

Renew, Enhance and Expand Infrastructure

This option would represent a significant investment in community infrastructure and enable the reconstruction of a landmark arts and cultural facility.

2026/27 PROPOSED RATE REVENUE INCREASE

Assumed rate peg	3%
Special Rate Variation	30%
Total¹	33%

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)	\$2.4m

ADDITIONAL ANNUAL MAJOR PROJECT FUNDING

St Ives Indoor Sports Centre construction loan	\$1.46m
Marian Street Theatre construction loan and operating subsidy	\$2.98m

OVERALL INFRASTRUCTURE OUTCOMES

Infrastructure backlog in 2023/24 ²	\$227m
Infrastructure backlog in 2034/35	\$181m

POTENTIAL INCREASE IN AVERAGE RATES³

Average 2026/27 residential rate increase	\$568 (or \$10.92 a week)
Average 2026/27 business rate increase	\$1,907 (or \$36.68 a week)

What this would mean for your rates

Under this option, Council would increase rates by 33% in 2026/27. This would include a Special Rate Variation of 30% and assumed NSW Government rate peg of 3%.

This would result in an average increase of \$568 (or \$10.92 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

This option would deliver an additional \$26.3 million a year in infrastructure funding.

It would deliver all the benefits of the Renew and Enhance Infrastructure option (Option 3), along with an additional \$700,000 for traffic, transport and other infrastructure upgrades.

It will also deliver \$2.98 million a year to service a \$30.36 million loan to build the Marian Street Theatre project, and then subsidise the theatre's operation. This project would create a vibrant, multi-use arts venue with a strong focus on drama, featuring multiple rehearsal and performance spaces.

Once this loan is fully repaid in 2045/46, this funding (excluding the operating subsidy) would be redirected to other infrastructure renewal and upgrade works.

Council's infrastructure backlog (the estimated cost to bring Council's assets to a new condition), would decrease from \$227 million in 2023/24 to \$181 million in 2034/35. This represents a decrease of 20%.

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 3, Council can:

Traffic and transport



Spend an additional \$700,000 on other infrastructure upgrades each year, including traffic and transport works.

Marian Street Theatre redevelopment at Killara



Current Marian Street Theatre site (left) and artist's impression of proposed redevelopment (right).



Artist's impressions of internal and external areas at proposed Marian Street Theatre redevelopment.