



Councillor Questions and Responses

Ordinary Meeting

Date: Monday, 20 April 2026

Time: 7:00pm

Location: Council Chambers, Penrith Civic Centre
601 High Street Penrith, NSW 2750

Memorandum

Reference:	Infostore
To:	All Councillors
From:	Neil Farquharson, Financial Services
Date:	17 April 2026
Subject:	Questions arising from 13 April Policy and Strategy Committee meeting regarding Draft 2026-27 Operational Plan

This memo addresses the questions/matters taken on notice at the 13 April 2026 Policy and Strategy Committee (PSC) meeting regarding Item 5, Draft 2026-27 Operational Plan. The Draft 2026-27 will be presented to Council at the Ordinary Meeting on 20 April 2026 seeking endorsement to place it on public exhibition.

1. Rural drainage

In relation to the funding allocation of \$500,000 per annum for rural drainage, should Council be of the mind to increase the allocation to rural drainage by a further \$300,000 (or any other amount) for 2026-27, a reallocation from another program would need to be identified. Consideration needs to be given to the financial position identified through the draft 2026-27 budget, which like the current 2025-26 budget, is projected to be in deficit (est: \$2.5m deficit).

Potential sources of funds include:

1.	Shared pathways	\$470,000
2.	Footpath delivery Program	\$150,000
3.	CCTV Investigation Drainage	\$160,000
4.	Bus shelters	\$124,000
5.	Roads maintenance budgets	\$6,200,000
6	Road re-sheeting	\$1,300,000
7	Road reconstruction	\$1,000,000

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It is important to note that any reallocation of funds towards rural drainage will have an impact on the source program.

Of note is that there is a Stormwater Reserve, funds in that Reserve are collected from the Stormwater Charge. These funds are levied to urban properties and can only be applied to managing urban stormwater management services, where such a service is available, and not rural drainage works. To apply those funds to rural drainage would be a breach of the Local Government Act.

Should Council be of a mind to amend the budget for rural drainage by a reallocation of funds, an additional item would need to be added to the motion on the night detailing the amount and the programs to be reduced.

- 2. Indexation applied to Penrith Performing and Visual Arts (PP&VA) contribution**

Council officers have further reviewed the Policy Review Committee and Ordinary Meeting reports from November and December 2025 and have found no Council resolution to index the contribution to PPVA by CPI. The PP&VA annual report and update reported to the 1 December 2025 made mention of the subsidy paid, noting it had increased by “standard annual indexation”.
- 3. Reserve movements**

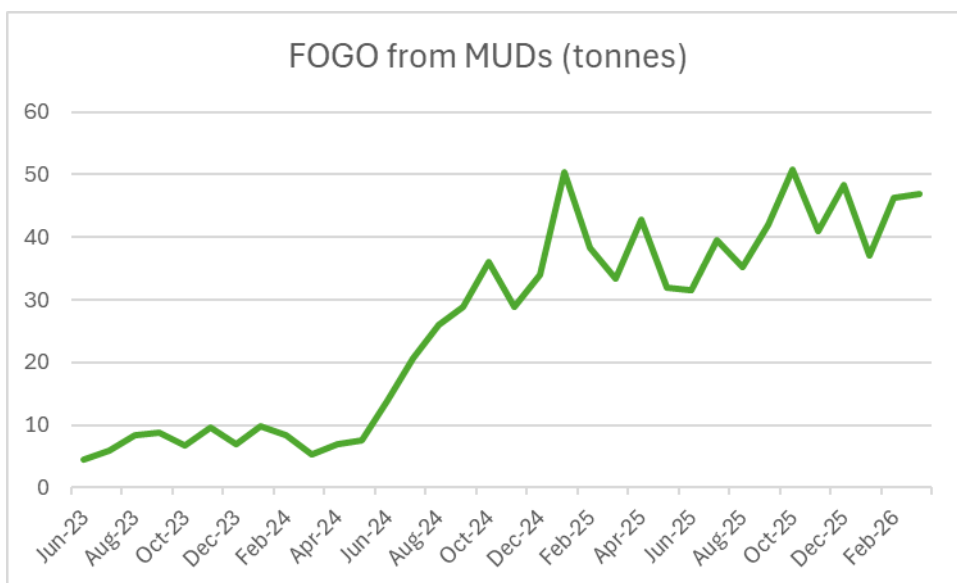
The Controlled Entity Reserve included in Council’s Draft 2026–27 Reserve Movements represents the consolidation entry for the PP&VA. The \$81k recognises the latest available data (yet to be reviewed by Council officers) on PP&VA’s cash budget where their revenue is projected to exceed their expenditure by \$81k. The Controlled Entity Reserve entry essentially records PP&VA’s projected cash result in Council’s consolidated accounts.
- 4. Tonnage of waste diverted from landfill**

Since June 2023, 892 tonnes of FOGO material have been collected from Multi Unit Dwellings (MUDs) and diverted from landfill. This collection has been measurable as MUDs FOGO bins are serviced by a separate rear loading truck.

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The cost of FOGO processing is half the price of mixed waste processing or landfilling. By processing this material through composting in lieu of mixed waste processing, \$133,125 has been saved. The graph below shows the increase in the uptake since June 2023 when the first 159 MUD complexes (involving 1,893 households) trialed FOGO.

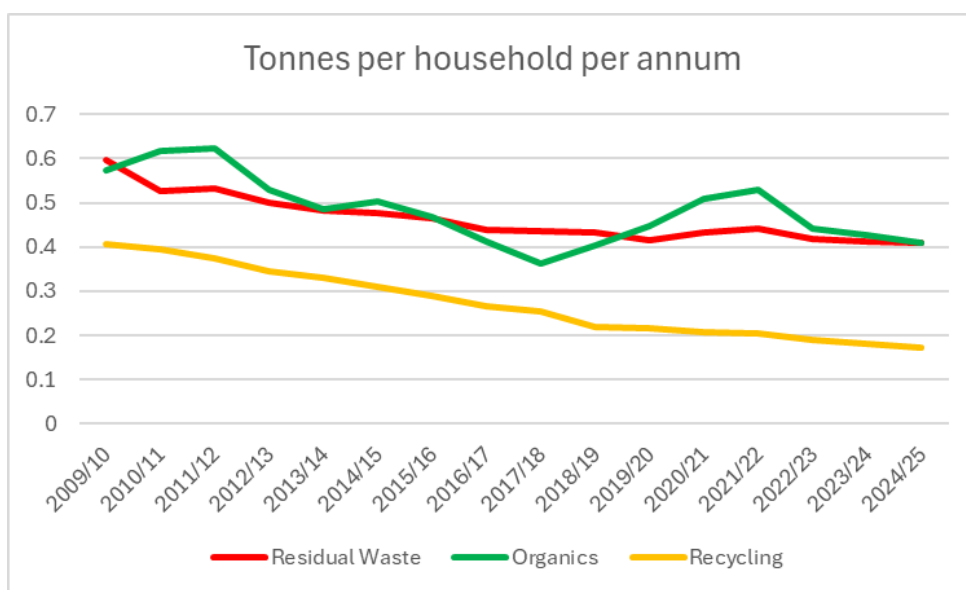
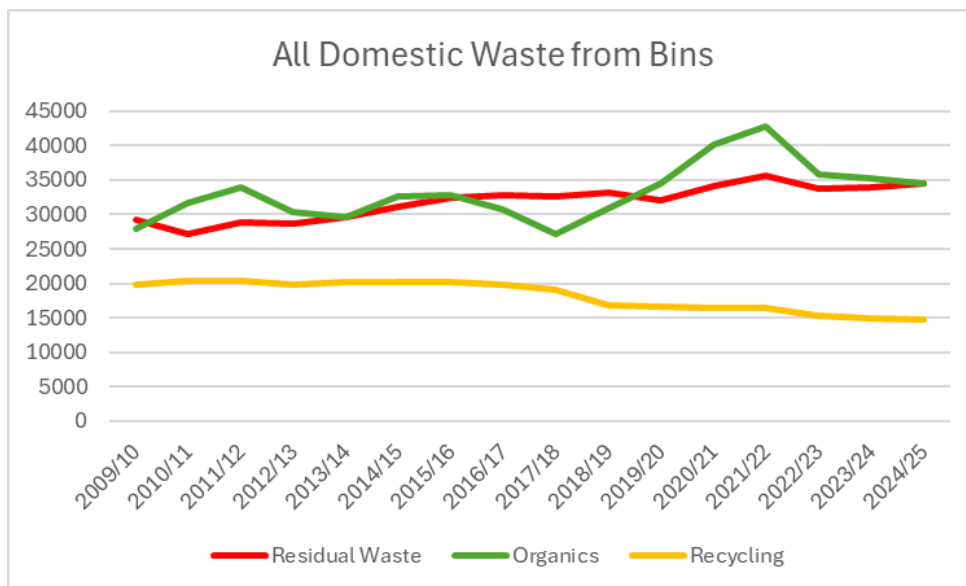
From March to November 2024, 685 MUD complexes (8,713 households) commenced FOGO and since March 2025, a further 6 Residential Flat Buildings (RFBs) with 486 households have commenced FOGO services in 2026. We now have a total of 850 unit complexes with 11,092 households having access to FOGO services in our high density residential areas.



A further 22 Residential Flat Buildings (RFBs) (additional 3,152 individual households) are scheduled to receive the service later this year. In 2019 when the rural properties changed from a 2 bin to a 3 bin service, their FOGO bins were serviced with the same side arm trucks as the rest of the LGA. As such, we have not been able to separate the tonnage of FOGO collected between the urban areas and rural areas from July 2019.

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The following graphs tell an important story. Total waste generation from the LGA has only slightly increased despite significant population increase. Tonnes per household per annum have steadily reduced over the years for all 3 waste streams. This aligns with our strategy objective to reduce waste generation overall and is a positive community achievement both for the environment and the cost of waste management.

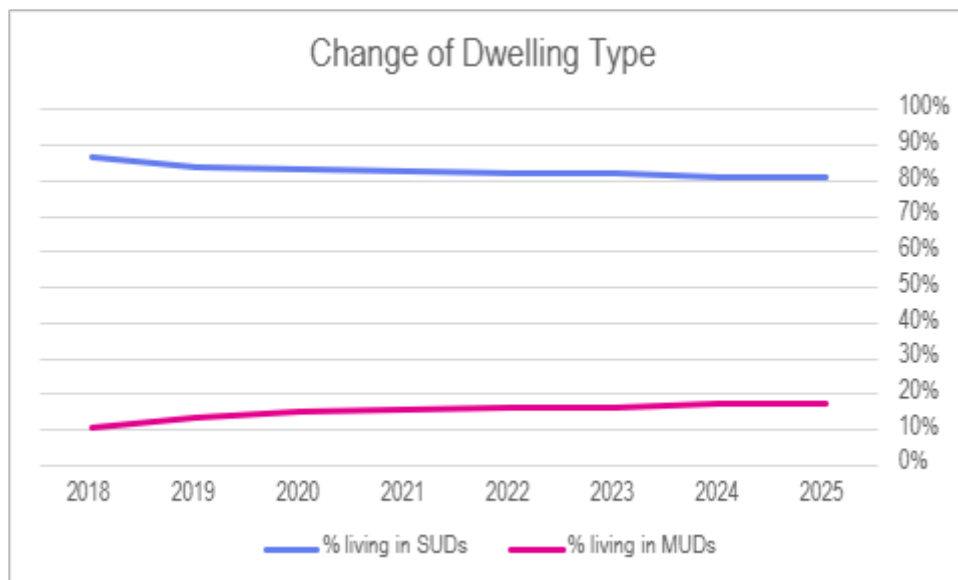


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It is worth noting that the return and earn program (10c per container) introduced in 2017/18 reduced recycling tonnes. The reduction of recycling tonnages can also be attributed to the transition of newsprint and magazines to e-media and engineered lightening of packaging, particularly glass and plastic bottles.

The FOGO trend has also reduced over time per household. The seasonality of FOGO is noted through the marked fluctuation over time. More recently, developed homes with a kerbside bin collection service have smaller garden areas and therefore less garden waste. Higher density development with a collect and return bin service have limited garden organics.

The ratio of households in these two categories has changed over time, shown in the following graph.



The most recent audit of kerbside FOGO bins in 2025 showed 3.68% contamination. FOGO bins in MUDs have shown varying degrees of contamination with some properties wholly embracing the service and participating well and others being unable to use the bins correctly. Council staff have engaged with households within complexes with high contamination and while some have improved, others have had



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their FOGO service removed.

If you have any questions about this memo response, please contact Neil Farquharson on 4732 8217. For questions about waste and resource recovery, please contact Aisha Poole, Head of Waste and Resource Recovery on 4732 7987.

Neil Farquharson
Chief Financial Officer

Memorandum

Reference:	P-1148385-H8V6
To:	All Councillors
From:	Joshua Hull, Head of Engineering Services
Date:	20 April 2026
Subject:	Requests for further information regarding 20 April 2026 Ordinary Meeting Item 3 – Penrith CBD Multi-Deck Car Park

I refer to questions submitted by Councillors in relation to Item 3 - Penrith CBD Multi-Deck Car Park listed for tonight's Ordinary Meeting. Responses to the questions are provided below.

Question 1 - What is the anticipated time frame that we will start to see a profit?

It is estimated that the Union Road with paid parking option (Option 1b) could reach a positive annual operational cashflow (parking revenue exceeding maintenance costs) as early as operational year 16. This is based on a range of assumptions relating to the daily parking rate and parking occupancy. The strategic business case does not anticipate that the revenue from parking at the new facility will ever cover the full cost of constructing and maintaining the project.

Question 2 - What will the council offer the wider community when construction starts and what I mean from that is will other parking areas in Penrith have longer timed parking enabled?

A program for the design and construction of the multi-deck car park will need to be developed as part of the next phase of work. This will include a detailed assessment of the construction impacts of the project and proposed mitigation measures to address any temporary loss of parking. Further information will be provided to Councillors and the community through the detailed design phase of the project.

Question 3 - What will be the useful life in years for the Union Road Multi Deck Carpark?

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This will be further assessed as part of the next phase of the project, subject to Council determining to proceed tonight.

Question 4 - I may be thinking further ahead about the daily rate, will there be options for people to purchase monthly parking and they receive a discount for paying in bulk? For example an employee of a business on High Street might park there and instead of paying \$4 per day they might pay \$70 per month (20 business days) v \$80 per month if it was \$4 x 20 days.

The paid parking structure and proposed rate/s will be subject to further investigation and analysis as part of the next phase of work. Through some initial benchmarking, we have identified examples of other Council-owned paid parking facilities that offer a monthly parking pass which will be explored further as an option.

Question 5 - What will happen to Judges Car Park after the term of its useful life? Will it be knocked down or we will keep as an asset?

The existing Judges Place car park will continue to operate while it remains serviceable, and this may extend beyond the current estimated term of its useful life (16 years). If Council decides to develop the Union Road site first, then a future decision would need to be made on the renewal of the existing Judges Place asset based on its serviceability and ongoing maintenance costs.

Question 6 - A Councillor requested clarification regarding the breakdown of the Potential New Loan amount itemised in Attachment 1 of the report.

The potential new loan amount of \$58.7 million represents Council's maximum loan borrowing capacity for the project based on an assumed 7% interest rate over a 20-year repayment term and the identified annual funding to service the loan.

The proposed funding sources identified to service the proposed new loan as detailed below, provide a total loan servicing funding of \$5,482,820 per annum -

1. Total of \$1,729,013 per annum available from the ongoing 2016/17 SRV
2. Total of \$1,253,807 per annum available from Council's Carpark Reserve
3. Total of \$2,500,000 per annum available from Council's Major Projects Reserve.



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As outlined in the report, it is also noted that there are unexpended loan funds of \$8.1 million available from the previous proposal at the Soper Place site. In effect, the total loan borrowings for the project therefore equate to \$66.8 million when the new proposed loan amount (\$58.7 million) and unexpended loan funds from Soper Place (\$8.1 million) are combined.

If Councillors have any further questions about this matter, please contact me on 4732 7925.

Joshua Hull
Head of Engineering Services