



**CITY OF
PARRAMATTA**

Delivery Program 2025-2029, Operational Plan & Budget 2025/26

Part 4: Financial Information

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 result (before capital grants & contributions, and loss / gain on disposal of assets) of \$1m.

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 \$373.7m (excluding Capital grants and contributions of \$81.9m & Net Gain on Disposal of Assets \$0.7m), with \$244.7m coming from rates and annual charges. Operating expenses are budgeted at \$372.7m (excluding Loss on Disposal of Assets \$0.1m), resulting in a surplus of \$1m as a Net Operating result (before capital grants & contributions, and loss / gain on disposal of assets).

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

- a capital works program of \$199.9m
- 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 from the Revised 2024/25 Budget by (\$5.8m)
- Base line vacancy rate of 10% (no additional attrition target),
- Materials and contract, along with other operating expenses, have been reduced by an average of 10% from the initial draft budget 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 54% 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	Net Operating result before capital grants & contributions, and loss / gain on disposal of assets
		2025/26	2025/26	2025/26
Directorate	Business unit	\$'000	\$'000	\$'000
City Assets and Operations	Capital Project Delivery		2,280	(2,280)
	City Services Administration		(3,309)	3,309
	Environment and Sustainability	471	21,423	(20,952)
	Fleet and Depot Operations	11,025	8,636	2,389
	Parks and Open Spaces	43	21,610	(21,567)
	Project Delivery		386	(386)
	Road and Infrastructure	4,114	38,060	(33,946)
	Integrated Grants & Projects	50	2,082	(2,032)
	Regulatory Services Unit	15,065	15,924	(859)
	Waste and Cleansing	52,895	55,235	(2,339)
City Assets and Operations Total		83,664	162,327	(78,663)
Community and Culture	Community Infrastructure		960	(960)
	Community Services Admin		(3,861)	3,861
	Libraries	898	12,593	(11,695)
	Riverside Theatres	3,320	7,418	(4,098)
	City Culture	175	3,341	(3,166)
	Community Hubs	1,514	10,689	(9,175)
	Social and Community Services	20,481	24,082	(3,601)
Community and Culture Total		26,388	55,222	(28,834)
City Planning and Design	City Planning and Design		1,211	(1,211)
	Infrastructure Planning & Design	1,010	3,698	(2,688)
	Major Projects and Precincts	1,013	3,303	(2,289)
	City Strategic Planning	155	6,549	(6,394)
	City Design	98	3,740	(3,641)
	Development & Traffic Services	8,013	14,076	(6,063)
City Planning and Design Total		10,289	32,575	(22,286)
Finance and Information Office	Finance Administration		459	(459)
	Finance and Information Administration		(1,945)	1,945
	Property & Assets	20,235	32,723	(12,488)
	Rates		2,669	(2,669)

	Governance and Risk	126	5,841	(5,715)
	Financial Accounting Treasury and Payables	24,967	2,356	22,611
	ICT - Information Communication & Techno		25,007	(25,007)
	Financial Planning and Analysis		1,479	(1,479)
	Financial Systems and Improvement		350	(350)
Finance and Information Office Total		45,328	68,939	(23,611)
City Engagement and Experience	City Experience and Engagement Admin		(411)	411
	Marketing Brand and Creative Services		7,011	(7,011)
	Communications and Customer Engagement	25	9,937	(9,912)
	Events and Festivals	562	9,325	(8,764)
City Engagement and Experience Total		587	25,863	(25,276)
People Culture and Workplace	People Culture and Performance Admin		(8)	8
	Organisational Capability & Talent Manager		2,093	(2,093)
	People and Culture		2,294	(2,294)
	WHS and Wellbeing	130	5,515	(5,385)
	Workplace Relations & Strategic Projects Manager		1,635	(1,635)
People Culture and Workplace Total		130	11,530	(11,400)
Office of the Lord Mayor & Chief Executive Office	GM - Office of the Lord Mayor and CEO		135	(135)
	Office of the Lord Mayor		1,293	(1,293)
	Council Secretariat		788	(788)
	Councillor Support		1,633	(1,633)
	Office of the CEO		1,423	(1,423)
Office of the Lord Mayor & Chief Executive Office Total			5,271	(5,271)
Organisation Related	Organisational Costs	207,347	10,997	196,350
Organisation Related Total		207,347	10,997	196,350
Net Operating result before capital grants & contributions, and loss / gain on disposal of assets		373,733	372,724	1,009
City of Parramatta	Add: Capital Grants and Contributions	81,889		81,889
	Add: Loss (Gain) on Assets Disposal	650	105	545
	Net Underlying Result Excl. Capital Rev, Asset Disposal & Internal Allocation	456,272	372,829	83,443

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
Finalyson's 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
Public Trees Program	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
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	199,920	765,595

2025/26 CAPITAL PROGRAM

LIST OF FUNDING SOURCE BY PROJECT & 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
		Doyle Ground Stage 2 Sports Facility Improvements	1,000	2,784
		Finalysons Creek – TfNSW funded	110	110
		George Street East Cycleway	250	250
		Nursery Management For Bushland Plants & Landscaping Works	30	30
		Parramatta Station carpark works	500	1,860
		Phillip Street Smart St Stage 2	1,294	1,294
		WICR305 Riverside Theatres Redevelopment	828	6,322
		WILGA210 Lets Play at Kilpack	0	145
		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
		Parramatta Art and Culture Walk	200	700
		Binalong Park Upgrade – Stage 1	94	1,194
		Carlingford Parklands Design	200	5,570
		Epping Town Centre Improvement	0	550
		Granville Town Square	0	3,600
		Integrated Parking Solutions Program	702	702
		Newington Reserve Upgrade	4,456	5,932
		Wentworth Point gateway sign	100	100
		WILGA209 Sue Savage Reserve	0	538
		WILGA212 Somerville Park Improvement	229	229

Developer Contributions Total			18,074	58,791
		Major Council Plant & Other Equipment Replacement Program	1,500	6,000
		Mobile Garbage Bin Roll Program	3,800	4,700
	Finance and Information Office	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
		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	500	2,000
	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
	WILGA208 Rydalmere Park Stage 4	0	912
	Real-Time Monitoring Network- Capital	50	200
Community and Culture	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
	Cap Nhood Imp Program	2,800	6,400
	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
	Wayfinding Updates	150	623
	WICR342 Epping Town Centre Oxford St	0	570
	WILGA207 Max Ruddock Reserve Amenities	315	870
	General Reserve Total	58,378	223,526
	Af1 Dence Park Pool	2,019	12,732
	Alfred Street Stage 2b	4,584	4,584
	Belmore Park Stage 1	1,380	5,554
	Carter Street AIF	100	5,442

Carter Street Regional Cycleway	500	3,573
Cultural Precinct in Harris Park	3,009	3,009
Finlaysons Creek – TfNSW funded	500	3,780
George Street East Cycleway	2,336	2,336
Hill Road Upgrade	2,500	52,869
James Ruse Reserve Public Toilet: Local Small Commitments Al	288	288
Motor Vehicle Replacement Program	100	100
PH Jeffery Master Plan	140	140
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
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
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
WILGA208 Rydalmere Park Stage 4	694	5,025
WILGA210 Lets Play at Kilpack	517	722
WILGA211 Active Youth are Healthy Youth	490	1,336
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
Bnp - Epping Town Centre High Streets Upgrade	174	352
Bnp - Granville Town Centre	67	135
Epping Town Centre Improvement	1,162	1,162
Granville Town Square	590	9,219
Newington Reserve Upgrade	4,474	4,474

		Ready Set & Activate	300	300
		WICR1040 Strengthening the Heart of Play	1,919	8,386
		WICR342 Epping Town Centre Oxford St	2,070	5,190
		WILGA207 Max Ruddock Reserve Amenities	2,594	3,386
		WILGA209 Sue Savage Reserve	3,000	3,000
		WILGA212 Somerville Park Improvement	3,542	3,946
Grants & Contributions Total			83,368	310,914
		Af1 Dence Park Pool	174	1,301
		Ground Floor 9 Wentworth St	0	2,000
		WICR305 Riverside Theatres Redevelopment	11,274	97,925
		Integrated Parking Solutions Program	2,962	3,206
		SES Facility	12,000	12,000
Property Development Reserve Total			26,410	116,432
		Major Drainage Construction At Lyndelle Place Carlingford	500	500
Special Rates Total			500	500
Storm water levy	City Assets and Operations	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			199,920	765,595

2025/26 CAPITAL PROGRAM

LIST OF CAPITAL PROJECTS BY DIRECTORATE & FUNDING SOURCE \$000

Directorate	Funding source	Project Description	FY26 Budget	FY26-29 Budget
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
		Doyle Ground Stage 2 Sports Facility Improvements	1,000	2,784
		Finalyson's Creek – TfNSW funded	110	110
		George Street East Cycleway	250	250
		Nursery Management For Bushland Plants & Landscaping Works	30	30
		Parramatta Station carpark works	500	1,860
		Phillip Street Smart St Stage 2	1,294	1,294
		WICR305 Riverside Theatres Redevelopment	828	6,322
		WILGA210 Lets Play at Kilpack	0	145
	Developer Contributions Total		7,121	25,926
	Domestic Waste Management	Major Council Plant & Other Equipment Replacement Program	1,500	6,000
		Mobile Garbage Bin Roll Program	3,800	4,700
	Domestic Waste Management Total		5,300	10,700
	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
		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	500	2,000
	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
	WILGA208 Rydalmere Park Stage 4	0	912
General Reserve Total		46,810	181,077
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
	Carter Street AIF	100	5,442
	Carter Street Regional Cycleway	500	3,573
	Cultural Precinct in Harris Park	3,009	3,009
	Finlaysons Creek – TfNSW funded	500	3,780
	George Street East Cycleway	2,336	2,336
	Hill Road Upgrade	2,500	52,869
	James Ruse Reserve Public Toilet: Local Small		
	Commitments AI	288	288
	Motor Vehicle Replacement Program	100	100
	PH Jeffery Master Plan	140	140
	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
	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
	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
	WILGA208 Rydalmere Park Stage 4	694	5,025
	WILGA210 Lets Play at Kilpack	517	722
	WILGA211 Active Youth are Healthy Youth	490	1,336
	WILGA213 West Epping Dog Off Leash Area	32	42
Grants & Contributions Total		51,390	237,032
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			128,889	599,623
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	Binalong Park Upgrade – Stage 1	94	1,194
		Carlingford Parklands Design	200	5,570
		Epping Town Centre Improvement	0	550
		Granville Town Square	0	3,600
		Integrated Parking Solutions Program	702	702
		Newington Reserve Upgrade	4,456	5,932
		Wentworth Point gateway sign	100	100
		WILGA209 Sue Savage Reserve	0	538
		WILGA212 Somerville Park Improvement	229	229
	Developer Contributions Total		5,780	18,415
	Domestic Waste Management	Newington Reserve Upgrade	1,570	1,570
	Domestic Waste Management Total		1,570	1,570
	General Reserve	Cap Nhood Imp Program	2,800	6,400
		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
		Wayfinding Updates	150	623
		WICR342 Epping Town Centre Oxford St	0	570
		WILGA207 Max Ruddock Reserve Amenities	315	870
	General Reserve Total		9,748	35,047
	Grants & Contributions	Bnp - Epping Town Centre High Streets Upgrade	174	352
		Bnp - Granville Town Centre	67	135
		Epping Town Centre Improvement	1,162	1,162
		Granville Town Square	590	9,219
		Newington Reserve Upgrade	4,474	4,474
		Ready Set & Activate	300	300
		WICR1040 Strengthening the Heart of Play	1,919	8,386
		WICR342 Epping Town Centre Oxford St	2,070	5,190
		WILGA207 Max Ruddock Reserve Amenities	2,594	3,386
		WILGA209 Sue Savage Reserve	3,000	3,000
		WILGA212 Somerville Park Improvement	3,542	3,946
	Grants & Contributions Total		19,891	39,550
	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		51,952	109,788
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
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
Grand Total			199,920	765,595

2025/26 CAPITAL PROGRAM

LIST OF CAPITAL PROJECTS BY FUNDING SOURCE \$000

Project Description	Funding source	FY26 Budget	FY26-29 Budget
2-way conversion of Valentine Av & Wentworth St streetscape	Developer Contributions	1,506	2,877
2-way conversion of Valentine Av & Wentworth St streetscape Total		1,506	2,877
Af1 Dence Park Pool	Developer Contributions	1,603	10,254
	Grants & Contributions	2,019	12,732
	Property Development Reserve	174	1,301
Af1 Dence Park Pool Total		3,796	24,287
Alfred Street Stage 2b	Grants & Contributions	4,584	4,584
Alfred Street Stage 2b Total		4,584	4,584
Asbestos Remediation Works Program	General Reserve	1,128	4,597
Asbestos Remediation Works Program Total		1,128	4,597
Belmore Park Stage 1	General Reserve	120	3,740
	Grants & Contributions	1,380	5,554
Belmore Park Stage 1 Total		1,500	9,294
Bennelong Pkwy Bridge Upgrade	General Reserve	2,000	2,000
Bennelong Pkwy Bridge Upgrade Total		2,000	2,000
Binalong Park Upgrade – Stage 1	Developer Contributions	94	1,194
Binalong Park Upgrade – Stage 1 Total		94	1,194
	Grants & Contributions	174	352
Bnp - Epping Town Centre High Streets Upgrade Total		174	352
	Grants & Contributions	67	135
Bnp - Granville Town Centre Total		67	135
Bridge Assets - Safety Upgrades	General Reserve	150	623
Bridge Assets - Safety Upgrades Total		150	623
Bridge Upgrades & Renewal Program	General Reserve	350	350
Bridge Upgrades & Renewal Program Total		350	350
Cap Nhood Imp Program	General Reserve	2,800	6,400
Cap Nhood Imp Program Total		2,800	6,400
	General Reserve	250	10,850
Carlingford Community Hub Total		250	10,850
Carlingford Parklands Design	Developer Contributions	200	5,570
Carlingford Parklands Design Total		200	5,570
Carter Street AIF	Grants & Contributions	100	5,442
Carter Street AIF Total		100	5,442

Carter Street Regional Cycleway	Grants & Contributions	500	3,573
Carter Street Regional Cycleway Total		500	3,573
Cbd - George Street - Streetscape Upgrade	General Reserve	0	2,788
Cbd - George Street - Streetscape Upgrade Total		0	2,788
Cemeteries and Memorials Program	General Reserve	94	453
Cemeteries and Memorials Program Total		94	453
Centenary Square Review	General Reserve	183	183
Centenary Square Review Total		183	183
Charles Street Wharf Public Art Project	General Reserve	5	16
Charles Street Wharf Public Art Project Total		5	16
Child Care Centres Capital Renewal	General Reserve	270	1,130
Child Care Centres Capital Renewal Total		270	1,130
City River-South Bank Terrace upgrades	Developer Contributions	150	150
City River-South Bank Terrace upgrades Total		150	150
Civic Link Program (Capital)	Developer Contributions	3,500	10,109
	Grants & Contributions	7,595	7,595
Civic Link Program (Capital) Total		11,095	17,704
Civil Construction Program	General Reserve	480	1,993
Civil Construction Program Total		480	1,993
Community Buildings Capital Improvement	General Reserve	3,345	14,417
Community Buildings Capital Improvement Total		3,345	14,417
Community Hubs Capital Purchases	General Reserve	159	636
Community Hubs Capital Purchases Total		159	636
Contaminated Land Management In Public Parks and Land	General Reserve	390	1,619
Contaminated Land Management In Public Parks and Land Total		390	1,619
Cultural Precinct in Harris Park	Grants & Contributions	3,009	3,009
Cultural Precinct in Harris Park Total		3,009	3,009
Depot Operational Upgrades	General Reserve	100	100
Depot Operational Upgrades Total		100	100
Doyle Ground Stage 2 Sports Facility Improvements	Developer Contributions	1,000	2,784
Doyle Ground Stage 2 Sports Facility Improvements Total		1,000	2,784
Drainage Construction Program	General Reserve	494	3,899
	Storm water levy	526	2,104
Drainage Construction Program Total		1,020	6,003
Drainage Improvements In Growth Areas	General Reserve	666	2,766
Drainage Improvements In Growth Areas Total		666	2,766
Energy & Water Upgrades To Council Assets	General Reserve	250	1,038
Energy & Water Upgrades To Council Assets Total		250	1,038

Epping Town Centre Improvement	Developer Contributions	0	550
	Grants & Contributions	1,162	1,162
Epping Town Centre Improvement Total		1,162	1,712
Finalyson's Creek – TfNSW funded	Developer Contributions	110	110
	Grants & Contributions	500	3,780
		610	3,890
Finalyson's Creek – TfNSW funded Total	General Reserve	750	5,479
Flood Mitigation Program		750	5,479
Flood Mitigation Program Total	General Reserve	1,680	6,976
Footpath Renewal Program		1,680	6,976
Footpath Renewal Program Total	General Reserve	2,000	8,305
Footpaths Construction Program		2,000	8,305
Footpaths Construction Program Total	Developer Contributions	250	250
George Street East Cycleway	Grants & Contributions	2,336	2,336
		2,586	2,586
George Street East Cycleway Total	Developer Contributions	0	3,600
Granville Town Square	Grants & Contributions	590	9,219
		590	12,820
Granville Town Square Total	Property Development Reserve	0	2,000
Ground Floor 9 Wentworth St		0	2,000
Ground Floor 9 Wentworth St Total	Grants & Contributions	2,500	52,869
Hill Road Upgrade		2,500	52,869
Hill Road Upgrade Total	General Reserve	12,290	12,290
		12,290	12,290
Hunts Creek Culvert Total	General Reserve	357	1,428
Ict Infrastructure Renewal Program		357	1,428
Ict Infrastructure Renewal Program Total	General Reserve	205	851
Improving Water Quality In Parramatta Waterways		205	851
Improving Water Quality In Parramatta Waterways Total	General Reserve	150	623
Installation Of Rooftop Solar Panels On City Assets Program		150	623
Installation Of Rooftop Solar Panels On City Assets Program Total	Developer Contributions	702	702
Integrated Parking Solutions Program	Property Development Reserve	2,962	3,206
		3,664	3,908
Integrated Parking Solutions Program Total	General Reserve	474	1,898
Integration of Corporate Network		474	1,898
Integration of Corporate Network Total	General Reserve	1,082	4,326
It Works Upgrade Program		1,082	4,326
It Works Upgrade Program Total	Grants & Contributions	288	288
James Ruse Reserve Public Toilet: Local Small Commitments Al			

James Ruse Reserve Public Toilet: Local Small Commitments AI Total		288	288
Kerb & Gutter Renewal Program	General Reserve	3,000	12,458
Kerb & Gutter Renewal Program Total		3,000	12,458
Library Capital Resources Total	General Reserve	700	2,907
Major Council Plant & Other Equipment Replacement Program		700	2,907
Major Council Plant & Other Equipment Replacement Program Total	Domestic Waste Management	1,500	6,000
Major Drainage Construction At Lyndelle Place Carlingford	General Reserve	1,200	6,380
Major Drainage Construction At Lyndelle Place Carlingford Total		2,700	12,380
Mobile Garbage Bin Roll Program	Special Rates	500	500
Mobile Garbage Bin Roll Program Total		500	500
Mosley St/Young St, Carlingford roundabout (P.0093119)	Domestic Waste Management	3,800	4,700
Mosley St/Young St, Carlingford roundabout (P.0093119) Total		3,800	4,700
Motor Vehicle Replacement Program	Grants & Contributions	280	280
Motor Vehicle Replacement Program Total		280	280
Multi Level Car Parks Capital Renewal Program Total	General Reserve	2,000	8,000
Newington Reserve Upgrade	Grants & Contributions	100	100
		2,100	8,100
	General Reserve	230	710
		230	710
	Developer Contributions	4,456	5,932
	Domestic Waste Management	1,570	1,570
	Grants & Contributions	4,474	4,474
		10,500	11,976
Newington Reserve Upgrade Total	Developer Contributions	30	30
Nursery Management For Bushland Plants & Landscaping Works	General Reserve	144	693
		174	723
Nursery Management For Bushland Plants & Landscaping Works Total	Developer Contributions	100	100
Park Parade Pedestrian and Cyclist Path		100	100
Park Parade Pedestrian and Cyclist Path Total	General Reserve	132	548
Park Signage Replacement Program		132	548
Park Signage Replacement Program Total	General Reserve	431	1,788
Parks Program		431	1,788
Parks Program Total	Storm water levy	570	2,367
Parks Stormwater Reuse Program		570	2,367
Parks Stormwater Reuse Program Total	Developer Contributions	200	700
Parramatta Art and Culture Walk		200	700
Parramatta Art and Culture Walk Total	Developer Contributions	500	1,860
Parramatta Station carpark works		500	1,860
Parramatta Station carpark works Total			

Pavilion Capital Improvement Program	General Reserve	99	9,869
Pavilion Capital Improvement Program Total		99	9,869
PH Jeffery Master Plan	Grants & Contributions	140	140
PH Jeffery Master Plan Total		140	140
Phillip Street Smart St Stage 2	Developer Contributions	1,294	1,294
Phillip Street Smart St Stage 2 Total		1,294	1,294
Phillip Street Smart Street Stage 3	General Reserve	0	3,861
Phillip Street Smart Street Stage 3 Total		0	3,861
Playground Replacement Program	General Reserve	2,000	7,990
Playground Replacement Program Total		2,000	7,990
Protecting Dams Capital Works Program	General Reserve	218	922
	Storm water levy	110	440
		328	1,362
Protecting Dams Capital Works Program Total	General Reserve	500	2,000
Public Safety Cctv Network		500	2,000
Public Safety Cctv Network Total		500	2,000
Public Trees Program	General Reserve	500	2,000
Public Trees Program Total		500	2,000
	Grants & Contributions	561	561
		561	561
Raised Pedestrian - Midson Road at Grant Close Epping Total	Developer Contributions	354	354
Raised Thresholds and Median Bold Street Granville		354	354
Raised Thresholds and Median Bold Street Granville Total		354	354
Rapid Deployment Cctv Cameras	General Reserve	150	600
Rapid Deployment Cctv Cameras Total		150	600
Ready Set & Activate	Grants & Contributions	300	300
Ready Set & Activate Total		300	300
Real-Time Monitoring Network- Capital	General Reserve	50	200
Real-Time Monitoring Network- Capital Total		50	200
Retail 6 Parramatta Square	General Reserve	75	75
Retail 6 Parramatta Square Total		75	75
Riverside Theatres Plant Staging Equipment	General Reserve	155	644
Riverside Theatres Plant Staging Equipment Total		155	644
Roads Renewal Program	General Reserve	10,000	41,525
Roads Renewal Program Total		10,000	41,525
Roads To Recovery Program	Grants & Contributions	2,052	8,520
Roads To Recovery Program Total		2,052	8,520
Robin Hood Reserve Park, Northmead – Stage 1 Works	Grants & Contributions	600	600
Robin Hood Reserve Park, Northmead – Stage 1 Works Total		600	600
	Grants & Contributions	836	836

Roundabout - Thomas St at Morton St, Parramatta Total	836	836
Roundabout-Fitzwilliam Rd at Tucks Rd Toongabbie Total	659	659
Roundabout-North Rocks Rd at Loyalty Rd North Rocks Total	1,605	1,605
Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr	630	630
Roundabouts-Gladstone St at Brickfield St Buller St Nth Parr Total	630	630
SES Facility	12,000	12,000
SES Facility Total	12,000	12,000
Signalised Pedestrian Crossing - Rawson St, Epping	100	400
Signalised Pedestrian Crossing - Rawson St, Epping Total	100	400
Smart City Hub (Parramatta Square)	365	365
Smart City Hub (Parramatta Square) Total	365	365
Smith St Improvement Works	912	1,847
Smith St Improvement Works Total	912	1,847
Sportsground Capital Improvement Program	1,274	5,289
Sportsground Capital Improvement Program Total	1,274	5,289
Stormwater Drainage Renewal Program	640	2,810
Stormwater Drainage Renewal Program Total	1,000	4,000
Street Furniture Program	1,640	6,810
Street Furniture Program Total	800	3,322
Sustainable Water Program	800	3,322
Sustainable Water Program Total	103	428
Toongabbie Intersections (P.0087707.07.001)	103	428
Toongabbie Intersections (P.0087707.07.001) Total	500	500
Traffic Signals-Carlingford Rd Total	500	500
Walking Track Construction	1,318	1,318
Walking Track Construction Total	1,318	1,318
Ward Initiatives - Dundas	174	394
Ward Initiatives - Dundas Total	174	394
Ward Initiatives - Epping	150	600
Ward Initiatives - Epping Total	150	600
Ward Initiatives - North Rocks	150	600
Ward Initiatives - North Rocks Total	150	600
Ward Initiatives - Parramatta	150	600
Ward Initiatives - Parramatta Total	150	600

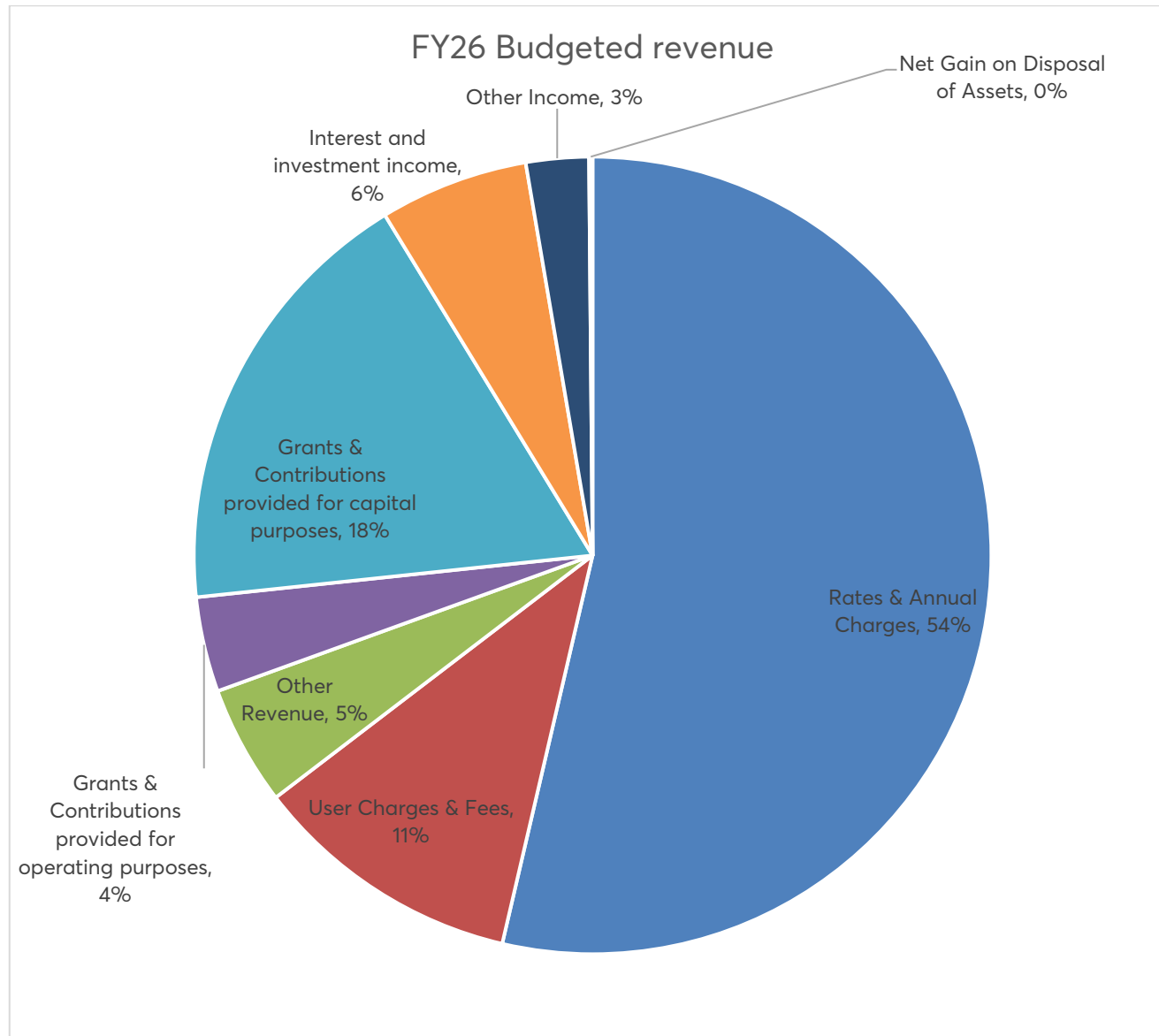
Ward Initiatives - Rosehill	General Reserve	150	600
Ward Initiatives - Rosehill Total		150	600
Waterways Restoration Total	Storm water levy	308	1,279
Wayfinding Updates		308	1,279
Wayfinding Updates Total	General Reserve	150	623
Wentworth Point gateway sign		150	623
Wentworth Point gateway sign Total	Developer Contributions	100	100
		100	100
	Grants & Contributions	30	30
Wentworth St and Woodhouse Laneway streetscape upgrade Total		30	30
WICR1040 Strengthening the Heart of Play	Grants & Contributions	1,919	8,386
WICR1040 Strengthening the Heart of Play Total		1,919	8,386
WICR294 Carter Street Community Centre Fit-out	Grants & Contributions	4,325	4,325
WICR294 Carter Street Community Centre Fit-out Total		4,325	4,325
WICR295 Parramatta CBD to Sydney CBD Cycleway	Grants & Contributions	250	10,878
WICR295 Parramatta CBD to Sydney CBD Cycleway Total		250	10,878
WICR305 Riverside Theatres Redevelopment	Cultural Reserve	3,806	32,972
	Developer Contributions	828	6,322
	Grants & Contributions	4,464	37,082
	Property Development Reserve	11,274	97,925
WICR305 Riverside Theatres Redevelopment Total		20,372	174,300
WICR313 Western Precinct Connections	Developer Contributions	139	2,007
	Grants & Contributions	2,315	24,559
WICR313 Western Precinct Connections Total		2,454	26,566
WICR322 Eastern Parramatta River & CBD Precinct Connections	Grants & Contributions	6,000	8,461
WICR322 Eastern Parramatta River & CBD Precinct Connections Total		6,000	8,461
WICR329 Don Moore Community Hub	Grants & Contributions	1,000	19,772
WICR329 Don Moore Community Hub Total		1,000	19,772
WICR342 Epping Town Centre Oxford St	General Reserve	0	570
	Grants & Contributions	2,070	5,190
WICR342 Epping Town Centre Oxford St Total		2,070	5,760
WICR344 Finlaysons Creek Cycleway	Grants & Contributions	1,000	9,145
WICR344 Finlaysons Creek Cycleway Total		1,000	9,145
	Grants & Contributions	6,000	25,060
WICR346 Duck River Nature Trail Total		6,000	25,060
WILGA206 Doyle Ground Sports Facility Improvements	Grants & Contributions	1,986	6,198
WILGA206 Doyle Ground Sports Facility Improvements Total		1,986	6,198
WILGA207 Max Ruddock Reserve Amenities	General Reserve	315	870

WILGA207 Max Ruddock Reserve Amenities Total	Grants & Contributions	2,594	3,386
WILGA208 Rydalmere Park Stage 4		2,909	4,256
	General Reserve	0	912
WILGA208 Rydalmere Park Stage 4 Total	Grants & Contributions	694	5,025
WILGA209 Sue Savage Reserve		694	5,937
	Developer Contributions	0	538
WILGA209 Sue Savage Reserve Total	Grants & Contributions	3,000	3,000
WILGA210 Lets Play at Kilpack		3,000	3,538
	Developer Contributions	0	145
WILGA210 Lets Play at Kilpack Total	Grants & Contributions	517	722
WILGA211 Active Youth are Healthy Youth		517	867
WILGA211 Active Youth are Healthy Youth Total	Grants & Contributions	490	1,336
WILGA212 Somerville Park Improvement		490	1,336
	Developer Contributions	229	229
WILGA212 Somerville Park Improvement Total	Grants & Contributions	3,542	3,946
WILGA213 West Epping Dog Off Leash Area		3,770	4,174
WILGA213 West Epping Dog Off Leash Area Total	Grants & Contributions	32	42
		32	42
Grand Total		199,920	765,595

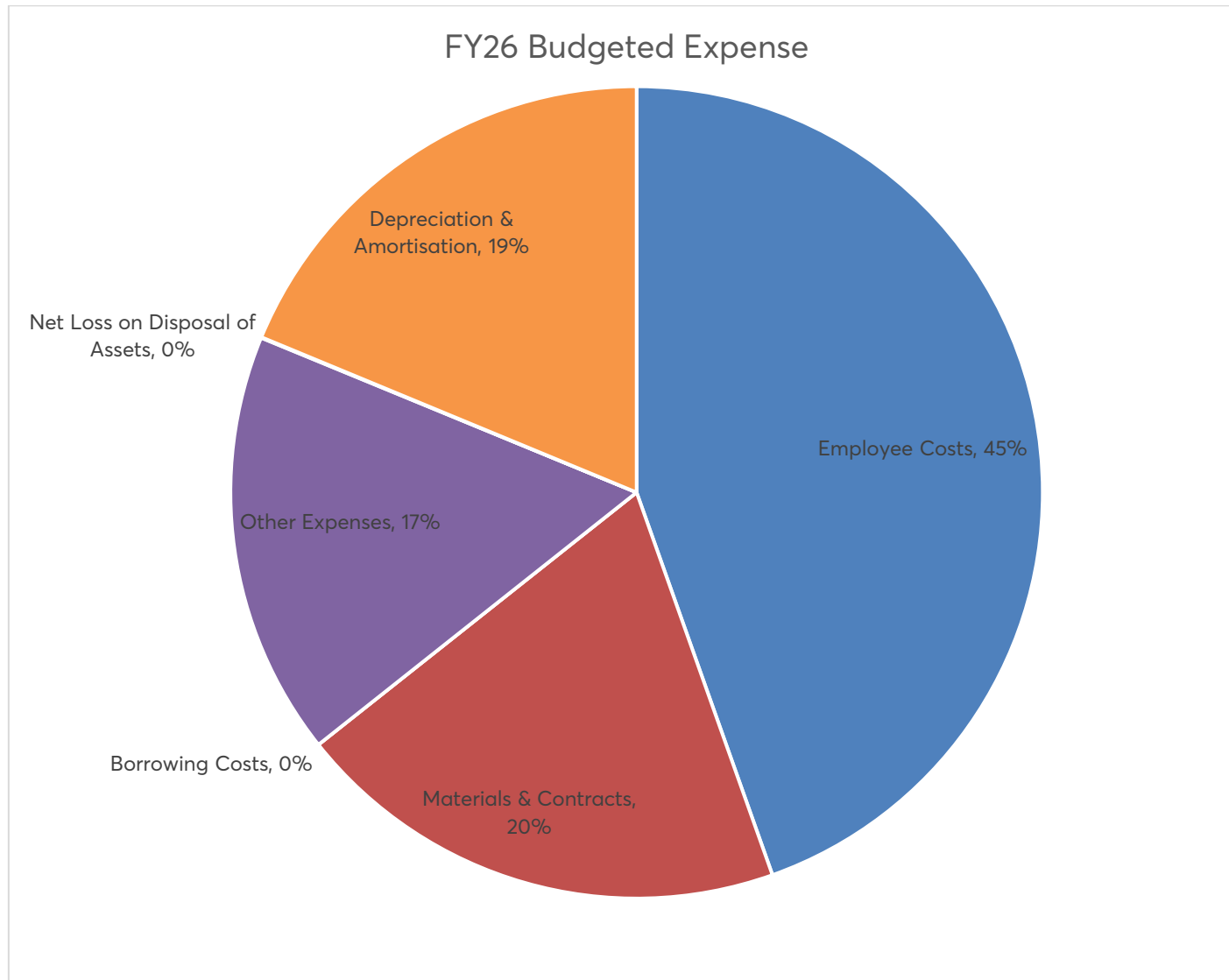
WHERE DOES OUR FUND FOR CAPITAL WORKS COMES FROM

(\$000)	Draft FY26 Budget (\$000)	%
Cultural Reserve	3,806	2%
Developer Contributions	18,074	9%
Domestic Waste Management	6,870	3%
General Reserve	58,378	29%
Grants & Contributions	83,368	42%
Property Development Reserve	26,410	13%
Special Rates	500	0%
Storm water levy	2,514	1%
Grand Total	199,920	100%

WHERE DOES COUNCIL'S TOTAL MONEY COME FROM



HOW DOES COUNCIL SPEND ITS MONEY



STATEMENT OF FINANCIAL PERFORMANCE

\$'000	2024/25 Original Bgt \$000	2024/25 March Revision \$000	2025/26 Budget \$000
Income from Continuing Operations			
Rates & Annual Charges	229,252	231,108	244,659
User Charges & Fees	49,973	47,654	50,060
Other Revenue	18,880	25,406	22,165
Grants & Contributions provided for operating purposes	23,721	26,805	17,723
Grants & Contributions provided for capital purposes	75,732	86,608	81,889
Interest and investment income	23,690	33,291	27,521
Other Income	20,399	13,224	11,606
Gain on Disposal of Assets	650	783	650
Total Income from Continuing Operations	442,297	464,879	456,272
Expenditure from Continuing Operations			
Employee Costs	145,933	164,065	166,447
Materials & Contracts	72,305	76,732	73,568
Borrowing Costs	98	45	0
Other Expenses	75,050	70,156	62,885
Loss on Disposal of Assets	845	116	105
Total Expenses from continuing operations excluding depn.	294,231	311,114	303,004
Operating result from continuing operations exc depn.	148,066	153,765	153,268
Depreciation & Amortisation	66,500	72,761	69,825
Net Operating result for the year attributable to Council	81,565	81,005	83,443
Net Operating result before capital grants & contributions, and loss / gain on disposal of assets	6,029	(6,270)	1,009

STATEMENT OF RESERVE BALANCE

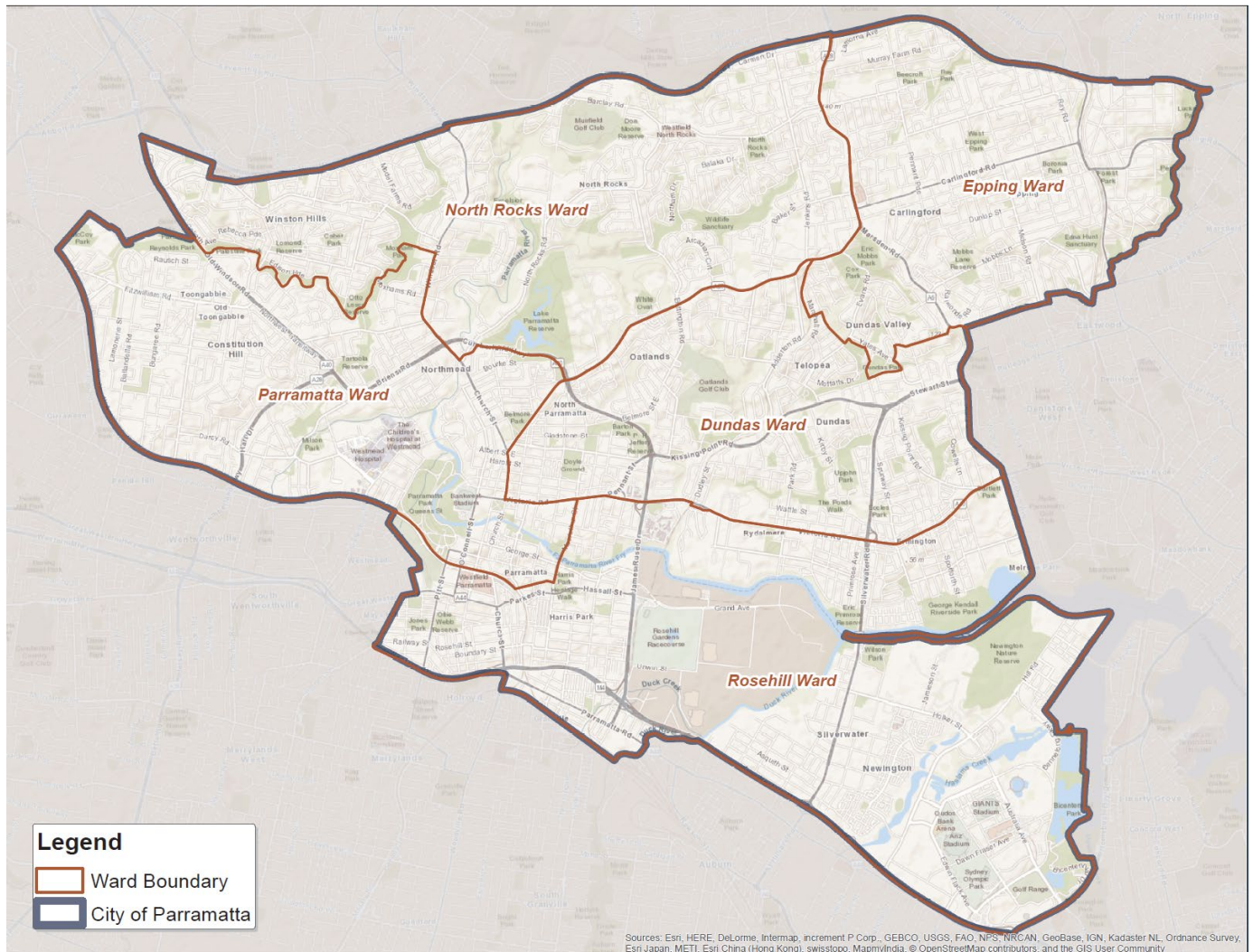
\$'000	Forecast as at March 2025 Closing Balance	Proposed Adjustments in 2025/26	Budgeted Closing Balance as at June 2026	Comments
Externally Restricted Reserves:				
Domestic Waste Management	32,976	161	33,137	
Grants and Contributions	88,902	(15,075)	73,827	Civic Link \$7.6m, WI Duck River \$6m, WI Eastern Parramatta River & CBD Precinct \$6m, Alfred St Stage 2 \$4.5m, Newington Reserve upgrade \$4.5m, Includes Interest allocation \$2m
Specific Purpose Unexpended Grants	13,989	-	13,989	
Developer Contributions	176,697	10,382	187,079	Includes Interest allocation \$8m
Special Rates	6,250	(500)	5,750	
Stormwater Levy	1,296	(386)	910	
Cultural Reserve	31,804	(3,806)	27,998	Riverside related
Total Externally Restricted Reserves	351,914	(9,223)	342,691	
Internally Restricted Reserves:				
Employee Leave Entitlements	7,169	136	7,305	
Parking Meters	758	-	758	
Property Development Reserve	163,036	(20,194)	142,842	SES \$12m, WI Riverside \$11.2m, Integrated Parking Solutions \$3m, Includes Interest allocation \$6.2m
Election reserves (new)	354	354	708	
Total Internally Restricted Reserves	171,316	(19,704)	151,613	
Total Restricted reserves	523,230	(28,927)	494,304	
Unrestricted cash and investments	91,616	(13,313)	78,303	Includes interest reallocated to Restricted Reserves
Total cash and investments	614,846	(42,240)	572,607	

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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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- 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 \$191,631,198 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	102,418	0.00120251	839.35	119,642,790
Ordinary	Business – General	2,603	0.00306001	593.19	18,676,645
Ordinary	Business – CBD	1,492	0.00878675	860.14	29,618,280
Ordinary	Business - CBD #2	11	0.02149978	-	4,122,109
Ordinary	Business Industrial – ICA	1029	0.00405609	860.14	20,784,809
	Total Rates Income Before Pensioner Rebates & Subsidy				192,844,633
	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				191,631,198

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

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land or land owned by the Crown or land held under lease for private purposes under the Housing Act 2001 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 Service	Estimated Income \$
Basic service	Domestic Waste Collection – 1 per Week	80 Litre Bin	486.24	22,909,374
	Domestic Waste Collection – 1 per Week	140 Litre Bin	531.57	21,906,120
	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	108,468
	Alternate Week Recycling and weekly FOGO Waste Collection included in above service charges			
Additional service	Recycling – 1 per Fortnight	240 Litre Bin	138.05	57,438
	FOGO Waste – 1 per Week	240 Litre Bin	138.05	327,980
Unoccupied Land	Availability Charge	Not Applicable	95.45	189,845
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
	Pensioner Rates Subsidy Claim			292,914
	Pensioner GOVT Rate Rebate			(677,000)
	Total Domestic Waste			49,105,976

Commercial waste charges

Service	Service Mix	Size	Charge per Service	Estimated Income \$
Basic Service	Commercial Waste Collection – 1 per Week	80 Litre Bin	520.43	2,600
	Commercial Waste Collection – 1 per Week	140 Litre Bin	577.62	66,871
	Commercial Waste Collection – 1 per Week	240 Litre Bin	870.31	783,527
	Commercial Waste Collection – 1 per Week	660 Litre Bin	2179.33	756,021
	Commercial Waste Collection – 1 per Week	1100 Litre Bin	3,057.98	23,035
	Recycling – 1 per Week	240 Litre Bin	153.14	20,332

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	Recycling – 1 per Week	660 Litre Bin	738.89	22,276
	Recycling – 1 per Week	1100 Litre Bin	1,000.83	9,424
	FOGO Waste– 1 per Week	240 Litre Bin	153.15	2,783
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
	Sub Total Commercial Waste			1,701,656
	Internal Rates for Commercial Waste			106,050
	Total Commercial Waste			1,792,919

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.