

CITY OF PARRAMATTA
DRAFT OPERATIONAL PLAN
2026/27
PART 4

BUDGET

2026/27 RATES & CHARGES

INTRODUCTION

FINANCIAL MANAGEMENT FRAMEWORK

Council's financial planning is guided by the principle of long-term financial sustainability. This means managing income, expenses, assets, liabilities and insurance responsibly to ensure Council can continue to deliver services over time. Council aims to maintain a balanced net operating position over the medium to long term through prudent financial management.

PROCESS FOR ESTABLISHING & UPDATING THE BUDGET FOR 2026/27

Under the *Local Government Act 1993* (NSW), Council is required to prepare an Operational Plan each year. The draft plan is placed on public exhibition before being adopted by Council, after which annual rates notices can be issued to ratepayers by 1 August.

The 2026/27 budget has been developed based on the priorities and objectives adopted for the City of Parramatta, informed by both internal planning and community consultation.

BUDGET HEADLINES

For 2026/27, Council is budgeting operating revenue of \$385.9 million, excluding:

- \$103.8 million in capital grants and contributions, and
- \$0.7 million in net gains from the disposal of assets.

Of this operating revenue, \$257.8 million is expected to be generated from rates and annual charges.

Operating expenses are budgeted at \$393.6 million, resulting in a net operating deficit of \$7.71 million, before capital grants and contributions and asset disposal gains or losses.

When capital grants and contributions and asset disposal impacts are included, the net operating result (EBITDA) is forecast to be a surplus of \$96.9 million.

Key Budget Features for 2026/27

The 2026/27 budget provides funding for the strategic priorities outlined in the Operational Plan, including:

- A capital works program of \$171.4 million
- Adoption of the full IPART-approved rate peg of 4.8%
- Extension of the 4.8% IPART-approved rate peg to waste services
- A general 5% increase to unregulated fees and charges
- A \$2.4 million increase in interest income compared to the FY2025/26 Original Budget
- A baseline vacancy rate of 10%, contributing to savings targets

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2026/27 RATES & CHARGES

- A reduction in materials and contract costs by an average of 5% from the initial draft budget, aligned with service levels

RESTRICTIONS ON REVENUE

Local councils have limited capacity to raise revenue to fund community services. The primary sources of revenue are rates and annual charges.

In 2026/27, Council expects 53% of total revenue to be derived from ordinary rates and annual charges, including domestic waste charges.

Full details of the rates applying in 2026/27 are provided in the Rates and Charges section of this document.

OPERATING REVENUE & EXPENDITURE

Directorate	Business Unit	FY2026/27		
		Operating Revenue ('000)	Operating Expenditure ('000)	Net Operating Result ¹ ('000)
City Services & Projects	Capital Project Delivery	1,096	2,534	(1,438)
	City Services Administration	14	1,428	(1,414)
	Environment and Sustainability	646	22,207	(21,561)
	Fleet and Depot Operations	196	8,036	(7,840)
	Integrated Grants & Projects	623	2,222	(1,599)
	Parks and Open Spaces	648	20,199	(19,550)
	Project Delivery	84	377	(293)
	Road and Infrastructure	5,301	38,817	(33,516)
	Waste and Cleansing	55,724	56,846	(1,122)
	Total City Services & Projects	64,333	152,666	(88,333)
Community & Culture	City Culture	214	3,537	(3,323)
	Community Hubs	1,326	9,887	(8,561)
	Community Infrastructure	0	928	(928)
	Community Services Admin	0	-3,994	3,994
	Libraries	914	13,130	(12,217)

¹ Before capital grants & contributions, & loss / gain on disposal of assets

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2026/27 RATES & CHARGES

OPERATING REVENUE & EXPENDITURE

Directorate	Business Unit	FY2026/27		
		Operating Revenue ('000)	Operating Expenditure ('000)	Net Operating Result ¹ ('000)
	Riverside Theatres	3,628	7,596	(3,967)
	Social and Community Services	20,082	25,483	(5,401)
	Total Community & Culture	26,164	56,568	(30,404)
Corporate & Property Services	Corporate & Property Administration	0	-2,536	2,536
	Finance Administration	0	487	(487)
	Financial Accounting Treasury and Payables	15,548	2,663	12,886
	Financial Planning and Analysis	0	1,746	(1,746)
	Financial Systems and Improvement	0	528	(528)
	Governance and Risk	523	7,625	(7,102)
	Information Communication & Techno	0	29,723	(29,723)
	Property & Assets	22,921	35,920	(13,000)
	Rates	998	3,751	(2,753)
		Total Corporate & Property Services	39,990	79,906
City Planning & Design	City Design	38	4,071	(4,033)
	City Planning and Design	0	-2,430	2,430
	City Strategic Planning	354	9,605	(9,250)
	Development & Traffic Services	7,942	15,097	(7,156)
	Infrastructure Planning & Design	10,375	4,231	6,143
	Regulatory Services Unit	17,484	16,084	1,400
		Total City Planning & Design	36,193	46,658
City Engagement & Experience	City Experience and Engagement Admin	8	-1,320	1,328
	Communications and Customer Engagement	30	10,396	(10,366)
	Events and Festivals	1,498	10,062	(8,564)
	Marketing Brand and Creative	0	7,559	(7,559)

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2026/27 RATES & CHARGES

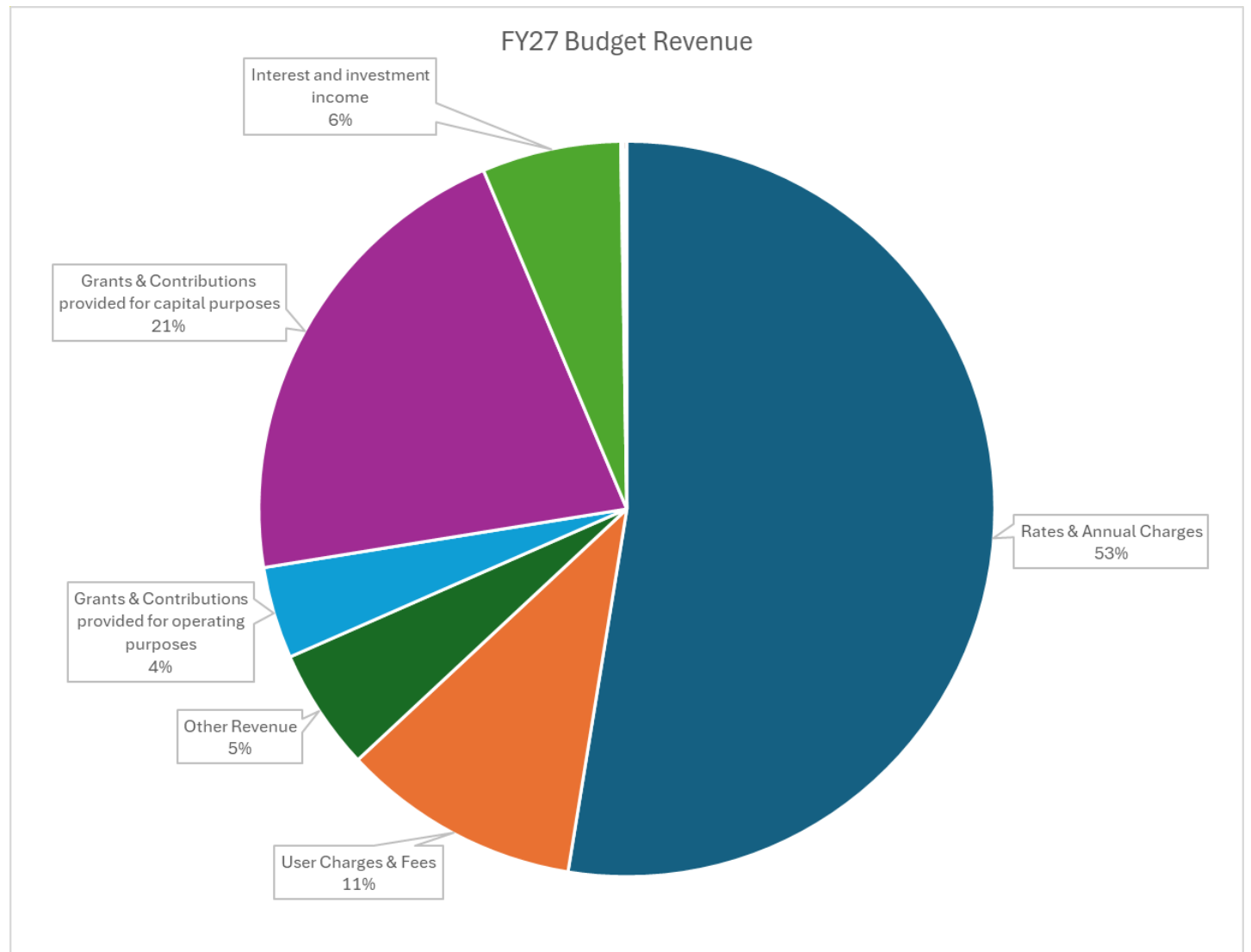
OPERATING REVENUE & EXPENDITURE

Directorate	Business Unit	FY2026/27		
		Operating Revenue ('000)	Operating Expenditure ('000)	Net Operating Result ¹ ('000)
	Services			
	Total City Engagement & Experience	1,536	26,698	(25,161)
People & Culture	Organisational Development	0	2,434	(2,434)
	People and Culture	0	2,423	(2,423)
	People and Culture Admin	6	-371	377
	Safety and Insurance	0	5,589	(5,589)
	Workplace Relations & Systems	0	1,702	(1,702)
	Total People & Culture	6	11,778	(11,772)
Office of Lord Mayor & CEO	Council Secretariat	0	838	(838)
	Councillor Support	0	2,353	(2,353)
	Office of the CEO	0	2,453	(2,453)
	Office of the Lord Mayor	0	1,152	(1,152)
	GM - Office of the Lord Mayor and CEO	0	224	(224)
	Total Office of LM and CEO	0	7,020	(7,020)
Organisation Related	Organisational Costs	217,703	12,343	205,360
	Total Organisation Related	217,703	12,343	205,360
Net Operating result before capital grants & contributions, & loss / gain on disposal of assets		385,925	393,637	(7,712)
City of Parramatta	Add: Capital Grants & Contributions	103,896	0	103,896
	Add: Loss (Gain) on Assets Disposal	700	0	700
	Net Operating result for the year attributable to Council	490,521	393,637	96,885

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2026/27 RATES & CHARGES

WHERE COUNCIL'S MONEY COMES FROM

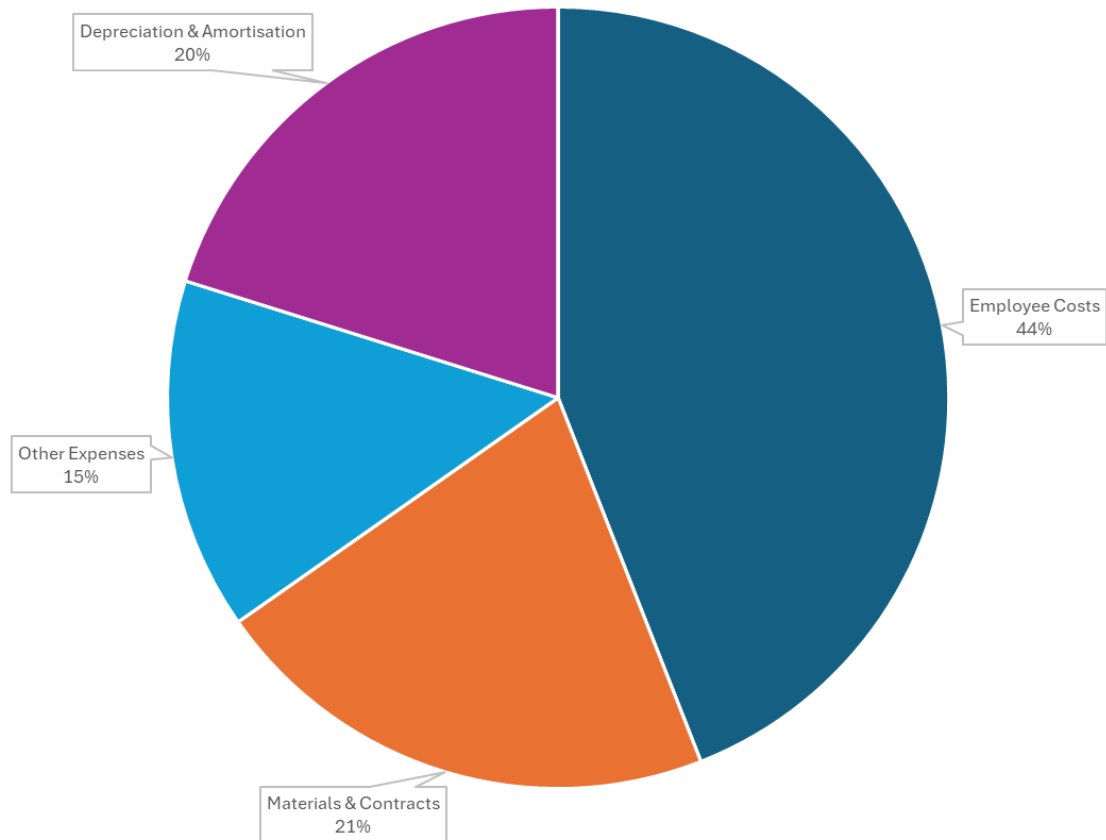


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2026/27 RATES & CHARGES

HOW DOES COUNCIL SPEND ITS MONEY

FY27 Budget Expense



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2026/27 RATES & CHARGES

2026/27 CAPITAL PROJECTS PROGRAM (\$000)

Project Description	FY27 Draft Budget	Total FY27 to FY30
WICR305 Riverside Theatres Redevelopment	21,000	254,816
Hill Road Upgrade	2,996	50,040
Roads Renewal Program	9,500	39,449
WICR313 Western Precinct Connections	3,435	24,825
WICR346 Duck River Nature Trail	1,000	24,308
WICR295 Parramatta CBD to Sydney CBD Cycleway	720	20,291
WICR329 Don Moore Community Hub	8,873	19,747
Civic Link Program (Capital)	9,868	15,638
Af1 Dence Park Pool	500	13,100
Pavilion Capital Improvement Program	2,000	12,158
Granville Square	2,820	12,128
SES Facility	250	12,000
Kerb & Gutter Renewal Program	2,814	11,685
Belmore Park Stage 1	3,000	11,638
Motor Vehicle Replacement Program	2,500	10,170
WICR322 Eastern Parramatta River & CBD Precinct Connections	4,006	10,137
Roads To Recovery Program	2,436	10,118
Community Buildings Capital Improvement	2,249	9,341
WICR344 Finlaysons Creek Cycleway	2,500	9,230
Playground Replacement Program	2,885	9,025
Major Council Plant & Other Equipment Replacement Program	1,200	8,870
Footpaths Construction Program	2,000	8,305
WICR1040 Strengthening the Heart of Play	2,090	8,160
Stormwater Drainage Renewal Program	1,340	8,056
Toongabbie Intersections (P.0087707.07.001)	0	7,650
Cap Nhood Imp Program	1,065	7,315
Bennelong Parkway – Cyclist & Ped Bridge	4,000	7,101
Footpath Renewal Program	1,680	6,976

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROJECTS PROGRAM (\$000)

Project Description	FY27 Draft Budget	Total FY27 to FY30
WILGA206 Doyle Ground Sports Facility Improvements	6,806	6,806
Drainage Construction Program	1,145	6,623
Multi Level Car Parks Capital Renewal Program	500	6,533
Epping School of Arts Community Centre	1,500	5,967
Sportsground Capital Improvement Program	1,500	5,888
WILGA208 Rydalmere Park Stage 4	2,000	5,656
Bennelong Parkway Bridge Link	2,388	5,382
Binalong Park Upgrade – Stage 1	200	5,246
Council Plant Fleet & Other Equipment Replacement Program	1,000	4,835
Asbestos Remediation Works Program	1,136	4,717
Flood Mitigation Program	1,096	4,551
Mobile Garbage Bin Roll Program	3,800	3,800
Doyle Ground Stage 2 Sports Facility Improvements	1,000	3,494
Street Furniture Program	800	3,322
WICR342 Epping Town Centre Oxford St	3,165	3,165
Cultural Precinct in Harris Park	3,011	3,011
Rydalmere Park Masterplan stage 3	250	3,000
2-way conversion of Valentine Av & Wentworth St streetscape	478	2,978
Bennelong Pkwy Bridge Upgrade	2,936	2,936
Cbd - George Street - Streetscape Upgrade	300	2,886
Library Capital Resources	700	2,800
Newington Reserve Upgrade	2,577	2,577
Libraries Capital Renewal	605	2,512
Admin & Operational Properties Capital Renewal	1,100	2,453
Phillip Street Smart Street Stage 3	200	2,441
Acquisition of Rawson St Epping	2,400	2,400
Roundabout-North Rocks Rd at Loyalty Rd North Rocks	2,392	2,392
Drainage Improvements In Growth Areas	362	2,334

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROJECTS PROGRAM (\$'000)

Project Description	FY27 Draft Budget	Total FY27 to FY30
Permanent Cycleway Wigram Street	2,245	2,245
Bridge Upgrades & Renewal Program	500	2,076
Public Safety Cctv Network	500	2,076
Public Trees Program	500	2,076
Carlingford Parklands Design	540	2,013
Civil Construction Program	480	1,993
Sir Thomas Mitchell Reserve sportsground upgrade	1,980	1,980
Integrated Parking Solutions Program	1,000	1,930
Parks Program	441	1,832
Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	847	1,760
Parramatta Station carpark works	535	1,746
Protecting Dams Capital Works Program	400	1,661
Contaminated Land Management In Public Parks & Land	400	1,660
Carlingford Community Hub	500	1,500
Child Care Centres Capital Renewal	358	1,485
Parramatta Square Public Domain Development	1,482	1,482
Waterways Restoration	316	1,311
Traffic Signals-Carlingford Rd	1,297	1,297
WILGA211 Active Youth are Healthy Youth	1,267	1,267
Parks Stormwater Reuse Program	300	1,246
Epping Town Centre Improvement	1,141	1,141
Energy & Water Upgrades To Council Assets	256	1,063
Improving Water Quality In Parramatta Waterways	205	1,043
CBD Church St streetscape upgrade	300	1,000
Darcy Road & Cumberland Highway, Wentworthville - Intersection	100	1,000
Hunts Creek Culvert	1,000	1,000
WILGA207 Max Ruddock Reserve Amenities	978	978
Roundabout - Thomas St at Morton St, Parramatta	917	917

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROJECTS PROGRAM (\$000)

Project Description	FY27 Draft Budget	Total FY27 to FY30
Nursery Management For Bushland Plants & Landscaping Works	178	741
Walking Track Construction	178	741
Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	45	675
Installation Of Rooftop Solar Panels On City Assets Program	154	639
Community Hubs Capital Purchases	159	636
Parramatta Art & Culture Walk	270	630
Rapid Deployment Cctv Cameras	150	623
Park Signage Replacement Program	135	604
Ward Initiatives - Dundas	150	600
Ward Initiatives - Epping	150	600
Ward Initiatives - North Rocks	150	600
Ward Initiatives - Parramatta	150	600
Ward Initiatives - Rosehill	150	600
Wayfinding Updates	150	600
Mosley St/Young St, Carlingford roundabout (P.0093119)	481	481
BNP 2024 - Waratah Shops upgrade	475	475
Cemeteries & Memorials Program	77	445
Sustainable Water Program	105	436
Depot Operational Upgrades	100	400
Raised Pedestrian Crossing – Caroline Chisholm Dr east of	395	395
PAS Relocation	350	350
Raised Pedestrian Crossing – Moss St & Kleins Rd, Northmead	300	300
Park Parade Pedestrian & Cyclist Path	250	250
Norwest T-Way Shared Path	226	226
WILGA209 Sue Savage Reserve	224	224
Real-Time Monitoring Network- Capital	50	200
Riverside Live at Phive	50	200
Security System Upgrade	200	200

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROJECTS PROGRAM (\$000)

Project Description	FY27 Draft Budget	Total FY27 to FY30
Raised thresholds w median – Redback Rd at Balmoral Rd	167	167
PH Jeffery Master Plan	156	156
The Lennox Rectification Works	153	153
Public toilets at George Kendall Riverside Park	150	150
WILGA212 Somerville Park Improvement	136	136
Retail 6 Parramatta Square	110	110
Newington Community Centre	96	96
8 River Road Ermington	80	80
CMP – St Patricks Cemetery	58	58
Bnp - Granville Town Centre	42	42
Community Facilities & Parks Refurbishments	10	40
Charles Street Wharf Public Art Project	5	11
WILGA213 West Epping Dog Off Leash Area	1	1
GRAND TOTAL	171,476	810,431

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
2-way conversion of Valentine Av & Wentworth St streetscape	Developer Contributions	478	2,978
	Total	478	2,978
8 River Road Ermington	Rates & other untied funding	80	80
	Total	80	80
Acquisition of Rawson St Epping	Property Development Reserve	2,400	2,400
	Total	2,400	2,400
Admin & Operational Properties Capital Renewal	Rates & other untied funding	1,100	2,453
	Total	1,100	2,453
Af1 Dence Park Pool	Grants & Contributions	500	12,300
	Rates & other untied funding	0	800
	Total	500	13,100
Asbestos Remediation Works Program	Rates & other untied funding	1,136	4,717
	Total	1,136	4,717
Belmore Park Stage 1	Developer Contributions	2,575	2,575
	Grants & Contributions	263	5,263
	Rates & other untied funding	162	3,800
	Total	3,000	11,638
Bennelong Parkway – Cyclist and Ped Bridge	Developer Contributions	0	1,275
	Grants & Contributions	4,000	5,826
	Total	4,000	7,101
Bennelong Parkway Bridge Link	Grants & Contributions	2,388	5,382
	Total	2,388	5,382
Bennelong Pkwy Bridge Upgrade	Rates & other untied funding	2,936	2,936
	Total	2,936	2,936
Binalong Park Upgrade – Stage 1	Developer Contributions	200	5,246
	Total	200	5,246
Bnp - Granville Town Centre	Grants & Contributions	42	42
	Total	42	42

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
BNP 2024 - Waratah Shops upgrade	Rates & other untied funding	475	475
	Total	475	475
Bridge Upgrades & Renewal Program	Rates & other untied funding	500	2,076
	Total	500	2,076
Cap Nhood Imp Program	Rates & other untied funding	1,065	7,315
	Total	1,065	7,315
Carlingford Community Hub	Developer Contributions	500	1,500
	Total	500	1,500
Carlingford Parklands Design	Developer Contributions	540	2,013
	Total	540	2,013
CBD - George Street - Streetscape Upgrade	Rates & other untied funding	300	2,886
	Total	300	2,886
CBD Church St streetscape upgrade	Developer Contributions	300	1,000
	Total	300	1,000
Cemeteries and Memorials Program	Rates & other untied funding	77	445
	Total	77	445
Charles Street Wharf Public Art Project	Rates & other untied funding	5	11
	Total	5	11
Child Care Centres Capital Renewal	Rates & other untied funding	358	1,485
	Total	358	1,485
Civic Link Program (Capital)	Grants & Contributions	9,868	15,638
	Total	9,868	15,638
Civil Construction Program	Rates & other untied funding	480	1,993
	Total	480	1,993
CMP – St Patricks Cemetery	Grants & Contributions	18	18
	Rates & other untied funding	40	40
	Total	58	58
	Rates & other untied funding	2,249	9,341

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Community Buildings Capital Improvement	Total	2,249	9,341
Community Facilities & Parks Refurbishments	Rates & other untied funding	10	40
	Total	10	40
Community Hubs Capital Purchases	Rates & other untied funding	159	636
	Total	159	636
Contaminated Land Management In Public Parks and Land	Rates & other untied funding	400	1,660
	Total	400	1,660
Council Plant Fleet & Other Equipment Replacement Program	Rates & other untied funding	1,000	4,835
	Total	1,000	4,835
Cultural Precinct in Harris Park	Grants & Contributions	3,011	3,011
	Total	3,011	3,011
Darcy Road and Cumberland Highway, Wentworthville - Interse	Rates & other untied funding	100	1,000
	Total	100	1,000
Depot Operational Upgrades	Rates & other untied funding	100	400
	Total	100	400
Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	Developer Contributions	56	969
	Grants & Contributions	690	690
	Rates & other untied funding	100	100
	Total	846	1,759
Doyle Ground Stage 2 Sports Facility Improvements	Developer Contributions	1,000	1,906
	Rates & other untied funding	0	1,588
	Total	1,000	3,494
Drainage Construction Program	Rates & other untied funding	800	5,661
	Storm water levy	345	962
	Total	1,145	6,623
Drainage Improvements In Growth Areas	Rates & other untied funding	362	2,334
	Total	362	2,334

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Energy & Water Upgrades To Council Assets	Rates & other untied funding	256	1,063
	Total	256	1,063
Epping School of Arts Community Centre	Rates & other untied funding	1,500	5,967
	Total	1,500	5,967
Epping Town Centre Improvement	Developer Contributions	1,081	1,081
	Grants & Contributions	60	60
	Total	1,141	1,141
Flood Mitigation Program	Rates & other untied funding	1,096	4,551
	Total	1,096	4,551
Footpath Renewal Program	Rates & other untied funding	1,680	6,976
	Total	1,680	6,976
Footpaths Construction Program	Rates & other untied funding	2,000	8,305
	Total	2,000	8,305
Granville Square	Developer Contributions	0	3,600
	Grants & Contributions	2,820	8,528
	Total	2,820	12,128
Hill Road Upgrade	Grants & Contributions	2,996	50,040
	Total	2,996	50,040
Hunts Creek Culvert	Rates & other untied funding	1,000	1,000
	Total	1,000	1,000
Improving Water Quality In Parramatta Waterways	Rates & other untied funding	205	1,043
	Total	205	1,043
Installation Of Rooftop Solar Panels On City Assets Program	Rates & other untied funding	154	639
	Total	154	639
Integrated Parking Solutions Program	Property Development Reserve	1,000	1,930
	Total	1,000	1,930
Kerb & Gutter Renewal Program	Rates & other untied funding	2,814	11,685
	Total	2,814	11,685

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Libraries Capital Renewal	Rates & other untied funding	605	2,512
	Total	605	2,512
Library Capital Resources	Rates & other untied funding	700	2,800
	Total	700	2,800
Major Council Plant & Other Equipment Replacement Program	Domestic Waste Management	0	1,500
	Rates & other untied funding	1,200	7,370
	Total	1,200	8,870
Mobile Garbage Bin Roll Program	Domestic Waste Management	3,800	3,800
	Total	3,800	3,800
Mosley St/Young St, Carlingford roundabout (P.0093119)	Grants & Contributions	481	481
	Total	481	481
Motor Vehicle Replacement Program	Rates & other untied funding	2,500	10,170
	Total	2,500	10,170
Multi Level Car Parks Capital Renewal Program	Rates & other untied funding	500	6,533
	Total	500	6,533
Newington Community Centre	Rates & other untied funding	96	96
	Total	96	96
Newington Reserve Upgrade	Developer Contributions	2,577	2,577
	Total	2,577	2,577
Norwest T-Way Shared Path	Grants & Contributions	226	226
	Total	226	226
Nursery Management For Bushland Plants & Landscaping Works	Developer Contributions	30	30
	Rates & other untied funding	148	711
	Total	178	741
Park Parade Pedestrian and Cyclist Path	Grants & Contributions	250	250
	Total	250	250
Park Signage Replacement Program	Rates & other untied funding	135	604
	Total	135	604

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Parks Program	Rates & other untied funding	441	1,832
	Total	441	1,832
Parks Stormwater Reuse Program	Storm water levy	300	1,246
	Total	300	1,246
Parramatta Art and Culture Walk	Developer Contributions	270	630
	Total	270	630
Parramatta Square Public Domain Development	Developer Contributions	1,482	1,482
	Total	1,482	1,482
Parramatta Station carpark works	Developer Contributions	535	1,746
	Total	535	1,746
PAS Relocation	Rates & other untied funding	350	350
	Total	350	350
Pavilion Capital Improvement Program	Rates & other untied funding	2,000	12,158
	Total	2,000	12,158
Permanent Cycleway Wigram Street	Grants & Contributions	2,245	2,245
	Total	2,245	2,245
PH Jeffery Master Plan	Grants & Contributions	16	16
	Rates & other untied funding	140	140
	Total	156	156
Phillip Street Smart Street Stage 3	Rates & other untied funding	200	2,441
	Total	200	2,441
Playground Replacement Program	Rates & other untied funding	2,885	9,025
	Total	2,885	9,025
Protecting Dams Capital Works Program	Rates & other untied funding	250	1,061
	Storm water levy	150	600
	Total	400	1,661
Public Safety Cctv Network	Rates & other untied funding	500	2,076
	Total	500	2,076

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Public toilets at George Kendall Riverside Park	Developer Contributions	150	150
	Total	150	150
Public Trees Program	Rates & other untied funding	500	2,076
	Total	500	2,076
Raised Pedestrian Crossing – Caroline Chisholm Dr east of	Grants & Contributions	395	395
	Total	395	395
Raised Pedestrian Crossing – Moss St & Kleins Rd, Northmead	Grants & Contributions	300	300
	Total	300	300
Raised thresholds w median – Redback Rd at Balmoral Rd	Grants & Contributions	167	167
	Total	167	167
Rapid Deployment CCTV Cameras	Rates & other untied funding	150	623
	Total	150	623
Real-Time Monitoring Network- Capital	Rates & other untied funding	50	200
	Total	50	200
Retail 6 Parramatta Square	Rates & other untied funding	110	110
	Total	110	110
Riverside Live at PHive	Rates & other untied funding	50	200
	Total	50	200
Roads Renewal Program	Rates & other untied funding	9,500	39,449
	Total	9,500	39,449
Roads To Recovery Program	Grants & Contributions	2,436	10,118
	Total	2,436	10,118
Roundabout - Thomas St at Morton St, Parramatta	Grants & Contributions	917	917
	Total	917	917
Roundabout-North Rocks Rd at Loyalty Rd North Rocks	Grants & Contributions	2,392	2,392
	Total	2,392	2,392
Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	Developer Contributions	45	675
	Total	45	675

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Rydalmere Park Masterplan stage 3	Developer Contributions	250	3,000
	Total	250	3,000
Security System Upgrade	Rates & other untied funding	200	200
	Total	200	200
SES Facility	Property Development Reserve	250	12,000
	Total	250	12,000
Sir Thomas Mitchell Reserve sportsground upgrade	Developer Contributions	780	780
	Grants & Contributions	1,200	1,200
	Total	1,980	1,980
Sportsground Capital Improvement Program	Rates & other untied funding	1,500	5,888
	Total	1,500	5,888
Stormwater Drainage Renewal Program	Rates & other untied funding	600	5,096
	Storm water levy	740	2,960
	Total	1,340	8,056
Street Furniture Program	Rates & other untied funding	800	3,322
	Total	800	3,322
Sustainable Water Program	Rates & other untied funding	105	436
	Total	105	436
The Lennox Rectification Works	Developer Contributions	153	153
	Total	153	153
Toongabbie Intersections (P.0087707.07.001)	Grants & Contributions	0	7,650
	Total	0	7,650
Traffic Signals-Carlingford Rd	Grants & Contributions	1,297	1,297
	Total	1,297	1,297
Walking Track Construction	Rates & other untied funding	178	741
	Total	178	741
Ward Initiatives - Dundas	Rates & other untied funding	150	600
	Total	150	600

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
Ward Initiatives - Epping	Rates & other untied funding	150	600
	Total	150	600
Ward Initiatives - North Rocks	Rates & other untied funding	150	600
	Total	150	600
Ward Initiatives - Parramatta	Rates & other untied funding	150	600
	Total	150	600
Ward Initiatives - Rosehill	Rates & other untied funding	150	600
	Total	150	600
Waterways Restoration	Storm water levy	316	1,311
	Total	316	1,311
Wayfinding Updates	Rates & other untied funding	150	600
	Total	150	600
WICR1040 Strengthening the Heart of Play	Grants & Contributions	2,090	8,160
	Total	2,090	8,160
WICR295 Parramatta CBD to Sydney CBD Cycleway	Grants & Contributions	720	20,291
	Total	720	20,291
WICR305 Riverside Theatres Redevelopment	Developer Contributions	4,176	35,664
	Grants & Contributions	16,824	25,824
	Property Development Reserve	0	161,478
	Cultural Reserve	0	31,850
	Total	21,000	254,816
WICR313 Western Precinct Connections	Developer Contributions	275	1,926
	Grants & Contributions	3,160	22,899
	Total	3,435	24,825
WICR322 Eastern Parramatta River & CBD Precinct Connections	Grants & Contributions	4,006	10,137
	Total	4,006	10,137
WICR329 Don Moore Community Hub	Grants & Contributions	8,873	19,747
	Total	8,873	19,747

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM			
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000			
Project Description	Funding Mapping	Budget	
		FY27	FY27-30
WICR342 Epping Town Centre Oxford St	Developer Contributions	570	570
	Grants & Contributions	2,595	2,595
	Total	3,165	3,165
WICR344 Finlaysons Creek Cycleway	Grants & Contributions	2,500	9,230
	Total	2,500	9,230
WICR346 Duck River Nature Trail	Grants & Contributions	1,000	24,308
	Total	1,000	24,308
WILGA206 Doyle Ground Sports Facility Improvements	Developer Contributions	500	500
	Grants & Contributions	5,589	5,589
	Rates & other untied funding	717	717
	Total	6,806	6,806
WILGA207 Max Ruddock Reserve Amenities	Developer Contributions	885	885
	Grants & Contributions	19	19
	Rates & other untied funding	74	74
	Total	978	978
WILGA208 Rydalmere Park Stage 4	Grants & Contributions	2,000	5,656
	Total	2,000	5,656
WILGA209 Sue Savage Reserve	Developer Contributions	224	224
	Total	224	224
WILGA211 Active Youth are Healthy Youth	Grants & Contributions	1,267	1,267
	Total	1,267	1,267
WILGA212 Somerville Park Improvement	Developer Contributions	86	86
	Grants & Contributions	50	50
	Total	136	136
WILGA213 West Epping Dog Off Leash Area	Grants & Contributions	1	1
	Total	1	1
Grand Total		171,476	810,431

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM					
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000					
Funding Mapping	Directorate	Project Description	Budget		
			FY27	FY27-30	
Developer Contributions	City Planning & Design	Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	56	969	
		Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	45	675	
		WICR313 Western Precinct Connections	275	1,926	
	City Planning & Design Total			376	3,570
	City Services & Projects		2-way conversion of Valentine Av & Wentworth St streetscape	478	2,978
			Belmore Park Stage 1	2,575	2,575
			Bennelong Parkway – Cyclist & Ped Bridge	0	1,275
			Binalong Park Upgrade – Stage 1	200	5,246
			Carlingford Community Hub	500	1,500
			Carlingford Parklands Design	540	2,013
			CBD Church St streetscape upgrade	300	1,000
			Doyle Ground Stage 2 Sports Facility Improvements	1,000	1,906
			Epping Town Centre Improvement	1,081	1,081
			Granville Square	0	3,600
			Newington Reserve Upgrade	2,577	2,577
			Nursery Management For Bushland Plants & Landscaping Works	30	30
			Parramatta Square Public Domain Development	1,482	1,482
			Parramatta Station carpark works	535	1,746
			Public toilets at George Kendall Riverside Park	150	150
			Rydalmere Park Masterplan stage 3	250	3,000

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
		Sir Thomas Mitchell Reserve sportsground upgrade	780	780
		The Lennox Rectification Works	153	153
		WICR305 Riverside Theatres Redevelopment	4,176	35,664
		WICR342 Epping Town Centre Oxford St	570	570
		WILGA206 Doyle Ground Sports Facility Improvements	500	500
		WILGA207 Max Ruddock Reserve Amenities	885	885
		WILGA209 Sue Savage Reserve	224	224
		WILGA212 Somerville Park Improvement	86	86
		City Services & Projects Total	19,072	71,021
	Community & Culture	Parramatta Art & Culture Walk	270	630
		Community & Culture Total	270	630
		DEVELOPER CONTRIBUTIONS TOTAL	19,718	75,222
Domestic Waste Management	City Services & Projects	Major Council Plant & Other Equipment Replacement Program	0	1,500
		Mobile Garbage Bin Roll Program	3,800	3,800
		City Services & Projects Total	3,800	5,300
		DOMESTIC WASTE MANAGEMENT TOTAL	3,800	5,300
Grants & Contributions	City Planning & Design	Civic Link Program (Capital)	9,868	15,638
		Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	690	690
		Toongabbie Intersections (P.0087707.07.001)	0	7,650
		WICR313 Western Precinct Connections	3,160	22,899

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
	City Planning & Design Total		13,719	46,877
	City Services & Projects	Af1 Dence Park Pool	500	12,300
		Belmore Park Stage 1	263	5,263
		Bennelong Parkway – Cyclist & Ped Bridge	4,000	5,826
		Bennelong Parkway Bridge Link	2,388	5,382
		Bnp - Granville Town Centre	42	42
		CMP – St Patricks Cemetery	18	18
		Cultural Precinct in Harris Park	3,011	3,011
		Epping Town Centre Improvement	60	60
		Granville Square	2,820	8,528
		Hill Road Upgrade	2,996	50,040
		Mosley St/Young St, Carlingford roundabout (P.0093119)	481	481
		Norwest T-Way Shared Path	226	226
		Park Parade Pedestrian & Cyclist Path	250	250
		Permanent Cycleway Wigram Street	2,245	2,245
		PH Jeffery Master Plan	16	16
		Raised Pedestrian Crossing – Caroline Chisholm Dr east of	395	395
		Raised Pedestrian Crossing – Moss St & Kleins Rd, Northmead	300	300
		Raised thresholds w median – Redback Rd at Balmoral Rd	167	167
		Roads To Recovery Program	2,436	10,118
		Roundabout - Thomas St at Morton St, Parramatta	917	917
	Roundabout-North Rocks Rd at Loyalty Rd North Rocks	2,392	2,392	

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
		Sir Thomas Mitchell Reserve sportsground upgrade	1,200	1,200
		Traffic Signals-Carlingford Rd	1,297	1,297
		WICR1040 Strengthening the Heart of Play	2,090	8,160
		WICR295 Parramatta CBD to Sydney CBD Cycleway	720	20,291
		WICR305 Riverside Theatres Redevelopment	16,824	25,824
		WICR322 Eastern Parramatta River & CBD Precinct Connections	4,006	10,137
		WICR329 Don Moore Community Hub	8,873	19,747
		WICR342 Epping Town Centre Oxford St	2,595	2,595
		WICR344 Finlaysons Creek Cycleway	2,500	9,230
		WICR346 Duck River Nature Trail	1,000	24,308
		WILGA206 Doyle Ground Sports Facility Improvements	5,589	5,589
		WILGA207 Max Ruddock Reserve Amenities	19	19
		WILGA208 Rydalmere Park Stage 4	2,000	5,656
		WILGA211 Active Youth are Healthy Youth	1,267	1,267
		WILGA212 Somerville Park Improvement	50	50
		WILGA213 West Epping Dog Off Leash Area	1	1
		City Services & Projects Total	75,954	243,348
		GRANTS & CONTRIBUTIONS TOTAL	89,672	290,225
Property Development	City Services & Projects	Integrated Parking Solutions Program	1,000	1,930
		SES Facility	250	12,000

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM					
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000					
Funding Mapping	Directorate	Project Description	Budget		
			FY27	FY27-30	
Reserve		WICR305 Riverside Theatres Redevelopment	0	161,478	
	City Services & Projects Total		1,250	175,408	
	Corporate & Property Services	Acquisition of Rawson St Epping	2,400	2,400	
	Corporate & Property Services Total		2,400	2,400	
	PROPERTY DEVELOPMENT RESERVE TOTAL		3,650	177,808	
Rates & other untied funding	City Planning & Design	Darcy Road & Cumberland Highway, Wentworthville - Interse	100	1,000	
		Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	100	100	
		Real-Time Monitoring Network- Capital	50	200	
	City Planning & Design Total		250	1,300	
	City Services & Projects	Af1 Dence Park Pool		0	800
		Asbestos Remediation Works Program		1,136	4,717
		Belmore Park Stage 1		162	3,800
		Bennelong Pkwy Bridge Upgrade		2,936	2,936
		BNP 2024 - Waratah Shops upgrade		475	475
		Bridge Upgrades & Renewal Program		500	2,076
		Cap Nhood Imp Program		1,065	7,315
		Cbd - George Street - Streetscape Upgrade		300	2,886
		Cemeteries & Memorials Program		77	445
		Civil Construction Program		480	1,993
		CMP – St Patricks Cemetery		40	40
Contaminated Land Management In Public Parks & Land		400	1,660		

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
		Council Plant Fleet & Other Equipment Replacement Program	1,000	4,835
		Depot Operational Upgrades	100	400
		Doyle Ground Stage 2 Sports Facility Improvements	0	1,588
		Drainage Construction Program	800	5,661
		Drainage Improvements In Growth Areas	362	2,334
		Energy & Water Upgrades To Council Assets	256	1,063
		Epping School of Arts Community Centre	1,500	5,967
		Flood Mitigation Program	1,096	4,551
		Footpath Renewal Program	1,680	6,976
		Footpaths Construction Program	2,000	8,305
		Hunts Creek Culvert	1,000	1,000
		Improving Water Quality In Parramatta Waterways	205	1,043
		Installation Of Rooftop Solar Panels On City Assets Program	154	639
		Kerb & Gutter Renewal Program	2,814	11,685
		Major Council Plant & Other Equipment Replacement Program	1,200	7,370
		Motor Vehicle Replacement Program	2,500	10,170
		Nursery Management For Bushland Plants & Landscaping Works	148	711
		Park Signage Replacement Program	135	604
		Parks Program	441	1,832
		PAS Relocation	350	350
		Pavilion Capital Improvement Program	2,000	12,158

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
		PH Jeffery Master Plan	140	140
		Phillip Street Smart Street Stage 3	200	2,441
		Playground Replacement Program	2,885	9,025
		Protecting Dams Capital Works Program	250	1,061
		Public Trees Program	500	2,076
		Roads Renewal Program	9,500	39,449
		Sportsground Capital Improvement Program	1,500	5,888
		Stormwater Drainage Renewal Program	600	5,096
		Street Furniture Program	800	3,322
		Sustainable Water Program	105	436
		Walking Track Construction	178	741
		Wayfinding Updates	150	600
		WILGA206 Doyle Ground Sports Facility Improvements	717	717
		WILGA207 Max Ruddock Reserve Amenities	74	74
		City Services & Projects Total	44,912	189,452
	Community & Culture	Charles Street Wharf Public Art Project	5	11
		Community Facilities & Parks Refurbishments	10	40
		Community Hubs Capital Purchases	159	636
		Library Capital Resources	700	2,800
		Riverside Live at Phive	50	200
		Community & Culture Total	924	3,687
	Corporate &	8 River Road Ermington	80	80

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
	Property Services	Admin & Operational Properties Capital Renewal	1,100	2,453
		Child Care Centres Capital Renewal	358	1,485
		Community Buildings Capital Improvement	2,249	9,341
		Libraries Capital Renewal	605	2,512
		Multi Level Car Parks Capital Renewal Program	500	6,533
		Newington Community Centre	96	96
		Public Safety Cctv Network	500	2,076
		Rapid Deployment Cctv Cameras	150	623
		Retail 6 Parramatta Square	110	110
		Security System Upgrade	200	200
	Corporate & Property Services Total		5,948	25,509
	Office of Lord Mayor & CEO	Ward Initiatives - Dundas	150	600
		Ward Initiatives - Epping	150	600
		Ward Initiatives - North Rocks	150	600
		Ward Initiatives - Parramatta	150	600
		Ward Initiatives - Rosehill	150	600
	Office of Lord Mayor & CEO Total		750	3,000
	RATES & OTHER UNTIED FUNDING TOTAL		52,785	222,948
	Cultural Reserve	City Services & Projects	WICR305 Riverside Theatres Redevelopment	0
City Services & Projects Total		0	31,850	
CULTURAL RESERVE TOTAL		0	31,850	
Storm water levy	City Services & Projects	Drainage Construction Program	345	962
		Parks Stormwater Reuse Program	300	1,246

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM				
LIST OF FUNDING SOURCE BY DIRECTORATE & PROJECT \$000				
Funding Mapping	Directorate	Project Description	Budget	
			FY27	FY27-30
		Protecting Dams Capital Works Program	150	600
		Stormwater Drainage Renewal Program	740	2,960
		Waterways Restoration	316	1,311
		City Services & Projects Total	1,851	7,079
		STORM WATER LEVY TOTAL	1,851	7,079
Special Rates		City Services & Projects Total	0	0
		SPECIAL RATES TOTAL	0	0
GRAND TOTAL			171,476	810,431

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
City Services & Projects	Developer Contributions	2-way conversion of Valentine Av & Wentworth St streetscape	478	2,978
		Belmore Park Stage 1	2,575	2,575
		Bennelong Parkway – Cyclist & Ped Bridge	0	1,275
		Binalong Park Upgrade – Stage 1	200	5,246
		Carlingford Community Hub	500	1,500
		Carlingford Parklands Design	540	2,013
		CBD Church St streetscape upgrade	300	1,000
		Doyle Ground Stage 2 Sports Facility Improvements	1,000	1,906
		Epping Town Centre Improvement	1,081	1,081
		Granville Square	0	3,600

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
		Newington Reserve Upgrade	2,577	2,577
		Nursery Management For Bushland Plants & Landscaping Works	30	30
		Parramatta Square Public Domain Development	1,482	1,482
		Parramatta Station carpark works	535	1,746
		Public toilets at George Kendall Riverside Park	150	150
		Rydalmere Park Masterplan stage 3	250	3,000
		Sir Thomas Mitchell Reserve sportsground upgrade	780	780
		The Lennox Rectification Works	153	153
		WICR305 Riverside Theatres Redevelopment	4,176	35,664
		WICR342 Epping Town Centre Oxford St	570	570
		WILGA206 Doyle Ground Sports Facility Improvements	500	500
		WILGA207 Max Ruddock Reserve Amenities	885	885
		WILGA209 Sue Savage Reserve	224	224
		WILGA212 Somerville Park Improvement	86	86
		Developer Contributions Total	19,072	71,021
	Domestic Waste Management	Major Council Plant & Other Equipment Replacement Program	0	1,500
		Mobile Garbage Bin Roll Program	3,800	3,800
		Domestic Waste Management Total	3,800	5,300
		Af1 Dence Park Pool	500	12,300

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
	Grants & Contributions	Belmore Park Stage 1	263	5,263
		Bennelong Parkway – Cyclist & Ped Bridge	4,000	5,826
		Bennelong Parkway Bridge Link	2,388	5,382
		BNP - Granville Town Centre	42	42
		CMP – St Patricks Cemetery	18	18
		Cultural Precinct in Harris Park	3,011	3,011
		Epping Town Centre Improvement	60	60
		Granville Square	2,820	8,528
		Hill Road Upgrade	2,996	50,040
		Mosley St/Young St, Carlingford roundabout (P.0093119)	481	481
		Norwest T-Way Shared Path	226	226
		Park Parade Pedestrian & Cyclist Path	250	250
		Permanent Cycleway Wigram Street	2,245	2,245
		PH Jeffery Master Plan	16	16
		Raised Pedestrian Crossing – Caroline Chisholm Dr east of	395	395
		Raised Pedestrian Crossing – Moss St & Kleins Rd, Northmead	300	300
		Raised thresholds w median – Redback Rd at Balmoral Rd	167	167
		Roads To Recovery Program	2,436	10,118
		Roundabout - Thomas St at Morton St, Parramatta	917	917
		Roundabout-North Rocks Rd at Loyalty Rd North Rocks	2,392	2,392

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
		Sir Thomas Mitchell Reserve sportsground upgrade	1,200	1,200
		Traffic Signals-Carlingford Rd	1,297	1,297
		WICR1040 Strengthening the Heart of Play	2,090	8,160
		WICR295 Parramatta CBD to Sydney CBD Cycleway	720	20,291
		WICR305 Riverside Theatres Redevelopment	16,824	25,824
		WICR322 Eastern Parramatta River & CBD Precinct Connections	4,006	10,137
		WICR329 Don Moore Community Hub	8,873	19,747
		WICR342 Epping Town Centre Oxford St	2,595	2,595
		WICR344 Finlaysons Creek Cycleway	2,500	9,230
		WICR346 Duck River Nature Trail	1,000	24,308
		WILGA206 Doyle Ground Sports Facility Improvements	5,589	5,589
		WILGA207 Max Ruddock Reserve Amenities	19	19
		WILGA208 Rydalmere Park Stage 4	2,000	5,656
		WILGA211 Active Youth are Healthy Youth	1,267	1,267
		WILGA212 Somerville Park Improvement	50	50
		WILGA213 West Epping Dog Off Leash Area	1	1
Grants & Contributions Total			75,954	243,348

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
	Property Development Reserve	Integrated Parking Solutions Program	1,000	1,930
		SES Facility	250	12,000
		WICR305 Riverside Theatres Redevelopment	0	161,478
	Property Development Reserve Total		1,250	175,408
	Rates & other untied funding	Af1 Dence Park Pool	0	800
		Asbestos Remediation Works Program	1,136	4,717
		Belmore Park Stage 1	162	3,800
		Bennelong Pkwy Bridge Upgrade	2,936	2,936
		BNP 2024 - Waratah Shops upgrade	475	475
		Bridge Upgrades & Renewal Program	500	2,076
		Cap Nhood Imp Program	1,065	7,315
		Cbd - George Street - Streetscape Upgrade	300	2,886
		Cemeteries & Memorials Program	77	445
		Civil Construction Program	480	1,993
		CMP – St Patricks Cemetery	40	40
		Contaminated Land Management In Public Parks & Land	400	1,660
		Council Plant Fleet & Other Equipment Replacement Program	1,000	4,835
Depot Operational Upgrades		100	400	
Doyle Ground Stage 2 Sports Facility Improvements	0	1,588		
Drainage Construction Program	800	5,661		

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
		Drainage Improvements In Growth Areas	362	2,334
		Energy & Water Upgrades To Council Assets	256	1,063
		Epping School of Arts Community Centre	1,500	5,967
		Flood Mitigation Program	1,096	4,551
		Footpath Renewal Program	1,680	6,976
		Footpaths Construction Program	2,000	8,305
		Hunts Creek Culvert	1,000	1,000
		Improving Water Quality In Parramatta Waterways	205	1,043
		Installation Of Rooftop Solar Panels On City Assets Program	154	639
		Kerb & Gutter Renewal Program	2,814	11,685
		Major Council Plant & Other Equipment Replacement Program	1,200	7,370
		Motor Vehicle Replacement Program	2,500	10,170
		Nursery Management For Bushland Plants & Landscaping Works	148	711
		Park Signage Replacement Program	135	604
		Parks Program	441	1,832
		PAS Relocation	350	350
		Pavilion Capital Improvement Program	2,000	12,158
		PH Jeffery Master Plan	140	140
		Phillip Street Smart Street Stage 3	200	2,441
		Playground Replacement Program	2,885	9,025

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2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
		Protecting Dams Capital Works Program	250	1,061
		Public Trees Program	500	2,076
		Roads Renewal Program	9,500	39,449
		Sportsground Capital Improvement Program	1,500	5,888
		Stormwater Drainage Renewal Program	600	5,096
		Street Furniture Program	800	3,322
		Sustainable Water Program	105	436
		Walking Track Construction	178	741
		Wayfinding Updates	150	600
		WILGA206 Doyle Ground Sports Facility Improvements	717	717
		WILGA207 Max Ruddock Reserve Amenities	74	74
Rates & other untied funding Total			44,912	189,452
Cultural Reserve		WICR305 Riverside Theatres Redevelopment	0	31,850
Cultural Reserve Total			0	31,850
Storm water levy		Drainage Construction Program	345	962
		Parks Stormwater Reuse Program	300	1,246
		Protecting Dams Capital Works Program	150	600
		Stormwater Drainage Renewal Program	740	2,960
		Waterways Restoration	316	1,311
Storm water levy Total			1,851	7,079

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
	CITY SERVICES & PROJECTS TOTAL		146,839	723,458
City Planning & Design	Developer Contributions	Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	56	969
		Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	45	675
		WICR313 Western Precinct Connections	275	1,926
	Developer Contributions Total		376	3,570
	Grants & Contributions	Civic Link Program (Capital)	9,868	15,638
		Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	690	690
		Toongabbie Intersections (P.0087707.07.001)	0	7,650
		WICR313 Western Precinct Connections	3,160	22,899
	Grants & Contributions Total		13,719	46,877
	Rates & other untied funding	Darcy Road & Cumberland Highway, Wentworthville - Interse	100	1,000
		Detailed design of Kleins Rd Pedestrian & Cyclist Path Stage	100	100
		Real-Time Monitoring Network-Capital	50	200
	Rates & Other Untied Funding Total		250	1,300
	CITY PLANNING & DESIGN TOTAL		14,345	51,747
Community & Culture	Developer Contributions	Parramatta Art & Culture Walk	270	630
	Developer Contributions Total		270	630
	Rates & other untied	Charles Street Wharf Public Art Project	5	11

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
	funding	Community Facilities & Parks Refurbishments	10	40
		Community Hubs Capital Purchases	159	636
		Library Capital Resources	700	2,800
		Riverside Live at Phive	50	200
	Rates & Other Untied Funding Total		924	3,687
	COMMUNITY & CULTURE TOTAL		1,194	4,317
Corporate & Property Services	Property Development Reserve	Acquisition of Rawson St Epping	2,400	2,400
	Property Development Reserve Total		2,400	2,400
	Rates & other untied funding	8 River Road Ermington	80	80
		Admin & Operational Properties Capital Renewal	1,100	2,453
		Child Care Centres Capital Renewal	358	1,485
		Community Buildings Capital Improvement	2,249	9,341
		Libraries Capital Renewal	605	2,512
		Multi Level Car Parks Capital Renewal Program	500	6,533
		Newington Community Centre	96	96
		Public Safety Cctv Network	500	2,076
		Rapid Deployment Cctv Cameras	150	623
		Retail 6 Parramatta Square	110	110
	Security System Upgrade	200	200	
	Rates & Other Untied Funding Total		5,948	25,509
CORPORATE & PROPERTY SERVICES TOTAL		8,348	27,909	
Office of Lord	Rates & other	Ward Initiatives - Dundas	150	600

BUDGET

2026/27 RATES & CHARGES

2026/27 CAPITAL PROGRAM

Directorate	Funding Mapping	Project Description	Budget	
			FY27	FY27-30
Mayor & CEO	untied funding	Ward Initiatives - Epping	150	600
		Ward Initiatives - North Rocks	150	600
		Ward Initiatives - Parramatta	150	600
		Ward Initiatives - Rosehill	150	600
	Rates & Other Untied Funding Total		750	3,000
	OFFICE OF LORD MAYOR & CEO TOTAL		750	3,000
GRAND TOTAL			171,476	810,431

WHERE DOES OUR FUNDING FOR CAPITAL WORKS COMES FROM

Funding Sources	FY27 Draft Budget (\$'000)	%
Grants & Contributions	89,672	52%
Rates & other untied funding	52,785	31%
Developer Contributions	19,718	11%
Domestic Waste Management	3,800	2%
Property Development Reserve	3,650	2%
Storm water levy	1,851	1%
GRAND TOTAL	171,476	100%

BUDGET

2026/27 RATES & CHARGES

STATEMENT OF FINANCIAL PERFORMANCE

	FY26 Budget	FY27 Draft Budget
Rates & Annual Charges	244,659	257,821
User Charges & Fees	50,060	51,459
Other Revenue	22,165	26,284
Grants & Contributions provided for operating purposes	17,723	19,810
Grants & Contributions provided for capital purposes	81,889	103,896
Interest and investment income	27,521	29,950
Other Income	600	600
Gain on Disposal of Assets	650	700
Total Income from Continuing Operations	445,266	490,521
Employee Costs	166,447	173,379
Materials & Contracts	73,567	83,575
Borrowing Costs	0	0
Other Expenses	51,879	57,294
Loss on Disposal of Assets	105	0
Total Expenses from continuing operations excluding depn.	291,998	314,249
Operating result from continuing operations exc depn.	153,268	176,273
Depreciation & Amortisation	69,825	79,388
Net Operating result for the year attributable to Council	83,443	96,885
Net Operating result before capital grants & contributions, and loss / gain on disposal of assets	1,009	(7,712)

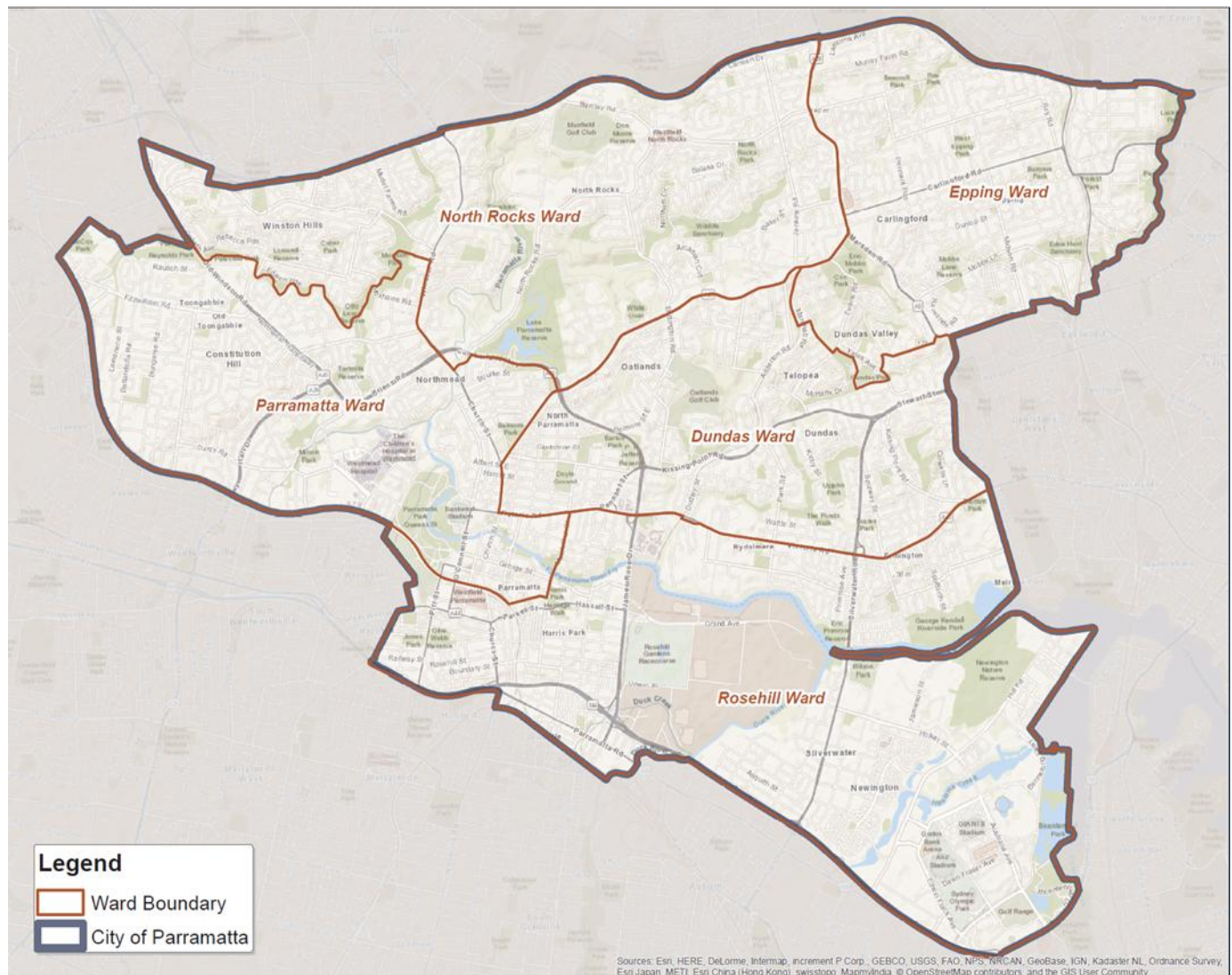
BUDGET

2026/27 RATES & CHARGES

STATEMENT OF REVENUE POLICY

Incorporating the Statement of Fees & Charges 2026-27

The map below depicts the City of Parramatta Local Government Area by Ward.



RATES & CHARGES

Council charges rates to help pay for local services and facilities that benefit the community. This includes maintaining roads, parks, buildings, and other infrastructure, as well as delivering everyday services. Rates and charges are Council's main ongoing source of income.

Each year, the maximum amount Council can increase its general rates income is set by the Independent Pricing and Regulatory Tribunal (IPART). This limit applies only to ordinary rates and does not include waste services charges or stormwater management charges.

Under the Local Government Act 1993, all rateable properties must be placed into one of four categories:

BUDGET

2026/27 RATES & CHARGES

- **Residential**
- **Business**
- **Farmland** (not applicable in the City of Parramatta)
- **Mining** (not applicable in the City of Parramatta)

Some properties are used for both residential and business purposes. Where this occurs, the NSW Valuer-General may apply a Mixed Development Apportionment Factor (MDAF), which means the property is partly rated as residential and partly as business. If no MDAF applies, the property is rated according to its main use.

Rates for the 2026/27 financial year will be based on land values determined by the NSW Valuer-General, with a valuation date of 1 July 2024.

RATE PEGGING

Rate pegging is a system introduced by the NSW Government to limit how much councils can increase their rate income from one year to the next. The aim is to help keep rate increases predictable and affordable.

Each year, the Independent Pricing and Regulatory Tribunal (IPART) sets the maximum percentage by which councils can increase their general rates income. This limit applies only to ordinary rates and does not include charges for domestic waste services or stormwater management.

For the 2026/27 financial year, IPART has set the rate peg at 4.8%. This means Council cannot increase its total general rates income by more than this amount.

Over the past 10 years, the rate peg set by IPART has varied, with annual increases ranging from 1.5% to 6.2%.

LAND VALUATIONS

Council rates are calculated using the land value of a property and an adopted "rate-in-the-dollar". This means your land value is multiplied by a set rate to work out your annual rates. If this amount is lower than the minimum rate set by Council, the minimum rate applies instead.

Land values are determined by the NSW Valuer-General, not by Council. The Valuer-General issues a Notice of Valuation for each property at least once every three years, in line with NSW legislation.

Council can only charge rates once it has received an official land valuation that complies with the *Valuation of Land Act 1916*.

Land values are reviewed every three years. When land values change, this does not increase or decrease the total amount of general rates Council can collect. Instead, it affects how rates are shared between

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2026/27 RATES & CHARGES

property owners. If your land value increases more than others, you may pay a higher share of rates; if it increases less (or decreases), you may pay a lower share.

In NSW, rates are based on the unimproved value of the land. This reflects the value of the land itself and does not include the value of your home, buildings, or other improvements.

RATING STRUCTURE

The way Council calculates rates is set out in the *Local Government Act 1993*. This legislation allows councils to choose how they structure rates, within rules set by the NSW Government.

Under the Act, Council can calculate rates using one of the following approaches:

- a rate based on land value (called an ad valorem rate), which may include a minimum amount, or
- a base amount, plus an ad valorem rate based on land value.

Ad valorem rate

An ad valorem rate is a variable charge that is calculated as a proportion of a property's unimproved land value. This means the rate is based on the value of the land only and does not include buildings, houses, or other improvements.

Minimum rate

Each council can decide whether or not to apply a minimum rate. If a minimum rate is used, it sets a floor so that properties with very low land values still contribute a minimum amount toward local services.

Any minimum rate adopted by Council must stay within limits set by legislation, unless specific approval is granted by the NSW Minister for Local Government.

OTHER SPECIFIC RATING ISSUES

Changes to properties (new strata or subdivision)

When a new strata plan or subdivision plan is registered, Council will update the rating of the affected property or properties from the date the plan is registered. This ensures rates reflect the new legal structure of the land.

Aggregation of rates (car spaces & utility lots)

In some cases, Council may aggregate (combine) rates for certain lots. This can apply where:

- a residential or business property is subject to a minimum rate, and
- there is one separately titled car space and one separately titled utility lot within the same building or strata plan.

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2026/27 RATES & CHARGES

Aggregation helps avoid multiple minimum rates being charged for small, related lots. An application fee applies to requests for aggregation.

POSTPONEMENT OF RATES

If a property is used as a single dwelling, but its land value reflects a higher potential use under zoning rules (rather than how it is actually used), Council may allow the postponement of part of the rates.

This postponement is provided in line with the Local Government Act 1993 and is designed to reduce financial pressure on owners who are not using the land to its full development potential.

NON-RATEABILITY

Some land is legally exempt from rates. Council determines whether land is non-rateable strictly in accordance with NSW legislation and regulations. This ensures exemptions are applied consistently and only where allowed by law.

RATE REDUCTION FOR ELIGIBLE PENSIONERS

All NSW councils provide a **mandatory rebate of up to \$250** for eligible pensioners.

In addition to this mandatory rebate, the City of Parramatta Council offers a **voluntary additional rebate of up to \$100** for eligible pensioners. This provides extra support beyond the minimum required by legislation.

PAYMENT OF RATES

Rates can be paid in four instalments during the year, with due dates of:

- 31 August
- 30 November
- 28 February
- 31 May

Council sends instalment notices at least one month before each due date.

In some circumstances, Council may issue a supplementary rate notice during the year. This can occur, for example, if property details or valuations change. When this happens, rates and charges are adjusted and spread across the remaining instalments.

CHARGES ON OVERDUE RATES

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2026/27 RATES & CHARGES

If rates or charges are not paid by the due date, interest is charged daily on the outstanding amount.

Council applies the maximum interest rate allowed under legislation, which is set annually by the NSW Government. For the 2026/27 financial year, the interest rate will be the rate notified by the Office of Local Government and will apply from 1 July 2026.

GENERAL RATING INFORMATION – 2026/2027 RATES & CHARGES

Based on the IPART-approved rate peg of 4.8% for 2026/27:

- Council's estimated total general rates income for the year is \$201.7 million.
- This amount reflects the rate peg and other mandatory adjustments required by legislation.

Land valuations and supplementary valuations continue to be updated throughout the year. These updates may result in minor adjustments to individual rates, but they do not materially change the total rates income Council is permitted to collect.

Type	Category/Subcategory	Number	Ad Valorem Rate	Minimum Rate \$	Estimated Rate Income \$
Ordinary	Residential	102,621	0.00126011	879.65	125,431,184
	Business – General	2,604	0.00320689	621.66	19,586,422
	Business – CBD	1,492	0.00920849	901.43	31,034,309
	Business - CBD #2	11	0.02253188	-	4,319,992
	Business Industrial – ICA	1025	0.00425079	901.43	21,730,371
Total Rates Income Before Pensioner Rebates & Subsidy					202,102,278
Pensioner	Pensioner Rebates – Council				(736,263)
	Pensioner Rates Subsidy Claim				788,995
	Pensioner Rebates – Voluntary				(446,220)
TOTAL RATES INCOME AFTER PENSIONER REBATES & SUBSIDY					201,708,790

STORMWATER MANAGEMENT SERVICES ANNUAL CHARGE

Council charges a Stormwater Management Service Charge to help pay for the management of stormwater and waterways across the City of Parramatta.

This charge applies to most rateable urban properties that are classified as residential or business. It does not apply to vacant land, Crown land, or certain land held under specific housing legislation.

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2026/27 RATES & CHARGES

Council is the main authority responsible for managing stormwater within the local area. This includes a wide range of essential works and services, such as:

- maintaining more than 622 kilometres of stormwater drainage pipes that carry rainwater away from streets and properties
- delivering flood mitigation works to help protect people, homes, businesses, and infrastructure
- caring for and improving the city's creeks, rivers, and waterways
- protecting bushland and other natural areas from pollution caused by urban runoff, including through the use of pollution control devices and water retention systems

The Stormwater Management Service Charge helps Council fund these ongoing programs and activities that reduce flooding, improve water quality, and protect the local environment.

Details of the applicable charges are set out in the table below.

Category	Property Type	Charge	Estimated Yield \$
Residential	All parcels of rateable urban land categorised as Residential or Residential CBD excluding Strata properties	\$25.00	1,011,175
	All strata properties categorised as Residential or Residential CBD	\$12.50	755,451
Total Residential			1,766,626
Business	All parcels of rateable urban land categorised as Business (all subcategories) including Business Strata properties	25.00 per 350m2. Capped at \$500	354,100
	All strata properties categorised as Business	25.00 per 35m2. Capped at \$500 with a minimum of \$5	16,310
Total Business			370,410
TOTAL ESTIMATED YIELD			2,137,036

WASTE MANAGEMENT CHARGES

BUDGET

2026/27 RATES & CHARGES

Domestic waste charges

Service	Service Mix	Bin Size (Litres)	Charge per Property (\$)	Estimated Income \$
Basic Service ¹	Domestic Waste Collection – 1 per Week	80	510	23,510,345
		140	557	23,661,129
		240	840	4,504,974
		660	2,115	120,580
		1100	2,900	137,703
Additional service	Recycling – 1 per Fortnight	240	145	60,619
	FOGO – 1 per week	240	145	331,741
Unoccupied land	Availability Charge	NA	100	196,762
	Pensioner Rates Subsidy Claim			292,914
	Pensioner GOVT Rate Rebate			-618,747
TOTAL DOMESTIC WASTE				52,198,020

¹Recycling, Food Organics & Garden Organics (FOGO) & household clean up collection included in above service charges

Commercial waste charges

Service	Service Mix	Size (Litre Bin)	Charge per Property (\$)	Estimated Income (\$)
Basic Service*	Commercial Waste Collection – 1 per Week	80	545	3,818
		140	605	783,492
		240	912	815,328
		660	2284	20,556
		1,100	3,205	25,640
	Commercial Recycling – 1 per Week	240	160	89,760
		660	774	4,644
		1,100	1049	10,490
	Commercial Food Organics & Garden Organics (FOGO) – 1 per week	240	161	23,667
	TOTAL COMMERCIAL WASTE			

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2026/27 RATES & CHARGES

SECTION 611 CHARGES

Under NSW law, Council can charge certain organisations or individuals for using public land.

These charges apply where items such as pipes, cables, wires, poles, tunnels or similar infrastructure are placed on, under or above public land, such as footpaths, roads, or parks. This typically applies to utilities and service providers rather than individual residents.

Where applicable, Section 611 charges will continue to be applied in the 2026/27 financial year. The amount charged is based on the type of infrastructure involved and the level of benefit gained from using public land.

FEES & OTHER CHARGES

Council also charges fees for a range of goods and services it provides, such as applications, approvals, facility hire, and other services.

Details of all fees and other charges for 2026/27, including how they are calculated, are set out in a separate Fees and Charges document. This document explains the pricing approach used to ensure fees are fair and reflect the cost of providing each service.