in excess of \$500k (cont.).

\$'000	2021/22 Original Budget	Current Budget	Proposed Adjustments	December QR	December YTD Actual	Project Status	Comment
4. Newington Reserve Upgrade	3,000	3,000	(2,680)	320	116	Progressing	Detailed design completed for both the Field and Pavilion. Sourcing additional funding due to high costs associated with addressing soil contamination. Anticipate to commence construction by September 2022. It is proposed to reduce the 2021/22 budget to \$320,000 and increase 2022/23 proposed budget by additional \$2,680,000
5. Aquatic Centre Parramatta	40,038	47,811	(2,656)	45,155	14,600	Progressing - on track	Aquatic centre on track to open circa May 2023
6. Parramatta Square Public Domain Development	20,547	29,281	(2,261)	27,020	689	Progressing - on track	Stage 3 to open in June 22 with Leigh place works delayed to FY23
7. Roads Renewal Program	9,000	9,000	(2,000)	7,000	1,018	Progressing - behind schedule	Budget for 2021/22 FY reduced to \$7M due to covid lockdown and prolonged wet weather conditions. Restore budget to \$9M in 2022/23 FY and increasing to \$10M in 2023/24 FY.
8. HR Systems Review	1,535	1,535	(1,535)	-	-		Moved to an Operational project.
9. Carter Street Regional Cycleway	-	1,767	(1,517)	250	11	In progress	Project is currently on community consultation and will be reported to Parramatta Traffic Committee and Council.
10. Parramatta Square Public Art	3,010	4,072	(1,362)	2,710	1,399	In progress	Two public artworks have been commissioned. One public artwork contract executed. Other contract finalised and to be executed in Q2. Works to be completed by June 2022.
11. Asbestos Remediation Works Program	2,841	2,841	(1,300)	1,541	56	Progressing - on track	Rolling program to manage James Hardie Legacy Sites
12. Epping Community Hub	1,515	2,929	(1,203)	1,725	297		Updated phasing of project

### Capital variances

Variance in capital works in excess of \$500k (continued).

\$'000	2021/22 Original Budget	Current Budget	Proposed Adjustments	December QR	December YTD Actual	Project Status	Comment
13. Sturt and Acacia Park Upgrades	3,556	3,345	(823)	2,522	1,263		Construction commencement delayed due to covid restrictions
14. Drainage Improvements in Growth Areas	650	650	(650)	-	-	Progressing on-track	PRC approved program, works commencing shortly
15. Boronia Park Building Amenities Upgrade	1,422	1,422	(550)	872	103	Progressing on-track	In construction phase.
16. Kerb & Gutter Renewal Program	2,000	2,000	(500)	1,500	217	Progressing on-track	PRC approved program, works commencing shortly
17. Footpath Renewal Program	1,680	1,680	(500)	1,180	251	Progressing on-track	PRC approved program, works commencing shortly
18. Parramatta Light Rail MFP CAP	-	-	600	600	-		\$600k to paid to TfNSW this financial year for installation of smart poles. the remaining \$600k to be paid next FY.
19. PRUAIP - Good and Bridge Street	4,241	7,741	604	8,345	929		Anticipated compensation for the Compulsory Acquisition of site increased based on Valuer Generals review per Compulsory Acquisition Act
20. AF1 Dence Park Pool	2,453	1,790	693	2,483	153	Progressing - behind schedule	Development of Business case.

### Reserve Balance Summary

The following table provides a forecast of Councils restricted cash (internally and externally restricted reserves) and the forecast movements to and from reserves for the 2021/22 December Forecast.

	Opening Balance	Transfers to	Transfers from	Closing Balance	Actuals as at 31 December 2021
	\$'000	\$'000	\$'000	\$'000	\$'000
<b>Externally Restricted Reserves:</b>					
Domestic Waste Management	37,388	10,350	(3,240)	44,498	61,262
Grants and Contributions	47,116	59,879	(78,032)	28,963	50,238
Developer Contributions	130,648	31,970	(51,533)	111,085	138,959
Special Rates	12,946	156	(7,605)	5,497	11,917
Stormwater Levy	1,648	2,088	(2,432)	1,304	2,871
Cultural Reserve	36,854	516	(2,800)	34,570	35,454
<b>Total Externally Restricted Reserves</b>	<b>266,600</b>	<b>104,959</b>	<b>(145,641)</b>	<b>225,917</b>	<b>300,701</b>
<b>Internally Restricted Reserves:</b>					
Employee Leave Entitlements	6,400	0	0	6,400	6,400
Parking Meters	41	1,405	(1,624)	(178)	88
Property Development Reserve	383,642	52,663	(155,498)	280,806	283,672
CBD Infrastructure	0	2,346	(2,001)	345	535
Ward Works	498	0	(241)	257	445
<b>Total Internally Restricted Reserves</b>	<b>390,581</b>	<b>56,413</b>	<b>(159,364)</b>	<b>287,631</b>	<b>291,140</b>
<b>Total reserves</b>	<b>657,181</b>	<b>161,372</b>	<b>(305,005)</b>	<b>513,554</b>	<b>591,847</b>
<b>Working Funds Reserve</b>	<b>66,446</b>	<b>36,310</b>	<b>(34,628)</b>	<b>68,127</b>	<b>74,746</b>
<b>Total investments cash and receivables</b>	<b>723,627</b>	<b>197,682</b>	<b>(339,633)</b>	<b>581,676</b>	<b>666,593</b>

Council's cash position sees an **unrestricted balance of \$74.7 million** as at 31 December 2021. The unrestricted balance will continue to diminish as Council expends on operational costs and capital projects during the financial year. The funds have been invested in accordance with Council's investment policy.

### Tender Contracts Awarded

The following table provides a list of tender contracts approved for specific works for the period 1 October to 31 December 2021.

Council Meeting Approval Date	Term	Contractor	Description	Tender Number	Contract Amount (excl. GST)
25-Oct-21	Extent of work	Regal Innovations Pty Ltd	Charles Street Square, Parramatta - Civil, Landscape and Building Works	12/2021	\$8,494,202
25-Oct-21	Extent of work	Woods Bagot	Future Workplace Project Management Services	34/2021	\$1,262,232.00
22-Nov-21	Extent of work	Civx Pty Ltd	Traffic Control Signal (TCS) upgrade and associated civil works in Fitzwilliam Road, at Binalong Road & Reynolds Street, Old Toongabbie	31/2021	\$892,053.20
25-Oct-21	3 years plus 2 x 1 year options	Sam The Paving Man	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	Ally Property Services Pty Ltd	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	EzyPave	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	KK Civil Engineering	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	Dracon Civil Pty Ltd	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	Mack Civil Pty Ltd	Minor Civil Works	2/2021	\$5.5million pa
25-Oct-21	3 years plus 2 x 1 year options	Altus Traffic Pty Ltd	Event Traffic Management Services	26/2021	\$1,175,000
25-Oct-21	3 years plus 2 x 1 year options	Clean Vibes Pty Ltd	Event Waste Management Services	29/2021	\$700,000
25-Oct-21	3 years plus 2 x 1 year options	Australian Concert and Entertainment Security Pty Ltd (trading as ACES Group)	Event Security and Associated Services Part A) Event Security Services	30/2021	\$1,725,000

25-Oct-21	3 years plus 2 x 1 year options	Australian Concert and Entertainment Security Pty Ltd (trading as ACES Group)	Event Security and Associated Services Part B) Event Risk Assessment and Emergency Management Planning Services (Associated Services)	30/2021	\$125,000
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## RESPONSIBLE ACCOUNTING OFFICERS REPORT

### Responsible Accounting Officer's Statement

#### Quarterly Budget Review

**For the period 1 October 2021 to 31 December 2022**

The following statement is made in accordance with Clause 203(2) of the Local Government (General) Regulations 2005:

It is my opinion that the Quarterly Budget Review statement for the City of Parramatta Council for the quarter ended 31/12/2021 indicates that Council's projected financial position at 30/06/2022 will be satisfactory at year-end, having regard to the projected estimates of income and expenditure and the original budgeted income and expenditure.

John Angilley  
Responsible Accounting Officer

**FOR FURTHER INFORMATION**

**CUSTOMER CONTACT CENTRE**

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**Website:** [www.cityofparramatta.nsw.gov.au](http://www.cityofparramatta.nsw.gov.au)

## NOTICE OF MOTION

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**ITEM NUMBER** 14.1  
**SUBJECT** Peninsula Park, Wentworth Point  
**REFERENCE** F2022/00105 - D08453092  
**FROM** Councillor Noack

### MOTION

- (a) **That** Council advocate to the State Government on the future of the mixed-use site adjacent to Peninsula Park at Wentworth Point.
- (b) **Further, that** Council advocate to Transport for NSW (as landowner) and Landcom (as developer) for commencement of work in the Peninsula Park to occur promptly.

### BACKGROUND

1. No background information provided.

Paul Noack  
**Councillor**

### STAFF RESPONSE

2. Council staff have recently received a request from Transport for NSW for preliminary planning advice on a Planning Proposal Transport for NSW is preparing to amend the current planning controls for their land adjacent to the Peninsula Park to consolidate onto this site the mixed use development floorspace that would otherwise have been delivered under the current planning controls on the nearby site for the currently proposed High School.
3. The submitted documentation is currently being reviewed by Council staff who will provide formal technical advice to Transport for NSW. This will inform preparation of a Planning Proposal that will be assessed by Council staff and then reported to the Local Planning Panel and to Council for a decision on whether or not it should proceed to Gateway.
4. Council staff have, and will continue, to advocate for the prompt commencement and completion of work in the Peninsula Park, however Council has not been provided with a timeline for the delivery of the park by the State Government. The final layout of the park will be influenced by the current High School proposal that is being assessed by the Department of Planning and Environment and the potential Planning Proposal noted above.

### FINANCIAL AND RESOURCE IMPLICATIONS

5. Council staff are actively working on this matter and is therefore within allocated resources and budget.

Paul Noack  
**Councillor Noack**



Jennifer Concato

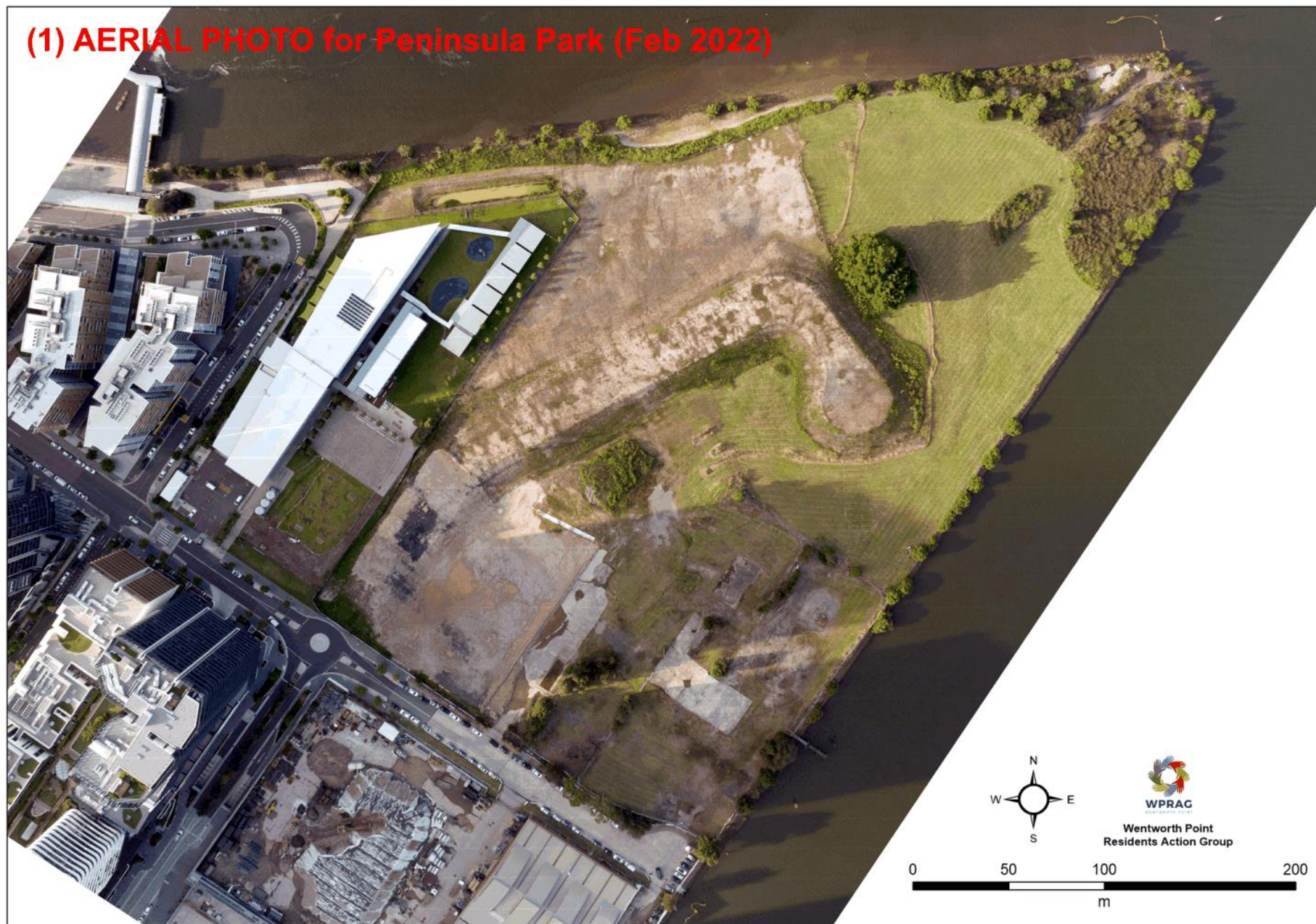
**Executive Director City Planning and Design**

Brett Newman

**Chief Executive Officer**

**ATTACHMENTS:**

1   Peninsula Park Map 6 Pages

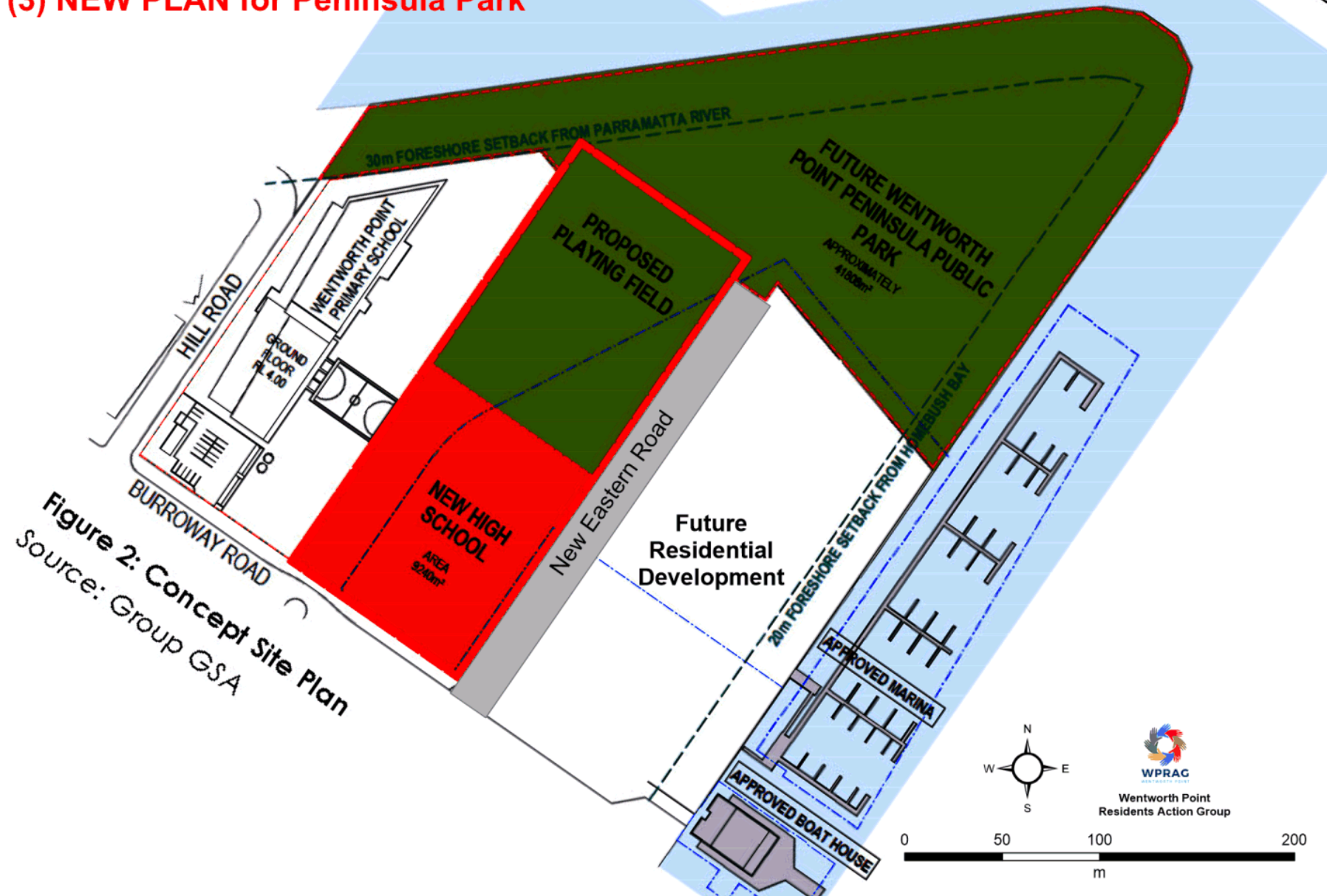




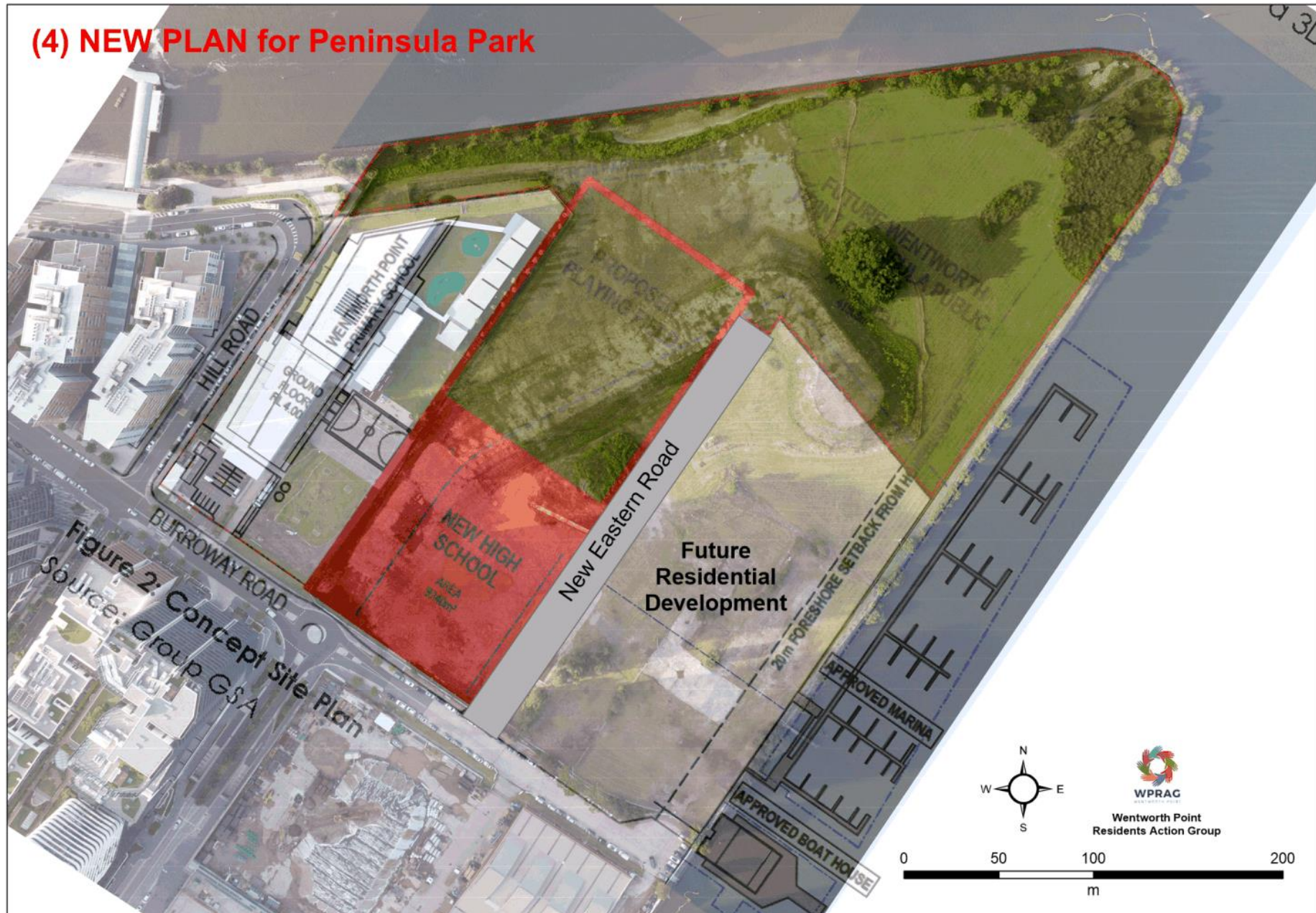
## (2) ORIGINAL PLAN for Peninsula Park



### (3) NEW PLAN for Peninsula Park









## (5) Original Plan overlayed with New Plan



## (6) COMMUNITY PLAN for Peninsula Park

