

CITY OF PARRAMATTA
OPERATIONAL PLAN
2023/24
PART 4

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 2023/24, Council is budgeting for a surplus Net Operating Result (before capital grants & contributions, and loss/gain on asset disposals), primarily on the assumption of:

- IPART approved Rate peg @ 3.7%
- Uptick in Interest income based on current investment outlook and
- operationalisation of the new Parramatta Aquatic Centre.

Council forecasts to have continued net underlying operating surplus over the medium to long term.

PROCESS FOR ESTABLISHING AND UPDATING THE BUDGET FOR 2023/24

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, in order 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 \$330.3m (excluding Capital grants and contributions of \$125.3m), with \$220.6m coming from rates and annual charges. Operating expenses are budgeted at \$327.7m, resulting in a surplus of \$2.6m as net underlying operating result.

In 2023/24, the budget provides funding for strategic priorities identified in the operational plan including:

- a capital works program of \$286.9m
- IPART rate pegging at 3.7%.
- Uptick in interest income based on current investment outlook
- the impact of soon to be operational new Parramatta Aquatic Centre

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 2023/24, Council will derive 48.0% of total revenue from ordinary rates and annual charges.

Full details of rates to apply in 2023/24 are outlined under Rates and Charges.

OPERATING REVENUE AND EXPENDITURE				
Service Area		Operating Revenue	Operating Expenditure	Net Operating
		2023/24 \$'000	2023/24 \$'000	2023/24 \$'000
Chief Finance & Information Office	Finance and Information Administration	-	234	234
	Business Improvement	-	-	-
	ICT - Information Communication & Techno	-	(17,786)	(17,786)
	Governance	-	(1,400)	(1,400)
	Legal Services	108	(2,138)	(2,030)
	Financial Accounting Treasury and Payables	18,633	(2,098)	16,535
	Financial Planning and Analysis	5	(2,101)	(2,096)
	Rates	100	(2,259)	(2,159)
	Procurement	35	(1,188)	(1,153)
	Financial Systems and Improvement	-	(332)	(332)
Org Related	Organisational Costs	186,281	(11,319)	174,961
People, Culture and Workplace	People and Culture	1,253	(1,414)	(162)
	People and Culture Business Partners	-	(1,181)	(1,181)
	WHS and Wellbeing	130	(1,402)	(1,272)
	Workplace Relations	-	(1,348)	(1,348)
		-	(3,412)	(3,412)
		-	(1,200)	(1,200)
	Risk And Audit	-	(4,232)	(4,232)
Executive Office	Executive Support Office	-	(2,339)	(2,339)
	General Management Support	-	(963)	(963)
City Engagement & Experience	Customer Service Centre	27	(4,577)	(4,550)
	Events and Festivals	120	(6,150)	(6,030)
	City Experience and Engagement Admin	-	(1,067)	(1,067)
	Marketing and Brand	-	(4,426)	(4,426)
	Digital and Creative	-	(2,358)	(2,358)
	Corporate Affairs	-	(1,568)	(1,568)
	Research and Engagement	-	(1,063)	(1,063)
City Strategy	City Strategy	3,154	(11,321)	(8,167)
Property & Place	Property & Place Admin	-	137	137
	Property Development Group Projects	30,480	(1,715)	28,765
	Property Assets Security and Services	24,331	(26,010)	(1,679)
	Place	30,391	(4,618)	25,773
City Assets and Operations	City Services Administration	-	5,706	5,706
	Parks and Open Spaces	14,167	(20,808)	(6,641)
	Fleet and Depot Operations	9,818	(9,403)	415
	Road and Infrastructure	7,722	(47,382)	(39,660)
	Waste and Cleansing	48,929	(45,524)	3,405
	Environment and Sustainability	1,126	(9,375)	(8,248)
	Capital Project Delivery	25,667	(7,253)	18,415
	Regulatory Services Unit	15,012	(14,276)	736
Community Services	Riverside Theatres	3,938	(7,233)	(3,295)
	Social and Community Services	15,651	(24,178)	(8,527)
	Libraries	855	(11,195)	(10,340)
	Community Infrastructure	-	(2,663)	(2,663)
	Community Services Admin	-	2,300	2,300
	Community Hubs	1,358	(8,483)	(7,125)
	PAS & Cultural Services	156	(1,566)	(1,410)
City Planning & Design	Development & Traffic Services	8,110	(13,263)	(5,152)
	City Design	281	(4,482)	(4,201)
	Strategic Land Use Planning	-	(3,250)	(3,250)
	City Planning and Design	-	656	656
	Major Projects and Precincts	212	(2,671)	(2,459)
	Infrastructure Planning & Design	23,105	(1,709)	21,396
City of Parramatta	Net Operating Result Incl. Capital Rev.	471,156	(348,667)	122,489
	Less: Capital Grants and Contributions	(125,346)	-	(125,346)
	Add : Loss (Gain) on Assets Disposal & Internal Allocation	(15,523)	20,943	5,420
	Net Underlying Result Excl. Capital Rev, Assets Disposal & Internal Allocation	330,287	(327,725)	2,563

2023/24 CAPITAL PROGRAM \$286.9M

LIST OF CAPITAL PROJECTS

Capital Budget

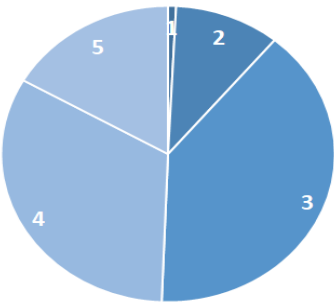
Project Name	2023/24 \$'000	Next 3 Years \$'000
Acquisition of an Investment Asset	25,000	-
9 Wentworth St - Bldg Works	23,258	-
WI Riverside Theatres Redevelopment	23,000	156,705
Af1 Dence Park Pool	14,240	12,894
Fitout 9 Wentworth	13,531	-
119A Macquarie St - Civic Block 1	12,000	-
WI Don Moore Community Hub	10,689	9,789
Roads Renewal Program	10,000	30,756
Alfred Street Cycleway Stage Two	9,838	-
Pruaip - Fs Garside	8,068	-
Norwest T-Way Shared Path	7,968	-
Upgrade Of Thetown Hall	7,735	-
WI Doyle Ground Sports Facility Improvements	8,748	4,000
WI Rydalmere Park Stage 3	6,470	-
Integrated Parking Solutions Program	6,380	2,605
WI Carter Street Community Centre Fit-out	5,627	-
WI Max Ruddock Reserve Amenities	4,843	-
myWorkplace ICT Workstream	4,590	-
Phillip Street Smart St Stage 2	4,097	-
WI Somerville Park Improvement	3,994	-
Granville Town Square	3,332	-
Southern Precinct Renewal Project	3,221	-
Kerb & Gutter Renewal Program	3,000	9,227
George Street East Cycleway	2,876	-
WI Sue Savage Reserve	2,842	1,147
Hunts Creek Culvert	2,779	-
WI Western Precinct Connections	2,336	25,975
Phillip Street Smart Street Stage 3	2,200	2,550
Drainage Construction Program	2,030	6,338
Motor Vehicle Replacement Program	2,000	6,151
Techone Modernisation and Optimisation (Capital)	2,000	3,250
Footpaths Construction Program	2,000	6,598
Community Recycling Facility	1,960	-
Civic Link Program (Capital)	1,866	17,217
Major Council Plant & Other Equipment Replacement Program	1,700	5,229
WI North Granville Open Space Upgrade	1,693	1,129
Footpath Renewal Program	1,680	5,167
Stormwater Drainage Renewal Program	1,600	4,921
Charles Street Footbridge	1,534	124
Flood Mitigation Program	1,500	4,727
Active Transport Program	1,500	4,500
Community Buildings Capital Improvement	1,350	4,050
Roads To Recovery Program	1,286	3,956
22/23 Get NSW Active Program	1,213	-
Library Capital Resources	1,100	3,502
WI Strengthening the Heart of Play	1,083	7,568
Plr Tree Offsets	1,065	1,065
Playground Replacement Program	1,020	3,137
Asbestos Remediation Works Program	1,000	3,283

Barrack Lane, Parramatta	1,000	-
Client Technology & Computer Renewal Program	980	-
CBD Outdoor Dining Project 2	891	-
Major Drainage Construction At Lyndelle Place, Carlingford	850	-
WI Let's Play at Kilpack	833	-
WI Duck River Nature Trail	740	26,941
Ermington Foreshore Stage 3	700	-
Public Safety Cctv Network	500	1,500
Stewart Street Reserve Upgrade	500	-
2020/21 Black Spot Program	500	1,500
Centenary Square Review	500	-
Rydalmere Park Masterplan stage 4	460	-
City River Program Of Works	443	7,898
Public Trees Program	400	1,749
Cap N'hood Imp Program	400	6,080
Contaminated Land Management In Public Parks and Land	380	1,169
WI Epping Town Centre Oxford St	357	5,000
Wayfinding Updates	350	450
Drainage Improvements In Growth Areas	350	1,699
Sportsground Capital Improvement Program	350	1,492
Bridge Upgrades & Renewal Program	350	1,388
WI Active Youth are Healthy Youth	328	1,073
Protecting Dams Capital Works Program	320	984
Data Centre Solution For Exit Of Church Street	315	-
Waterways Restoration	300	923
Gis Rft & Implementation Project	300	-
Cbd - George Street - Streetscape Upgrade	300	2,800
WI Finlaysons Creek Cycleway	300	9,784
Parramatta Town Hall – Capital	300	-
Energy & Water Upgrades To Council Assets	300	454
Hill Road Master Plan – Pedestrian and Cycle Upgrades	291	-
Charles Street Wharf Public Art Project	287	-
WI West Epping Dog Off Leash Area	284	-
Places To Swim	270	-
Ict Infrastructure Renewal Program	255	-
Pavilion Capital Improvement Program	250	2,794
Fennell St Car Pak Redvelopment	250	-
Civil Construction Program	240	1,153
Parks Stormwater Reuse Program	240	1,327
Parks Program	220	1,092
Bnp - Epping Town Centre High Streets Upgrade	209	-
Improving Water Quality In Parramatta Waterways	200	615
Mobile Garbage Bin Roll Program	200	15,415
Street Furniture Program	200	618
Cbd Bike Lanes	193	-
Wide Area Network Wan Modernisation	189	-
Parramatta Art and Culture Walk	171	618
Nursery Management For Bushland Plants & Landscaping Works	170	523
Child Care Centres Capital Renewal	164	300
Riverside Theatres Plant, Staging Equipment	155	-
Community Hubs Capital Purchases	155	493
Rapid Deployment Cctv Cameras	150	450
Riverside Theatres Building Renewal Program	150	-
Bnp - Sherwood Street Shops	150	-
Ward Initiatives – Dundas	150	450
Ward Initiatives - North Rocks	150	450

Ward Initiatives – Parramatta	150	450
Ward Initiatives – Rosehill	150	450
Ward Initiatives – Epping	150	450
Bridge Assets - Safety Upgrades	150	461
Park Signage Replacement Program	132	406
Bnp - Granville Town Centre	103	-
Pathway To The Cloud Project	100	-
Libraries Capital Renewal	100	300
Installation Of Rooftop Solar Panels On City Assets Program	100	104
Relocation - Parra Artist Studio	100	-
Sustainable Water Program	100	308
Multi Level Car Parks Capital Renewal Program	100	300
Cemeteries and Memorials Program	92	303
Concept Plan For Community Facilities At Binnalong Park	83	-
Smart City Hub (Parramatta Square)	80	-
Public Domain Lighting	80	350
Community Garden Sherwin Park	75	-
Walking Track Construction	70	423
Bnp - Stamford Avenue Shops Upgrade	63	-
Real-Time Monitoring Network	50	-
Parramatta Square Public Art	46	-
Escarpment Boardwalk	28	-
Tree Offset Program	20	62
It Works Upgrade Program	17	-
Parramatta Aquatic and Leisure Centre Public Art	6	-
WI Lake Parramatta Upgrade Stage 2	-	971
WI Eastern Parramatta River & CBD Precinct Connections	-	9,035
WI Parramatta CBD to Sydney CBD Cycleway	-	10,999
Total Capital Projects – CoP	286,927	472,110

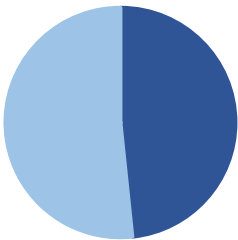
WHERE OUR CASH COMES FROM FOR CAPITAL WORKS

HOW COUNCIL FUNDS THE CAPITAL BUDGET			
Where The Dollars Come From	(\$,000)	Key	%
Special Rate Reserves	2,205	1	1%
Section 7.11 Reserves	29,305	2	10%
Other Reserves	113,100	3	39%
Grants and Contributions	93,381	4	33%
General Reserves	47,73	5	17%
Total	285,727		



WHERE DOES COUNCIL'S MONEY COME FROM

Rates & annual charges 48% - \$220.6m



Residential rates, business rates, special rates, domestic waste management charge, stormwater management

User chargers and fees 10% - \$43.0m



Development applications, regulatory charges, venue hire, sports field hire, parking fees, child care fees, learn to swim.

Investment interest 4% - \$19.9m



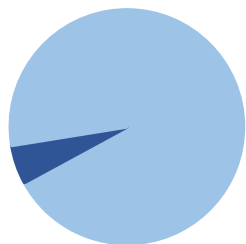
Interest earned on Council's investment portfolio. Interest on overdue rates and charges.

Other revenue 5% - \$22.4m



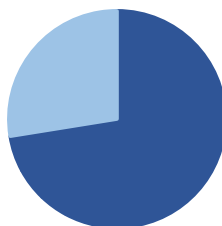
Rental income, parking fines, regulatory fines, gain in share in joint venture, etc.

Operating grants & contributions 5% - \$24.4m



Financial Assistance Grant, library subsidy, child care subsidies, other operating grants.

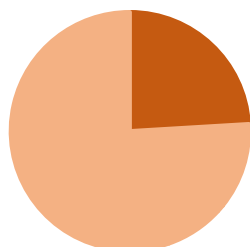
Capital grants & contributions 28% - \$125.3m



Section 94 developer contributions, roads to recovery grants, other capital works grants.

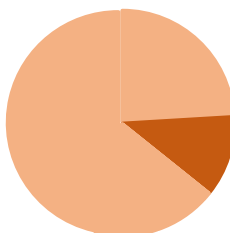
HOW DOES COUNCIL SPEND ITS MONEY

Employee costs 26% - \$147.5m



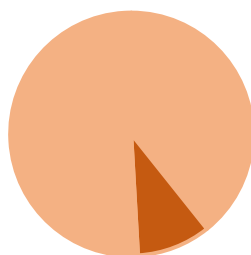
Salaries & Wages, Superannuation, Annual Leave, Long Service Leave, Training and Development, Uniforms, FBT expenses, Workers

Materials & contracts 13% - \$71.7m



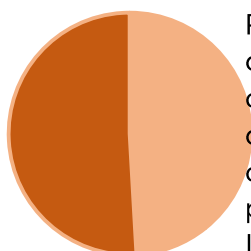
Domestic garbage collection contracts, garbage disposal expenses, IT Software and Hardware maintenance, building maintenance contracts, plumbers,

Other expenses & reserves 10% - \$56.3m



Insurance premiums, Street lighting, Electricity, Water & Sewerage Charges, Bank Charges, Fire Service Levy, Council Events, Councillor Expenses, Donations, Telephone, reserve funding.

Capital expenditure 51% - \$286.9m



Property development, major and minor construction contracts for asset renewals and upgrades, planning consultants, plant and fleet purchases, library resources, ICT infrastructure.

STATEMENT OF FINANCIAL PERFORMANCE

Description	(\$,000)
REVENUE FROM CONTINUING OPERATIONS	2023/24
Ordinary Rates	170,920
Annual Charges	49,693
Total Rates & Annual Charges	220,613
User Charges & Fees	42,962
Interest and Investment Revenue	19,910
Grants and Contributions Provided for Operating Purposes	24,412
Internal Revenue	15,073
Other Revenue	21,890
Joint Venture Income	500
Total Revenues from Continuing Operations	345,360
EXPENSES FROM CONTINUING OPERATIONS	
Employee Costs	147,487
Materials & Contracts	71,657
Borrowing Costs	109
Depreciation & Amortisation	58,497
Other Operating Expenses	49,974
Internal Expenses	14,658
Total Expenses from Continuing Operations	342,382
'OPERATING RESULT BEFORE CAPITAL REVENUE & GAIN / LOSS ON ASSET DISPOSALS	2,563
Capital Grants and Contributions	125,346
'NET UNDERLYING OPERATING RESULT BEFORE CAPITAL & GAIN / LOSS ON ASSET DISPOSALS	127,907

BUDGET

2023/24 STATUTORY REPORT FORMAT

STATEMENT OF FINANCIAL POSITION

Description	(\$,000)
ASSETS	2023/24
Current assets	
Cash and cash equivalents	50,000
Investments	105,608
Receivables	11,861
Inventories	116
Other	2,395
Total current assets	169,979
Non-current assets	
Receivables	830
Investments	262,195
Infrastructure Property, Plant & Equipment	3,539,120
Leased Assets	638
Investments Accounted for Using Equity Method	2,807
Total non-current assets	3,805,591
Total assets	3,975,570

Description	(\$,000)
LIABILITIES	2023/24
Current liabilities	
Payables	60,991
Borrowings	
Lease Liability	827
Provisions	32,423
Total current liabilities	94,242
Non-current liabilities	
Payables	48
Borrowings	0
Provisions	39,556
Total non-current liabilities	39,604
Total liabilities	133,846
Net assets	3,841,724
EQUITY	
Retained earnings	3,534,352
Reserves	307,373
Total Equity	3,841,724

BUDGET

2023/24 STATUTORY REPORT FORMAT

STATEMENT OF CASH FLOWS

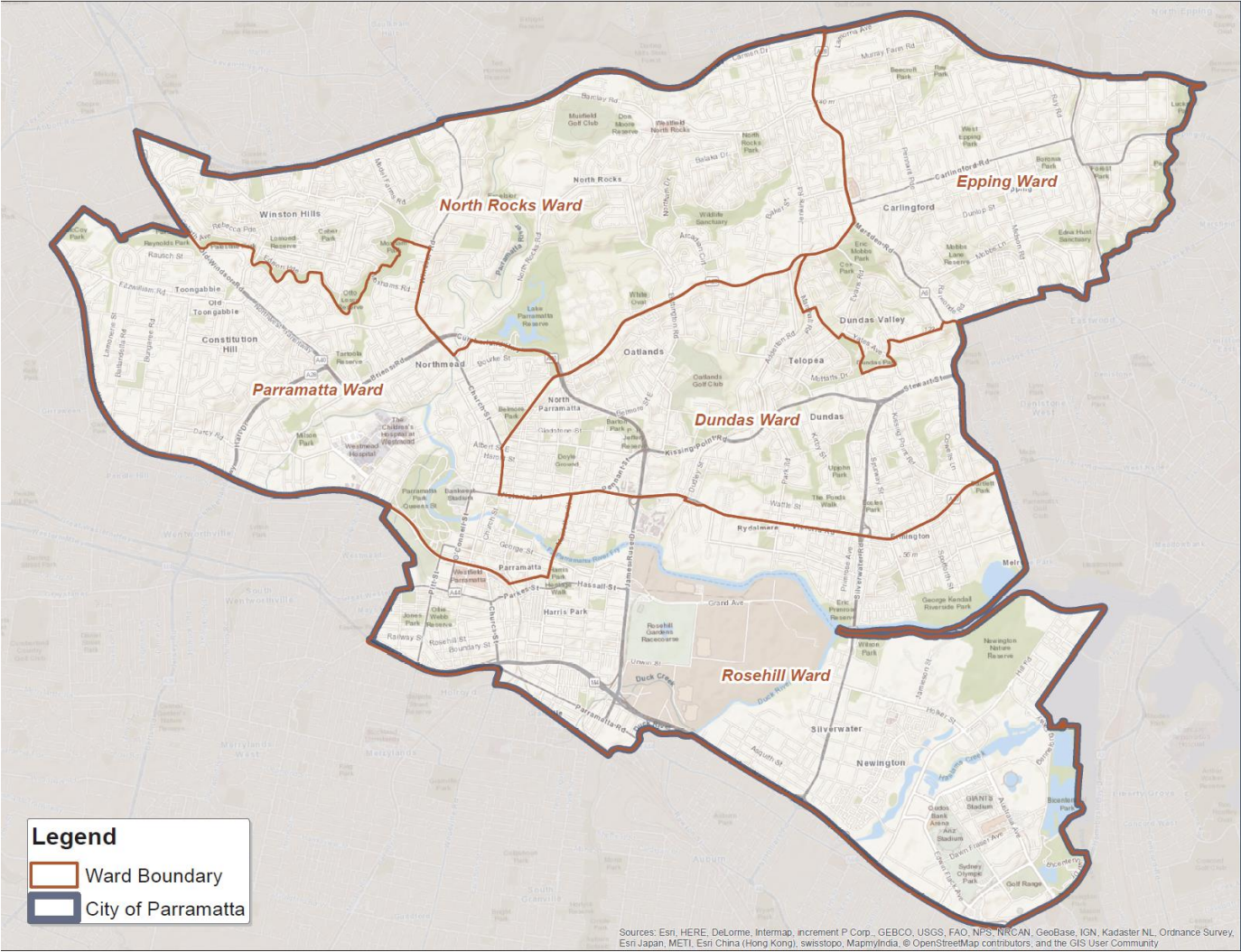
Description	(\$,000)
CASH FLOWS FROM OPERATING ACTIVITIES	2023/24
Receipts:	
Rates and annual charges	220,614
User charges and fees	42,962
Investment revenue and interest	19,910
Grants and contributions	149,758
Other Revenues	21,890
Payments:	
Employee benefits and on-costs	(144,933)
Materials and contracts	(72,057)
Borrowing costs	(109)
Other	(48,845)
Net cash provided (or used in) operating activities	189,189
CASH FLOWS FROM INVESTING ACTIVITIES	
Receipts:	
Sale of investments	101,925
Sale of fixed assets	-
Payments:	
Purchase of investments	-
Purchase of fixed assets	(285,703)
Net cash provided by (or used in) investing activities	(183,778)
CASH FLOWS FROM FINANCING ACTIVITIES	
Receipts:	
Borrowings and advances	-
Other	-
Payments:	
Borrowings and advances	(2,003)
Lease Liabilities	(3,408)
Other	-
Net cash provided by (or used in) financing activities	(5,412)
Net increase/(decrease) in cash & cash equivalents	-
Cash & cash equivalents at beginning of reporting period	50,000
Cash & cash equivalents at end of reporting period	50,000

BUDGET

2023/24 RATES & CHARGES

STATEMENT OF REVENUE POLICY - Incorporating the Statement of Fees & Charges 2023-24

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



BUDGET

2023/24 RATES & CHARGES

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 and sets the maximum general income Council can collect from ordinary rates. General income comprises income from ordinary rates and special rates but does not include income from Waste Management charges, Water and Sewerage services, Usage 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:

- 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 2023/24 will be calculated on land values with a base date of 1 July 2022. This will be the first year the 1 July 2022 base date will be used to calculate rates.

BUDGET

2023/24 RATES & CHARGES

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 2023/24 rating year IPART has announced the limit by which Council's general rates income may be varied at 3.7%. General income does not include income from Waste Management charges and Stormwater Management Service charges.

IPART changed the rate peg formula to include a population factor percentage. If our LGA population growth percentage exceeded Council's percentage growth in supplementary valuations income, then Council would receive the difference in addition to the rate peg. We did not receive any addition to the rate peg percentage for the 2023/24 rating year.

But over the previous 10-year period, Council has received rate peg increases between 1.5% and 3.4%.

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.

BUDGET

2023/24 RATES & CHARGES

RATING STRUCTURE

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

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.

SPECIAL RATES

Special rates are not levied by City of Parramatta. Special rates were levied but have since been discontinued due to rates harmonisation.

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. All aggregations will apply from the commencement of the quarter following the lodgement of the application with Council. An application fee applies to all the applications for aggregation.

BUDGET

2023/24 RATES & CHARGES

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 former Parramatta City 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. This has now been extended to encompass all areas that now fall within the proclaimed City of Parramatta Council.

Council provides for rate reductions to eligible pensioners under Section 575 of the Local Government Act 1993. In accordance with Section 575(3) (a) of the Act, Council must provide a rate reduction of 50% of the amount of the rate levy, to a maximum rebate for combined general rate and domestic waste management charges of \$250.

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 reminder notices one month in advance of those due dates.

During the year an additional (supplementary) rate levy and 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. In accordance with section 566(3) of the Act the interest rate for 2023/24 will be 9% per annum and will be charged from 1 July 2023.

BUDGET

2023/24 RATES & CHARGES

GENERAL RATING INFORMATION – 2023/2024 RATES & CHARGES

At a rate peg of 3.7% for 2023/24 the following will apply:

The estimated rate income for 2023/24 totals \$170,920,406 reflective of the rate peg and other mandatory adjustments as per the following table:

Type	Category/Subcategory	Number	Ad Valorem Rate	Minimum Rate \$		Estimated Rate Income \$
Ordinary	Residential	100,409	0.00104662	752.00		105,795,754
Ordinary	Business – General	2569	0.00279297	531.46		16,761,142
Ordinary	Business – CBD	1544	0.00773346	770.62		26,453,682
Ordinary	Business - CBD #2	11	0.01873964	-		3,680,784
Ordinary	Business Industrial – ICA	986	0.00386932	770.62		18,484,260
	Total Rates Income CoP including Council Owned Properties					171,175,622
	Rates Income from Council Properties – Internal Revenue					255,216
	Total Rates Income CoP excluding Council Owned Properties					170,920,406

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 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 400 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	\$25.00	1,006,125

BUDGET

2023/24 RATES & CHARGES

	properties		
Residential	All strata properties categorised as Residential or Residential CBD	\$12.50	730,062
Total Residential			1,736,187
Business	All parcels of rateable urban land categorised as Business (all subcategories) including Business Strata properties	25.00 per 350m2. Capped at \$500	351,725
Business	All strata properties categorised as Business	25.00 per 35m2. Capped at \$500 with a minimum of \$5	15,884
Total Business			367,609
Total Estimated Yield			2,103,796

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	457.85	
	Domestic Waste Collection – 1 per Week	140 Litre Bin	500.54	
	Domestic Waste Collection – 1 per Week	240 Litre Bin	754.69	
	Domestic Waste Collection – 1 per Week	660 Litre Bin	1,900.71	
	Domestic Waste Collection – 1 per Week	1100 Litre Bin	2,605.84	
	Alternate Week Recyclables and Garden Waste Collection included in above service charges		129.99	
Additional service	Per Waste Bin – 1 per Week	140 Litre Bin	500.54	
	Per Waste Bin – 1 per Week	240 Litre Bin	754.69	
	Recycling – 1 per Fortnight	240 Litre Bin	129.99	
	Garden Waste – 1 per Fortnight	240 Litre Bin	129.99	
Unoccupied Land	Availability Charge	Not Applicable	89.88	
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
Total Domestic Waste				47,414,037

BUDGET

2023/24 RATES & CHARGES

Commercial waste charges

Service	Service Mix	Size	Charge per Property	Estimated Income \$
Basic service	Commercial Waste Collection – 1 per Wk	80 Litre Bin	466.73	
	Commercial Waste Collection – 1 per Wk	140 Litre Bin	518.02	
	Commercial Waste Collection – 1 per Wk	240 Litre Bin	780.47	
	Commercial Waste Collection – 1 per WK	660 Litre Bin	1,954.37	
	Commercial Waste Collection – 1 per WK	1100 Litre Bin	2,742.34	
Additional service	Per Waste Bin – 1 per Week	140 Litre Bin	518.02	
	Per Waste Bin – 1 per Week	240 Litre Bin	780.47	
	Recycling – 1 per Fortnight	240 Litre Bin	137.34	
	Recycling – Paper/Cardboard - Annual	660 Litre Bin	662.60	
	Recycling – Paper/Cardboard - Annual	1100 Litre Bin	897.54	
	Garden Waste – 1 per Fortnight	240 Litre Bin	137.34	
Note: Estimate may differ to financial statements due to rebates given to eligible properties.				
Total Commercial Waste				1,590,274

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 2023/24 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 2023/24. This document also includes the pricing methodology used to determine those fees and charges.