

Renew and Enhance Infrastructure

This option represents a more significant investment in local infrastructure, designed to renew existing assets as well as extend the footpath network and fast track traffic, transport and other infrastructure projects.

2026/27 PROPOSED RATE REVENUE INCREASE

Assumed rate peg	3%
Special Rate Variation	26%
Total¹	29%

ADDITIONAL ANNUAL FUNDING FOR RENEWAL AND UPGRADES

Stormwater and drainage	\$5.9m
Buildings (E.g. halls, amenities and pavilions)	\$6.7m
Recreational facilities (E.g. sports fields, parks and open space)	\$2.1m
Footpaths – fix existing	\$0.94m
Footpaths – build new	\$3.8m
Other infrastructure upgrades (E.g. traffic and transport works)	\$1.7m

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING

St Ives Indoor Sports Centre construction loan	\$1.46m
Marian Street Theatre construction loan and operating subsidy	\$0

OVERALL INFRASTRUCTURE OUTCOMES

Infrastructure backlog in 2023/24 ²	\$227m
Infrastructure backlog in 2034/35	\$174m

POTENTIAL INCREASE IN AVERAGE RATES³

Average 2026/27 residential rate increase	\$499 (or \$9.60 a week)
Average 2026/27 business rate increase	\$1,676 (or \$32.23 a week)

What this would mean for your rates

Under this option, Council would increase rates by 29% in 2026/27. This would include a Special Rate Variation of 26% and an assumed NSW Government rate peg of 3%.

This would result in an average increase of \$499 (or \$9.60 per week) for residential ratepayers in 2026/27.

From 2027/28 onwards, rates would increase in line with the NSW Government rate peg only.

Local infrastructure benefits

The rate increase would deliver an additional \$22.6 million a year. This option would deliver all the benefits of the Renew Infrastructure option (Option 2), plus the following:

- A further \$600,000 for renewal of existing recreational facilities.
- \$3.8 million for new footpaths, with a focus on areas of high pedestrian traffic, including near transport hubs, shops, schools, hospitals, nursing homes and parks.
- \$1.7 million for traffic, transport and other infrastructure works.

Council's infrastructure backlog, which is the cost to bring its assets to a new condition, would reduce from \$227 million in 2023/24 to \$174 million in 2034/35 (a decrease of 23%).

1. The proposed increase would be applied once in July 2026 and become a permanent part of Council's rate revenue. From July 2027 onwards, rates would increase in line with the NSW Government rate peg (Council estimates 3% per year).

2. Cost to bring local infrastructure to new condition

3. These are average rate increases. Actual increases will vary, depending on property value including official valuation changes.

In addition to Option 2, Council can each year:

New footpaths



Build new footpaths on around 40 streets, a significant increase from the current 12-14 streets per year. This would ensure all streets have a footpath on at least one side by 2045 (instead of 2082 without this funding).

Traffic and transport



Dedicate \$1.7 million to other infrastructure upgrades, including traffic and pedestrian safety improvements.

Recreational facilities



Deliver additional recreational facility improvements, and the potential for an extra sports field surface rejuvenation.