

Renew Infrastructure

This option proposes additional investment in local infrastructure to accelerate improvements to assets and community facilities and address the growing backlog.

2026/27 PROPOSED RATE REVENUE INCREASE	
Assumed rate peg	3%
Special Rate Variation	19%
Total¹	22%
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)	\$1.5m
Footpaths – fix existing	\$0.94m
Footpaths – build new	\$0
Other infrastructure upgrades (E.g. traffic and transport works)	\$0
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	\$175m
POTENTIAL INCREASE IN AVERAGE RATES ³	
Average 2026/27 residential rate increase	\$378 (or \$7.27 a week)
Average 2026/27 business rate increase	\$1,272 (or \$24.46 a week)

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.

What this would mean for your rates

Under this option, Council would increase rates by 22% in 2026/27. This would include a Special Rate Variation of 19% and an assumed NSW Government rate peg of 3%.

This would result in an average increase of \$378 (or \$7.27 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 \$16.5 million a year dedicated to renewing and upgrading existing local infrastructure. This funding would be allocated as follows:

- **\$5.9 million for stormwater and drainage:** Improvements to kerb inlets, pipes and drains to reduce flooding risk and improve stormwater management. Council would seek to reline, rather than replace, pipes to save costs.
- **\$6.7 million for community buildings:** Renewal and upgrade of buildings such as halls, public toilets and pavilions. Improvements would focus on improved safety, lighting, accessibility and women's facilities.
- **\$1.5 million for recreational facilities:** Improvements to playing surfaces, pathways, lighting, drainage and fencing at fields, courts, parks and open space.
- **\$0.94 million for footpaths:** Improving the existing footpath network, including removing trip hazards and improving surfaces.

Council's infrastructure backlog (the cost to bring assets to a new condition) would reduce from \$227 million in 2023/24 to \$175 million in 2034/35 (a decrease of 23%).

Funding for the St Ives Indoor Sports Centre

This option would also fund \$1.46 million a year in loan repayments for the construction of the St Ives Indoor Sports Centre. This centre is currently under construction in partnership with the NSW Government.

When complete in 2026, it will deliver four world-class multi-use courts, a community space, café and car parking for community use.

After the loan is repaid in 2031/32, this funding would be reallocated to other infrastructure renewal.

Compared to Option 1, Council can each year:

Buildings



Increase the number of buildings which are replaced or renewed from two to eight.

Recreational facilities



Fund additional recreational facility improvements, potentially including fencing, lighting, drainage and pathway works, and an additional sports field surface rejuvenation.

Stormwater



Boost by seven times the length of stormwater pipe renewal (from 900m to 6.9km).



Repair or replace over eight times more kerb inlet pits (from 30 to 250).

Existing footpaths

Repair and rebuild a two times greater area of existing footpaths, from 2.9km² to 6.5km².

