

Attachment B

Capital Expenditure Financial Results
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Capital Works Expenditure Summary

City of Sydney | Q3 2025/26

\$ Millions*	Year-to-date					Full-year			4 Years Budget Total	Total Project			
	Prior Years Actual	Mar YTD Budget	Mar YTD Actual	Variance Fav / (Unfav)	Life-to-date actual (Prior Years + YTD)	2025/26 Current Budget	2025/26 Current Forecast	Variance Fav / (Unfav)		2029/30 - 2034/35 Budget Years Total	Budget	Forecast	Variance Fav / (Unfav)
Public Domain	141.0	36.9	25.5	11.4	166.5	53.4	39.7	13.7	237.8	157.3	536.1	540.7	(4.6)
Properties - Community, Cultural and Recreational	50.9	19.8	23.8	(4.0)	74.6	24.6	29.9	(5.3)	51.0	38.4	140.3	137.0	3.3
Open Space & Parks	63.7	14.5	14.0	0.6	77.7	18.8	17.3	1.5	101.1	69.6	234.4	231.6	2.8
Public Art	5.1	0.8	0.5	0.3	5.6	2.0	1.7	0.3	12.0	8.7	25.8	25.5	0.3
Green Infrastructure	14.8	2.8	1.8	1.0	16.6	7.3	4.5	2.8	19.9	10.1	44.8	44.7	0.1
Bicycle Related Works	50.2	13.8	8.0	5.8	58.2	19.8	11.4	8.4	38.4	18.7	107.2	108.0	(0.8)
Properties - Investment and Operational	1.1	0.0	0.0	(0.0)	1.1	1.3	0.1	1.2	10.2	83.9	95.1	95.1	-
Stormwater Drainage	2.5	1.0	0.1	0.9	2.5	2.2	1.9	0.3	17.4	29.5	49.4	49.4	-
Capital Programs Asset Enhancement	329.3	89.5	73.5	16.0	402.9	129.3	106.5	22.8	487.7	416.1	1,233.1	1,232.1	1.0
Public Art		0.4	0.4	0.0	0.4	1.6	1.4	0.2	4.4	4.5	8.9	9.3	(0.4)
Open Space & Parks		28.1	25.4	2.8	25.4	43.3	41.4	1.9	154.7	196.2	350.9	351.5	(0.6)
Public Domain		24.7	20.0	4.7	20.0	38.6	39.3	(0.7)	126.2	76.6	202.9	202.8	0.1
Properties Assets		39.0	32.3	6.7	32.3	64.3	55.7	8.6	237.4	244.9	482.3	526.5	(44.2)
Infrastructure - Roads Bridges Footways		18.9	16.9	2.0	16.9	25.1	25.1	-	97.2	164.2	261.4	261.4	-
Stormwater Drainage		7.5	6.9	0.6	6.9	8.5	8.5	-	28.1	44.4	72.5	72.5	-
Capital Programs Asset Renewal		118.7	101.9	16.8	101.9	181.3	171.5	9.8	648.1	730.9	1,379.0	1,424.0	(45.1)
Contingency		(1.1)	-	(1.1)	-	5.7	-	5.7	5.7	-	5.7	-	5.7
TOTAL CAPITAL WORKS	329.3	207.1	175.4	31.6	504.8	316.4	278.0	38.4	1,141.5	1,147.0	2,617.8	2,656.2	(38.3)

* minor rounding issues may be reflected due to use of \$ Millions scale

Capital Works - Individual Projects as per 2025/26 plan > \$5M

City of Sydney | Q3 2025/26

\$ Millions*								
Project Name	Project Group	Prior Years Actual	2025/26 YTD Actual	Life to date Actual	Total Project Budget	Total Project Forecast	Variance	Q3 March 2026 Status Comments
City Centre Sydney Square Upgrade	Public Domain - Asset Enhancement	0.4	0.7	1.2	35.0	35.0	-	Head Design Consultant engaged and concept design and detailed site investigations underway. Key terms for Heads of Agreement between the City and Sydney Anglican Properties endorsed by Council in February 2026
Dixon Street Public Domain Improvements	Public Domain - Asset Enhancement	0.8	1.2	2.0	8.5	9.0	(0.5)	Conduit and paving construction works on track for completion mid 2026. Furniture procurement underway and lighting design progressing.
Green Square to Ashmore Connection	Public Domain - Asset Enhancement	33.4	3.4	36.9	37.9	39.8	(1.8)	Eastern section (Botany Rd to O'Riordan St) was opened to the public mid 2024. Construction of western section (O'Riordan St to Bowden St) have been delayed due to service authority approvals and works. Forecast completion by mid 2026. Additional costs due to utility authority delays.
Crown Street Public Domain	Public Domain - Asset Enhancement	24.8	8.1	32.9	33.1	33.0	0.1	Works almost complete. Final minor electrical works pending untility approvals.
Redfern and Darlington Pedestrian Improvements	Public Domain - Asset Enhancement	1.7	0.6	2.3	6.1	6.1	-	Wilson Plaza and Lawson Street Crossing complete. Planning for other projects underway and will be progresively roled out over the next 2 years.
Northern Enterprise Precinct Public Domain Works	Public Domain - Asset Enhancement	-	-	-	5.0	5.0	-	Future Year Project
Loftus St, Reiby Pl & Customs House Ln Upgrade	Public Domain - Asset Enhancement	7.2	1.6	8.8	9.1	8.9	0.1	Project complete.
George Street North Pedestrianisation (Hunter to Alfred Sts)	Public Domain - Asset Enhancement	19.9	7.3	27.1	44.0	49.0	(5.0)	Increased forecast reflexs the updated concept design as being negotiated with TfNSW for the second stage between Essex St and Alfred St.
Erskineville Road Village footpath upgrade	Public Domain - Asset Enhancement	-	0.1	0.1	10.0	10.0	-	Future Year Project - planning has commenced
Harbour Street Footpath Public Domain Upg (Hay to Goulburn)	Public Domain - Asset Enhancement	-	-	-	6.0	6.0	-	Future Year Project
Link Road and Epsom Road Intersection	Public Domain - Asset Enhancement	0.5	0.3	0.8	12.5	11.2	1.3	Construction contractor appointed and construction to commence in Q4 of FY26.
Campbell Street Public Domain Upg (George to Pitt Street)	Public Domain - Asset Enhancement	-	-	-	8.0	8.0	-	Future Year Project
Victoria St Public Domain Upg (Craigend Street to Burton St)	Public Domain - Asset Enhancement	0.2	0.4	0.6	15.0	15.0	-	Council endorsed. Head contratcor Appointed. Detialed desgin underway. Construction Planned for Q.3 Fy27
Stanley St Public Domain Upgrade (Crown to Riley)	Public Domain - Asset Enhancement	-	-	-	5.0	5.0	-	Future Year Project
Green Square Public School and Community Spaces	Properties - Community, Cultural and Recreational - Asset Enhancement	20.9	6.1	27.0	28.0	28.0	-	Project complete.
New Childcare - Fig & Wattle Street Ultimo	Properties - Community, Cultural and Recreational - Asset Enhancement	-	-	-	8.0	8.0	-	Future Year Project
Sports Facilities - Fig & Wattle Street Ultimo	Properties - Community, Cultural and Recreational - Asset Enhancement	-	-	-	7.0	7.0	-	Future Year Project

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Capital Works - Individual Projects as per 2025/26 plan > \$5M

City of Sydney | Q3 2025/26

\$ Millions*								
Project Name	Project Group	Prior Years Actual	2025/26 YTD Actual	Life to date Actual	Total Project Budget	Total Project Forecast	Variance	Q3 March 2026 Status Comments
Huntley Street Recreation Centre - Development	Properties - Community, Cultural and Recreational - Asset Enhancement	9.1	17.1	26.2	33.6	33.6	-	Construction under way, forecast for completion mid 2026.
Chippendale Community Facility	Properties - Community, Cultural and Recreational - Asset Enhancement	-	-	-	5.0	5.0	-	Future Year Project
Waterloo Estate Community Facilities	Properties - Community, Cultural and Recreational - Asset Enhancement	-	-	-	10.0	10.0	-	Future Year Project
Mandible Street Sports Precinct	Open Space & Parks - Asset Enhancement	0.2	0.2	0.5	78.0	78.0	-	Head Design Consultant engaged and concept design and detailed site investigations underway.
Sydney Park - Fmr Nursery Re-use	Open Space & Parks - Asset Enhancement	0.0	0.1	0.1	12.0	12.1	-	Head Design Consultant (Landscape Architect) tender in progress.
Gunyama Park Stage 2 & George Julius Avenue North	Open Space & Parks - Asset Enhancement	10.5	12.0	22.5	29.6	27.0	2.6	Construction under way, forecast for completion mid 2026.
Oxford street west and Liverpool Street Cycleway	Bicycle Related Works - Asset Enhancement	15.0	3.1	18.1	18.7	18.2	0.5	Project complete.
Castlereagh Street Cycleway - North	Bicycle Related Works - Asset Enhancement	18.6	0.1	18.7	20.2	20.2	-	Project largely complete, cycleway open. Remaining works surrounding the Scentre Group development site outstanding.
Primrose Avenue Quietway	Bicycle Related Works - Asset Enhancement	0.9	1.2	2.1	8.1	7.4	0.7	Construction commenced September 2025, forecast completion late 2026.
City South Bike Network Link - Ultimo Rd and Campbell St	Bicycle Related Works - Asset Enhancement	1.1	0.2	1.3	7.6	8.7	(1.1)	Detailed design complete, and finalising signal plans. Construction program under review to reflect delay in authority approvals. Construction forecast to commence mid-end 2026.
Maddox Street Cycleway Link, Alexandria	Bicycle Related Works - Asset Enhancement	-	-	-	6.1	6.1	-	Future Year Project
Bay St West - Site Redevelopment	Properties - Investment and Operational	-	-	-	40.0	40.0	-	Future Year Project
Belmore Park	Open Space & Parks - Asset Renewal	0.4	0.2	0.6	18.9	18.9	-	Planning and concept design work has commenced
Open Space Renewal - Hyde Park Lighting	Open Space & Parks - Asset Renewal	5.6	11.7	17.3	27.4	27.4	-	Construction ongoing. Completion forecast mid 2026.
Parks General - Harry Noble Reserve	Open Space & Parks - Asset Renewal	0.6	0.2	0.8	6.0	6.0	-	Construction contractor appointed and construction to commence in Q4 of FY26.
Alexandria Park	Open Space & Parks - Asset Renewal	0.4	0.2	0.7	12.3	13.0	(0.7)	Concept design underway.
Redfern Community Centre - Open Space	Open Space & Parks - Asset Renewal	0.2	0.2	0.4	7.9	7.9	-	Concept Design complete and detailed design and documentation underway.
Ward Park	Open Space & Parks - Asset Renewal	0.3	0.2	0.5	6.4	6.4	-	Concept Design endorsed by Council in June 2025. Detailed design under way.
Green Park	Open Space & Parks - Asset Renewal	0.3	0.3	0.6	5.0	5.0	-	Concept Design endorsed by Council in September 2025. Detailed design under way.

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Capital Works - Individual Projects as per 2025/26 plan > \$5M

City of Sydney | Q3 2025/26

\$ Millions*								
Project Name	Project Group	Prior Years Actual	2025/26 YTD Actual	Life to date Actual	Total Project Budget	Total Project Forecast	Variance	Q3 March 2026 Status Comments
Waterloo Oval and Park - Renewal	Open Space & Parks - Asset Renewal	-	0.0	0.0	13.4	13.4	-	Commencing site investigations.
Mount Carmel Park - Park Renewal	Open Space & Parks - Asset Renewal	-	-	-	7.6	7.6	-	Future Year Project
Erskineville Park Oval surround and sandstone walls- Renewal	Open Space & Parks - Asset Renewal	-	-	-	5.5	5.5	-	Future Year Project
Cathedral Square - Civic Space Renewal	Public Domain - Asset Renewal	-	-	-	6.0	6.0	-	Future Year Project
Customs House Façade Upgrade - Stage 2	Properties Assets - Asset Renewal	0.7	-	0.7	9.6	9.6	-	Future Year Project
Town Hall House, Façade Remediation	Properties Assets - Asset Renewal	12.0	0.1	12.2	12.4	12.4	-	Project complete.
343 George St - Facade Remediation	Properties Assets - Asset Renewal	12.0	4.3	16.3	20.0	18.9	1.1	Construction under way, forecast completion mid 2026.
Sydney Park Brick Kilns - Renewal Works	Properties Assets - Asset Renewal	2.5	8.8	11.2	37.7	37.7	-	Construction commenced mid 2025, forecast completion mid 2027.
Goulburn St Parking Station - Whole of structure remediation	Properties Assets - Asset Renewal	1.2	0.2	1.4	26.0	26.0	-	Construction tender in progress.
Bay Street East - Depot Redevelopment	Properties Assets - Asset Renewal	2.0	0.5	2.6	73.5	103.1	(29.6)	Stage 1 DA approved December 2025. Competitive Design process to commence in Q4 2026. Increased cost reflects current design and future cost escalations for anticipated timing
343 George St - Level 6-10 Base Building Renewal	Properties Assets - Asset Renewal	3.3	1.8	5.1	24.3	24.3	-	Base building renewal and fit-out works in progress.
Paddington Town Hall - Major Renewal	Properties Assets - Asset Renewal	0.1	0.6	0.6	25.0	45.0	(20.0)	Initial community consultation completed and detailed site investigations and concept design under way. Project scope report to Council mid 2026.
Customs House - Major Renewal	Properties Assets - Asset Renewal	-	-	-	20.0	20.0	-	Future Year Project
Surry Hills Library - Major Renewal incl Façade	Properties Assets - Asset Renewal	-	-	-	5.0	5.0	-	Future Year Project
Glebe Point Road Community Facilities Precinct/Major Renewal	Properties Assets - Asset Renewal	-	-	-	25.0	25.0	-	Future Year Project
343 George Street - Level 1 2 3 Common Area/Services Renewal	Properties Assets - Asset Renewal	-	-	-	6.0	6.0	-	Future Year Project
South Eveleigh to Waterloo Metro Cycleway	Bicycle Related Works - Asset Enhancement	0.2	0.0	0.2	6.6	6.6	-	Early investigations complete. Concept design to commence early 2026.
New Open Space - 22 ORIordan St Alexandra	Open Space & Parks - Asset Enhancement	-	0.0	0.0	18.0	18.0	-	Commencing site investigations.
Town Hall square	Public Domain - Asset Enhancement	-	0.2	0.2	150.0	150.0	-	Project scope and Head Design Consultant Tender reports endorsed by Council in February 2026. Concept design and detailed site investigations underway.

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Capital Works - Individual Projects as per 2025/26 plan > \$5M
City of Sydney | Q3 2025/26

\$ Millions*								
Project Name	Project Group	Prior Years Actual	2025/26 YTD Actual	Life to date Actual	Total Project Budget	Total Project Forecast	Variance	Q3 March 2026 Status Comments
On-Street dining Permanent Sites	Public Domain - Asset Enhancement	-	-	-	20.0	19.5	0.5	Future Year Project - planning has commenced
Contribution to VPA - New public domain at 905 South Dowling	Public Domain - Asset Enhancement	-	-	-	7.2	7.2	-	Future Year Project
Fitzroy Gardens Elizabeth Bay - Major Renewal Works	Open Space & Parks - Asset Renewal	-	0.0	0.0	7.1	7.1	-	Commencing site investigations.
Ron Williams Centre - Upgrade	Properties Assets - Asset Renewal	0.0	-	0.0	12.0	12.0	-	Future Year Project
McElhone Stairs Pedestrian Lift	Properties Assets - Asset Renewal	0.0	-	0.0	5.0	5.0	-	Commencing site investigations.
ODea Avenue Cycleway	Bicycle Related Works - Asset Enhancement	0.6	0.1	0.7	4.2	5.0	(0.8)	Detailed deisgn has been prepared and under review. Preparation of tender for construction subject to Traffic Committee and grant application approval.

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Capital Works Budget Adjustments
City of Sydney | Q3 2025/26

\$Millions *													
Project Name	2025/26 Financial Year					Proposed Budget Adjustments in Future Years					Total		Q3 2025/26 Status Comments
	Full Year Budget	Contingency Fund	In-Year Budget Adjustments	Brought Forward from Future Years	Proposed Adjusted Full Year Budget	2026/27	2027/28	2028/29	2029/30	2030/31 - 2035/36	Current Project Budget	Proposed Project Budget	
Dixon Street Public Domain Improvements	6.16	-	-	-	6.16	0.50	-	-	-	-	8.50	9.00	Additional budget required for re-location of QMS panels.
Harbour Street Footpath Public Domain Upg (Hay to Goulburn)	-	-	-	-	-	(0.50)	-	-	-	-	6.00	5.51	Transfer of budget to Dixon Street Public Domain Improvements to fund the additional budget required for relocation of QMS panels.
LPCTC Committee - Improvement Works	6.06	-	1.06	-	7.12	-	-	-	-	-	68.47	69.53	Transfer project savings from City Centre Pedestrian Improvements and PCTCs to Improvement Works to fund additional scope on the Upper Fort Street project.
City Centre Pedestrian Improvements	1.71	-	(0.53)	-	1.18	-	-	-	-	-	4.48	3.95	Transfer project savings from City Centre Pedestrian Improvements to Improvement Works.
PCTCs	5.68	-	(0.53)	-	5.15	-	-	-	-	-	48.13	47.60	Transfer project savings from PCTCs to Improvement Works.
Basketball court resurfacing	0.05	-	0.12	-	0.17	-	-	-	-	-	0.40	0.52	Additional budget required to attenuate court noise.
Softfall Replacement Program	0.13	-	(0.12)	-	0.01	-	-	-	-	-	0.35	0.23	Transfer savings to fund additional scope in Basketball court resurfacing.
Irrigation Controller Harmonisation	0.44	0.59	-	-	1.03	-	-	-	-	-	0.44	1.03	Additional funding required for additional scope.
Surry Hills to Central Cycleway	0.09	1.93	0.04	-	2.06	-	-	-	-	-	3.12	5.09	Budget increase due to revised scope
Kerb & Gutter Renewal	2.79	-	(0.04)	-	2.75	-	-	-	-	-	31.55	31.51	To fund the increase to Surry Hills to Central Quietway as a result of revised scope.
Beare and Rotary Parks, Elizabeth Bay	0.05	-	-	-	0.05	0.06	-	-	(0.06)	-	2.80	2.80	Budget rephase to bring funds forward to complete the design in FY27
Issabella Hills Rest Area, Erskineville	0.09	-	-	-	0.09	(0.85)	0.85	-	-	-	1.04	1.04	Budget rephase to align with revised program.
City North - Macquarie Place Park - CMP Works implementation	0.00	-	-	0.10	0.10	(1.16)	1.16	(0.10)	-	-	4.70	4.70	Bring funds forward to commence detailed site investigations, refine the asset renewal scope and undertake pressing repair works. Rephase to align with revised program as a result of expanded scope.
Building Renewal Program - Hydraulic Services	0.49	0.54	-	-	1.03	-	-	-	-	-	7.55	8.09	Additional funds required due to unplanned and urgent works.
Building Renewal Program - Structure	6.28	1.21	-	0.22	7.72	(0.22)	-	-	-	-	29.48	30.69	Additional funds required due to unplanned and urgent works. Funds also brought forward due to shortfall in capital works contingency.
Building Renewal Program - HVAC Services	0.60	0.95	-	-	1.55	-	-	-	-	-	12.13	13.08	Additional funds required due to unplanned and urgent works.
Building Renewal Program - Electrical Services	0.80	0.52	-	-	1.32	-	-	-	-	-	8.76	9.28	Additional funds required due to unplanned and urgent works.
Total Capital Works Projects	31.43	5.73	-	0.32	37.48	(2.18)	2.01	(0.10)	(0.06)	-	237.91	243.63	
Sitecore Upgrade	0.25	-	(0.19)	-	0.05	-	-	-	-	-	1.18	0.99	Transfer project savings to Tririga Upgrade to fund additional scope.
Tririga Upgrade	0.85	-	0.19	-	1.04	-	-	-	-	-	0.85	1.04	Transfer of project savings from Sitecore Upgrade to fund additional scope related to mandated cyber security requirements.
Total TDS Capital Works Projects	1.10	-	-	-	1.10	-	-	-	-	-	2.03	2.03	

Major Capital Works - Variance summary report greater than \$1M
City of Sydney | Q3 2025/26

Project Details				Project Status	\$ Millions*				
Project Name	Program Group	Project Group	Description	Q3 variance commentary	2025/26 Budget	2025/26 Forecast	2025/26 Variance	Total Project Budget	Total Project Forecast
Dixon Street Public Domain Improvements	Capital Programs Asset Enhancement	Public Domain	Public domain upgrade and renewal of Dixon Street south including new creative catenary lighting overlay Concept Plan development. The Dixon Street Public Domain Upgrade includes: public domain asset renewal scope development and delivery of seating, lighting, electrical, drainage and event infrastructure. The project will also develop the concept for a new 'ceiling of light' as a key cultural place making element for Dixon Street south.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with construction program. Paving and in-ground services works progressing well on site, furniture tender in progress and design for catenary lighting is being developed.	6.2	2.0	4.1	8.5	9.0
Green Square to Ashmore Connection	Capital Programs Asset Enhancement	Public Domain	The Ngamuru (meaning "to see the way" in Gadigal) connection is a 380-metre road and active transport link connecting Geddes Avenue in the Green Square town centre to Bowden Street in Alexandria.	Total forecasted overspend resulting from additional costs related to locating out of service cables and latent conditions.	4.5	4.6	(0.1)	37.9	39.8
Redfern and Darlington Pedestrian Improvements	Capital Programs Asset Enhancement	Public Domain	Localised improvements across Redfern West and Darlington including traffic calming, pedestrian safety and localised public domain improvements. Works include improving the safety and public domain for pedestrians walking between Sydney University and Redfern Station, Wilson Street plaza between Ivy Street to Ivy Lane and near the Penrithway development in the area bounded by Eveleigh, Lawson, Abercrombie, and Cleveland Streets.	Wilson Plaza and Lawson Street Crossing complete. Forecast underspend in FY26 reflects a pushout to FY27 for other projects that are currently in planning and will be progressively rolled out over the next 2 years.	1.9	0.6	1.3	6.1	6.1
George Street North Pedestrianisation (Hunter to Alfred Sts)	Capital Programs Asset Enhancement	Public Domain	The continuation of the George Street pedestrian boulevard from Hunter to Alfred Streets. The project involves changes to traffic and intersections, the resumption of vehicular lanes to increase pedestrian space and enhance the pedestrian connection from Central to Circular Quay. New street furniture will also be installed. Implementation is proposed to be undertaken in 2 Stages - Hunter to Bridge Sts & Bridge to Alfred Sts.	Forecast total overspend is a result of time delays due to revised scope (which incorporates Smartpole relocations) which aligns to revised TfNSW directions. The time delays translate to cost increases.	10.8	10.8	(0.0)	44.0	49.0
Link Road and Epsom Road Intersection	Capital Programs Asset Enhancement	Public Domain	Conversion of an existing roundabout intersection into a 4-way signalised intersection.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with construction program. Construction contract awarded and works are planned to commence on site in Q4 of FY26. Total project variance reflects savings following award of construction contract.	6.7	2.3	4.4	12.5	11.2
Huntley Street Recreation Centre - Development	Capital Programs Asset Enhancement	Properties - Community, Cultural and Recreational	Huntley Street Recreation Centre will deliver a new indoor sports facility for the Alexandria/Green Square area with 4 x indoor multipurpose courts and associated facilities. The adaptive reuse of the existing warehouse structure will create a fit for purpose, safe and vibrant facility for the local community. The project will promote active recreation and is positioned directly adjacent to the proposed Alexandra Canal cycleway.	Construction underway and works are progressing well. Forecast overspend in FY26 reflects bringing funds forward from FY27. Works are scheduled for completion in Q1 of FY27 with centre opening planned for early Q2 of FY27.	16.2	21.4	(5.2)	33.6	33.6
Juanita Neilsen Community Centre Upg - Air Conditioned Bldg	Capital Programs Asset Enhancement	Properties - Community, Cultural and Recreational	Juanita Nielsen Community Centre - Air Conditioning Building Upgrade.	The total forecasted underspend reflects a reduced scope for this project as a result of re-designing the whole-of-building solution.	0.2	0.5	(0.3)	4.0	0.8
Gunyama Park Stage 2 & George Julius Avenue North	Capital Programs Asset Enhancement	Open Space & Parks	Gunyama Park Stage 2, including park amenities, playground, skate bowl and elements to encourage physical activity. Stage 2 also includes seating, lighting, paths, tree planting and landscaping.	Construction works are progressing well and project completion is scheduled for completion in Q4 of FY26. Total project variance reflects forecast savings at completion of works.	13.3	13.1	0.2	29.6	27.0
Primrose Avenue Quietway	Capital Programs Asset Enhancement	Bicycle Related Works	Formerly Dunning Avenue Bike Network Link.	Construction underway. Forecast underspend in FY26 reflects push out of budget into FY27 to align with construction program.	5.2	3.3	2.0	8.1	7.4
ODea Avenue Cycleway	Capital Programs Asset Enhancement	Bicycle Related Works	This project, once implemented, will provide a quality cycling connection between Green Square and UNSW.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program resulting from delays in authority approvals.	2.1	0.2	1.9	4.2	5.0
City South Bike Network Link - Ultimo Rd and Campbell St	Capital Programs Asset Enhancement	Bicycle Related Works	City South Bike Network Link - Ultimo Rd and Campbell St.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program resulting from delays in authority approvals.	1.4	0.2	1.2	7.6	8.7
Belmont & Fountain Streets Cycleway	Capital Programs Asset Enhancement	Bicycle Related Works	This project will include:1. A separated cycleway on Belmont Street (from Fountain Street to Alexandria Park Community School)2. A continuous footpath treatment (CFT) at the northern intersection of Belmont Street & Fountain Street.	Forecast underspend in FY26 reflects a push out to FY27. This is a TfNSW funded cycleway project. Part of the cycleway requires approval by TfNSW which has an estimated approval timeframe of 6 - 9 months. Project to commence in FY27.	2.6	0.2	2.4	2.6	2.6
Town Hall House Accomodation Upgrades (various floors)	Capital Programs Asset Enhancement	Properties - Investment and Operational	Renewal and upgrade of City occupied floors at Town Hall House. The Town Hall Square project will move City Rangers and training spaces from Pitt Street to Town Hall House.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program.	1.3	0.1	1.2	24.0	24.0

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Major Capital Works - Variance summary report greater than \$1M
City of Sydney | Q3 2025/26

Project Details				Project Status	\$ Millions*				
Project Name	Program Group	Project Group	Description	Q3 variance commentary	2025/26 Budget	2025/26 Forecast	2025/26 Variance	Total Project Budget	Total Project Forecast
Open Space Renewal - Hyde Park Lighting	Capital Programs Asset Renewal	Open Space & Parks	Delivery of the Hyde Park Lighting Master Plan which includes updated lighting to all major and secondary paths, special feature lighting for art works and sculptures, introduction of mast lighting to lawns and addition of power bollards for events in the park.	Construction underway and works are progressing well. Forecast overspend in FY26 reflects bringing funds forward from FY27. Completion expected in Q1 FY27.	13.8	17.0	(3.2)	27.4	27.4
Parks General - Harry Noble Reserve	Capital Programs Asset Renewal	Open Space & Parks	Works to Harry Noble Reserve include the renewal of the playground and adjacent area including walls, paths, signage, park furniture, irrigation, water infrastructure, fencing, turf, garden beds and lighting. Renewed assets to be asset condition 1 at handover. In the Stage 16 program to upgrade and replace of end-of-life equipment and to provide appropriate facilities for residents.	Construction contract awarded and works commencing on site in Q4 FY26. Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program.	2.3	0.5	1.8	6.0	6.0
LPCTC Committee - Improvement Works	Capital Programs Asset Renewal	Public Domain	Construction of NEW traffic facilities that are approved through the Local Pedestrian Cycling and Traffic Calming Committee (LPCTCC).	Forecast overspend reflects additional scope for Upper Fort Street, Millers Point delivering 3 raised pedestrian crossings, improved road safety and accessibility for the area including Fort Street Public School. Additional scope funded by savings in other road safety related projects.	6.1	7.1	(1.1)	68.5	69.5
343 George St - Facade Remediation	Capital Programs Asset Renewal	Properties Assets	Facade remediation and window repair works to the heritage facade of building 343 George St. Works are required to improve the visual aesthetic of the building and to protect the building from degradation. Implementation of facade lighting to south and east facades.	Construction works progressing well. Total project budget and FY26 forecast underspend reflect potential project cost savings.	8.0	6.2	1.8	20.0	18.9
The Breezeway - Renovation	Capital Programs Asset Renewal	Properties Assets	Works include: roof leaks repairs; structural repairs; lighting upgrade; and heritage fabric repairs. This Project is being delivered with the concept scope approved by Transport for NSW as Asset Owner, with a confirmed contribution of approximately half the Total Project Cost.	Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program. Program delays resulting from on-going consultation with TfNSW (asset owner).	1.6	0.2	1.4	2.2	2.2
307 Pitt Street Fire Protection Upgrade	Capital Programs Asset Renewal	Properties Assets	Works to ensure compliance with Health and Building regulations.	Construction complete. Forecast underspend in FY26 reflects savings at completion of works.	3.0	0.8	2.2	6.4	4.2
Sydney Park Brick Kilns - Renewal Works	Capital Programs Asset Renewal	Properties Assets	The project will deliver the stabilisation and interpretation of the existing Sydney Park Brick Kilns Precinct as structures in the landscape, improves the physical and visual connection into Sydney Park, while preserving and celebrating this significant heritage fabric.	Construction underway and works are progressing well. Forecast overspend in FY26 reflects bringing funds forward from FY27.	11.8	15.9	(4.1)	37.7	37.7
Goulburn St Parking Station - Whole of structure remediation	Capital Programs Asset Renewal	Properties Assets	Remediation of the structure to enable it to perform adequately for the remainder of the lease term.	Construction tender in progress. Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program. Works planned to commence on site mid-end 2027.	2.2	0.2	2.0	26.0	26.0
Bay Street East - Depot Redevelopment	Capital Programs Asset Renewal	Properties Assets	This project proposes redevelopment of 'Bay Street East' to accommodate a new depot facility to serve the City North area as defined in the City Services Depot Strategy 2021 - 2031.	Total project variance reflects a forecast increase in total project costs. Key factors contributing to the forecast increase include rising escalation costs, additional costs associated with the competitive design process and compliance with conditions of planning consent.	2.2	1.3	1.0	73.5	103.1
Jubilee Oval Park + Sportsfield Amenities	Capital Programs Asset Renewal	Properties Assets	Delivery of new park and sportfield amenities including demolition of existing amenities buildings and disused umpire's room building.	Council has endorsed proceeding to reject and negotiate for construction works following an unsuccessful open tender process in late 2026. Forecast underspend in FY26 reflects push out of budget into FY27 to align with revised program.	1.9	0.2	1.7	3.8	3.8
Lift Upgrade/Replacement - Various Sites Phase2	Capital Programs Asset Renewal	Properties Assets	Lift renewal of various sites (noting future upgrades to City sites are now delivered under the vertical transport renewal program).	Construction complete. Forecast underspend in FY26 reflects savings at completion of works.	3.5	1.9	1.6	5.0	3.4
Building Renewal Program - Structure	Capital Programs Asset Renewal	Properties Assets	Building Renewal Program - Structure.	Forecast overspend in FY26 is a result of responding to unplanned jobs that were requiring immediate remediation. This will be sourced from FY26 capital works contingency.	6.3	7.7	(1.4)	29.5	30.9
Building Renewal Program - Fire Services	Capital Programs Asset Renewal	Properties Assets	Building Renewal Program - Fire Services.	Forecast underspend in FY26 is mostly due to timing of a major job within the program, now to be delivered in FY27.	4.0	2.0	2.0	16.4	14.4
Building Renewal Program - HVAC Services	Capital Programs Asset Renewal	Properties Assets	Building Renewal Program - HVAC Services.	Forecast overspend in FY26 is a result of responding to unplanned jobs that were requiring immediate remediation. This will be sourced from FY26 capital works contingency.	0.6	1.6	(1.0)	12.1	13.1
Paddington Town Hall - Major Renewal	Capital Programs Asset Renewal	Properties Assets	Major renewal of the Paddington Town Hall, incorporating the long term strategy use of the asset.	Forecasted total project increase reflects revised cost estimates based on the extent of renewal required based on site investigations.	0.2	1.0	(0.8)	25.0	45.0
KGV Centre - Major Renewal	Capital Programs Asset Renewal	Properties Assets	Asset renewal works for the roof and facade of KGV Recreation Centre.	Forecast underspend in FY26 reflects push out of budget into FY27 resulting from delays in engagement of contractor.	1.8	0.2	1.6	4.0	3.0

* minor rounding issues may be reflected due to use of \$ Millions scale