

CITY OF PARRAMATTA
OPERATIONAL PLAN PART
4: BUDGET 2025/26

INTRODUCTION

FINANCIAL MANAGEMENT FRAMEWORK

Ensuring financial sustainability underpins Council's financial planning. Council aims to ensure its net operating position is in surplus over the medium to long term through the prudent management of Council's revenue, expenses, assets, liabilities, and insurance.

In 2025/26, Council is budgeting for a Net Operating Surplus (before capital grants & contributions, and loss/gain on asset disposals) of \$0.6m.

PROCESS FOR ESTABLISHING AND UPDATING THE BUDGET FOR 2025/26

Under the Local Government Act 1993 and related regulations and guidelines, an Operational Plan is required to be released for public exhibition and subsequent adoption by Council, to issue annual council rates notices to ratepayers by first of August.

The budget has been based on the priorities and objectives adopted for the City of Parramatta through council's internal and external consultation processes.

BUDGET HEADLINES

Council is budgeting for Operating Revenues of \$361.2m (excluding Capital grants and contributions of \$81.9m), with \$243.9m coming from rates and annual charges. Operating expenses are budgeted at \$360.6m, resulting in a surplus of \$0.6m as net underlying operating result.

In 2025/26, the budget provides funding for strategic priorities identified in the operational plan including:

- a capital works program of \$199.8m
- Adoption of the full IPART approved rate peg of 6.2%
- Application of the above rate peg of 6.2% to the domestic waste charge
- Adoption of a general 5% increase to unregulated fees and charges
- Projected decline in the interest income by (\$5.2m)
- Base line vacancy rate of 10% (no additional attrition target),
- A reduction in materials, contract, and other operating expenses by an average of 10% from the original bottom-up budget build to align with service levels.

RESTRICTIONS ON REVENUE

Local Government is restricted in its capacity to raise revenue to fund Community services. The primary sources of revenue are rates and annual charges. In 2025/26, Council will derive 66% of total revenue from ordinary rates and annual charges (including Domestic Waste charges).

Full details of rates to apply in 2025/26 are outlined under Rates and Charges.

OPERATING REVENUE AND EXPENDITURE		Operating Revenue	Operating Expenditure	Underlying Surplus/(Deficit) after Operating Grants
		2025/26 \$'000	2025/26 \$'000	2025/26 \$'000
Directorate	Business unit			
City Assets and Operations	City Services Administration	0	(3,861)	3,861
	Regulatory Services Unit	15,065	14,618	448
	Waste and Cleansing	52,832	52,428	404
	Project Delivery	0	386	(386)
	Integrated Grants & Projects	50	1,896	(1,846)
	Capital Project Delivery	0	1,895	(1,895)
	Fleet and Depot Operations	1,248	7,902	(6,654)
	Parks and Open Spaces	23	19,599	(19,576)
	Environment and Sustainability	471	21,119	(20,648)
	Road and Infrastructure	4,114	36,695	(32,581)
City Assets and Operations Total		73,803	152,677	(78,874)
Community and Culture	Community Services Admin	0	(3,861)	3,861
	Community Infrastructure	0	960	(960)
	City Culture	175	3,321	(3,146)
	Social and Community Services	20,459	23,850	(3,390)
	Riverside Theatres	3,320	7,418	(4,098)
	Community Hubs	1,213	10,689	(9,476)
	Libraries	897	12,611	(11,714)
Community and Culture Total		26,064	54,987	(28,923)
City Planning and Design	City Planning and Design	0	1,201	(1,201)
	Major Projects and Precincts	1,013	3,303	(2,289)
	Infrastructure Planning & Design	1,010	3,620	(2,610)
	City Design	98	3,740	(3,641)
	Development & Traffic Services	8,013	13,426	(5,413)
	City Strategic Planning	0	6,255	(6,255)
City Planning and Design Total		10,134	31,544	(21,410)
Finance and Information Office	Financial Accounting Treasury	24,967	2,356	22,611
	Finance & Information Administration	0	(1,904)	1,904
	Financial Systems and Improvement	0	350	(350)
	Finance Administration	0	459	(459)
	Financial Planning & Analysis	0	1,479	(1,479)
	Rates	0	2,669	(2,669)
	Governance and Risk	126	5,841	(5,715)
	Property & Assets	19,825	32,233	(12,408)
	ICT - Information Communication	0	24,975	(24,975)
Finance and Information Office Total		44,918	68,458	(23,540)
City Engagement and Experience	CEE Administration	0	(426)	426
	Marketing Brand & Creative Services	0	7,011	(7,011)
	Events and Festivals	562	9,277	(8,715)
	Communications & Customer Engagement	25	9,937	(9,912)
City Engagement and Experience Total		587	25,799	(25,213)
OLM & CEO	GM - Office of the Lord Mayor & CEO	0	157	(157)
	Council Secretariat	0	788	(788)
	Office of the Lord Mayor	0	1,265	(1,265)

	Office of the CEO	0	1,403	(1,403)
	Councillor Support	0	1,911	(1,911)
OLM & CEO Total		0	5,524	(5,524)
People Culture and Workplace	PCP Administration	0	(8)	8
	Workplace Relations & Strategic Planning	0	1,635	(1,635)
	Organisational Capability & Talent	0	2,093	(2,093)
	People and Culture	0	2,294	(2,294)
	WHS and Wellbeing	130	5,515	(5,385)
People Culture and Workplace Total		130	11,530	(11,400)
Organisation Related	Organisational Costs	205,584	10,052	195,531
Organisation Related Total		205,584	10,052	195,531
Underlying Surplus/(Deficit) after Operating Grants		361,220	360,571	649
City of Parramatta	Add: Capital Grants and Contributions	81,889	0	81,889
	Add: Loss (Gain) on Assets Disposal & Internal Allocation	11,015	10,469	545
	Net Underlying Result Excl. Capital Rev, Asset Disposal & Internal Allocation	454,123	(350,102)	83,083

**2025/26 CAPITAL PROGRAM
LIST OF CAPITAL PROJECTS \$000**

Project Description	FY26 Budget	FY26-29 Budget
WICR305 Riverside Theatres Redevelopment	20,372	174,300
Hill Road Upgrade	2,500	52,869
Roads Renewal Program	10,000	41,525
WICR313 Western Precinct Connections	2,454	26,566
WICR346 Duck River Nature Trail	6,000	25,060
Af1 Dence Park Pool	3,796	24,287
WICR329 Don Moore Community Hub	1,000	19,772
Civic Link Program (Capital)	11,095	17,704
Community Buildings Capital Improvement	3,345	14,417
Granville Town Square	590	12,820
Kerb & Gutter Renewal Program	3,000	12,458
Major Council Plant & Other Equipment Replacement Program	2,700	12,380
Hunts Creek Culvert	12,290	12,290
SES Facility	12,000	12,000
Newington Reserve Upgrade	10,500	11,976
WICR295 Parramatta CBD to Sydney CBD Cycleway	250	10,878
Carlingford Community Hub	250	10,850
Pavilion Capital Improvement Program	99	9,869
Belmore Park Stage 1	1,500	9,294
WICR344 Finlaysons Creek Cycleway	1,000	9,145
Roads To Recovery Program	2,052	8,520
WICR322 Eastern Parramatta River & CBD Precinct Connections	6,000	8,461
WICR1040 Strengthening the Heart of Play	1,919	8,386
Footpaths Construction Program	2,000	8,305
Motor Vehicle Replacement Program	2,100	8,100
Playground Replacement Program	2,000	7,990
Footpath Renewal Program	1,680	6,976
Stormwater Drainage Renewal Program	1,640	6,810
Cap Nhood Imp Program	2,800	6,400
WILGA206 Doyle Ground Sports Facility Improvements	1,986	6,198
Drainage Construction Program	1,020	6,003
WILGA208 Rydalmere Park Stage 4	694	5,937
WICR342 Epping Town Centre Oxford St	2,070	5,760
Carlingford Parklands Design	200	5,570
Flood Mitigation Program	750	5,479
Carter Street AIF	100	5,442
Sportsground Capital Improvement Program	1,274	5,289
Mobile Garbage Bin Roll Program	3,800	4,700
Asbestos Remediation Works Program	1,128	4,597
Alfred Street Stage 2b	4,584	4,584
IT Works Upgrade Program	1,082	4,326
WICR294 Carter Street Community Centre Fit-out	4,325	4,325
WILGA207 Max Ruddock Reserve Amenities	2,909	4,256

WILGA212 Somerville Park Improvement	3,770	4,174
Integrated Parking Solutions Program	3,664	3,908
Finlaysons Creek – TfNSW funded	610	3,890
Phillip Street Smart Street Stage 3	0	3,861
Carter Street Regional Cycleway	500	3,573
WILGA209 Sue Savage Reserve	3,000	3,538
Street Furniture Program	800	3,322
Cultural Precinct in Harris Park	3,009	3,009
Library Capital Resources	700	2,907
2-way conversion of Valentine Av & Wentworth St streetscape	1,506	2,877
CBD - George Street - Streetscape Upgrade	0	2,788
Doyle Ground Stage 2 Sports Facility Improvements	1,000	2,784
Drainage Improvements in Growth Areas	666	2,766
George Street East Cycleway	2,586	2,586
Parks Stormwater Reuse Program	570	2,367
Bennelong Pkwy Bridge Upgrade	2,000	2,000
Ground Floor 9 Wentworth St	0	2,000
Public Safety Cctv Network	500	2,000
Civil Construction Program	480	1,993
Integration of Corporate Network	474	1,898
Parramatta Station carpark works	500	1,860
Smith St Improvement Works	912	1,847
Parks Program	431	1,788
Epping Town Centre Improvement	1,162	1,712
Contaminated Land Management in Public Parks and Land	390	1,619
Roundabout-North Rocks Rd at Loyalty Rd North Rocks	1,605	1,605
Public Trees Program	400	1,600
Ict Infrastructure Renewal Program	357	1,428
Protecting Dams Capital Works Program	328	1,362
WILGA211 Active Youth are Healthy Youth	490	1,336
Traffic Signals-Carlingford Rd	1,318	1,318
Phillip Street Smart St Stage 2	1,294	1,294
Waterways Restoration	308	1,279
Binalong Park Upgrade – Stage 1	94	1,194
Child Care Centres Capital Renewal	270	1,130
Energy & Water Upgrades to Council Assets	250	1,038
WILGA210 Lets Play at Kilpack	517	867
Improving Water Quality in Parramatta Waterways	205	851
Roundabout - Thomas St at Morton St, Parramatta	836	836
Nursery Management for Bushland Plants & Landscaping Works	174	723
Multi-Level Car Parks Capital Renewal Program	230	710
Parramatta Art and Culture Walk	200	700
Roundabout-Fitzwilliam Rd at Tucks Rd Toongabbie	659	659
Riverside Theatres Plant Staging Equipment	155	644
Community Hubs Capital Purchases	159	636
Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	630	630
Bridge Assets - Safety Upgrades	150	623

Installation Of Rooftop Solar Panels on City Assets Program	150	623
Wayfinding Updates	150	623
Rapid Deployment Cctv Cameras	150	600
Robin Hood Reserve Park, Northmead – Stage 1 Works	600	600
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
Raised Pedestrian - Midson Road at Grant Close Epping	561	561
Park Signage Replacement Program	132	548
Major Drainage Construction at Lyndelle Place Carlingford	500	500
Toongabbie Intersections (P.0087707.07.001)	500	500
Cemeteries and Memorials Program	94	453
Sustainable Water Program	103	428
Signalised Pedestrian Crossing - Rawson St, Epping	100	400
Walking Track Construction	174	394
Smart City Hub (Parramatta Square)	365	365
Raised Thresholds and Median Bold Street Granville	354	354
BNP - Epping Town Centre High Streets Upgrade	174	352
Bridge Upgrades & Renewal Program	350	350
Ready Set & Activate	300	300
James Ruse Reserve Public Toilet: Local Small Commitments Al	288	288
Mosley St/Young St, Carlingford roundabout (P.0093119)	280	280
Real-Time Monitoring Network- Capital	50	200
Centenary Square Review	183	183
City River-South Bank Terrace upgrades	150	150
PH Jeffery Master Plan	140	140
Bnp - Granville Town Centre	67	135
Depot Operational Upgrades	100	100
Park Parade Pedestrian and Cyclist Path	100	100
Wentworth Point gateway sign	100	100
Retail 6 Parramatta Square	75	75
WILGA213 West Epping Dog Off Leash Area	32	42
Wentworth St and Woodhouse Laneway streetscape upgrade	30	30
Charles Street Wharf Public Art Project	5	16
Grand Total	199,820	765,195

2025/26 CAPITAL PROGRAM
LIST OF CAPITAL PROJECTS BY FUNDING SOURCE & DIRECTORATE \$000

Funding source	Directorate	Project Description	FY26 Budget	FY26-29 Budget
Cultural Reserve	City Assets and Operations	WICR305 Riverside Theatres Redevelopment	3,806	32,972
Cultural Reserve Total			3,806	32,972
Developer Contributions	City Assets and Operations	2-way conversion of Valentine Av & Wentworth St streetscape	1,506	2,877
		Af1 Dence Park Pool	1,603	10,254
		Binalong Park Upgrade – Stage 1	94	1,194
		Carlingford Parklands Design	200	5,570
		Doyle Ground Stage 2 Sports Facility Improvements	1,000	2,784
		Epping Town Centre Improvement	0	550
		Finalyson's Creek – TfNSW funded	110	110
		George Street East Cycleway	250	250
		Granville Town Square	0	3,600
		Newington Reserve Upgrade	4,456	5,932
		Nursery Management For Bushland		
		Plants & Landscaping Works	30	30
		Parramatta Station carpark works	500	1,860
		PH Jeffery Master Plan	140	140
		Phillip Street Smart St Stage 2	1,294	1,294
		Wentworth Point gateway sign	100	100
		WICR305 Riverside Theatres Redevelopment	828	6,322
		WILGA209 Sue Savage Reserve	0	538
		WILGA210 Lets Play at Kilpack	0	145
		WILGA212 Somerville Park Improvement	229	229
	City Planning and Design	City River-South Bank Terrace upgrades	150	150
		Civic Link Program (Capital)	3,500	10,109
		Park Parade Pedestrian and Cyclist Path	100	100
		Raised Thresholds and Median Bold Street Granville	354	354
		Roundabouts-Gladstone St at Brickfield		
		St Buller St Nth Parr	630	630
		Signalised Pedestrian Crossing - Rawson St, Epping	100	400
		WICR313 Western Precinct Connections	139	2,007
	Community and Culture	Parramatta Art and Culture Walk	200	700
	Finance and Information Office	Integrated Parking Solutions Program	702	702
Developer Contributions Total			18,214	58,931
Domestic Waste Management	City Assets and Operations	Major Council Plant & Other Equipment Replacement Program	1,500	6,000
		Mobile Garbage Bin Roll Program	3,800	4,700
		Newington Reserve Upgrade	1,570	1,570
Domestic Waste Management Total			6,870	12,270

General Reserve	Chief Executive Office	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
	City Assets and Operations	Asbestos Remediation Works Program	1,128	4,597
		Belmore Park Stage 1	120	3,740
		Bennelong Pkwy Bridge Upgrade	2,000	2,000
		Bridge Assets - Safety Upgrades	150	623
		Bridge Upgrades & Renewal Program	350	350
		Cap Nhood Imp Program	2,800	6,400
		Carlingford Community Hub	250	10,850
		Cbd - George Street - Streetscape Upgrade	0	2,788
		Cemeteries and Memorials Program	94	453
		Centenary Square Review	183	183
		Civil Construction Program	480	1,993
		Contaminated Land Management In Public Parks and Land	390	1,619
		Depot Operational Upgrades	100	100
		Drainage Construction Program	494	3,899
		Drainage Improvements In Growth Areas	666	2,766
		Energy & Water Upgrades To Council Assets	250	1,038
		Flood Mitigation Program	750	5,479
		Footpath Renewal Program	1,680	6,976
		Footpaths Construction Program	2,000	8,305
		Hunts Creek Culvert	12,290	12,290
		Improving Water Quality In Parramatta Waterways	205	851
		Installation Of Rooftop Solar Panels On City Assets Program	150	623
		Kerb & Gutter Renewal Program	3,000	12,458
		Major Council Plant & Other Equipment Replacement Program	1,200	6,380
		Motor Vehicle Replacement Program	2,000	8,000
		Nursery Management For Bushland		
		Plants & Landscaping Works	144	693
		Park Signage Replacement Program	132	548
		Parks Program	431	1,788
		Pavilion Capital Improvement Program	99	9,869
		Phillip Street Smart Street Stage 3	0	3,861
		Playground Replacement Program	2,000	7,990
		Protecting Dams Capital Works Program	218	922
		Public Trees Program	400	1,600
		Roads Renewal Program	10,000	41,525
		Smart City Hub (Parramatta Square)	365	365
		Sportsground Capital Improvement Program	1,274	5,289
		Stormwater Drainage Renewal Program	640	2,810
		Street Furniture Program	800	3,322
		Sustainable Water Program	103	428

		Walking Track Construction	174	394	
		Wayfinding Updates	150	623	
		WICR342 Epping Town Centre Oxford St	0	570	
		WILGA207 Max Ruddock Reserve Amenities	315	870	
		WILGA208 Rydalmere Park Stage 4	0	912	
	City Planning and Design	Real-Time Monitoring Network- Capital	50	200	
		Charles Street Wharf Public Art Project	5	16	
		Community Hubs Capital Purchases	159	636	
		Library Capital Resources	700	2,907	
		Riverside Theatres Plant Staging Equipment	155	644	
	Community and Culture	Child Care Centres Capital Renewal	270	1,130	
		Community Buildings Capital Improvement	3,345	14,417	
		Ict Infrastructure Renewal Program	357	1,428	
		Integration of Corporate Network	474	1,898	
		It Works Upgrade Program	1,082	4,326	
		Multi Level Car Parks Capital Renewal Program	230	710	
		Public Safety Cctv Network	500	2,000	
		Rapid Deployment Cctv Cameras	150	600	
		Retail 6 Parramatta Square	75	75	
General Reserve Total			58,278	223,126	
Grants & Contributions		City Assets and Operations	Af1 Dence Park Pool	2,019	12,732
	Alfred Street Stage 2b		4,584	4,584	
	Belmore Park Stage 1		1,380	5,554	
	Bnp - Epping Town Centre High Streets Upgrade		174	352	
	Bnp - Granville Town Centre		67	135	
	Carter Street AIF		100	5,442	
	Carter Street Regional Cycleway		500	3,573	
	Cultural Precinct in Harris Park		3,009	3,009	
	Epping Town Centre Improvement		1,162	1,162	
	Finalyson's Creek – TfNSW funded		500	3,780	
	George Street East Cycleway		2,336	2,336	
	Granville Town Square		590	9,219	
	Hill Road Upgrade		2,500	52,869	
	James Ruse Reserve Public Toilet: Local				
	Small Commitments AI		288	288	
	Motor Vehicle Replacement Program		100	100	
	Newington Reserve Upgrade		4,474	4,474	
	Ready Set & Activate		300	300	
	Roads To Recovery Program		2,052	8,520	
	Robin Hood Reserve Park, Northmead – Stage 1 Works		600	600	
	Roundabout-Fitzwilliam Rd at Tucks Rd				
	Toongabbie		659	659	

Roundabout-North Rocks Rd at Loyalty Rd North Rocks	1,605	1,605
Smith St Improvement Works	912	1,847
Traffic Signals-Carlingford Rd	1,318	1,318
Wentworth St and Woodhouse Laneway streetscape upgrade	30	30
WICR1040 Strengthening the Heart of Play	1,919	8,386
WICR294 Carter Street Community Centre Fit-out	4,325	4,325
WICR295 Parramatta CBD to Sydney CBD Cycleway	250	10,878
WICR305 Riverside Theatres Redevelopment	4,464	37,082
WICR322 Eastern Parramatta River & CBD Precinct Connections	6,000	8,461
WICR329 Don Moore Community Hub	1,000	19,772
WICR342 Epping Town Centre Oxford St	2,070	5,190
WICR344 Finlaysons Creek Cycleway	1,000	9,145
WICR346 Duck River Nature Trail	6,000	25,060
WILGA206 Doyle Ground Sports Facility Improvements	1,986	6,198
WILGA207 Max Ruddock Reserve Amenities	2,594	3,386
WILGA208 Rydalmere Park Stage 4	694	5,025
WILGA209 Sue Savage Reserve	3,000	3,000
WILGA210 Lets Play at Kilpack	517	722
WILGA211 Active Youth are Healthy Youth	490	1,336
WILGA212 Somerville Park Improvement	3,542	3,946
WILGA213 West Epping Dog Off Leash Area	32	42
Civic Link Program (Capital)	7,595	7,595
Mosley St/Young St, Carlingford roundabout (P.0093119)	280	280
Raised Pedestrian - Midson Road at Grant Close Epping	561	561
Roundabout - Thomas St at Morton St, Parramatta	836	836
Toongabbie Intersections (P.0087707.07.001)	500	500
WICR313 Western Precinct Connections	2,315	24,559

City Planning and Design

Grants & Contributions Total		83,228	310,774	
Property Development Reserve	City Assets and Operations	Af1 Dence Park Pool	174	1,301
		Ground Floor 9 Wentworth St	0	2,000
		WICR305 Riverside Theatres Redevelopment	11,274	97,925
		Finance and Information Office		
	Integrated Parking Solutions Program	2,962	3,206	
	SES Facility	12,000	12,000	
	Property Development Reserve Total		26,410	116,432

	City Assets and Operations	Major Drainage Construction At Lyndelle Place Carlingford	500	500
Special Rates				
Special Rates Total			500	500
	City Assets and Operations			
Storm water levy		Drainage Construction Program	526	2,104
		Parks Stormwater Reuse Program	570	2,367
		Protecting Dams Capital Works Program	110	440
		Stormwater Drainage Renewal Program	1,000	4,000
		Waterways Restoration	308	1,279
Storm water levy Total			2,514	10,190
Grand Total			199,820	765,195

2025/26 CAPITAL PROGRAM
LIST OF CAPITAL PROJECTS BY DIRECTORATE & FUNDING SOURCE \$000

Directorate	Funding source	Project Description	FY26 Budget	FY26-29 Budget
Chief Executive Office	General Reserve	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
	General Reserve Total		750	3,000
Chief Executive Office Total			750	3,000
City Assets and Operations	Cultural Reserve	WICR305 Riverside Theatres		
		Redevelopment	3,806	32,972
	Cultural Reserve Total		3,806	32,972
	Developer Contributions	2-way conversion of Valentine Av & Wentworth St streetscape	1,506	2,877
		Af1 Dence Park Pool	1,603	10,254
		Binalong Park Upgrade – Stage 1	94	1,194
		Carlingford Parklands Design	200	5,570
		Doyle Ground Stage 2 Sports Facility Improvements	1,000	2,784
		Epping Town Centre Improvement	0	550
		Finalysons Creek – TfNSW funded	110	110
		George Street East Cycleway	250	250
		Granville Town Square	0	3,600
		Newington Reserve Upgrade	4,456	5,932
		Nursery Management for Bushland		
		Plants & Landscaping Works	30	30
		Parramatta Station carpark works	500	1,860
		PH Jeffery Master Plan	140	140
		Phillip Street Smart St Stage 2	1,294	1,294
		Wentworth Point gateway sign	100	100
		WICR305 Riverside Theatres Redevelopment	828	6,322
		WILGA209 Sue Savage Reserve	0	538
		WILGA210 Lets Play at Kilpack	0	145
		WILGA212 Somerville Park Improvement	229	229
	Developer Contributions Total		12,339	43,779
	Domestic Waste Management	Major Council Plant & Other Equipment Replacement Program	1,500	6,000
		Mobile Garbage Bin Roll Program	3,800	4,700
		Newington Reserve Upgrade	1,570	1,570
	Domestic Waste Management Total		6,870	12,270
	General Reserve	Asbestos Remediation Works Program	1,128	4,597
		Belmore Park Stage 1	120	3,740
		Bennelong Pkwy Bridge Upgrade	2,000	2,000

Bridge Assets - Safety Upgrades	150	623
Bridge Upgrades & Renewal Program	350	350
Cap Nhood Imp Program	2,800	6,400
Carlingford Community Hub	250	10,850
Cbd - George Street - Streetscape Upgrade	0	2,788
Cemeteries and Memorials Program	94	453
Centenary Square Review	183	183
Civil Construction Program	480	1,993
Contaminated Land Management in Public Parks and Land	390	1,619
Depot Operational Upgrades	100	100
Drainage Construction Program	494	3,899
Drainage Improvements in Growth Areas	666	2,766
Energy & Water Upgrades to Council Assets	250	1,038
Flood Mitigation Program	750	5,479
Footpath Renewal Program	1,680	6,976
Footpaths Construction Program	2,000	8,305
Hunts Creek Culvert	12,290	12,290
Improving Water Quality in Parramatta Waterways	205	851
Installation Of Rooftop Solar Panels on City Assets Program	150	623
Kerb & Gutter Renewal Program	3,000	12,458
Major Council Plant & Other Equipment Replacement Program	1,200	6,380
Motor Vehicle Replacement Program	2,000	8,000
Nursery Management for Bushland Plants & Landscaping Works	144	693
Park Signage Replacement Program	132	548
Parks Program	431	1,788
Pavilion Capital Improvement Program	99	9,869
Phillip Street Smart Street Stage 3	0	3,861
Playground Replacement Program	2,000	7,990
Protecting Dams Capital Works Program	218	922
Public Trees Program	400	1,600
Roads Renewal Program	10,000	41,525
Smart City Hub (Parramatta Square)	365	365
Sportsground Capital Improvement Program	1,274	5,289
Stormwater Drainage Renewal Program	640	2,810
Street Furniture Program	800	3,322
Sustainable Water Program	103	428
Walking Track Construction	174	394
Wayfinding Updates	150	623
WICR342 Epping Town Centre Oxford St	0	570
WILGA207 Max Ruddock Reserve Amenities	315	870
WILGA208 Rydalmere Park Stage 4	0	912

General Reserve			
Total		49,975	189,140
Grants &			
Contributions			
	Af1 Dence Park Pool	2,019	12,732
	Alfred Street Stage 2b	4,584	4,584
	Belmore Park Stage 1	1,380	5,554
	Bnp - Epping Town Centre High Streets Upgrade	174	352
	Bnp - Granville Town Centre	67	135
	Carter Street AIF	100	5,442
	Carter Street Regional Cycleway	500	3,573
	Cultural Precinct in Harris Park	3,009	3,009
	Epping Town Centre Improvement	1,162	1,162
	Finlaysons Creek – TfNSW funded	500	3,780
	George Street East Cycleway	2,336	2,336
	Granville Town Square	590	9,219
	Hill Road Upgrade	2,500	52,869
	James Ruse Reserve Public Toilet: Local		
	Small Commitments AI	288	288
	Motor Vehicle Replacement Program	100	100
	Newington Reserve Upgrade	4,474	4,474
	Ready Set & Activate	300	300
	Roads To Recovery Program	2,052	8,520
	Robin Hood Reserve Park, Northmead – Stage 1 Works	600	600
	Roundabout-Fitzwilliam Rd at Tucks Rd		
	Toongabbie	659	659
	Roundabout-North Rocks Rd at Loyalty Rd North Rocks	1,605	1,605
	Smith St Improvement Works	912	1,847
	Traffic Signals-Carlingford Rd	1,318	1,318
	Wentworth St and Woodhouse		
	Laneway streetscape upgrade	30	30
	WICR1040 Strengthening the Heart of Play	1,919	8,386
	WICR294 Carter Street Community Centre Fit-out	4,325	4,325
	WICR295 Parramatta CBD to Sydney CBD Cycleway	250	10,878
	WICR305 Riverside Theatres Redevelopment	4,464	37,082
	WICR322 Eastern Parramatta River & CBD Precinct Connections	6,000	8,461
	WICR329 Don Moore Community Hub	1,000	19,772
	WICR342 Epping Town Centre Oxford St	2,070	5,190
	WICR344 Finlaysons Creek Cycleway	1,000	9,145
	WICR346 Duck River Nature Trail	6,000	25,060
	WILGA206 Doyle Ground Sports Facility Improvements	1,986	6,198
	WILGA207 Max Ruddock Reserve Amenities	2,594	3,386
	WILGA208 Rydalmere Park Stage 4	694	5,025
	WILGA209 Sue Savage Reserve	3,000	3,000

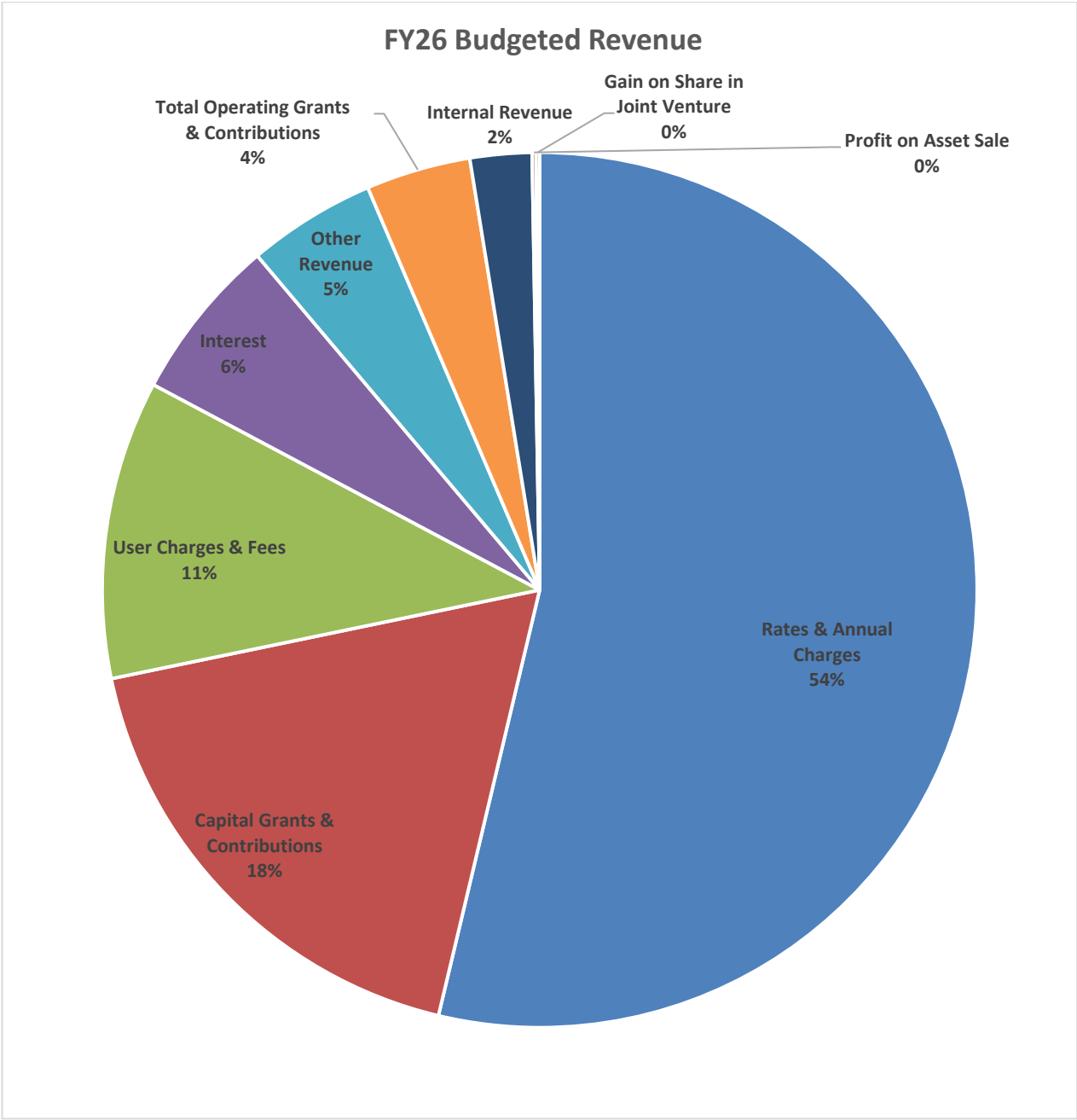
		WILGA210 Lets Play at Kilpack	517	722
		WILGA211 Active Youth are Healthy Youth	490	1,336
		WILGA212 Somerville Park Improvement	3,542	3,946
		WILGA213 West Epping Dog Off Leash Area	32	42
	Grants & Contributions Total		71,141	276,443
	Property Development Reserve			
		Af1 Dence Park Pool	174	1,301
		Ground Floor 9 Wentworth St	0	2,000
		WICR305 Riverside Theatres Redevelopment	11,274	97,925
	Property Development Reserve Total		11,448	101,226
	Special Rates	Major Drainage Construction at Lyndelle Place Carlingford	500	500
	Special Rates Total		500	500
	Storm water levy	Drainage Construction Program	526	2,104
		Parks Stormwater Reuse Program	570	2,367
		Protecting Dams Capital Works Program	110	440
		Stormwater Drainage Renewal Program	1,000	4,000
		Waterways Restoration	308	1,279
	Storm water levy Total		2,514	10,190
City Assets and Operations Total			158,593	666,519
City Planning and Design	Developer Contributions	City River-South Bank Terrace upgrades	150	150
		Civic Link Program (Capital)	3,500	10,109
		Park Parade Pedestrian and Cyclist Path	100	100
		Raised Thresholds and Median Bold Street Granville	354	354
		Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	630	630
		Signalised Pedestrian Crossing - Rawson St, Epping	100	400
		WICR313 Western Precinct Connections	139	2,007
	Developer Contributions Total		4,973	13,749
	General Reserve	Real-Time Monitoring Network- Capital	50	200
	General Reserve Total		50	200
	Grants & Contributions	Civic Link Program (Capital)	7,595	7,595
		Mosley St/Young St, Carlingford roundabout (P.0093119)	280	280

		Raised Pedestrian - Midson Road at Grant Close Epping	561	561
		Roundabout - Thomas St at Morton St, Parramatta	836	836
		Toongabbie Intersections (P.0087707.07.001)	500	500
		WICR313 Western Precinct Connections	2,315	24,559
	Grants & Contributions Total		12,087	34,332
City Planning and Design Total			17,110	48,281
Community and Culture	Developer Contributions	Parramatta Art and Culture Walk	200	700
	Developer Contributions Total		200	700
	General Reserve	Charles Street Wharf Public Art Project	5	16
		Community Hubs Capital Purchases	159	636
		Library Capital Resources	700	2,907
		Riverside Theatres Plant Staging Equipment	155	644
	General Reserve Total		1,019	4,203
Community and Culture Total			1,219	4,903
Finance and Information Office	Developer Contributions	Integrated Parking Solutions Program	702	702
	Developer Contributions Total		702	702
	General Reserve	Child Care Centres Capital Renewal	270	1,130
		Community Buildings Capital Improvement	3,345	14,417
		Ict Infrastructure Renewal Program	357	1,428
		Integration of Corporate Network	474	1,898
		It Works Upgrade Program	1,082	4,326
		Multi-Level Car Parks Capital Renewal Program	230	710
		Public Safety Cctv Network	500	2,000
		Rapid Deployment Cctv Cameras	150	600
		Retail 6 Parramatta Square	75	75
	General Reserve Total		6,483	26,584
	Property Development Reserve	Integrated Parking Solutions Program	2,962	3,206
		SES Facility	12,000	12,000
	Property Development Reserve Total		14,962	15,206
Finance and Information Office Total			22,147	42,492
Grand Total			199,820	765,195

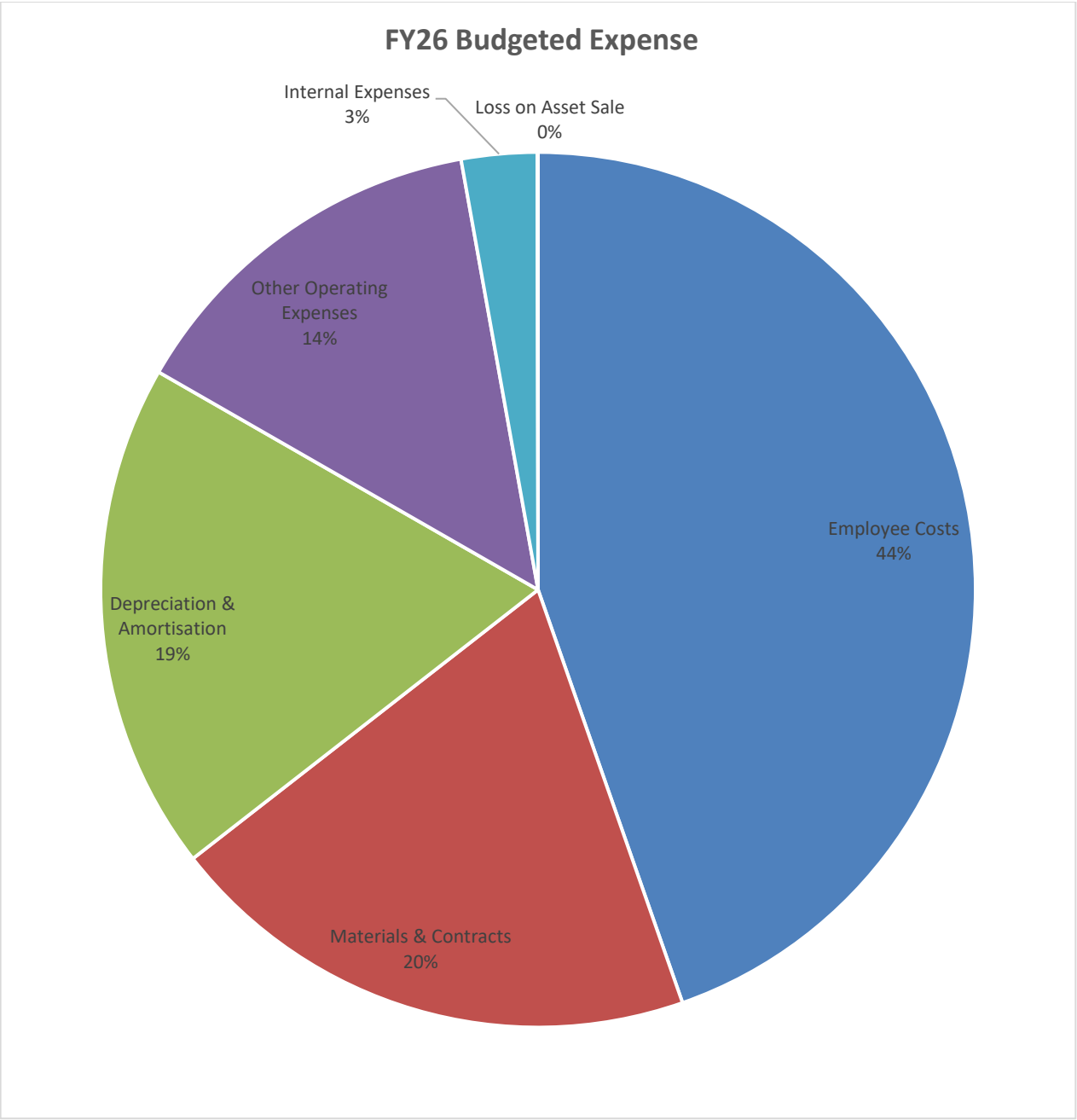
WHERE DOES OUR FUND FOR CAPITAL WORKS COMES FROM

Funding Source	Draft FY26 Budget (\$000)	%
Cultural Reserve	3,806	2%
Developer Contributions	18,214	9%
Domestic Waste Management	6,870	3%
General Reserve	58,278	29%
Grants & Contributions	83,228	42%
Property Development Reserve	26,410	13%
Special Rates	500	0%
Storm water levy	2,514	1%
Grand Total	199,820	100%

WHERE DOES COUNCIL'S TOTAL MONEY COME FROM



HOW DOES COUNCIL SPEND ITS MONEY



STATEMENT OF FINANCIAL PERFORMANCE

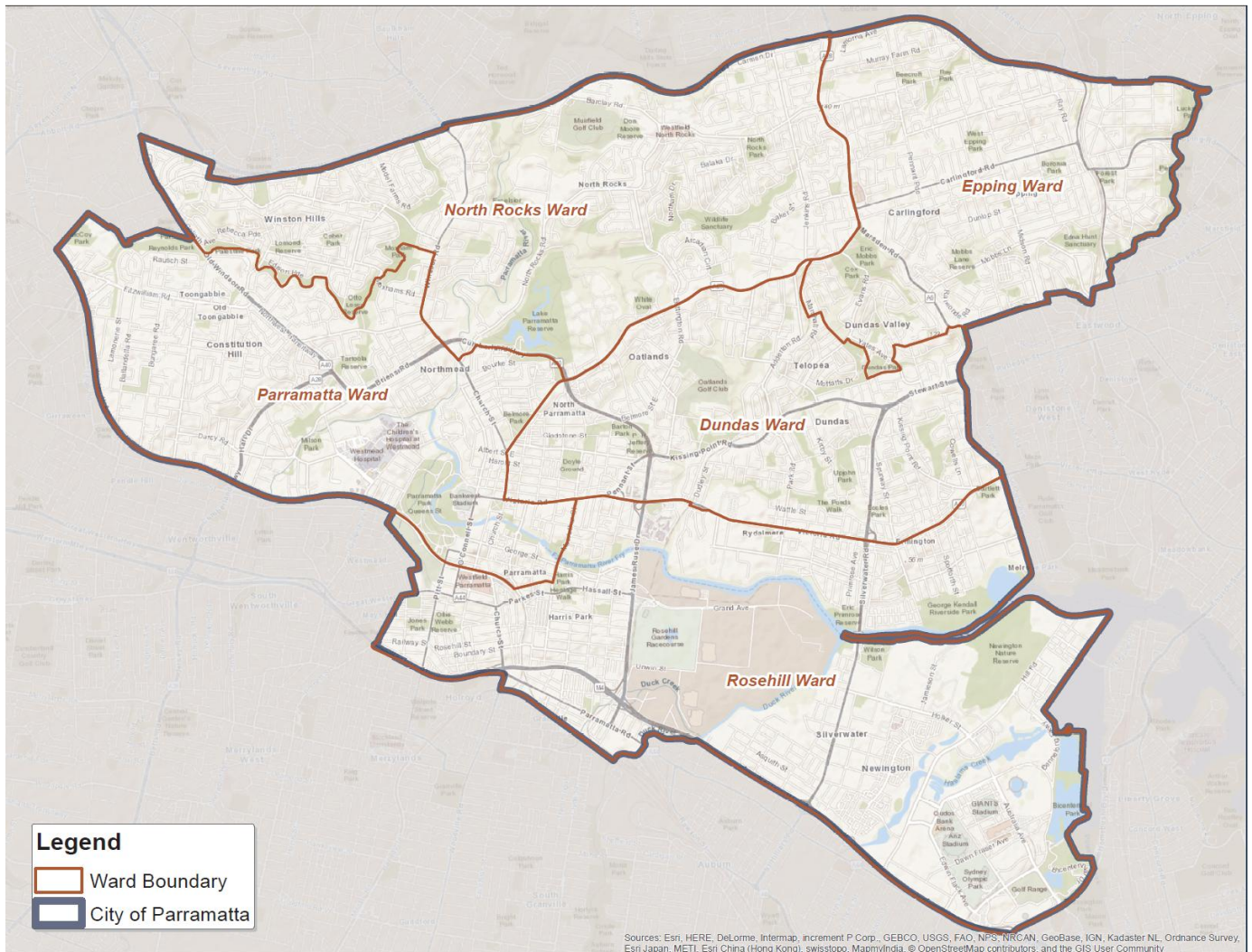
Description	(\$,000)
REVENUE FROM CONTINUING OPERATIONS	2025/26
Ordinary Rates	190,915
Annual Charges	53,027
Total Rates & Annual Charges	243,943
User Charges & Fees	50,060
Interest and Investment Revenue	27,521
Grants and Contributions Provided for Operating Purposes	17,568
Internal Revenue	10,365
Other Revenue	21,528
Joint Venture Income	600
Total Revenues from Continuing Operations	371,585
EXPENSES FROM CONTINUING OPERATIONS	
Employee Costs	165,643
Materials & Contracts	73,567
Depreciation & Amortisation	69,825
Other Operating Expenses	51,536
Internal Expenses	10,364
Total Expenses from Continuing Operations	370,935
'OPERATING RESULT BEFORE CAPITAL REVENUE, GAIN / LOSS ON ASSET DISPOSALS & INTERNAL ALLOCATIONS	649
Capital Grants and Contributions	81,889
Net Gain on Disposal of Assets	545
'OPERATING RESULT AFTER CAPITAL REVENUE & GAIN / LOSS ON ASSET DISPOSALS	83,083

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2025/26 RATES & CHARGES

STATEMENT OF REVENUE POLICY - Incorporating the Statement of Fees & Charges 2025-26

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



RATES & CHARGES

The principle of Council rating is to levy properties within the Local Government Area to recover the cost of providing local government services to those properties. Rates and Charges are the Council's main source of recurrent income and are used to maintain infrastructure and deliver services and facilities for the community.

Annual rate increases are determined by the Independent Pricing and Regulatory Tribunal (IPART) each year, which sets the maximum general income Council can collect from ordinary rates. General income comprises income from ordinary rates but does not include income from Waste Management charges, or Stormwater Management Service Charges.

The *Local Government Act 1993* states that all rateable properties are to be categorised into one of four categories of ordinary rates:

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2025/26 RATES & CHARGES

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

Properties that are subject to Mixed Development Apportionment Factors (MDAF) as supplied by the Valuer-General are rated part Residential and part Business based on the MDAF percentage. Properties that are not granted a MDAF are categorised according to the dominant use of the property.

The Rates for 2025/26 will be calculated on land values with a base date of 1 July 2024.

RATE PEGGING

The NSW Government introduced rate pegging in 1976. Rate pegging limits the amount that Councils can increase their rate revenue from one year to the next. The percentage limit is determined by the IPART.

For the 2025/26 rating year IPART has announced the limit by which Council's general rates income may be varied at 6.2%. General income does not include income from Waste Management charges and Stormwater Management Service charges.

Over the previous 10-year period, Council has received rate peg increases of between 1.5% and 5.1%.

LAND VALUATIONS

Rates are calculated on the land value of a property multiplied by an adopted 'rate-in-the-dollar'. If the calculated rate is below the minimum rate, the minimum rate applies. The land value is determined by the NSW Valuer General who issues a Notice of Valuation at least every three years.

Council cannot make and levy a rate in respect of a parcel of land unless the Council has been furnished with a valuation in accordance with the *Valuation of Land Act 1916*. The NSW Valuer General issues valuations in accordance with that Act.

Revaluations are undertaken every three years by the NSW Valuer General – an increase or decrease in valuation does not have an impact on the overall general rates income that Council can raise but it does determine how much you pay in rates relative to every other ratepayer.

The land value used in NSW is the Unimproved Value (UV) of the land and does not include the value of the home or other structures on the land.

RATING STRUCTURE

The Local Government Act 1993 (the Act) sets out the methodology by which a council can collect its rates income.

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2025/26 RATES & CHARGES

According to the Act, the Council's rating structure may consist of:

- an 'ad valorem' amount – which may be subject to a minimum, or
- a base amount to which an ad valorem amount is added.

Ad Valorem

An ad valorem amount is a variable charge set as a proportion of the unimproved land value of the rateable property – that is, the value of the property without any buildings, houses, or other capital investments.

Minimum amount

The decision as to whether a council will or will not use minimum rates is entirely left to the discretion of each council. If a council resolves to specify one or more minimum amounts of a rate in accordance with section 548(3)(a) of the Act, the size of any minimum amount must not exceed the relevant permissible limits provided for in the Act and Section 126 of the Local Government (General) Regulation 2021 unless special Ministerial approval for a higher amount has been granted.

OTHER SPECIFIC RATING ISSUES

Upon registration of a new strata plan or deposited plan, Council will re-rate the property(s) from the date of the new strata plan or deposited plan registration.

Aggregation of rates in accordance with Section 548A of the Act may apply in the following situation – for all the lots categorised as Residential or Business on a minimum for rating purposes, one separately titled car space and one separately titled utility lot that is within the same building or strata plan may apply. An application fee applies to all the applications for aggregation.

POSTPONEMENT OF RATES

Where a property is used as a single dwelling but because of zoning or permitted use has a land value that reflects the potential use of the land rather than the actual use, Council will provide a postponement of rates in accordance with Section 591 of the Local Government Act 1993.

NON-RATEABILITY

Council will determine land to be non-rateable strictly in accordance with Sections 555 and 556 of the Local Government Act 1993 or the Local Government (General) Regulation 2021.

RATE REDUCTION FOR ELIGIBLE PENSIONERS

All NSW councils provide a mandatory rebate of up to \$250 to eligible pensioners. The City of Parramatta Council is one of the few Councils that granted an additional voluntary rebate of up to \$100 to eligible pensioners in addition to the mandatory rebate.

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2025/26 RATES & CHARGES

PAYMENT OF RATES

Ratepayers may pay their rates in four instalments by 31 August, 30 November, 28 February, and 31 May respectively. Council is obliged to forward instalment notices one month in advance of those due dates.

During the year an additional (supplementary) rate notice may be issued which may affect the amount of rates and charges levied on some parcels of land. The rates and charges are apportioned over the remaining instalments due after the supplementary levy is applied.

CHARGES ON OVERDUE RATES

Interest accrues daily on rates and charges that remain unpaid after they are due and payable. Council will apply the maximum interest allowable pursuant to Section 566 of the Act which is determined by the Minister of Local Government each year (FY2024/25 @10.5%). In accordance with section 566(3) of the Act the interest rate for FY2025/26 will be as notified by the OLG and will be charged from 1 July 2025.

GENERAL RATING INFORMATION – 2025/2026 RATES & CHARGES

At a rate peg of 6.2% for 2025/26 the following will apply:

The estimated rate income for 2025/26 totals \$190,915,170 reflective of the rate peg and other mandatory adjustments as per the following table, noting that new valuations or supplementary values continue to be received and updated, these will have a minor effect on the permissible yield and ad-valorem rates.

Type	Category/Subcategory	Number	Ad Valorem Rate	Minimum Rate \$	Estimated Rate Income \$
Ordinary	Residential	101,485	0.00117262	839.35	118,951,134
Ordinary	Business – General	2578	0.00312788	593.19	18,627,616
Ordinary	Business – CBD	1493	0.00866076	860.14	29,618,312
Ordinary	Business - CBD #2	11	0.02098641	-	4,122,130
Ordinary	Business Industrial – ICA	1029	0.00433327	860.14	20,809,413
	Total Rates Income Before Pensioner Rebates & Subsidy				192,128,605
	Pensioner Rebates – Council				(1,700,000)
	Pensioner Rates Subsidy Claim				1,048,474
	Pensioner Rebates – Voluntary				(561,909)
	Total Rates Income After Pensioner Rebates & Subsidy				190,915,170

STORMWATER MANAGEMENT SERVICES ANNUAL CHARGE

In accordance with the Local Government Amendment (Stormwater) Act 2005 a Stormwater Management Service Charge (SMSC) is levied on all parcels of rateable urban land within the City of Parramatta - categorised for rating purposes as Residential or Business (including all sub-categories) - not being vacant land or land owned by the Crown or land held under lease for private purposes under the Housing Act 2001

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2025/26 RATES & CHARGES

or the Aboriginal Housing Act 1998.

Council administers a comprehensive waterways management program. As the principal authority responsible for the management of stormwater, Council:

- maintains over 622 km of stormwater discharge drainage pipes for stormwater conveyance.
- implements essential flood mitigation measures to protect life, property, and infrastructure.
- conserves the natural waterways of our city.
- protects bushland and other natural assets from the impacts of urban run-off by implementing purpose-built pollution control traps and water retention systems.

The SMSC helps council fund these important programs. The following table provide details of the charges.

Category	Property Type	Charge	Estimated Yield \$
Residential	All parcels of rateable urban land categorised as Residential or Residential CBD excluding Strata properties	\$25.00	1,007,325
Residential	All strata properties categorised as Residential or Residential CBD	\$12.50	745,400
	Total Residential		1,752,725
Business	All parcels of rateable urban land categorised as Business (all subcategories) including Business Strata properties	25.00 per 350m2. Capped at \$500	354,475
Business	All strata properties categorised as Business	25.00 per 35m2. Capped at \$500 with a minimum of \$5	21,260
	Total Business		375,735
	Total Estimated Yield		2,128,460

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2025/26 RATES & CHARGES

WASTE MANAGEMENT CHARGES

Domestic waste charges

Service	Service Mix	Size	Charge per Property	Estimated Income \$
Basic service	Domestic Waste Collection – 1 per Week	80 Litre Bin	486.24	22,935,338
	Domestic Waste Collection – 1 per Week	140 Litre Bin	531.57	21,880,350
	Domestic Waste Collection – 1 per Week	240 Litre Bin	801.48	3,875,204
	Domestic Waste Collection – 1 per Week	660 Litre Bin	2,018.55	115,633
	Domestic Waste Collection – 1 per Week	1100 Litre Bin	2,767.40	83,468
	Alternate Week Recyclables and Garden Waste Collection included in above service charges		138.05	25,000
Additional service	Per Waste Bin – 1 per Week	140 Litre Bin	531.57	100,225
	Per Waste Bin – 1 per Week	240 Litre Bin	801.48	25,525
	Recycling – 1 per Fortnight	240 Litre Bin	138.05	57,438
	Garden Waste – 1 per Fortnight	240 Litre Bin	138.05	227,755
Unoccupied Land	Availability Charge	Not Applicable	95.45	164,320
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
		Total Domestic Waste		49,490,256

Commercial waste charges

Service	Service Mix	Size	Charge per Property	Estimated Income \$
	Commercial Waste Collection – 1 per Wk	240 Litre Bin	870.31	773,950
	Commercial Waste Collection – 1 per WK	1100 Litre Bin	3,057.98	764,269
Additional service	Per Waste Bin – 1 per Week	140 Litre Bin	577.62	69,471
	Per Waste Bin – 1 per Week	240 Litre Bin	870.31	24,364
	Recycling – 1 per Fortnight	240 Litre Bin	153.14	20,332

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2025/26 RATES & CHARGES

	Recycling – Paper/Cardboard - Annual	660 Litre Bin	738.89	22,276
	Recycling – Paper/Cardboard - Annual	1100 Litre Bin	1,000.83	9,424
	Garden Waste – 1 per Fortnight	240 Litre Bin	153.15	2,783
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
		Total Commercial Waste		1,686,869

SECTION 611 CHARGES

Section 611 of the Local Government Act 1993 provides that Council may make charges on persons for the time being in possession, occupation or enjoyment of a rail, pipe, wire, pole, cable, tunnel, or structure laid, erected, suspended, constructed, or placed on, under or over a public place.

Where applicable such charges will be made in 2025/26 and will be based on the nature and extent of the benefit enjoyed by the person(s) or entities concerned.

FEES AND OTHER CHARGES

Please see the separate fees and charges document for the fees and other charges to be charged for goods and services in 2025/26. This document also includes the pricing methodology used to determine those fees and charges.