

BUSINESS PAPER



His Worship the Mayor, Councillor Todd Carney recently attended the 50th anniversary of the Combined Schools ANZAC Service being held at the Penrith Paceway by the City of Penrith RSL sub-Branch. Forty high and primary schools from around the Penrith LGA attended, with over 1,800 students and teachers present to commemorate Anzac Day.

Policy and Strategy Committee Meeting

13 April 2026

7 April 2026

Dear Councillor,

In pursuance of the provisions of the Local Government Act, 1993 and the Regulations thereunder, notice is hereby given that a **POLICY AND STRATEGY COMMITTEE MEETING** of Penrith City Council is to be held remotely using audio visual links, video streamed and in the Council Chambers, Civic Centre, 601 High Street, Penrith on Monday 13 April 2026 at 7:00 PM.

Attention is directed to the statement accompanying this notice of the business proposed to be transacted at the meeting.

Yours faithfully

Andrew Moore
General Manager

BUSINESS

1. LEAVE OF ABSENCE

Leave of absence has been granted to:

Councillor Garion Thain has requested a leave of absence for the 13 April Policy and Strategy Committee Meeting and the 20 April Ordinary Meeting.

Councillor Vanessa Pollak has requested a leave of absence for the 13 April Policy and Strategy Committee Meeting.

2. APOLOGIES

3. CONFIRMATION OF MINUTES

Policy and Strategy Committee Meeting - 9 March 2026.

4. DECLARATIONS OF INTEREST

Pecuniary Interest *(The Act requires Councillors who declare a pecuniary interest in an item to leave the meeting during discussion of that item)*

Non-Pecuniary Conflict of Interest – Significant and Less than Significant
(The Code of Conduct requires Councillors who declare a significant non-pecuniary conflict of interest in an item to leave the meeting during discussion of that item)

5. DELIVERY PROGRAM REPORTS

6. GENERAL BUSINESS

7. NEXT MEETING

POLICY AND STRATEGY COMMITTEE MEETING

MONDAY 13 APRIL 2026

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MEETING CALENDAR

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WEBCASTING NOTICE

Please note that tonight's meeting other than the confidential sessions are being recorded and will be placed on Council's website. All in attendance should refrain from making defamatory statements. Council takes all care when maintaining privacy, however members of the public gallery and other invited participants should be aware that you may be recorded.



2026 MEETING CALENDAR

January 2026 - December 2026

(Adopted by Council – 2 February 2026)

	TIME	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
		Mon	Mon	Mon	Mon	Mon	Mon	Mon	Mon	Mon	Mon	Mon	Mon
Ordinary Council Meeting	7:00pm		2 23@	23	20 -	25 #	29*	27	24@	28^	26✓	30∞#+	14
Policy & Strategy Committee	7:00pm		9	9>	13	11	1	13	10	14	12	9	7

- Meeting at which the draft corporate planning documents (Delivery Program and Operational Plan) are endorsed for exhibition
 - * Meeting at which the draft corporate planning documents (Delivery Program and Operational Plan) are adopted
 - # Meetings at which the Operational Plan quarterly reviews (March and September) are presented
 - @ Meetings at which the Delivery Program progress reports (including the Operational Plan quarterly reviews for December and June) are presented
 - ^ Election of Mayor and/or Deputy Mayor
 - ✓ Meeting at which the 2025-26 Financial Statements are signed and referred to auditors
 - ∞ Meeting at which the 2025-26 Financial Statements are presented
 - + Meeting at which the Annual Report is presented
 - > To consider Budget, draft fees & charges and corporate document
 - Δ
- Extraordinary Meetings are held as required.
 - Members of the public are invited to observe meetings of the Council (Ordinary and Policy & Strategy Committee).
 - Should you wish to address Council, please contact the Head of Governance, Adam Beggs on 4732 7597.

**UNCONFIRMED MINUTES
OF THE POLICY AND STRATEGY COMMITTEE MEETING
OF PENRITH CITY COUNCIL HELD REMOTELY USING AUDIO VISUAL LINKS,
VIDEO STREAMED ON THE COUNCIL WEBSITE AND IN THE COUNCIL CHAMBERS,
PENRITH ON MONDAY 9 MARCH 2026 AT 7:00 PM**

WEBCASTING STATEMENT

His Worship the Mayor, Councillor Todd Carney read a statement advising that Council Meetings are recorded and webcast.

PRESENT

His Worship the Mayor, Councillor Todd Carney, Deputy Mayor, Councillor Garion Thain and Councillors Libby Austin, Kirstie Boerst, Robin Cook, Sue Day, Ross Fowler OAM, Glenn Gardiner, Sabbie Kaur, Hollie McLean, Edwin Mifsud, Reece Nuttall, Vanessa Pollak, Faithe Skinner and John Thain.

APOLOGIES

There were no apologies.

CONFIRMATION OF MINUTES - Policy and Strategy Committee Meeting - 9 February 2026

4 RESOLVED on the MOTION of Councillor Hollie McLean seconded Councillor Garion Thain that the minutes of the Policy and Strategy Committee Meeting of 9 February 2026 be confirmed.

DECLARATIONS OF INTEREST

There were no Declarations of Interest.

DELIVERY PROGRAM REPORTS

STRATEGIC DIRECTION 5 - WORK TOGETHER

4 ARIC Annual Report and Internal Audit Annual Report 2025

5 RESOLVED on the MOTION of Councillor Garion Thain seconded Councillor Faithe Skinner that the information contained in the report on ARIC Annual Report and Internal Audit Annual Report 2025 be received.

STRATEGIC DIRECTION 1 - NURTURE OUR ENVIRONMENT

1 Penrith Litter Prevention Strategy and Roadmap

6 RESOLVED on the MOTION of Councillor Libby Austin seconded Councillor Faithe Skinner

That:

1. The information contained in the report on Penrith Litter Prevention Strategy and Roadmap be received.
2. Council endorse the Litter Prevention Roadmap and Litter Prevention

Plan.

3. Council implement the Litter Prevention Roadmap and Litter Prevention Plan subject to NSW EPA grant funding being secured.
4. The Mayor write to the Minister for Transport to raise concerns with the management of roadside litter and roadkill removal for state roads within the Penrith LGA.

STRATEGIC DIRECTION 2 - SUPPORT OUR WELLBEING

2 Draft Your Voice, Your Future: Penrith Youth Strategy 2026 - 2031

7 RESOLVED on the MOTION of Councillor Reece Nuttall seconded Councillor Ross Fowler OAM

That:

1. That the information contained in the report on the Draft “Your Voice, Your Future: Penrith Youth Strategy 2026–2031” be received.
2. That the Draft “Your Voice, Your Future: Penrith Youth Strategy 2026–2031” not be endorsed for public exhibition at this stage, and that the document be returned to Council officers for further refinement and development.
3. That the revised draft include:
 - a) A clear implementation matrix outlining proposed actions, responsible agencies, timeframes and measurable outcomes to ensure accountability and transparency in delivery.
 - b) Refinement of the scope of the Strategy, including clearer definition of the target youth cohort and consideration of whether the current age range appropriately reflects the distinct needs of different youth groups.
 - c) Greater clarity around Council’s role, responsibilities and priorities in supporting young people across the Penrith Local Government Area.
 - d) Identification of priority actions or initiatives that Council will seek to lead, support or advocate for during the life of the Strategy.
 - e) Consideration of a youth advisory committee.
4. That a revised Draft Strategy be reported back to Council no later than 1 June 2026 prior to being placed on public exhibition.

The meeting adjourned for a short break, the time being 9:28pm.

The meeting resumed, the time being 9:35pm.

Procedural Motion

8 RESOLVED on the MOTION of Councillor Reece Nuttall seconded Councillor John Thain that the request from Councillor Hollie McLean for remote attendance for the remainder of the meeting be accepted due to unforeseen caring responsibilities, the time being 9:35pm.

STRATEGIC DIRECTION 3 - SHAPE OUR GROWING CITY

3 Outcomes of early community and stakeholder engagement for the Kingswood-Werrington Structure Plan and Place Plan

9 RESOLVED on the MOTION of Councillor Ross Fowler OAM seconded Councillor Sue Day that the information contained in the report on Outcomes of early community and stakeholder engagement for the Kingswood-Werrington Structure Plan and Place Plan be received.

URGENT BUSINESS

There was no Urgent Business.

MOVE INTO CLOSED SESSION

Note: Prior to moving into Closed Session, the Mayor asked Governance if any objections had been received from the public regarding the closed session. Governance confirmed that no objections were received.

Procedural Motion

10 RESOLVED on the MOTION of Councillor John Thain seconded Councillor Robin Cook that the meeting move into Closed Session to consider Confidential Business as listed in the Business Paper, the time being 9:48pm.

1 Presence of the Public

Accordingly, members of the press and public were excluded from the Chamber and the livestream ceased for the duration of Confidential Business to deal with the following matters:

Strategic Direction 3

2 Working draft Kingswood-Werrington Structure Plan

This item has been referred to Confidential Business as the report refers to information that would, if disclosed, confer a commercial advantage on a person with whom the Council is conducting (or proposes to conduct) business and discussion of the matter in open meeting would be, on balance, contrary to the public interest.

RETURN TO OPEN SESSION

Procedural Motion

11 RESOLVED on the MOTION of Councillor Garion Thain seconded Councillor Libby Austin that Council return to Open Session, the time being 10:24pm.

The meeting resumed at 10.24pm and Governance reported that the Council met at 9.48pm on Monday 9 March 2026, for Confidential Business

and the Council excluded the press and public from the meeting for the reasons set out in CB1 and the Council resolved that:

CONFIDENTIAL BUSINESS

2 Working draft Kingswood-Werrington Structure Plan

12 RESOLVED on the MOTION of Councillor Garion Thain seconded Councillor Robin Cook that the information contained in the report on Working draft Kingswood-Werrington Structure Plan be received.

There being no further business the Chairperson declared the meeting closed the time being 10.25pm.

DELIVERY PROGRAM REPORTS

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STRATEGIC DIRECTION 1 - NURTURE OUR ENVIRONMENT

Item		Page
1	<u>Result of public exhibition and proposed changes to the Penrith Biodiversity Strategy 2026-2036</u>	1



1 Result of public exhibition and proposed changes to the Penrith Biodiversity Strategy 2026-2036

Compiled by: Michael Middleton, Acting Head of Environmental Health and Compliance

Authorised by: Andrew Jackson, Director Planning and Regulatory Services

Outcome	<i>Nurture our environment</i>
Strategy	<i>Enhance natural spaces and protect environmental quality</i>
Principal Activity	<i>Improve our biodiversity and safeguard the natural environment</i>

Presentation: Michael Middleton, Acting Head of Environmental Health and Compliance

Executive Summary

The purpose of this report is to provide Council with the outcomes of the exhibition of the Penrith Biodiversity Strategy 2026–2036. The Penrith Biodiversity Strategy 2026–2036 sets a renewed direction for protecting and enhancing the city’s natural environment in response to growing urban pressures, invasive flora and fauna species, extreme weather events and biodiversity loss. It builds on earlier efforts with a stronger focus on ecological resilience, legislative alignment and community engagement.

A draft Penrith Biodiversity Strategy 2026–2036 was placed on public exhibition from 10 November to 8 December 2025. Community members and key stakeholders were given an opportunity to provide comment. The public exhibition was held via Council’s Your Say online platform. This attracted 1,083 views and 327 downloads from the site. 37 formal responses from various sources were received. Council staff have collated the feedback from the community and community groups, provided responses to key issues and revised the Penrith Biodiversity Strategy 2026–2036 as outlined in this report and supporting Community Engagement Report provided as an attachment.

The draft Penrith Biodiversity Strategy 2026–2036 outlines key priorities, including conserving threatened ecosystems, expanding habitat corridors, integrating First Nations knowledge and embedding biodiversity into planning, advocacy and community education. It also responds to recent recommendations from the NSW Government’s Independent Review to achieve “nature positive” outcomes, shifting from reactive conservation to proactive restoration.

Councillors were briefed in relation to the development of the Penrith Biodiversity Strategy 2026–2036 on 4 August 2025. At the 27 October 2025 Ordinary Meeting, Council endorsed the public exhibition of the draft Penrith Biodiversity Strategy 2026–2036.

A revised Penrith Biodiversity Strategy 2026–2036 has been prepared addressing issues raised during the public exhibition period and is provided as a separate enclosure. There are no additional recommendations that have been added to the Strategy, however some of the existing recommendations have been amended to include issues raised during the public exhibition period.

The report is being presented tonight for Councillor information and feedback. In the event there is no significant feedback, and Councillors are comfortable with the Strategy, the

recommendation is for Council to endorse. However, it remains open for the Committee to amend the recommendation to include specific actions or to require a report to come back to a future meeting with additional information or changes.

Background

Penrith supports 13 vegetation communities with most listed as endangered or critically endangered and retains significant biodiversity of regional importance, including a substantial portion of Cumberland Plain Woodland. Biodiversity promotes community wellbeing, environmental health and local liveability, yet is increasingly under pressure by urban growth, illegal clearing, change in climate and invasive species.

While biodiversity is already embedded across Council strategies and operations including the Green Grid Strategy, Cooling the City Strategy, the St Marys Town Centre Urban Ecology Plan and community initiatives such bushland management, the draft Penrith Biodiversity Strategy 2026–2036 provides a coordinated, LGA-wide framework to strengthen outcomes across public and private land. It focuses on ecological corridors, threatened species and priority precincts, supported by six strategic goals:

1. Maintaining Biodiversity;
2. Extending Biodiversity;
3. Caring for Country;
4. Promoting Healthy Community;
5. Collaborating & Forming Partnerships; and
6. Staff Training & Compliance Communication.

The Strategy includes a 10-year action plan, combining deliverable actions within existing resources and more aspirational initiatives subject to additional funding, grants and capacity. Priority corridors identified in the 2023 Biodiversity Study will remain a focus to strengthen our ability in leveraging strategic partnerships and investment to deliver long term community and environmental benefits.

Governance will be supported by a cross-department Biodiversity Strategy Advisory Group to coordinate delivery, ownership and staged implementation aligned to available resources and funding.

Current Situation

Public exhibition of the draft Penrith Biodiversity Strategy 2026–2036 ran from 10 November to 8 December 2025. The following sections outline the engagement activities undertaken, feedback received, key issues raised in feedback and changes to the Biodiversity Strategy 2026–2036 as a result. Further details can be found in the Community Engagement Report provided as an attachment.

Community Engagement Activities

The draft Penrith Biodiversity Strategy 2026–2036 was advertised on Council's website and Council's social media channels.

The draft Penrith Biodiversity Strategy 2026–2036 had a dedicated webpage on Council's Your Say platform that provided opportunities to download the draft Penrith Biodiversity Strategy 2026–2036, complete an online survey and read Frequently Asked Questions about the draft Strategy.

Key stakeholders including government agencies, industry and community groups were notified directly of the exhibition and invited to make submissions.

Feedback Received

The public exhibition activities attracted 1,083 views and 327 downloads from the site. 37 formal responses from various sources including:

- 29 responses from the 'Your Say Penrith' online survey.
- 8 formal written submissions from residents and community groups.
- No responses were received from NSW Government agencies.

Most respondents were referred from social media to the Your Say Penrith website. 26% visited the Your Say Penrith webpage directly, 16% used a search engine to access the Your Say Penrith website and 7% were referred to the Your Say Penrith page from the Council website.

The high level of site traffic relative to submissions suggests the draft Penrith Biodiversity Strategy 2026–2036 did not generate significant concern or opposition within the community and no substantive issues were identified that would warrant major revision.

Formal Submissions

Feedback from the formal online submissions followed several broad themes:

- Strengthen resourcing, compliance, enforcement and monitoring.
- Stronger support for incentives, stewardship programs and practical support for private landholders.
- Stronger biodiversity requirements in urban planning and development controls.
- Support protection and restoration of corridors and key landscapes.
- Stronger pest, invasive species and fauna management.
- Clearer implementation planning to support delivery of biodiversity outcomes
- Improved community education, communication and community engagement.
- Stronger governance and cross-council agency integration.
- Inaccurate information about the strategy due to the perceived restrictions and controls that would be imposed on private land. They did not provide actionable ideas and examples including one-word dismissals ("None", "Nothing"), emotional objections, perceived safety focused statements about snakes/bushfire fire and negativity directed toward Council.

Feedback from the private landowner submissions followed several broad themes and appears to be based, in part, on a misunderstanding of the Strategy:

- Concerns about restrictions, changes to biodiversity mapping, uncertainty about future land use restrictions, including concerns about limits on routine property maintenance, increased compliance obligations and impacts on safety (e.g., bushfire hazard reduction) and controls that would be imposed on private land.
- Concerns about potential financial impacts, including reduced property value, higher development costs, inequitable treatment compared with unaffected neighbouring properties, and the expectation to pay full rates despite new limitations.
- Call for removal of private properties from mapped biodiversity areas unless landowners voluntarily opt in and urge Council to focus biodiversity protections on publicly owned land rather than imposing mandatory controls on private holdings.

Feedback from the community group submissions community group submissions followed several broad themes:

- Strengthen and expand landscape-scale conservation corridors.
- Improve recognition and protection of fauna, particularly large terrestrial species.
- Concerns about impact of roads on fauna movement.

- Greater protection of Koalas.
- Strengthen action on invasive species.
- Concerns about illegal land clearing.
- Improved mapping accuracy and integration.
- Increase incentives and support for biodiversity conservation on private land.
- Improve resourcing, coordination and long-term commitment to biodiversity actions.
- Elevate the strategic importance of the Mulgoa Valley.

Response to Community Feedback and Amendments to the Strategy

All the comments, suggestions and issues raised during the public exhibition have been considered and are addressed in the Community Engagement Report provided as an attachment.

This table summarises key themes raised during consultation, what was heard from submissions, and how these matters are addressed within the Draft Penrith Biodiversity Strategy 2026–2036.

Theme	What we heard	Council response / Strategy alignment	Strategy section / goal reference
1. Governance, Resourcing and Implementation	<ul style="list-style-type: none"> • Calls for stronger resourcing, enforcement, compliance, monitoring and long-term commitment. • Need for clearer implementation planning, delivery pathways and improved cross-agency and cross-council coordination. 	The Draft Strategy includes an implementation framework, governance structures, monitoring and reporting processes and a long-term approach to resourcing subject to funding.	Goal 5 – Collaborating & Forming Partnerships; (Actions 5.1–5.3) – Strategy Implementation, Monitoring and Evaluation sections
2. Biodiversity Protection, Restoration and Landscape Connectivity	<ul style="list-style-type: none"> • Strong support for protecting and restoring biodiversity corridors, key landscapes and landscape-scale conservation areas. 	The Draft Strategy adopts a corridor-led, evidence-based approach, identifying LGA-wide corridors of significance and priority projects. The priority projects	Goal 1 – Maintaining Biodiversity and Goal 2 – Extending Biodiversity; LGA-wide Corridors of Significance; Priority Projects (Action 2.10)

	<ul style="list-style-type: none"> • Emphasis on strategic areas such as the Mulgoa Valley • Concerns about habitat fragmentation, including road impacts on fauna movement. 	<p>prioritise corridors where land is owned or managed by Council for more effective control and access to the land but does not exclude private property altogether. Actions focus on protecting, restoring and reconnecting key landscapes and improving fauna movement and connectivity.</p>	
<p>3. Fauna and Threatened Species Management</p>	<ul style="list-style-type: none"> • Greater protection of fauna, particularly large terrestrial species and koalas. • Stronger action on pest animals and invasive species, • Concerns about illegal land clearing and cumulative impacts on wildlife. 	<p>The Draft Strategy includes targeted actions for threatened species, pest and invasive species management, improved compliance responses, and monitoring to reduce pressures on fauna and protect biodiversity values.</p>	<p>Goal 1 – Maintaining Biodiversity (Actions 1.1, 1.3, 1.5–1.13); Goal 6 – Staff Training & Compliance Communication Actions (6.6, 6.10).</p>
<p>4. Planning Controls, Mapping and Development Impacts</p>	<ul style="list-style-type: none"> • Support for stronger biodiversity requirements in urban planning and development controls • Concerns about mapping accuracy, integration and 	<p>The Draft Strategy commits to reviewing planning controls, improving biodiversity mapping and transparency, and providing clearer guidance on how biodiversity considerations are applied within</p>	<p>Goal 2 – Extending Biodiversity (Actions 2.1, 2.6). Goal 6 – Staff Training & Compliance Communication (Actions 6.1–6.5, 6.8).</p>

	<ul style="list-style-type: none"> transparency • Uncertainty about how biodiversity mapping may affect future land use and development rights. 	<p>planning and development processes.</p>	
<p>5. Private Landholder Impacts, Equity and Incentives</p>	<ul style="list-style-type: none"> • Concerns about perceived restrictions, compliance burdens, safety considerations (including bushfire hazard reduction) and impacts on routine land management. • Financial concerns regarding property values, development costs and equity. • Support for incentives, stewardship programs and voluntary participation, with a greater focus on publicly owned land. 	<p>The Draft Strategy includes initiatives on education and practical support for private landholders, alongside voluntary conservation mechanisms, while prioritising biodiversity action on publicly owned land where Council has direct control. The Strategy also aims to provide clear communication and does not introduce any statutory controls. A change was included specific to risk within the Implementation Chapter to address concerns about safety to humans from wildlife and bushfire.</p>	<p>Goal 1 Maintaining Biodiversity (Action 1.19). Goal 4 – Promoting Healthy Community (Actions 4.3, 4.8–4.11). Implementation Chapter</p>
<p>6. Community Awareness, Engagement and Perceptions</p>	<ul style="list-style-type: none"> • Need for improved community education, communication and engagement • Feedback 	<p>The Draft Strategy includes a strong emphasis on community expanded education, engagement and targeted clear</p>	<p>Goal 2 – Extending Biodiversity (Action 2.2). Goal 3 Caring for Country (Action 3.5). Goal 4 – Promoting Healthy Community (Actions 4.1–4.7)</p>

	<p>indicating inaccurate information about the Strategy, including non-actionable or emotive responses and safety-focused objections.</p> <ul style="list-style-type: none"> • Importance of clearer messaging to address misconceptions and build community confidence. 	<p>communication to address misconceptions, improve understanding of biodiversity outcomes and build community confidence. The Draft commits to evidence-based guidance for planting in flood-prone areas and expansion of cultural burning practices. A change was included specific to risk within the Implementation Chapter to address concerns about safety to humans from wildlife and bushfire.</p>	<p>Implementation Chapter</p>
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Recommended changes

A portion of online and written submissions were based on inaccurate information about the Strategy’s purpose, status and effect and provided limited recommendations relevant to the Strategy. As a result, minimal changes are proposed to the core direction of the Penrith Biodiversity Strategy 2026–2036.

Several submissions incorrectly linked the Penrith Biodiversity Strategy 2026–2036 to the NSW Government’s Biodiversity Offset Scheme and Biodiversity Values Map. The Penrith Biodiversity Strategy 2026–2036 is not a statutory or regulatory instrument, does not impose controls on private land, alter zoning, or restrict land use and participation by landowners is entirely voluntary. Its mapping is intended to identify ecological values and guide Council priorities on Council managed land and voluntary partnerships only.

An additional paragraph has been added to the executive summary to clearly and prominently reinforce the Strategy’s purpose and intent.

In response to community concerns regarding safety, maintenance and practical implementation, the final Penrith Biodiversity Strategy 2026–2036 includes a strengthened implementation section. This clarifies that actions will be subject to Council’s formal risk

assessment processes where it is considered relevant or proportionate to the action, with risks assessed, managed and revisited over the life of the Strategy. Where risks are unacceptable, actions may be modified or not proceed, with justification provided and stakeholders engaged where appropriate.

To address concerns regarding biodiversity corridor mapping, including the Kingshill corridor, additional detail has been included under Action 6.2 (LEP and DCP review) to review and update the Natural Resources Sensitive Land Map to better reflect areas of high biodiversity value and key corridors identified in the Penrith Biodiversity Strategy 2026–2036.

Additional editing changes are to be incorporated into the final Penrith Biodiversity Strategy 2026–2036 document. These include:

- Replace the image on Figure 5. (Saltwater Coast Vic) with a local image from Thornton Canal.
- Replace incorrect Image (bottom centre Page 74) with correct image of Long-nosed Bandicoot.
- Update link under “Sign up to the Council Newsletter...” (currently links to visitor information) to <https://www.penrithcity.nsw.gov.au/community-library/community/our-place>
- Correction of spelling mistakes identified in document
- Correction of formatting inconsistencies

Submissions received during consultation proposed a broad range of additional actions and refinements for the Penrith Biodiversity Strategy 2026–2036. These have been grouped into common themes to ensure structured consideration. While not all individual suggestions are explicitly reflected, the Strategy’s actions are intentionally framed to accommodate a broad and evolving range of matters over time.

Prior to implementation, all actions will undergo a merit-based assessment of appropriateness, priority and feasibility, having regard to strategic alignment and available resources, with formal risk assessment applied where relevant or proportionate.

Financial Implications

The costs associated with the public exhibition of the draft Penrith Biodiversity Strategy 2026–2036 have been funded within existing Environmental Health & Compliance budget adopted as part of the 2025-2026 Operational Plan and Delivery Program. Specific actions in the Penrith Biodiversity Strategy 2026–2036 have their own financial implications over the course of the next 10 years. It is intended that these actions will be integrated where possible within Council’s future Operational Plans and Delivery Programs with grant funding opportunities also being investigated.

Funding Shortfalls:

- Action: Identify and apply for external grants and work with Council Departments on their capacity, both from a budget and workload perspective

The Action Plan provides an indicative view of which actions are expected to be delivered within existing budget and staffing resources and which actions are contingent on the availability of additional resources, including external grant funding. Importantly, it is intended to be a dynamic action plan and will be reviewed periodically over the term of the Strategy to reflect changing priorities, capacity and funding opportunities. Of the 72 actions identified, 37 are currently considered fully funded within Council's existing budget and capacity. A further 10 actions, while partially funded, are also currently anticipated to be achievable within existing resources. This results in a total of 47 actions that are currently assessed as either fully funded or capable of being delivered within existing capacity, while the remaining actions of the Strategy position Council strongly to pursue external funding opportunities or additional resources as they arise.

Risk Implications

Interdepartmental Coordination Challenges:

- Action: Establish a cross-departmental Biodiversity Strategy Advisory Group to oversee implementation, assign clear responsibilities and schedule regular progress reviews.

Legislative Compliance Issues:

- Action: Regularly review legislative updates and ensure that all actions are compliant with the biodiversity conservation framework

Conclusion

The Penrith Local Government Area (LGA) contains a rich diversity of natural environments. Our community has expressed that protecting the Nepean River, creeks, waterways and bushland areas is a key priority. In response, Council acknowledges the need to protect, enhance and restore this biodiversity in a planned and coordinated way across the LGA.

Public exhibition of the draft Penrith Biodiversity Strategy 2026–2036 ran from 10 November to 8 December 2025. Following exhibition, Council staff have collated the feedback from the community and organisations, provided responses to key issues and revised the Penrith Biodiversity Strategy 2026–2036 accordingly, as outlined in this report and supporting Community Engagement Report provided as an attachment.

The draft Penrith Biodiversity Strategy 2026–2036 establishes a renewed, 10-year direction for protecting and enhancing the city's natural environment in response to increasing urban pressures, invasive species, extreme weather events and biodiversity loss. Building on previous initiatives, the Strategy places a stronger emphasis on ecological resilience, legislative alignment and community engagement, and will guide Council's biodiversity actions to ensure community needs are met now and into the future.

A final Penrith Biodiversity Strategy 2026–2036 has been prepared and is separately enclosed for the information of Councillors.

RECOMMENDATION

That:

1. The information contained in the report on Endorsement of Penrith Biodiversity Strategy 2026–2036 be received.
2. Council note the feedback received as part of the exhibition of the draft Penrith Biodiversity Strategy 2026–2036 and the proposed amendments to the Draft.
3. Council endorse the revised Penrith Biodiversity Strategy 2026–2036.

ATTACHMENTS/APPENDICES

1. Biodiversity Strategy Community Engagement Report Final Draft	31 Pages	Attachments Included
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STRATEGIC DIRECTION 2 - SUPPORT OUR WELLBEING

Item	Page
2 <u>Disability Inclusion Action Plan 2026 - 2030 - Draft for information</u>	13



2 Draft Disability Inclusion Action Plan 2026 - 2030 - Draft for information

Compiled by: Luca Chudleigh, Senior Social Strategy Officer
Patricia Gonzalez, Social Strategy Program Manager

Authorised by: Marcella Kelshaw, Head of City Activation, Community and Place
Sarah Dean, Acting Director Community Connection

Outcome	<i>Support our wellbeing</i>
Strategy	<i>Support equitable access to community services and facilities</i>
Principal Activity	<i>Develop and implement effective strategies that foster a welcoming and inclusive city</i>

Executive Summary

This report seeks to provide Council with an overview of the Draft Disability Inclusion Action Plan (DIAP) 2026–2030. This is a renewal of Council’s existing DIAP 2022-2026 and builds on the strengths of that plan.

As demonstrated via the DIAP 2022-2026, Council remains committed to fostering a city where everyone can participate fully. By listening to our community, we strive to lead the way in strengthening access and inclusion, recognising that when barriers are removed, the whole community benefits.

The Draft DIAP 2026–2030 (Attachment 1) outlines Council’s priorities over the next four years to improve inclusion and accessibility across Penrith. The Plan acknowledges the barriers people with disability may experience and identifies actions to support independent, meaningful participation in all aspects of community life.

The actions of the draft plan will be delivered through existing Council programs and services, incorporated into future Operational and Delivery Plans, and funded within existing budget allocations across the organisation.

The report is being presented tonight for Councillor information and feedback. In the event there is no significant feedback, and Councillors are comfortable with the draft Disability Inclusion Action Plan, the recommendation is to place the draft plan on exhibition. However, it remains open for the Committee to amend the recommendation to include specific actions or to require a report to come back to a future meeting with additional information or changes.

Background

Penrith City is undergoing significant transformation, positioned at the centre of one of Australia’s fastest growing regions. As the City evolves, Council remains committed to ensuring that everyone can participate in and benefit from the changes ahead. This includes listening to our community, understanding lived experiences, and supporting people through this period of growth. Council’s DIAP is a key way we respond to community needs.

Council adopted its first DIAP under the NSW Disability Inclusion Act 2014 in 2017. The Draft DIAP 2026–2030 continues this ongoing commitment, building on previous work and strengthening Council’s strategic focus.

Once finalised, the DIAP 2026–2030 will guide actions that improve outcomes not only for people living with disability but for the wider community. Increased flexibility, accessibility and service improvements benefit everyone, contributing to a stronger, more inclusive city.

Process for developing a DIAP in NSW

Under the NSW Disability Inclusion Act 2014, local councils are required to develop and submit a DIAP to the NSW Department of Communities and Justice (DCJ) every four years.

DIAPs are embedded across Council's operations and rely on the involvement of people with disability throughout development, implementation and evaluation to ensure the Plan reflects lived experience and community needs.

NSW Councils must also report annually to the NSW Disability Council on their progress, outlining both the actions delivered and the outcomes achieved.

Council's DIAP for the 2026–2030 period is due to DCJ by 30 June 2026. DCJ understands that Council will lodge the final DIAP in August 2026 as Council's DIAP 2026-2030 is likely to be between public exhibition and adoption on this date.

The DIAP 2022-2026

Council's 2022-26 DIAP has delivered strong and measurable progress through its delivery of key actions and strengthened partnership through the Access Committee. Notable achievements in recent years include accessibility upgrades to parks and amenities, the development of social stories for local play spaces and the delivery of the Inclusive Foundations Project to support employment pathways.

A standout achievement has been the award winning *One Community, Many Abilities* social media campaign which tells stories of five residents with visible and invisible disabilities. The campaign reached over 1.5million people, elevating awareness of the diverse experience of people with disability. The success of the campaign was widely acknowledged and won the 2025 NSW Local Government Excellence Community Development Award.

The successful delivery of our 2022-2026 DIAP reinforces our commitment to access and inclusion.

Developing the Draft DIAP 2026-2030

The Draft DIAP 2026-2030 builds on previous efforts to ensure we are an inclusive organisation and city. The following steps have been taken to prepare this Draft DIAP for public exhibition:

- Review of the previous DIAP 2022-2026 and the key outcomes
- Research to identify current best practice approaches to improving access and inclusion outcomes, including within a local government context
- Demographic research to identify the profile of people living with disability in Penrith City
- Community and stakeholder engagement to capture feedback from residents, community services and the Access Committee hearing about what's working well and what Council could improve on
- Staff engagement to capture challenges, aspirations and knowledge
- Analysis to review and consolidate feedback and information inputs and identify key issues, needs, gaps, aspirations and priorities.

Community and stakeholder engagement

Engagement with the community and other stakeholders ensures actions in the Draft DIAP respond to the needs, aspirations and priorities of people with lived experience of disability.

Community and staff engagement occurred from 2 October to 3 November 2025 and participants were invited to identify areas for improvement and key priorities across the four focus areas mandated by the NSW Government. Engagement activities included community focus groups, workshops, interviews, pop up events, an online survey, attending the Access Committee meeting and dedicated staff consultation survey and sessions.

A diverse range of people contributed to the process, including Culturally and Linguistically Diverse communities, First Nations community members, women, seniors, carers, LGBTIQ+ community members, Council staff, and people with lived experience of disability across a wide spectrum including psychosocial, physical, cognitive, neurodivergent, deaf, and visually impaired disability. In total, 230 people participated and their combined feedback informed the proposed actions for each focus area in the draft plan.

The engagement highlighted a need to strengthen disability inclusion across Council by fostering positive attitudes, supporting inclusive community services, and improving accessibility in the built environment. Participants also emphasised the importance of creating safer, more connected communities through better information, inclusive events, and stronger support for people with disability, including in emergency situations. There was also a clear priority to promote meaningful employment by supporting inclusive hiring practices both within Council and across local businesses.

Draft DIAP 2026-2030

The Draft DIAP 2026-2030 prioritises actions over the next four years aligned to the four focus areas mandated by NSW Government. A summary is provided below.

Focus Area 1: Developing positive attitudes and upholding the rights of people with disability

Council will support this focus area by:

- promoting positive representation of people with disability in Council marketing
- encouraging local businesses to adopt inclusive practices
- staff engagement with the Access Committee
- raising awareness of the Sunflower Symbol in community services
- involving people with lived experience in co-design and program development.

Focus Area 2: Creating liveable and safer communities

Council will support this focus area by:

- improving access and inclusion across community services
- strengthening community participation, preparedness and connection
- improve accessibility in the built environment and community infrastructure.

Focus Area 3: Supporting access to meaningful employment and independence

Council will support this focus area by:

- delivering key programs and strategies to promote and improve inclusion such as the Inclusive Foundation Pilot

- implement the Diversity Equity Inclusion Strategy actions that support meaningful employment.

Focus Area 4: Improving access to mainstream services through better systems and processes

Council will support this focus area by:

- Improving access to information and services such as upgrading Council's website
- Supporting more inclusive communication and customer service.

Next Steps

It is anticipated that Council Officers will bring the Draft DIAP 2026-2030 to the 25 May 2026 Ordinary Meeting to request public exhibition of the strategy, unless the Policy and Strategy Committee determine to place the DIAP on public exhibition tonight, at which point, public exhibition will occur earlier.

During the public exhibition period, the community will be proactively invited to provide feedback including through such platforms as Your Say Survey and by attending in person engagement activity such as pop-up engagements at Penrith City Library and other targeted focus groups to be held during the public exhibition period.

Following public exhibition, any feedback received will be considered and the Draft DIAP 2026-2030 will be revised as required and the final DIAP 2026-2030 will be presented to Council for endorsement. Once endorsed, the DIAP 2026-2030 will be submitted to the NSW Department of Communities and Justice.

Financial Implications

The Disability Inclusion Action Plan 2026-2030 outlines Council's priorities for the next four years to support equity and inclusion across our City. Actions in this plan will be delivered through existing Council programs and services, incorporated into future Operational and Delivery Plans, and funded within existing budget allocations across the organisation.

Risk Implications

DIAPs are a legislated requirement and Council's performance is reported annually to the State Government via the NSW Disability Council.

Conclusion

The Draft DIAP 2026-2030 is a legislated requirement which builds upon our previous DIAP 2022-2026 and demonstrates our commitment to access and inclusion in our City. It outlines Council's priorities for the next 4 years through direct actions and advocacy efforts, further strengthening our commitment to access and inclusion.

Public exhibition of the Draft DIAP 2026-2030 will enable our community to provide further feedback on the Draft Plan, ensuring we continue to develop as an inclusive and accessible city for all.

RECOMMENDATION

That:

1. The information in the Disability Inclusion Action Plan 2026-2030 report be received.

2. Council place the Disability Inclusion Action Plan 2026-2030 on public exhibition.

ATTACHMENTS/APPENDICES

1. Draft Disability Inclusion Action Plan 2026-2030 36 Pages Attachments Included

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STRATEGIC DIRECTION 4 - PROVIDE FOR OUR LIFESTYLE

Item		Page
3	<u>Penrith CBD Multi-Deck Car Park - Strategic Business Case</u>	21
4	<u>Aquatics, Leisure and Wellness Strategy 2026-2041</u>	28



3 Penrith CBD Multi-Deck Car Park - Strategic Business Case

Compiled by: Joshua Hull, Head of Engineering Services

Authorised by: Andrew Jackson, Director Planning and Regulatory Services

Outcome	<i>Provide for our lifestyle</i>
Strategy	<i>Facilitate easy travel through well-planned and high-quality infrastructure and networks</i>
Principal Activity	<i>Strategically plan and manage current and future traffic flow, active transport provision and parking of the City</i>

Presentation: Joshua Hull, Head of Engineering Services

Executive Summary

The purpose of this report is to provide an update on the development of a Strategic Business Case (SBC) to determine a preferred site for a new standalone multi-deck car park in the Penrith CBD. Councillors were last updated on the progress of the SBC at the Councillor Briefing on 10 November 2025. Since that briefing, further financial analysis has been undertaken to support the feasibility of the project.

The SBC evaluates two site options being Union Road (Option 1) and Judges Place (Option 2) based on strategic alignment, urban design (including compliance with current planning controls), traffic impacts, and financial modelling. The SBC has looked at the feasibility of both paid parking and non-paid parking options for the decked car park.

The SBC modelling has considered current planning controls to determine the potential maximum capacity of a new facility on each site. The concept designs are based on an expected yield capacity of 934 total parking spaces for Union Road (722 net additional) and 1,413 parking spaces for Judges Place (847 net additional).

Financial modelling shows all options have a negative Net Present Value (NPV) position based on overall construction costs, ongoing maintenance/operational costs and potential revenue from paid parking. Overall, both sites perform similarly on a rate per new car space with Judges Place (Option 2) providing the largest increase in parking. As such, Judges Place (Option 2) is the preferred unconstrained site. This, however, does not consider Council's financial capacity to deliver either of the options.

Updated financial analysis indicates that relevant cash reserves and borrowing capacity would provide a maximum of \$102.7M to allocate towards a multi-deck car park. This amount would not be sufficient to deliver the unconstrained Judges Place with paid parking (\$149.4M). The maximum amount would however be sufficient to meet the cost of the unconstrained Union Road with paid parking.

In preparation for entering the next stage of the project, Council is investigating the possibility of engaging NSW Public Works, under an arrangement similar to the Indoor Multi-Sport Arena, to perform contract management functions during the detailed design, planning approval, contract award and construction.

The report is being presented tonight for Councillor information and feedback. In the event there is no significant feedback, and Councillors are comfortable with the approach outlined in this report, then the recommendation should be adopted. However, it remains open for the

Committee to amend the recommendation to include specific actions or to require a report to come back to a future meeting with additional information or changes.

Background

The delivery of additional car parking for the Penrith CBD through an efficient and consolidated framework has been a long-held aspiration of Council. Current forecasts indicate that Council will need to increase parking supply in the CBD within the next 3-4 years. Council started collecting funding to finance a loan for a new decked car park facility through a Special Rate Variation (SRV) that commenced in financial year 2016/17.

It is important to note that the 2016/17 SRV was not to provide the full capital to construct a car park. The SRV is to meet part of the cost of financing a loan that would be required to supplement financial reserves to construct a new car park.

Over the past decade there has been a plan from Council to deliver a new decked carpark for the Penrith CBD. In recent years, a detailed investigation was undertaken and business case prepared for a mixed-use facility at Soper Place. In May 2023, Council resolved not to proceed with the project and that further investigations and discussions be undertaken for a standalone decked car parking facility.

Council officers have continued to monitor parking conditions within the Penrith CBD. Whilst the current conditions are considered satisfactory and there are means by which to manage parking supply/demand in the short-term, there is a clear need to increase parking supply into the future in line with growth.

Current Situation

Council has now developed a Strategic Business Case (SBC) to identify the most suitable location and scale of a standalone multi-deck car park facility in the Penrith CBD.

The first phase of the SBC (Tranche A) involved a site selection process to determine the most suitable location for the new decked car park based on three strategic sites – Union Road, Judges Place and Soper Place. A multi-criteria analysis was developed in consultation with key internal stakeholders to inform the assessment process.

The results of Tranche A work found that the Soper Place was ranked No. 3 by a distinct margin based on several limiting site characteristics, whilst Judges Place and Union Road were closely ranked No. 1 and 2 respectively with comparative scoring.

The second phase of the SBC (Tranche B) involved concept design development and feasibility testing to determine the potential bulk and scale of a decked car parking facility on the preferred site/s. Based on the findings of Tranche A work, both the Union Road and Judges Place sites were analysed in Tranche B.

The Tranche B work considered the unconstrained potential of the Union Road and Judges Place sites (i.e. the maximum parking yield achievable based on site layout, constraints and current planning controls). Whilst Judges Place scored higher based on the unconstrained assessment, Judges Place resulted in a significantly less favourable NPV position due to the cost of replacing the existing decked car park.

Parking Yield

One of the strategic objectives of the SBC was to provide up to 1,500 new public car parking spaces in addition to replacement of any existing public car parking spaces. This aspirational target is based on the ultimate zoned development potential of the CBD (excluding the current CBD flooding cap under the Adaptive Management Framework) and associated parking demand forecasts.

The concept designs for both sites are based on a scale of facility that could be accommodated within existing planning control requirements, mainly driven by FSR and height requirements.

Judges Place offers a higher number of new car spaces with 1,413 achievable under current planning requirements, equating to 847 net additional. This is compared to an expected yield capacity of 934 total parking spaces for Union Road (722 net additional).

Locality and Competition

Both Union Road and Judges Place sites provide close proximity to Penrith's commercial core, enhancing accessibility and convenience for workers and visitors. Both sites are ideally located on the periphery of the CBD and are highly adaptable to any future master planning opportunities in the Penrith City Centre.

Whilst both sites are geographically well positioned, Union Road does present greater competition with Westfield Penrith given its closer proximity to the shopping centre. Westfield paid parking and availability of free public parking for Westfield staff has the potential to contend with the parking supply of any new facility.

Setback Requirements

It is noted that specific building setback requirements have not been included within the concept designs which would need to be further considered at detailed design stage as per the DCP and this may impact the achievable yield.

It is expected that the Union Road site may need to incorporate a landscape setback along its southern boundary as part of any detailed analysis and design due to its interface with existing residential development. This has the potential to decrease available parking yield for Union by narrowing up the available site width.

Residual Land Opportunity Foregone

The Union Road site is physically constrained by a vehicle ramp at the eastern end of the site. The proposed concept design positions the proposed multi-deck car park towards the centre of the site and utilises the FSR potential of the eastern portion of the site to achieve a planning compliant design. This means that the potential development opportunities for the eastern portion of the site (representing an opportunity cost of \$3.2M) are foregone in the short term until planning controls are increased or the site is rezoned in the future.

Flooding

Both sites are outside the 100-year mainstream flood extent, although Union Road is marginally impacted by the 200-year flood extent. Council is yet to receive any clear direction from the State Government in terms of potential increase to flood planning levels. This has the potential to impact development down the western end of the City Centre should flood planning levels ever increase (including consideration of climate change). A decked car park facility is unlikely to be impacted by any increase to flood planning levels being a non-habitable structure.

Financial Implications

The financial modelling results show that all options have negative NPVs due to the limited revenue assumptions currently available (i.e. paid parking) and significant upfront capital costs. The overall NPV cashflow results are presented in the table below. These figures include estimated costs for the provision of ICT systems needed to support any contemporary car park facility, subject to detailed design requirements.

Table 32: Project case NPV cashflow results ('000)

Item	Option 1a: Union Road – Free	Option 1b: Union Road – Paid	Option 2a: Judges Place – Free	Option 2b: Judges Place – Paid
Revenue	-	14,339	-	20,253
Construction costs	(85,564)	(85,564)	(133,342)	(133,342)
Maintenance costs	(1,404)	(1,404)	(2,124)	(2,124)
Interest paid	(25,696)	(25,696)	(46,180)	(46,180)
Terminal value	7,688	7,688	11,981	11,981
Total cashflows	(104,976)	(90,636)	(169,664)	(149,411)

Union Road results in the lowest NPV cost, noting that the figures for Judges Place include demolition of the existing decked car park structure on the site at an estimated cost of \$5.1M. The below tables show that there is a difference of \$3,500 on a rate per car space for the total development cost (i.e. capital works only), and an \$8,000 to \$9,000 difference on an average NPV per car space.

Table 34: Average NPV per car space and additional space ('000)

Item	Option 1a: Union Road – Free	Option 1b: Union Road – Paid	Option 2a: Judges Place – Free	Option 2b: Judges Place – Paid
Average NPV/ space	(112)	(97)	(120)	(106)
Yield	934	934	1,413	1,413

Table 24: Capital work cost summary (\$2029) Source: MBM 2025

Item	Option 1A and 1B - Union Road	Option 2A and 2B – Judges Place
Total development cost (\$/sqm)	\$3,310	\$3,510
Total development cost (\$/ car space)	\$117,335	\$120,866

Paid parking improves financial viability and can support future maintenance. Sensitivity analysis shows improved outcomes with higher occupancy and parking fees as outlined in the table below. A daily rate of \$4 was used as the base assumption for the financial modelling and sits at the lower end of the scale; increasing this to \$10 at the higher end has the potential to further improve the total cashflows by up to \$21.5M for Union Road and \$30.3M for Judges Place. The paid parking assumptions would be subject to further consideration and analysis as part of any detailed design work.

Table 38: Sensitivity 3 & 4 daily rate sensitivity - total cashflow NPV ('000)

Item	Option 1b: Union Road – Paid	Option 2b: Judges Place – Paid
Project case \$4 daily rate	(90,636)	(149,411)
Sensitivity 3 \$7 daily rate	(79,882)	(134,221)
Sensitivity 4 \$10 daily rate	(69,128)	(119,031)

It is also important to note that the existing Judges Place decked car park has an estimated 16 years of useful life remaining in Council's asset register with an estimated replacement cost of \$32.6M NPV (based on a pro rata estimate). This liability has not been incorporated into the NPV costs for a new facility presented in the above tables. If Union Road was developed first, then Council would need to cover ongoing maintenance costs for the existing Judges Place car park and eventually replace the asset in year 16.

Based on recent calculations, a total of \$38.8M would be available, which includes funding from the SRV and other existing funding reserves. In addition, the financial results indicate a loan borrowing capacity of \$64.8M, equating to a total funding amount of \$102.7M available to deliver the multi-deck carpark (see detailed breakdown at Appendix 1).

Given the current economic conditions, officers have been conservative with the assumed interest rate for this modelling. While the Treasury Corp 20 year rate is currently at 6.5%, officers have assumed 7.0% in the modelling.

Risk Implications

Delivering a new multi-deck car park in the Penrith CBD carries several risk considerations that must be managed to ensure project success. The most significant risk relates to financial viability, as all options modelled present a negative Net present Value and require substantial borrowings to supplement existing funding reserves.

The financial sensitivities provide critical insight to the findings of the SBC, however they should not be considered in isolation. The key project objectives must be weighed alongside financial considerations in determining a preferred site for a new multi-deck car park.

Failing to deliver a new multi-deck car park in the Penrith CBD also poses significant risks to the city's long-term functionality and growth. Without additional parking supply, the CBD will face increasing pressure from growing demand. Continued reliance on surface-level parking is not suitable and will constrain opportunities for integrated urban development in the future.

Next Steps

If Council resolves to progress with the Union Road option, this project will then move into a detailed design phase. As well as identifying detailed design specifications and more detailed costings, this phase will also determine a detailed delivery program and preferred contracting arrangements. The program, in part, will be determined by when the identified funds become available. This project will be captured as a Tier 1 project in Council's project management framework.

In preparation for entering the next stage of the project, Council is investigating the possibility of engaging NSW Public Works, under an arrangement similar to the Indoor Multi-Sport Arena, to perform contract management functions during the detailed design, planning approval, contract award and construction.

Conclusion

The findings of the SBC indicate that both Union Road (Option 1) and Judges Place (Option 2) scored well in terms of meeting the project objectives. Judges Place resulted in a significantly less favourable NPV position due to the cost of replacing the existing decked car park.

Whilst Judges Place scored higher based on the unconstrained assessment criteria (i.e. maximum parking yield, location, site constraints and future planning considerations), Council's financial capacity is only capable of delivering the cost of the unconstrained Union Road with paid parking (Option 1b).

It is proposed to present the findings of the SBC and updated financial analysis to Council for formal decision at the Ordinary Meeting on 20 April 2026.

RECOMMENDATION

That:

1. The information contained in the report on Penrith CBD Multi-Deck Car Park - Strategic Business Case be received.
2. Council proceed with the Union Road with paid parking option.

ATTACHMENTS/APPENDICES

1. Updated Financial Figures - Multi-Deck Car Park 1 Page Appendix

Multi-Deck Carpark	2030-31 Projection
Existing Funding Sources:	
SRV accumulated balance	20,645,065
Civic Improvement Plan s7.11 - Parking	1,800,000
Stormwater Management Service Charge (drainage component of project only)	1,500,000
Carparking/Traffic Facilities Reserve	12,000,000
Existing carpark loan unspent (soper)	8,070,890
Total Existing Funding Sources	44,015,955
Potential New Loan **	58,775,741
Total available for Multi-Story Carpark	102,791,696

**Based on

Debt Servicing

SRV total for carpark loans debt servicing	2,568,000
Less amount committed to existing borrowings	838,987
add - \$1m p.a. from carpark reserve	1,000,000
add additional transfer from carpark reserve	253,807
add - transfer from Major Projects Reserve	2,500,000
amount available to service new loan	5,482,820
Est Loan Rate	7.00%
Est Loan Term (years)	20

4 Aquatics, Leisure and Wellness Strategy 2026-2041**Compiled by:** Robert Tweddle, Head of Business Operations Priority Projects**Authorised by:** Stephen Britten, Director Business Operations

Outcome	<i>Provide for our lifestyle</i>
Strategy	<i>Empower participation in sport and recreational activities</i>
Principal Activity	<i>Deliver Health, Fitness and Aquatic services to support community lifestyle</i>

Previous Items: 2- Draft Aquatics, Leisure and Wellness Strategy 2025-2041- Recreation Working Party- 20 Oct 2025 5:00 PM
5- Draft Aquatics, Leisure and Wellness Strategy 2025-2041- Councillor Briefing (Now known as Councillor Information/Workshop Session)- 10 Nov 2025 7:00PM
11- Aquatics, Leisure and Wellness Strategy 2026-2041- Ordinary Meeting- 23 Mar 2026 7:00 PM

Presentation: Robert Tweddle, Head of Business Operations Priority Projects**Executive Summary**

This report is presented to Council following a request at the Ordinary Meeting held on 23 March 2026 to consolidate and reaffirm the strategic position, intent, and delivery pathway of the Aquatics, Leisure and Wellness Strategy 2026–2041.

The Aquatics, Leisure and Wellness Strategy 2026–2041 establishes a long-term vision for aquatic and wellness infrastructure across Penrith, positioning these facilities as essential community infrastructure that support preventative health, social connection and inclusive participation.

The Strategy has continued to be refined taking into account feedback received on the Draft Strategy from the Recreation Working Party in October 2025 and a Councillor Briefing in November 2025, strengthening the evidence base and confirming the strategic direction.

Importantly, the Strategy is an unfunded, advocacy-led framework. It does not commit Council to a funded capital works program and relies on securing external funding and partnerships to enable delivery.

The report is being presented tonight for Councillor information and feedback. In the event there is no significant feedback, and Councillors are comfortable with the Strategy, the recommendation is for Council to endorse. However, it remains open for the Committee to amend the recommendation to include specific actions or to require a report to come back to a future meeting with additional information or changes.

Background – Demographics and Health Profile

The demographic and health profile of the Penrith Local Government Area highlights the need for significant reinvestment in aquatic and wellness infrastructure.

Over the past decade, the population has grown by more than 15 per cent and is projected to exceed 270,000 residents by 2036. This growth is being driven by major urban development and increasing expectations for accessible health and recreation services.

Penrith is one of the most culturally diverse communities in Australia, with more than 74 per cent of residents having at least one parent born overseas and over 100 languages spoken across the region. This reinforces the importance of inclusive and accessible public facilities.

Health indicators across Western Sydney present additional challenges. Rates of obesity, physical inactivity and chronic disease remain significantly higher than the national average. Approximately 13 per cent of residents live with Type 2 diabetes, and nearly half of the population reports at least one chronic health condition.

While around 20 per cent of households have access to private pools, these do not provide equitable access, structured programs or targeted health outcomes. Public aquatic facilities remain critical to supporting community health and participation.

Natural waterways such as the Nepean River, Penrith Lakes and Penrith Beach provide recreation opportunities but cannot replace structured, safe and accessible year-round aquatic facilities.

Current Situation

Penrith City Council currently operates three aquatic facilities:

- Penrith Aquatic Centre
- Ripples St Marys
- Ripples Hydrotherapy Centre

Much of this infrastructure was originally constructed in the 1960s and is now operating at or beyond its intended capacity. Facilities no longer align with contemporary design standards or operational expectations.

- Penrith Aquatic Centre operates seasonally and recorded approximately 90,000 visits in recent years. Its performance is constrained by accessibility issues, outdated amenities and inefficient layout.
- Ripples St Marys attracts strong participation (over 330,000 visits annually) but is operating beyond capacity with outdated infrastructure and operational limitations.
- Ripples Hydrotherapy Centre provides critical rehabilitation services, attracting approximately 45,000 visits annually, but is constrained by ageing infrastructure and limited capacity.

Asset condition assessments confirm that expenditure will be needed to contemporise the facilities and there will be a requirement for substantial renewal.

The current network is also not aligned with population growth areas and operates as standalone facilities rather than an integrated system.

Without significant reinvestment, which is currently unfunded, these facilities will continue to face increasing operational and service delivery pressures.

The Aquatics Strategy proposes:

The Strategy identifies the need to expand access to aquatic and wellness facilities to meet future population benchmarks and ensure equitable service access across the City.

It proposes a staged \$280–\$350 million investment program over 15 years, including:

- Redevelopment of the three existing facilities
- Delivery of a new wellness hub
- Development of a new aquatic and leisure centre

This program is unfunded and represents a long-term advocacy position only. It is not a committed capital works program.

Delivery will be dependent on:

- Securing external government funding
- Establishing partnerships and co-investment opportunities

Implementation will focus on preparing Council to respond to funding opportunities through:

- Business case development
- Strategic design
- Stakeholder and government engagement

Risks and Financial Implications

The Strategy is explicitly unfunded and provides a framework for long-term advocacy rather than a committed capital program.

The proposed \$280–\$350 million investment program is beyond Council's current financial capacity and will require substantial external funding and partnerships to be delivered.

Without securing this funding, the Strategy cannot be implemented in full.

Council's existing facilities are already operating at or beyond capacity and face increasing risks, including:

- Escalating maintenance costs
- Compliance and safety pressures
- Declining service quality
- Reduced participation

Interim measures are being implemented to manage these risks, including:

- Asset assurance programs
- Targeted maintenance and renewal
- Operational improvements

To progress the Strategy to a position where external funding can be secured, approximately \$10 million is identified for:

- Governance and program establishment
- Detailed business cases
- Strategic design

This initial phase is also subject to future funding decisions and is not currently allocated. It is noted that elements of this work can be progressed through business-as-usual activities within existing resource allocations, including the Asset Assurance Program, development of business cases, and the redevelopment of the Penrith Aquatic Centre master plan.

Conclusion

The Aquatics, Leisure and Wellness Strategy 2026–2041 provides a clear and evidence-based pathway to renew Penrith’s aquatic infrastructure and respond to the City’s growth and changing health needs.

It is important to recognise that the Strategy is unfunded, and its delivery is fully dependent on securing external funding and partnerships.

The Strategy positions Council to:

- Advocate for investment
- Develop credible and shovel-ready projects
- Respond to future funding opportunities

While the full program cannot be delivered without external support, the Strategy supports ongoing investment in existing facilities and provides a clear direction for the future.

If the Committee is comfortable with the contents of the strategy then a recommendation can be made tonight to endorse the strategy which will then be adopted at the next Council meeting. Should further refinement or questions be raised a further report can be recommended.

RECOMMENDATION

That:

1. The information contained in the report on Aquatics, Leisure and Wellness Strategy 2026-2041 be received.
2. Council endorse the Aquatics, Leisure and Wellness Strategy 2026-2041.

ATTACHMENTS/APPENDICES

1. Aquatic and Wellness Infrastructure Roadmap 1 Page Appendix

Facility	Development Actions	Estimated Cost	Priority	Timelines
Strategic and Financial Governance	<ul style="list-style-type: none"> Undertake feasibility studies, concept design and detailed business case development to guide staged investment and funding advocacy. Complete a comprehensive review of the aquatic facility network, including asset condition, service capacity and renewal requirements. Establish an integrated governance framework covering community engagement, asset management planning and workforce capability to support future service delivery. 	\$10 million	High	Short Term
EXISTING Penrith Aquatic Centre (servicing the city's central area)	<ul style="list-style-type: none"> Maintain the existing outdoor 50-metre pool while planning for staged redevelopment aligned with asset life cycle considerations. Deliver new indoor aquatic facilities including a 25-metre indoor pool and warm water program pool to enable year-round access. Upgrade supporting infrastructure including change facilities, accessibility and multi-purpose wellness spaces to meet contemporary standards. Undertake a long-term operational and asset review to guide the future role of the site within the aquatic network. 	\$50-60 million	High	Short Term
EXISTING St Marys Ripples Aquatic and Leisure Centre (servicing the city's eastern areas)	<ul style="list-style-type: none"> Redevelop and expand aquatic facilities including a new outdoor 50-metre pool and upgraded indoor program pools to increase capacity. Upgrade change facilities, circulation and site access to meet contemporary service standards. Expand fitness, wellness and recreation spaces including a modern outdoor water play area to support broader community participation. 	\$90-110 million	High	Short - Medium Term
EXISTING St Marys Ripples Hydrotherapy Centre (servicing the city's eastern areas)	<ul style="list-style-type: none"> Upgrade accessibility, change facilities and site entry to improve user experience. Reconfigure and expand rehabilitation and allied health spaces to support growing demand. Expand and modernise the warm water program pool to increase capacity for therapy and wellness programs. 	\$30-40 million	Medium	Medium Term
NEW Wellness Hub (service location to be confirmed, potentially north of the City subject to further feasibility)	<ul style="list-style-type: none"> Deliver a dedicated wellness facility centred around a warm water therapy pool and specialised hydrotherapy services. Provide integrated health and wellness program spaces including fitness, group exercise and allied health consultation rooms. Ensure strong accessibility, visibility and supporting infrastructure to maximise community access. 	\$50-60 million	Medium	Long Term
NEW Aquatic and Leisure Facility (servicing major growth areas, potentially south of the City subject to further feasibility)	<ul style="list-style-type: none"> Deliver a new regional aquatic and leisure facility anchored by a 50-metre Olympic-standard indoor pool. Provide complementary program pools, fitness facilities and family recreation areas including indoor water play. Integrate the facility within a broader community precinct to maximise participation, service integration and community benefit. 	\$60-80 million	Medium	Long Term

STRATEGIC DIRECTION 5 - WORK TOGETHER

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5 Draft 2026-27 Operational Plan including 2026-27 Fees and Charges - Key Updates

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Outcome	<i>We have open and collaborative leadership</i>
Strategy	<i>Deliver an efficient, transparent and accountable service to the community</i>
Principal Activity	<i>Support financial sustainability through financial planning and budget management and provide accurate reporting to the community</i>

Presentation: Neil Farquharson, Chief Financial Officer

Executive Summary

This is the second of two sessions to discuss the development of the Draft 2026-27 Operational Plan and Budget. This Operational Plan represents the second instalment of the 4-year Delivery Program (2025-29) and will contain specific actions for 2026-27 that will continue effective service delivery and progress actions for the identified priorities.

Direction from tonight's Committee Meeting will be considered for incorporation into the 2026-27 Operational Plan documents, including the 2026-27 Fees and Charges. These documents are currently being developed and are to be presented in Draft form to the 20 April 2026 Ordinary Meeting for the Council's endorsement to place on Public Exhibition.

After the Public Exhibition, Council will be requested to endorse the 2026-27 Operational Plan documents at the Ordinary Meeting of 29 June 2026.

This paper provides information on the following:

- Draft 2026-27 Projects and programs (*Attachment 1*)
- Draft 2026-27 Reserve movements (*Attachment 2*)
- Waste and Resource Recovery (*Attachment 3*)
- 2026-27 Children's Services budget (*Attachment 4*)
- Changes/New Fees (proposed increases of \$10 or more) for 2026-27 (*Attachment 5*)
- Revenue Policy, including the Draft Fees and Charges for 2026-27 (*Attachment 6*)

Background

At the recent Councillor Information/Workshop session held on 30 March 2026, a detailed report provided commentary on:

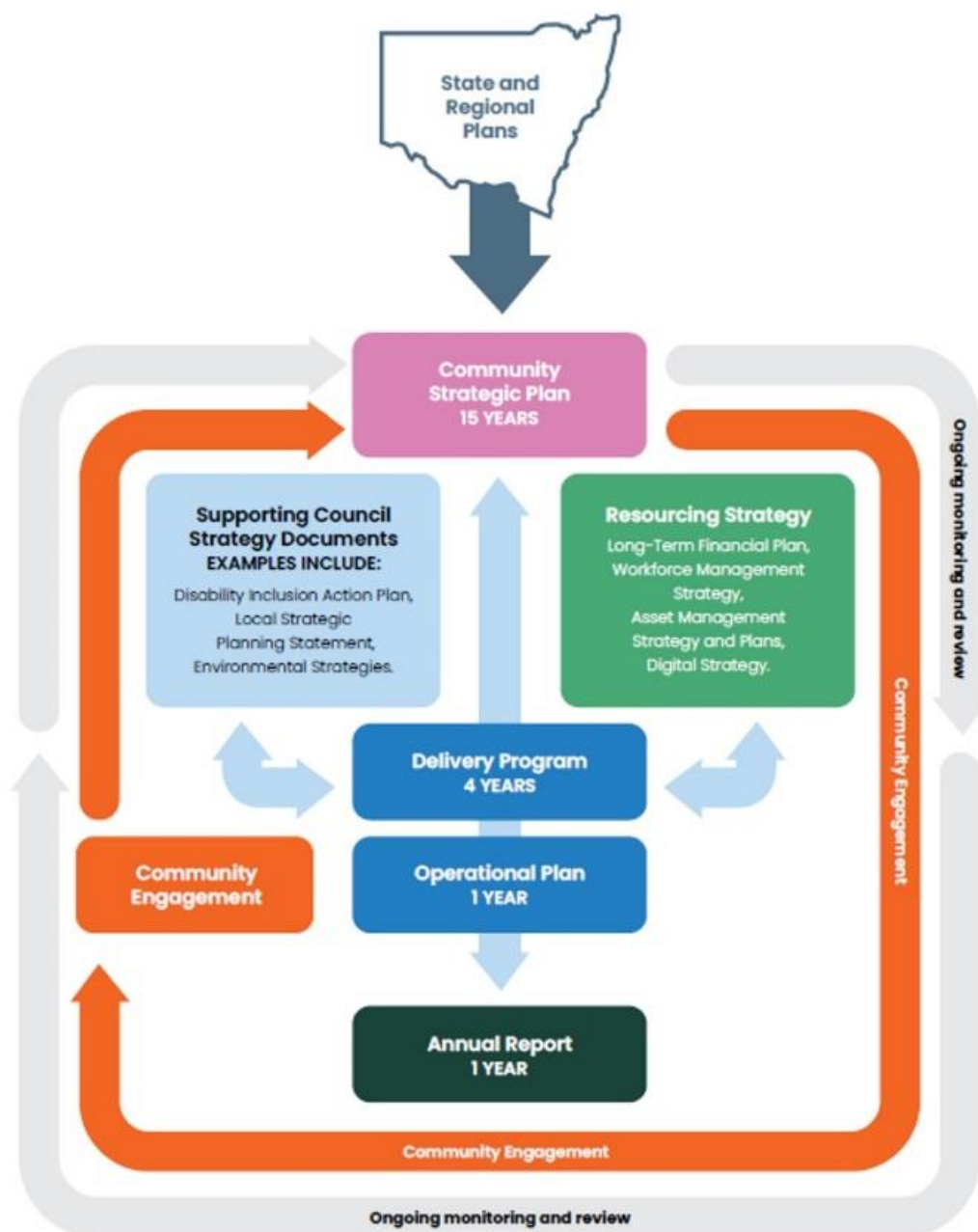
- Budget settings & preparation
- Financial Strategy and Revenue Policy
- Significant budget variations
- Further budget considerations
- Rating Structure

Based on that report and discussion on the night, the above elements have been incorporated into the Draft 2026-27 Budget to be presented tonight.

Integrated Planning and Reporting (IP&R)

Under the Integrated Planning & Reporting (IP&R) guidelines, Council must have a one-year Operational Plan adopted before the commencement of each financial year which details the activities to be engaged in as part of the 4-year Delivery Program for that year. The one-year Operational Plan actions and projects work towards achieving the Delivery Program, and in turn work towards achieving the objectives of the Council’s Community Strategic Plan. The activities of the Operational Plan are enabled by the Council’s Resourcing Strategy.

The following diagram is an illustration of the IP&R Framework.



The 2026-27 Operational Plan is the second year of Council's 2025-29 Delivery Program.

Financial Projections and Position (Draft 2026-27 Operational Plan)

This Draft Operational Plan sets out Council's financial intentions for the period covered by the Delivery Program (2025-29), as well as more detailed financial information for 2026-27 and includes:

- Detailed financial information by Function for 2026-27
- Graphs showing where our money will come from and where it will be spent
- Basis for Council's Domestic Waste Charges for 2026-27
- Reserve movements for 2026-27
- Detailed listing of Capital and Operating Projects and associated Program of Works

Budget update

Councillors will recall that at the Councillor Information/Workshop session held on 30 March 2026, the Chief Financial Officer presented an overview of the Draft Budget preparations to date, including the key directions already made by Council and outlined this information in the context of financial sustainability. At this stage the Draft 2026-27 Budget process forecasts a deficit of \$2.537m.

The projected deficit represents the cumulative impact of the growth of the organisation, an ageing asset base, and continued provision of services at the level expected by the community. The deficit has also been foreshadowed in recent iterations of Councils Long Term Financial Plan, this trend is likely to continue unless Council reviews service levels and/or considers other means such as a Special Rate Variation to be able to provide the level of service the community expects.

Council officers will continue to monitor for opportunities to reduce the budgeted deficit as the 2026-27 year progresses.

The Draft 2026-27 Budget compared to prior year is summarised below:

	2025-26 Original Budget \$'000	2026-27 Draft Budget \$'000	% Change
Income			
Rates	171,973	179,897	4.6
Fees & Charges	120,551	118,430	(1.8)
Grants & Contributions	105,354	107,053	1.6
Net Reserve Movements	(22,218)	(26,769)	20.5
Other Income	21,151	18,948	(10.4)
Total Income	396,811	397,559	0.2
Expenditure			
Employee Costs	165,846	171,065	3.1
Materials, Contracts & Other	121,244	125,434	3.5
Interest Paid	955	791	(17.2)
Principal	3,988	3,235	(18.9)
Capital Works	107,630	99,571	(7.5)
Total Expenditure	399,663	400,096	0.1
Net Budget Position			
Surplus/(Deficit)	(2,852)	(2,537)	

Notably, budgeted rates revenue includes not only the rate peg of 3.7% but also includes projected rate growth from new subdivisions including around \$1 million from an estimated 1,000 new Residential properties principally in in-fill strata developments, Orchard Hills North and Glenmore Park Stage 3, along with around \$400,000 in business growth in warehouse developments around the aerotropolis.

Also, when compared to the Original 2025-26 Budget, Net Reserve Movements see a 20.5% change for 2026-27. Like the previous year, this budget reflects more funding going into reserves as income (or transferred according to Council policy) than is coming out of reserves as expenditure. In particular, 2026-27 sees an increased transfer to Development Contributions reserves (\$11.8m) and a decreased transfer to grants reserves (\$9.1m), these funds remain in reserve until required for project delivery, with budgeted expenditure from reserves \$7.1m down compared to 2025-26.

Budget Context

Councillors will recall that at the Councillor Information/Workshop session held on 30 March 2026, the Chief Financial Officer presented an overview of the Draft Budget preparations to date, including the key directions already made by Council and outlined this information in the context of financial sustainability. At this stage the Draft 2026-27 Budget process forecasts a Cash Budget deficit of \$2.537m.

The operating result before capital grants and contributions for 2026-27 is projected to be a deficit of \$49.947m, this includes a significant depreciation expense of \$85.5m. This the asset renewal pressures that are felt by most councils and contribute to Penrith's significant asset backlog.

We are challenged by the maintenance of our ageing assets, many of which are approaching the end of their life cycle, coupled with increased community expectations for modern, high-quality and well-connected facilities — evident in the popularity of new

recreational and lifestyle offerings such as Gipps Street Recreation Precinct and Regatta Park. Providing this level of service across the many ageing assets is difficult given rising costs which impacts everything from maintenance to new construction, service delivery and workforce sustainability.

Consistent with what many across our community are experiencing, Council is not immune from the challenges of rising costs. This has been apparent in our Long-Term Financial Plan (LTFP) for some time and Council has managed our finances, making prudent and strategic decisions regarding the development of our assets and services within the available resources. The forecast deficit is also set in the context of the current years' budget which continues to trend towards a deficit position, and at the December quarter was still projecting a \$1.1m deficit.

With a \$2.537m cash budget deficit forecast in the next financial year, and deficit budgets identified by our current and previous LTFP, it is now clear that to maintain existing assets and service levels and respond to increasing community expectations we will need to continue to evolve our financial strategy. Our strategy looks at all aspects of our operations including service levels, a range of alternative or increased revenue streams and ongoing productivity and efficiency savings through new technology and process improvements.

Council is actively assessing its capacity to meet the city's future needs and community aspirations. While improvements in productivity and efficiency will help, they alone won't be enough to achieve financial sustainability without reducing or stopping some services. Taking the determination from the Independent Pricing and Regulatory Tribunal (IPART) it is proposed to increase rates by 3.7%. Compared to other councils, it is at the lower end of the range of rate increases approved by the Office of Local Government (2.7% to 5.7%). This necessary rate peg reflects the realistic, increasing costs to Council.

Council recognises that residents may at times experience difficulty in paying rates and charges and has a Rates and Charges Hardship Policy. Residents experiencing difficulties paying their rates are encouraged to contact Council's Rates Team and work with them to negotiate alternative payment arrangements.

Council Rates for 2026-27

Rate Peg

For 2026-27, IPART determined rate pegs (rate increase percentages) for all NSW councils ranging from 2.7% to 5.7% with Penrith City Council's determination being towards the lower end between these ranges at 3.7%. Councils can adopt the rate peg or apply to IPART for a higher increase under a Special Rate Variation (SRV).

It is a principle of the Local Government legislation that councils should have regard to achieving intergenerational equity, including ensuring that policy decisions are made after considering their financial effects on future generations and that the current generation funds the cost of its services. Not adding an inflationary amount to rates in any year via the adoption of the rate peg can and does have immediate and ongoing financial implications in future years and may go against these principles.

The last time that Penrith City Council had a 0% rates increase was in 1992 due to the ongoing national financial crisis at the time. From available information, annual rates in 1991 were around \$25.5 million so this meant Council's permissible income in 1992 was impacted by around \$700,000 in that year. Forgoing a single year's rate peg in 1992, compounded annually at an estimated 2.5% rate peg, has led to an estimated current annual income loss of \$1.6 million and a total accumulated loss of about \$37 million since that period. Although some of this may have been offset by Special Rate Variations, lower historical rates also restricted income growth from new properties, compounding the losses.

Current estimates for Council not applying the annual rate peg would be a cumulative income loss over ten years of around \$70 million. That is considerable when it comes to the costs associated with Council's aging assets and expected growth of new assets over the next 10 years. Depreciation alone on Council's assets last financial year was \$71.3 million.

For these reasons, it is proposed that Council adopt the 3.7% rate peg for 2026-27. It is worth noting that the 12 month inflation rate as at February 2026 is 3.7%. That is expected to worsen into the new financial year. Therefore, it is unlikely that even with the application of the rate peg that it will balance against rising costs of Council programs and projects.

Land Valuations

The Valuer General last provided the General Valuation of land for our Local Government Area (LGA) with a Base Date of 1 July 2024, and those land valuations were first used for the assessment of rates from 1 July 2025. The same valuations will be used for the assessment of rates from 1 July 2026.

Rate Structure

Council currently applies a rate structure in which rate assessments are based on property valuations (ad valorem) with a minimum amount. This means that rates are based primarily on the land value of the property as determined by the NSW Valuer-General.

Council charges rates on three types of land categories with two Business & Residential sub-categories:

- a. Residential – General, with the following sub-categories:
 - I. Residential – Rural Area (sub-category) (30% lower than the Residential -General rate)
 - II. Residential – Rural 2 to 40 Hectares with dwelling (sub-category) (30% lower than the Residential -General rate)
- b. Farmland (50% lower than the Residential -General rate)
- c. Business – General, with the following sub-categories:
 - I. Business - Penrith CBD
 - II. Business - St Mary's Town Centre

When considering a Rating Structure, Council may choose one of three types. The options are:

1. Ad valorem rate only
2. Base amount with an ad valorem rate
3. Ad valorem rate with a minimum amount.

Council has utilised the Ad valorem with a Minimum amount structure for many decades. This kind of structure uses a set minimum amount payable for properties within each category. A rate in the dollar is applied to each property's land value. Should the levy be lower than the set minimum, the Minimum Rate takes effect. The Act stipulates that no more than 50% of income from the rating category can come from the Minimum Rate. Penrith City Council presently receives around 49% of income from Residential properties on the Minimum Rate.

The present Rating Structure (Ad valorem with a Minimum amount) is a hybrid of the "ability to pay" and "benefit received" taxation principles where owners with higher valued properties pay a greater share of the rate burden within the City, with owners of lower valued properties contributing to the benefits they receive through a minimum rate. The minimum rate also allows Council to adequately levy rates on newly developed strata's which make up around 50% of developments. This category of rates is considered appropriate for growth Councils.

Rates Revenue for 2026-27

Council rates on average will increase by 3.7% in line with the rate peg announced by IPART. For 2026-27, 94% of all rateable properties will be increasing by no more than \$100.

Council currently has 81,053 rateable properties contributing approximately 44% of Council's total revenue.

Rating sub-categories for residential properties in rural areas

Penrith City Council introduced a lower rate for residential properties in rural areas from 1 July 2021 by creating two residential sub-categories. This followed on from many years of representations from rural owners about increasing rates becoming disproportionate to the perceived services received by rural owners. The discounted rate was phased in with a 4.5% lower rate in 2021-22, increasing to a 30% lower rate in 2024-25. The discounted rate will now continue at a 30% lower rate.

These gradual decreases for rural properties were funded by gradual increases for other property owners (above the annual rate peg increases) to account for the lower rates levied on these rural owners. In effect the lower rate for rural owners is a subsidy provided by all other owners.

Pension Rebates

Council provides eligible pensioners with a pensioner rebate. Council's policy provides for a rebate of rates and domestic waste charges to a maximum of \$250 (fixed by the Local Government Act 1993). In addition, pensioners are given an additional rebate equivalent to the Stormwater Management Service Charge (applies to urban properties only). Council receives reimbursement from the NSW Government for 55% of all pensioner rebate, excluding the rebate for the Stormwater charges. Around 10,500 properties will receive a pension rebate in 2026-27.

Funded Projects and Programs

The Draft 2026-27 Budget includes a total of \$99.6m allocated to Capital projects. It should be noted that where General Revenue funding is applied to projects, this is already endorsed by the Council through established programs, policy decisions and funding to support Grants and Contributions.

Council currently has a number of continuing multi-year programs in place. These programs include:

- Routine plant and vehicle replacement
- Building asset renewal program
- Roads program
- Drainage program
- Shared pathways program
- Library resources
- Public domain maintenance
- Established areas revitalisation
- Parks asset renewal program
- Stormwater Management Service Charge programs

Where the information is presently available, *Attachment 1* contains the more specific proposed elements of those programs which are identified in the Base Budget as 'funded' at

levels set by Council policy. Also provided within *Attachment 1* are the draft details of key established Capital Works Programs in the City Works area (including Building and Parks Asset Renewal) proposed for 2026-27.

Draft 2026-27 Draft Fees and Charges

This component provides full details of Council fees and charges. As noted previously, the complete fees and charges information is provided in Attachment 6, and Council's feedback is sought tonight for this to proceed to the formal Draft Delivery Program documents. Note that the attachment includes:

- Draft Fees and Charges for 2026-27 (sorted alphabetically by Service – Attachment 6); and
- Details of all new Fees and Charges, along with those with significant increases/decreases being proposed - attachment no. 5

Revenue Policy

The draft 2026-27 Fees and Charges booklet is distributed with this business paper in Attachment 6. Each fee or charge is set in accordance with one of the following principles and then revised each year.

The pricing structures currently used are:

Pricing Structure	Pricing Application
Direct Cost Recovery Pricing *	Includes the recovery of salary, salary on-costs, and materials directly attributable to the provision of the good or services.
Full Cost Recovery Pricing *	Includes all costs, direct and indirect, incurred in providing the good or service. Indirect costs include a proportion of shared costs (or overheads) which include supply and information technology; the recording and processing of financial information, correspondence, payroll, and personnel data; together with professional management of these systems and costs associated with providing shared buildings and equipment.
External Cost	Price is determined by external parties carrying out the relevant works.
Subsidised (Partial Cost) Pricing	Council only recovers a portion of costs. New services, services located in areas of need within the City, and services from which benefits accrue to the City's community as a whole, are often subsidised. Services described as Community Service Obligations are included.
Rate of Return Pricing	Prices are set to recover an excess over costs that may then be directed to capital improvements/development of similar facilities.
Reference Pricing	Involves the identification of like or similar services in the community followed by the adoption of similar prices to those charged by such services.

Statutory Pricing	Prices are set to comply with statutory legislation.
* <i>Costs are generally recovered through charging methods such as flat fee, period of use, time of use or frequency of use.</i>	

As part of the Annual Budget process, Heads of Departments review their department's fees and charges. This generally involves recommending revised fee amounts, setting new fees, or removing existing fees for their services. They may also consider applying an appropriate index or extend to a full costing or community benefit exercise. The extent of the review is determined by the degree of change that has occurred over the previous year. Where services remain unchanged the fee applicable will normally increase a small amount to reflect the impact of inflation (or wage rises) on the cost of providing the service. For services that are subsidised, the level of subsidy will remain to ensure that the original intent adopted by the Council is maintained.

The following factors are to be considered by Departments in the setting of proposed fees and charges:

- Cost of the service or operation
- Other revenue sources which may fund the service
- Laws and Regulations
- Ability of the persons/group using the service to pay
- Benefit to the community (possible subsidy)
- Benchmarking with others providing similar services.

Annual reviews of fees and charges may be as simple as applying an appropriate index or may extend to a full costing or community benefit exercise.

The Council may also choose to retain fees and charges at the same level, considering such issues as social factors, community benefit, ability of the user to pay, and the comparative fees charged by others (benchmarking).

The Draft Fees and Charges included provides a detailed description of each item, the current 2025-26 year's rate for each item and the proposed 2026-27 rate and the pricing structure applied. Overall, the average increase in Fees and Charges included in the Draft 2026-27 Fees and Charges document is 3.65%, which again sits below the current inflation rate of 3.7% and only expected to deteriorate further, meaning the growth in revenues will not keep pace with the growth in costs.

This category of income is estimated to be worth \$118m, or 30% of Council's total estimated revenue for 2026-27, and this represents a 1.8% decrease on the prior year's budget when anticipated volumes are factored in. Of the total \$118m in anticipated Fees & Charges revenue, approximately \$52m or 44% relates to Domestic Waste. Revenue from Domestic Waste Charge can only be expended on domestic waste services.

Where proposed Fees & Charges have been either newly created or changed significantly in 2026-27, compared to the current year's fee, further details are provided in *Attachment 5*. This list is based on increases or decreases greater than 5%, and with a dollar amount greater than +/- \$10.

Waste Management

Background

Pursuant to the *Local Government Act 1993* Council is obliged to provide a Domestic Waste Management Charge (DWMC) service for all Residential properties in the City. Attachment 3 to tonight's paper provides the detail and background on the proposed DWMC for 2026-27.

Council's Waste Management contract renewal of 2019-2029 was strategically developed to encompass all Council managed waste streams including Domestic/Residential and potential for growth into the Commercial sector.

Council's processing contracts and the continued uptake of Sustainable Services by the majority of Penrith residents continues to result in positive resource recovery outcomes. The Visy Recycling Contract was extended to align with the end of other waste processing and disposal contracts (30 June 2029) and while competitive, does increase year on year. This, together with other factors including Gipps Street Landfill remediation being previously funded from the Waste Reserve, CPI, fuel and labour increases have influenced the domestic waste budget modelling and resulted in the need for increased Domestic Waste Management Charges around 3.5% to fund this service.

In line with Council's Waste Avoidance and Resource Recovery (WARR) Strategy, all Residential properties are provided with an appropriate waste service to provide the opportunity for resource recovery. Penrith residents serviced by kerbside collections access the 3-bin Food Organics Garden Organics (FOGO) service. Residents in higher density developments are serviced by a collect and return service whereby households share bins kept in a communal location and the bins are serviced directly from that communal location by contractors.

From August 2009 to July 2025, we have diverted 530,000 tonnes of FOGO from landfill and has been made a resource through composting. In doing this, we have avoided paying \$51.8 million by sending FOGO to composting rather than landfill.

The State Government have recently mandated the provision of a food organics service so that all households across NSW provided with a domestic waste service can divert this resource stream from landfill. This is required by 2030 and as such, Councils across Sydney are commencing FOGO services. Penrith Council will fulfill this requirement by the end of 2026

Domestic Waste Management Charge (DWMC)

The Domestic Waste function is required to be self-funding. The inclusion of provisions for future events in the calculation of "reasonable cost" requires a management approach that does not leave the burden of abnormally large periodic costs to customers of that time. Present and future customers should face a charging structure based on the notion that an acceptable level of service must be funded to continue in perpetuity.

The development of a DWMC must also be in keeping with the principle that all costs associated with providing a DWM service are taken into account. All waste charges are calculated to cover the cost of domestic waste collection services, landfill, waste processing costs, education, communications, provision for future planning and new technologies and all other associated services. The Domestic Waste Reserve is a "savings account" which is for domestic waste purposes only. It is prudent to ensure that the Reserve has sufficient funds to allow for these provisions as well as buffering the DWMC should any substantial increases required in the domestic waste model.

We are expecting when moving into the next contract that the price of FOGO processing and the processing of the other recovered resources will rise significantly.

We are aware that the waste levy to land fill and all associated costs with the collection and disposal of waste will increase over time significantly.

Potentially entering new contracts in 2029 and the potential to enter new resource recovery initiatives are highly likely. It was always projected to maintain at least a reserve of \$20 Million, but this amount was considered to be what was required in 2019 and has not been indexed. The growth in the waste reserve creates a healthy balance as a tool to reduce the effect of the increased costs associated with meeting government targets

The reserve needs to be maintained to cushion shocks from the new contracts and to allow for new process initiation. If we are going to meet our targets (80% diversion from land fill), we will need to consider other alternatives including energy to waste.

As well as supporting a number of initiatives, the reserve continues to support remediation and monitoring of the Gipps Street Recreation Precinct.

Since the commencement of contracts in July 2019, several factors have contributed to increased cost for waste management:

- Collection service costs have increased by 26% (due to fuel, labour and CPI increases)
- Bulky waste collections have increased in both collections booked and kg collected per booking
- Mattress collection and processing costs have greatly increased (currently cost \$970,000 annually including \$25,000 of illegally dumped mattresses)
- Significant funds (Over \$7 million) have been used over the past 5 years for landfill remediation and maintenance work drawn from the Domestic Waste Reserve for rehabilitation of the Gipps Street Landfill for redevelopment and ongoing monitoring
- The Section 88 Waste Levy has continued to increase annually with 2026-2027 set at \$180.20 per tonne of waste sent to landfill and expected to grow above CPI in future years.
- Repayment of an internal loan for the upfront purchase of bins for 2019 contracts is required each year
- Contamination penalty clauses may apply in both the FOGO and Recycling processing contracts and over compaction penalty clauses may apply in the Recycling Processing contract
- From 1 July 2023, the per tonne rate for Recycling Processing will increase \$10 per annum.

In the last nine years, where the Domestic Waste model did not require an increase to cover costs and provided for some funds to the Domestic Waste Reserve, the DWMC either did not increase or increased by CPI only. Maintaining a low Domestic Waste Charge in these years has resulted in the current circumstance where the Domestic Waste Reserve does not have the ability to buffer the higher costs now being experienced.

The proposed increase to the Domestic Waste Charge is in the order of 3.5%. This is similar compared to neighbouring Western Sydney councils, and below the 12 month inflation rate of 3.7% as at February 2026. It should be noted that surrounding councils are working towards the introduction of FOGO services. Fairfield and Parramatta Councils introduced a FOGO service in 2004-2025 and Blacktown City Council commenced a FOGO service in 2025-2026.

Domestic Waste Management Charge (DWMC) - Comparison other councils

Council	Bin System	Total Capacity (Average Litres/ week)	Main Configuration (Litres)			Bulky Waste Collections p.a.	2025-26 Charge	2026-27 Proposed Charge/ Estimate [^]
			Garbage	Recycling	Organics			
						2 cubic metres (unless specified)	\$	\$
Penrith (FOGO Sustainable Service)	3	430	140 f	240 f	240 w	4 on-call + additional user pays	511	529
Fairfield (FOGO service fortnightly)	3*	480	240 w	240 f	240 f	2 on call	505	523 [^]
Hawkesbury	3	480	240 w	240 f	240 f	1 on call + additional user pays	952	987 [^]
Liverpool	3	380	140 w	240 f	240 f	2 on call	670	690
Blue Mountains	3	380	140 w	240 f	240 f	2 on call	577	598 [^]
Blacktown (FOGO service weekly)	3 **	360	140 w	240 f	240 w	12 on call	674	699 [^]
Cumberland	3	480	240 w	240 f	240 f	4 on call	667	692 [^]
Camden	3	600	120 w	240 w	240 w	2 on call	471	488 [^]
Wollondilly	3	360	120 w	240 f	240 f	2 scheduled	737	764 [^]
Campbelltown	3	380	140	240	240	4 on call (1 cubic metre each)	622	645 [^]

			w	f	f			
						Average	639	662

^Estimate

* Fairfield commenced a fortnightly 240L FOGO bin service from July 2024

**Blacktown commenced a 3 bin FOGO service from June 2025

Penrith residents achieve high value resource recovery outcomes due to their efforts in sorting food and garden organics for composting. This minimises the State Waste Levy which targets landfill disposal. The 2026-27 levy has been set at \$180.20 per tonne. In Penrith City, Waste Levy impacts are significantly lower than most other councils due to the residents participating in the FOGO resource recovery program as well as other resource recovery programs.

The total waste service provided to Penrith residents is generally superior in comparison to neighbouring council services in capacity and environmental outcomes. Bin capacity provided to Penrith residents with a Sustainable Service is higher compared with many neighbouring councils and in addition to kerbside bin collections, services include but are not limited to:

- 4 on-call clean up collections for bulky household waste (up to 8m² & 16 mattresses) per calendar year
- Additional clean ups available for booking based on user-pays
- 4 packets (300 bags) compostable bags delivered quarterly (3-bin kerbside collection households)
- Additional packets of compostable bags available to collect
- New bins and kitchen caddies for all 3-bin service commencements
- Electronic waste collection facilities
- Household Hazardous Waste (Chemical Clean Out) drop off day
- Community Recycling Centre
- Extra bin collections, drop off for excess recycling and real tree drop off/ mulching at Christmas
- Additional drop off events and workshops for clothing and textile collections and unwanted bicycles for reuse, repair and/or recycling
- Resource Recovery Officers providing tailored advice, information and education
- Resource Recovery seminars and workshops
- Waste Services App for Smartphones
- School and community education programs and incursions/ excursions
- Orphan Waste collection
- Dedicated Waste Rangers for high density living communities illegal dumping education and compliance
- Online customer service and portal booking systems for all hour access
- Real Festival Resource Recovery Programs

- Customer Experience Centre for customer support and enquiries
- Support with waste disposal from natural disasters (e.g. Flooding/ bushfires).

Council's Waste and Resource Recovery teams provide information and support to residents on the options available to ensure that households have the service level they require and are only paying for what they need.

Proposed Charge 2026-27	Penrith 3-Bin (\$529)	Liverpool (\$690)	Blacktown (\$699 [^])	Cumberland (\$692 [^])	Blue Mountains (\$598 [^])	Hawkesbury (\$987 [^])	Camden (\$488 [^])
Garbage	140L fortnightly	140L weekly	140L weekly	140L weekly	140L weekly	240L weekly	120L weekly
Recycling	240L fortnightly	240L fortnightly	240L fortnightly	240L fortnightly	240L fortnightly	240L fortnightly	240L weekly
GO*/FOGO	FOGO 240L weekly	FOGO 240L weekly	FOGO 240 weekly	GO 240L fortnightly	GO 240L fortnightly	GO 240L fortnightly	GO 240L weekly
Compostable Bags	300 p.a.	150 p.a.	two rolls (150) p.a.	x	x	x	x
Clean Up Collection	4 p.a. on call + user-pays additional	2 p.a. on call	12 p.a. on call	4 p.a. on call + user-pays additional (\$103 per)	2 p.a. on call OR 2 p.a. facility drop off	1 p.a. on call + user-pays additional	3 p.a. on call + user-pays additional
E-waste Collection Events	1 p.a. (drop off event) + small e-waste drop off year round at Penrith CRC	1 Drop off centre	1 Drop off centre	x	2 Drop off centres	1 Drop off centre	x
Chemical Clean Out	1 p.a. (drop off event)	1 p.a. (drop off event)	1 p.a. (drop off event) . + Free pickup	1 p.a. (drop off event)	2 p.a. (drop off event)	1 p.a. (drop off event)	1 p.a. (drop off event)

			by RRA				
Community Recycling Centre	1	1	x	1 Mobile option (including e-waste)	2	1	1
No. Options	5 + additional bin options	3	4	2	5 + additional bin options	6	3
Additional bin collections at Xmas	✓ + Recycling Drop Off + Real Tree Drop Off	x	x	x	x	✓	x Recycling drop off

^Estimate

*GO stands for Garden Organics only

FOGO in Multi Unit Dwellings (MUDs)

FOGO services were rolled out to Multi Unit Dwellings on a staggered schedule to allow for adequate education, engagement and support of these communities from March 2024 to December 2024. Rollout to all remaining Residential Flat Buildings (RFB) is being undertaken in a similar way, engaging building managers, strata managers, strata committees and residents and is due for completion by 30 June 2026.

As it is a shared bin service in MUDs and RFBs, the contamination management program will not follow the same method as for kerbside 3-bin services. Monitoring of the FOGO bin content and feedback to the households in the complex will be undertaken by the Resource Recovery Field Team (RRFT). Where a caretaker is employed in RFBs the RRFT will liaise with them to encourage correct use of the service and assist with education and feedback for these residents.

Increased servicing for bulky household waste and site dependant alternate services

Each household will continue to have access to 4 clean up collections per annum with the option to arrange additional clean up collection services at a user-pays fee. Depending on the size and type of unit complexes, collections are now either on-call (for smaller, older complexes) or scheduled (weekly or fortnightly for large complexes). Newer developments have a bulky waste bay or bulky waste room for on-site storage and servicing of bulky waste, keeping the kerbside free from bins and bulky waste in higher density areas. This continues to improve or maintain amenity in high density areas and minimising illegal dumping.

Additional Bulky Waste Collection/ Clean Up Services

Under the Waste and Resource Recovery Collection Services contract, Council is able to offer an "on call" bulky waste collection to domestic premises that have exhausted the 4 bulky waste collections provided as part of the DWMC. Additional Bulky waste collection has a proposed fee of \$104 per 2 cubic metres.

Additional Mattress collection (fee per mattress or ensemble base) has a proposed fee of \$72. The contract offers “on call” collection service for mattresses or ensemble bases. This collection service is available to domestic premises that have exhausted the 4 bulky waste collections provided as part of the DWMC. The fees are to recover the cost of the extra collections from domestic premises.

Waste and Resource Recovery (WARR) Rangers

The WARR Rangers continue to play a vital role in reducing urban illegal dumping across Multi-Unit Dwellings (MUDs, up to four storeys). Their approach is grounded in education and practical support—working alongside residents to build understanding and encourage lasting behaviour change.

Through proactive engagements, the Rangers are central to maintaining clean, safe, and liveable spaces. This includes promoting the Bulky Waste Collection service, guiding correct presentation practices, and when to place items out for collection.

In 2025, the Rangers delivered 1,113 proactive tasks and responded to 645 CRM requests, directly engaging with over 15,000 residents. They provided more than 16,000 instances of tailored education on bulky waste services, supported the removal of 200 mattresses, addressed 20 parking issues impacting bin collections, and achieved 54 positive outcomes.

Notably, only one fine was issued across the year— regulatory action remains a last resort, demonstrating that consistency and respectful engagement are driving sustained change within the community.

Waste Planning

Waste Services facilitates incorporation of integrated on-site waste collection infrastructure during the development application review process including Urban Design, Masterplan Development, Pre-lodgement and Development Application review for Residential, Commercial and Industrial applications.

Waste Planning Services also implement an infrastructure renewal program across legacy developments (dwellings built prior to the Waste Chapter in the DCP and Waste Planning Guidelines) to retrofit existing/approved Multi Unit Dwellings (MUDs) / Residential Flat Buildings (RFBs) to allow integrated waste collection infrastructure. This provides improvements to street amenity, waste collection efficiency, and reduces risk.

Waste planning in Penrith is frequently investigated by other council Waste Services departments due to the significantly higher outcomes compared with more traditional planning outcomes.

Further information on Waste and Resource Recovery is found in Attachment 3.

Non-Domestic Waste

Effluent Services

Council currently provides an effluent pump-out service to 26 residential properties within the LGA that are not connected to sewer and do not have an Onsite Sewage Management System.

An annual charge applies to each property with a single or shared septic tank requiring pump-out. Service frequency (weekly or fortnightly) is determined in accordance with Council’s Effluent Removal Guidelines, with additional pump-outs incurring extra charges.

The proposed increase to the Effluent Service Charge is approximately 10%. This increase does not materially reduce Council's cost burden or address the inequity of the broader community subsidising a service used by only 26 households. Under the proposed 2026–27 fees, residential charges of \$2,090p.a. and \$1,043p.a. for weekly and fortnightly services respectively will recover only 26% of the total service cost, with the remaining 74% continuing to be subsidised by Council. It is important to note that Council is not legislatively required to provide this service. For context, the equivalent service provided by Hawkesbury City Council is approximately 66% higher than the current Penrith charge.

Commercial Waste & Resource Recovery Services

Council currently delivers 710 commercial waste services (292 garbage, 244 recycling and 174 FOGO), achieving an overall 59% diversion rate to recycling and composting streams.

Since 2019, pricing has been deliberately kept low to encourage uptake. However, recent benchmarking confirms charges are below market rates and not achieving cost recovery. The proposed 2026–27 Fees and Charges reset pricing to better reflect service costs while remaining competitive with industry and other councils, improving long-term financial sustainability.

These services also deliver operational efficiencies, particularly in high-density mixed-use developments, by reducing truck movements and improving site access, while providing businesses with practical access to recycling and FOGO services.

This is increasingly important with the NSW Government's FOGO mandate from 1 July 2026 (applying to businesses generating $\geq 3,960\text{L}$ of general waste per week). As one of the limited providers offering both collection and processing, Council is well positioned to support compliance and is likely to see increased demand for services.

In response to business needs, additional fees are proposed to expand service offerings, including bulky waste and mattress collections, as well as 660L and 1100L garbage and recycling services. Separate pricing structures for residential and non-residential areas ensure appropriate cost recovery based on service delivery conditions, and vary based on waste stream, bin capacity, and collection frequency, refer to attachment 3 for details.

Rural Roads Drainage Program

The Rural Roads Drainage Program was established following a detailed rural drainage condition audit undertaken in 2023, and reported to Council in May 2024. These audits, carried out by engineering consultant J Wyndham Prince (JWP), assessed roadside table drains, culverts, headwalls and channelised drainage on private property in Llandilo, Londonderry and Berkshire Park. The findings identified widespread asset deterioration contributing to road damage, water flow across pavements and safety issues, leading to the establishment of a prioritised drainage improvement program. The initial estimated cost to address drainage deficiencies identified in the Llandilo, Londonderry and Berkshire Park catchments was \$7.1 million (\$3.8 million for Llandilo and \$3.2 million for Londonderry/Berkshire Park).

At the Councillor Briefing of 13 May 2024, Councillors received a presentation on the findings of the Rural Drainage Audit. It was noted at the time that "The proposed drainage asset renewal budget for the 2024-2025 financial year includes \$500,000 allocated specifically to rural drainage". Subsequently, as part of the consideration of "The Organisational and Financial Review as at 31 March 2024" (Ord 27 May 2024), Council resolved in part that "The budget for 2024-25 be amended by increasing the allocation for rural drainage and roads from \$500,000 to \$800,000". To confirm the budget, it was noted in the Council report of 24 June 2024 that "Also incorporated is an increase to the Rural

Drainage budget funded from the financial management reserve as requested by Councillors at the 27 May 2024 Ordinary Meeting. This \$300,000 increase brings the total budget for Rural Drainage for 2024-25 to \$800,000". There was no Council resolution regarding the additional \$300,000 beyond that first year (2024-25).

For 2025-26, the original allocation for Rural Road Drainage was \$500,000. As advised by memorandum dated 18 December 2025, (in response to Councillor requests) "an additional funding source has been identified to supplement the 2025-26 budget to enable a total of \$800,000 to be expended on Rural Drainage and Stormwater projects". As part of the December Quarterly Review (Ord 23 February 2026), an additional \$300,000 was identified, and utilised supplementary funds sourced through similar allocations that occurred for the Rural Drainage program in the 2024-2025 financial year.

It was noted at the time that, in terms of future allocations, \$500,000 will be built into existing budgets, however, should there be a desire from Council to continue to increase that allocation by \$300,000 in future years, consideration will need to be given to substituting funds from other programs of work and options will be discussed with Councillors in the development of the 2026-27 Budget. Options for additional funding sources is discussed below.

To date, approximately 70% of drainage works identified in Llandilo have been completed which include table drain works, culvert and headwall cleaning and repairs. A major component of the Llandilo program is the cleaning of the trunk drainage network which will be scheduled in future programs. Works to date have focused on the highest risk assets impacting road safety and pavement condition.

Since program commencement, further drainage assessments have been completed across additional rural areas. Northern area assessments were undertaken in Castlereagh, Agnes Banks and Cranebrook, while Southern area assessments covered Mount Vernon, Luddenham, Twin Creek, Wallacia, Mulgoa and Orchard Hills. These studies confirmed similar drainage deficiencies across both northern and southern rural areas. An initial assessment of the works required in these areas is approximately \$3.0 million (in additional to the original \$7.1M).

The total estimated cost to address rural drainage needs across both northern and southern areas is approximately \$10.1 million. Currently \$1.6 million has been spent during 2024/25 and 2025/26 financial years. At the current funding allocation of approximately \$500,000 per annum, it is estimated the remaining works would take approximately 17 years to complete. This estimate does not account for CPI increases and other similar pricing escalations such as what we are experiencing through the current fuel crisis. It is important to also understand resourcing implications associated with the delivery/management of the programme of works and draw of funds and resources across all of Council's asset management portfolio.

The Rural Drainage program includes Environmental Assessments (REF), Vegetation clearing and regrading of roadside table drains, CCTV inspection and internal repair of culvert pipes, replacement of obsolete culverts, repair and replacement of headwalls, reinstatement of scour protection, and maintenance of channelised drainage on private property where it forms part of the broader "public road" drainage system. The program improves drainage performance but does not eliminate flooding during major storm or mainstream flood events. However, it helps receding of flood waters efficiently. Delivery timeframes remain subject to annual funding, weather conditions and construction costs. Future efforts will focus on completing priority works in Londonderry and Berkshire Park, progressively delivering works in newly assessed northern and southern areas.

Like all of Council's asset classes (roads, stormwater, building, open space, etc) funding towards renewal and maintenance is limited and must be targeted; with work plans driven through a lens of serviceability and risk. Additional funding would allow us to enhance areas of the drainage system throughout our rural areas and reduce the 17-year time horizon.

In relation to the funding allocation of \$500,000 per annum, should Council be of mind to increase the allocation to rural drainage by a further \$300,000 (for 2026-27) as it has done in the past two financial years, a reallocation from another program would need to be identified. Consideration needs to be given to the financial position identified through the draft 2026-27 budget, which like the current 2025-26 budget, is projected to be in deficit.

Potential sources of funds include:

1.	Shared pathways	\$470,000
2.	Footpath Delivery Program	\$150,000
3.	CCTV Investigation Drainage	\$160,000
4.	Bus Shelters	\$124,000
5.	Roads Maintenance Budgets	\$6,200,000
6	Road Re-sheeting	\$1,300,000
7	Road Reconstruction	\$1,000,000

It is important to note that any reallocation of funds towards rural drainage will have an impact on the source program.

Waterside Estate

At the Ordinary Meeting on 15 December 2025, Councillors requested as part of the 2026-27 Budget development, to outline the current situation addressing the planning background that established Waterside Estate and detailing the asset ownership and maintenance responsibilities. This includes details relating to the funding of these activities from Ordinary Rates and the Stormwater Management Charge.

Planning background

Planning for the Waterside Estate was initially undertaken in the mid 1990's and evolved in response to a multitude of onsite and surrounding physical characteristics, in particular flooding and industrial noise impacts. These investigations culminated in the gazettal of Penrith Local Environmental Plan 1998 (Lakes Environs) and the adoption of Penrith Development Control Plan 1998 (Lakes Environs) on 13 March 1998.

The site comprised 2 development zones, namely the Residential (Waterways) 2(g) and the Residential (Services) 2(h) zones.

The Residential (Waterways) 2(g) comprises some 53.3ha of land and was developed by Stockland for housing, ultimately delivering some 694 dwellings. The Residential (Services) 2(h) zone located along the Andrews Road frontage of the property was principally aimed to provide employment opportunities within a quality built form that acts as an acoustic, physical and visual buffer between residential development on the site and industrial development to the south on the opposite side of Andrews Road.

There have been a number of key Development Applications for the Estate which set up Integrated Housing and Subdivision with a Community Title Arrangement for the Part 1

community lot which includes recreation facilities, the laterals (lakes) and landscaped lots (all Part 1 Lots). The Community Management Statement was registered on 25 May 2006. Residents who purchase property in the estate are put on notice in the contract of the Community Title status and the obligations to pay Council rates and Community Title levies.

A rezoning application to amend Employment Zone – Waterside Estate, corner of Cranebrook and Andrews Road, Cranebrook was presented to a Policy Review Committee in September 2007. The report recommended that the application be publicly exhibited and any subsequent rezoning be progressed in conjunction with consideration of the 'Employment Chapter' of Stage 1 of the Local Plan. The recommendations were endorsed by the Council.

In relation to the provision of rates on properties in Waterside, it should be noted that under s494 of the Local Government Act 1993, Council 'must' levy rates on rateable properties.

Maintenance responsibilities

Maintenance of the Community Facilities is managed according to the Waterside Maintenance Manual prepared June 2013 for Stockland Developments by J. Wyndham Prince, Consulting Civil Infrastructure Engineers & Project Managers. Items of maintenance that fall under Council's responsibility as set out in the maintenance table are typically undertaken by Councils City Presentation team as reactive maintenance.

Further, Councils Strategic Asset Management team conduct proactive AusSpec inspections across the LGA, including Waterside to proactively review Councils roads and drainage infrastructure. In addition, under the conditions of the "Management Designation under Community Management Statement" City Presentation undertakes 3-monthly scheduled maintenance works of Gross Pollutant Traps (GPTs) associated with the Waterside residential development, which is consistent with what is done across the LGA.

Under the Community Management Statement the vision for Waterside was to establish it as a community title estate to ensure the following:

- All houses meet the highest architectural and landscape standards set out in the Design Guidelines;
- The effective maintenance of the lakes and surrounding parklands in accordance with the Maintenance Manual; and
- The proper maintenance and operation of the community facilities including the community centre, swimming pool, tennis courts and barbeque area.

Residents contribute funds to the Community Association through levies and the Association would be able to maintain and embellish publicly accessible land to a higher standard than is readily achievable with Council resources.

Table 1.1 sets out the responsibilities for maintenance under the Community Management Statement.

Table 1.1 – Management Designation under Community Management Statement

This document has been amended, in accordance with Section 6.4 of Penrith DCP 2006, to clarify the responsibilities of the various entities involved in the ongoing management, maintenance and operation of the Waterside Estate infrastructure.

Element	Owned by	Maintained by	Cleaned by
Landscaping			
Lawns, gardens & trees associated with community property	Community Association	Community Association	Community Association
Lawns, gardens & trees associated with neighbourhood property	Neighbourhood Association	Community Association	Community Association
Lawns, gardens & trees associated with public road medians, footpaths, roundabouts	Penrith City Council	Community Association	Community Association
Swales	Penrith City Council	Penrith City Council	Community Association
Weirs	Community Association	Community Association	Community Association
BBQs, Boardwalks, Park furniture; signs; fences; & lighting	Community Association	Community Association	Community Association
Street furniture; signs; & lighting	Penrith City Council	Penrith City Council	Community Association
Retaining walls, acoustic barriers & entry walls.	Community Association	Community Association	Community Association
Riparian Zone			
Landscaping, macrophytes, Asset Protection Zones	Community Association	Community Association (Project Ecologist)	Community Association
Woodland Reserve	Penrith City Council	Community Association	Community Association
Lakes & Laterals			
Monitoring	Community Association	Community Association	Community Association
Water Circulation	Community Association	Community Association	Community Association
Water Bodies	Community Association	Community Association	Community Association
Gross Pollutant Traps	Penrith City Council	Penrith City Council	Penrith City Council
Community Facilities	Community Association	Community Association	Community Association
Residential Garbage Services	Penrith City Council	Penrith City Council	Penrith City Council
Utility Services	Service Provider	Service Provider	Service Provider
Roads and Drainage			
Road system	Penrith City Council	Penrith City Council	Community Association
Road bridges	Penrith City Council	Penrith City Council	Community Association
Road retaining walls	Penrith City Council	Penrith City Council	Community Association
Road culverts	Penrith City Council	Penrith City Council	Penrith City Council
Road stormwater pipelines & pits	Penrith City Council	Penrith City Council	Community Association
Pit Inserts	Penrith City Council	Penrith City Council	Community Association

Stormwater – Background

In 2006, the Rating legislation was updated to allow councils to levy an annual charge for stormwater services to urban properties. The legislation didn't allow councils to levy the charge where a Special Rates Variation (SRV) was in place that contained a component of income towards stormwater services. As Penrith City Council was subject to an SRV that included stormwater services at the time, Penrith City Council did not impose the annual charge until 2012 when that particular SRV ended.

The charge for urban residential properties is set by legislation at the maximum amount of \$12.50 for residential strata properties and \$25.00 for non-strata residential properties. The maximum amounts are not indexed and have not increased since 2006.

Whilst the maximum charge for urban businesses is capped by legislation at \$25 for each 350 square metres of land area, Council's levy for businesses is presently set below the maximum level at \$22.80 for each 350 square metres of land area. This amount was calculated in 2012 as being equivalent to the level of revenue paid by businesses for the stormwater components of the SRV at the time, and that lower charge has remained in place since that time. As the charge is currently below the maximum charge, there is scope for this charge to be increased up to the maximum charge by resolution of the Council.

Rural properties and vacant properties are exempt from the stormwater charge. Pensioners are given a rebate equal to the charge, so are effectively exempt also.

Presently Council levies around \$2.64 million in stormwater charges however around \$224,000 of this is rebated voluntarily by Council for pensioners.

The legislation and guidelines allow councils to exempt a property from a stormwater charge where in the opinion of Council, the stormwater service is not available. As outlined above in relation to the Waterside Estate, Council is required to maintain road stormwater pipelines and Gross Pollutant Traps and these are partly funded from the Stormwater levy. Therefore, given that stormwater services are provided by Council, it is recommended to retain the levy on the properties within the Waterside Estate.

Should concessions be granted to properties within the Waterside Estate the services for which council is responsible in the Waterside Estate will be funded by other ratepayers. In addition, this could have a flow on effect to other forms of development such as Strata Titles that have common open space and internal roads.

Fuel Crisis

In response to the emerging Fuel Crisis, Council has activated its Crisis Management Plan and commenced risk and contingency planning to ensure continuity of essential services such as waste collection, public health services like cleaning of our facilities, emergency asset works, and maintenance of our sporting fields. Engagement is also underway with unions to maintain workforce support. For major projects, it is likely that future civil works tenders will be impacted and additional costs will need to be considered in the context of the projects and their existing funding sources when they become known. As for the impact on existing contracts, we will be monitoring and will need to respond should there be cost impacts. Advocacy is also occurring through Local Government NSW and industry bodies, which have formally called on State and Federal governments to prioritise fuel supply to councils to protect essential community services.

Council officers have considered rising fuel costs in the context of both the 2025–26 and 2026–27 budgets, noting the situation is evolving and requires ongoing monitoring and scenario modelling. Council operations use around 83,000 litres of fuel per month, costing approximately \$141,000, with basic modelling projecting approximately \$71,000 per month increase to Council's own operating costs, fuel price increases are expected to worsen the forecast deficit of \$1.1 million in the current financial year, and for 2026–27 could add up to \$1 million to the currently forecast \$2.5 million deficit if not mitigated.

Reserves

An integral part of Council's financial capacity is the administration of funds held for specific purposes. Council holds these funds in reserves and differentiates them into External and Internal Restrictions. External Restriction accounts have been established to control specific receipts and payments made by Council. These funds are tied in nature and carry specific conditions of use, which are managed throughout the budget process. Internal Restrictions

are aimed at supporting a self-funding strategy concept whereby agreed funds are transferred into each reserve and utilised for a specific purpose.

Total Reserves are budgeted to increase to \$359.3m by 30 June 2027 (\$259.7m in 2025-26 Original Budget). Of this amount, \$250.3m (\$152.6m in 2025-26) will be held in Reserves required by external legal obligations (mainly Development Contributions) and \$109m (\$107.1m in 2025-26) in accordance with Council resolutions and policy.

Budgeted Position	Original	Draft
	2025-26	2026-27
	\$'000	\$'000
Externally Restricted Cash Reserves:		
Development Contributions	122,562	155,963
Other	30,029	94,314
Internally Restricted Cash Reserves	107,116	109,047
Total Cash Reserves	259,707	359,324

A detailed schedule of Reserve Movements for 2026-27 is provided in *Attachment 2*.

As outlined in the attachment, a significant portion (\$25.9m in 25-26) of the internally restricted cash reserves relate to Councils Property Development reserve which provides for the activities outlined in the Property Investment Strategy and ultimately, provides a return to Councils General Revenue contributing to the overall budget position of Council. Other notable internally restricted cash reserves include the Special Rate Variation reserve, the balance of which is available to fund Multi Deck Carparking, the Carparking Reserve which also provides for future parking needs, and the Employee Leave Entitlement Reserve which ensures we have sufficient funding to cater for entitlements should an abnormal level of staff leave the organisation.

Entities

Included in the Draft 2026-27 Budget at this stage, is a subsidy to Penrith Performing and Visual Arts totalling of \$2.656m (2025-26 - \$2.579m), with the increase of \$77k representing the application of indexation with the Base Cost Change of 3.0% as outlined in councils Annual Budget Guidelines and consistent with previous resolutions of Council.

The Consumer Price Index (CPI) is a general measure of price change for goods and services purchased by Australian households and measures price changes across eleven categories, some of which bear little correlation to the costs incurred by Council or PPVA, the eleven categories are; Food and non-alcoholic beverages, Alcohol and tobacco, Clothing and footwear, Housing, Furnishings, household equipment and services, Health, Transport, Communication, Recreation and culture, Education, Insurance and financial services. The Independent Pricing and regulatory tribunal (IPART) has developed the Base Cost Change methodology to better reflect the anticipated price changes expected to be experienced for the sector, their methodology is forward looking and covers employee costs, asset costs, and other operating costs.

Long Term Financial Plan

As part of the Council's Resourcing Strategy, Council prepares a 10-year Long Term Financial Plan (LTFP) which is updated annually as part of the development of the Annual Budget. The aim of the LTFP is to ensure that Council identifies financial issues at an early stage and reviews their effect on future activities. The LTFP must be reviewed in detail as part of the four yearly review of the Community Strategic Plan.

The LTFP process involves four main elements:

- Planning Assumptions
- Revenue Forecasts
- Expenditure Forecasts, and
- Sensitivity Analysis

The LTFP is a key tool for the development and monitoring of Council's Financial Strategy. The Plan outlines Council's capacity to manage assets and deliver services over the next 10 years. Council has a responsibility to manage its resources and finances to ensure its long-term sustainability.

Council's LTFP is based on a set of assumptions which generally relate to those elements that are most likely to affect the overall outcome of the model. Future years' forecasts are linked to the Operational Plan and provide a means of assessing the long-term financial implication of current year decisions. Assumptions made in the plan includes long term forecasts of:

- Rating revenue
- Development growth
- Investment return
- Financial Assistance Grants
- Employee costs
- CPI or other agreed indexations
- Capital works and services programs
- Asset management programs
- Anticipated loan programs
- Debt servicing
- Fees and Charges movements
- Changes identified through ongoing improvement and review of services
- Core ICT business systems maintenance and replacement

Detailed modelling (5-10 years) is also undertaken for Councils internal reserves such as the Property Development Reserve which is then incorporated into Council's LTFP.

It is important to keep in mind when projecting budgets over such a long period that estimates can alter significantly when assumptions are reviewed, particularly when the variances apply to larger items such as employee costs or rating income.

However, the LTFP remains an important planning tool and is regularly updated with current data to ensure its usefulness in providing information for Council's financial planning decisions.

Within this 2026-27 Operational Plan – budget cycle, the Council will include an annual update of our LTFP in around September 2026 in line with the implementation of the Council's Delivering for Penrith program. This change in timing is since the outcomes of the program will inform updates to Council's Long Term Financial Plan, Workforce Management

Plan and Asset Management Strategy, which together form Council's Resource Strategy. The program will build a new framework for the development of these plans that will reflect the anticipated growth of the city over the coming decades and the resultant pressures on Council resources.

As outlined in the report, the Council's long term financial position is challenged by the maintenance of our ageing assets, many of which are approaching the end of their life cycle, coupled with the growth in assets and increased community expectations for modern, high-quality and well-connected facilities.

Providing this level of service across the many ageing assets is difficult given rising costs which impacts everything from maintenance to new construction, service delivery and workforce sustainability. The current outlook in terms of Council's Long Term Financial Position based on a sustainable asset position and conservative position is reflected in the table below. As indicated above, the LTFP will be revised and be provided as an update in around September, which will show the full 10-year outlook.

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35
Sustainable Assets Scenario	(53,679)	(51,458)	(50,868)	(52,583)	(51,680)	(51,666)	(52,463)	(51,265)	(47,848)
Conservative Scenario	(2,464)	(1,177)	(2,098)	(3,553)	(3,352)	(3,903)	(4,653)	(4,132)	(4,549)

Next Steps

Following consideration of the information presented at tonight's Policy and Strategy Committee Meeting, the key dates and next steps are:

Timetable for Development of the Draft 2026-27 Operational Plan

Key Dates	Action or Requirement
20 April 2026	Report to Ordinary Meeting: Adoption of Draft 2026-27 Operational Plan (including the Draft 2026-27 Fees and Charges) for Exhibition
27 April – 25 May 2026	Public Exhibition of Draft 2026-27 Operational Plan (including the Draft 2026-27 Fees & Charges)
29 June 2026	Report to Ordinary Meeting: <ul style="list-style-type: none"> Adoption of 2026-27 Operational Plan (including the 2026-27 Fees and Charges) Making of 2026-27 Rates and Charges

Conclusion

The preparation of the Draft 2026-27 Operational Plan and Budget has been undertaken with a focus on maintaining service delivery levels, addressing identified community priorities, the maintenance of Council assets, and financial sustainability.

Following this Policy and Strategy Committee Meeting, the following draft documents will be presented to Council at the 20 April Ordinary Meeting:

- 2026-27 Operational Plan

- 2026-27 Fees and Charges.

RECOMMENDATION

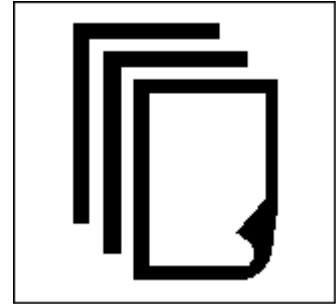
That:

1. The report on the Draft 2026-27 Operational Plan including 2026-27 Fees and Charges - Key Updates be received.

ATTACHMENTS/APPENDICES

1. Draft 2026-27 Projects & Works Programs	17 Pages	Attachments Included
2. Draft 2026-27 Reserve Movements	2 Pages	Attachments Included
3. Waste & Resource Recovery	6 Pages	Attachments Included
4. 2026-27 Children's Services Budget Overview	3 Pages	Attachments Included
5. New and changed fees with commentary	10 Pages	Attachments Included
6. Draft 26-27 Fees and Charges	84 Pages	Attachments Included

ATTACHMENTS



Date of Meeting: Monday 13 April 2026

Report Title: Result of public exhibition and proposed changes to the Penrith Biodiversity Strategy 2026-2036

Attachments: Biodiversity Strategy Community Engagement Report Final Draft



DRAFT PENRITH BIODIVERSITY STRATEGY 2026-2036

COMMUNITY ENGAGEMENT REPORT

February 2026

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ACKNOWLEDGEMENT OF COUNTRY

We acknowledge and pay respect to the Darug and Gundungarra people who are the traditional owners in which Penrith Local Government Area is situated. We also pay our respect to elders past, present and emerging, and to the First Nations people living in our community today.

ABOUT THIS REPORT

This document is the Community Engagement Report relating to Penrith City Council's draft Biodiversity Strategy which was publicly exhibited from 10 November to 8 December 2025.

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1. EXECUTIVE SUMMARY

This report outlines the feedback received in response to public exhibition of the draft Biodiversity Strategy. This Strategy sets a clear vision for “nature positive” outcomes where biodiversity is not only protected but actively improved over the next 10 years.

The public exhibition process was guided by Council’s Community Engagement Strategy. The purpose of the public exhibition was to give the community an opportunity to provide feedback. Community feedback plays an important role in establishing Council’s vision and directions for protection and enhancement of biodiversity in the Penrith Local Government Area (LGA). The public exhibition was held via Council’s Your Say online platform. This attracted 944 visits and 327 downloads from the site.

The public exhibition attracted 37 responses consisting of:

- 8 formal written email submissions
- 29 online surveys completed

The Your Say platform offered participants the opportunity to provide written responses to six questions about the draft Strategy.

Information on the “Your Say” page also include an FAQs section so help explain the purpose of the Biodiversity Strategy and what areas that it would apply to.

2. INTRODUCTION

The Penrith Biodiversity Strategy 2026–2036 sets a renewed direction for protecting and enhancing the city’s natural environment in response to growing urban pressures, climate change, and biodiversity loss. It builds on earlier efforts with a stronger focus on ecological resilience, legislative alignment and community engagement.

The proposed Strategy outlines six key priorities, including conserving threatened ecosystems, expanding habitat corridors, integrating First Nations knowledge, and embedding biodiversity into planning and design. It also responds to recent recommendations from the NSW Government’s Independent Review to achieve “nature positive” outcomes, shifting from reactive conservation to proactive restoration.

The draft Biodiversity Strategy was publicly exhibited from 10 November to 8 December 2025. Community members and stakeholders were given an opportunity to provide comment. This engagement report reviews and responds to the submissions that were received during the public exhibition period and incorporates feedback where appropriate.

3. PUBLIC EXHIBITION AND ENGAGEMENT ACTIVITIES

The draft Biodiversity Strategy was publicly exhibited from 10 November to 8 December 2025. The four-week exhibition period provided the community and stakeholders with an opportunity to provide feedback and play an important role developing the Strategy.

The public exhibition was advertised through a variety of channels:

- Council’s Your Say Penrith website (and linked to from Council’s main website homepage)
- Council’s social media pages (Facebook and Instagram)
- Direct email notification to relevant NSW Government agencies and stakeholder organisations

Communication Channels

Stakeholders and the community were invited to provide feedback through a variety of channels including:

- An online survey on the Your Say Penrith website
- Written submissions emailed/posted to Council
- Council’s social media posts (Facebook and Instagram).

4. ENGAGEMENT RESPONSE

The public exhibition activities attracted 37 responses.

The draft Biodiversity Strategy Your Say Penrith webpage attracted 944 visits and 327 downloads of the Strategy, resulting in:

- The ‘Your Say Penrith’ online survey attracting a total of 29 responses.

- 8 formal written submissions being received including from residents and community groups.
- No responses were received from NSW Government agencies.

The majority of respondents (52%) were referred from social media to the Your Say Penrith website. 26% visited the Your Say Penrith webpage directly, 16% used a search engine to access the Your Say Penrith website and only 7% were referred to the Your Say Penrith page from the Council website.

It is noted that while the Your Say page attracted 944 visits from individuals, only 29 online and eight written submissions were received during the exhibition period. The low number of submissions in proportion to the number of visits would suggest that the majority of people (97%) that visited the site did not have a strong enough position on the Strategy that was sufficient to motivate them to make a submission. This may be interpreted to mean most people have a favourable or neutral position in relation to the Strategy.

Social Media

Council social media posts about the draft Biodiversity Strategy on Facebook, and Instagram had a reach of 1,420, generating 488 visits to the Your Say Penrith webpage.

FORMAL WRITTEN SUBMISSIONS

There were 8 formal written submissions from stakeholders and community members providing comment by way of emails. The comments were acknowledged and considered along with the other feedback received.

Formal submissions were received from:

Three community groups

- Friends of Fernhill and Mulgoa Valley Inc.
- Mulgoa Valley Landcare Group
- Cumberland Land Conservancy

Five private individuals or landowners

The detailed issues raised in these formal submissions and responses are provided in Appendix A.

ONLINE SUBMISSIONS

During the public exhibition period it was observed that there was some information on social media that expressed concerns about the draft Biodiversity Strategy and the way it would impact private landowners and what they can and cannot do on their land. This information was incorrect and in response the “Your Say” page and FAQs were updated on multiple occasions to provide further clarification that the Penrith Biodiversity Strategy is not a statutory or regulatory instrument. It does not introduce new legal restrictions, alter zoning or affect the permitted uses of private land. Participation by private landholders is entirely

voluntary and there is no requirement for landowners to engage in biodiversity actions. Based on the relatively low number of submissions that did not agree with the Strategy in relation to the number of visits to the site it would appear this was understood by the majority of people. Despite efforts to explain the purpose of the Strategy the content from some respondents indicates that their submissions were based on inaccurate information. To get a better understanding of how this inaccurate understanding of the Strategy came about respondents that provided contact details were contacted to discuss the Strategy and what it means to them. This is discussed in further detail in the response to submissions section of this report.

There were 29 online submissions. General response themes are summarised in the table below. Individual submission summaries are provided in Appendix A.

During the public exhibition period, some commentary on social media raised concerns that were not aligned with, or were not supported by, the information presented in the draft Strategy. In response, Council updated the Frequently Asked Questions on the Your Say page during the exhibition period to address key themes associated with the inaccurate information being circulated online and to provide additional clarification for the community.

Overall, the exhibition process provided opportunities for the community to access information, seek clarification, and provide feedback through multiple channels. While a range of detailed and constructive submissions were received, a proportion (19 out of 29) of online submissions reflected themes drawn from inaccurate information circulating online. Some submissions also consisted of minimal responses, such as single-word comments (for example, 'no', 'none' or 'nothing'), which limited the ability to understand specific concerns or identify suggestions for improvement.

Notwithstanding this, the engagement process helped Council to better understand community perceptions, areas of confusion and topics requiring clearer communication.

It is also worth noting that the Strategy attracted strong interest during the exhibition period, with 373 downloads and 944 visits. In this context, the small number of submissions (2.6%) that contained limited or inaccurate information represents a minor proportion of overall engagement and does not detract from the broader level of community interest or participation.

Survey Question	Response theme
What do you like about the draft Biodiversity Strategy?	Majority 'nothing' (dislike of perceived private-land impacts) Minority positive comments about corridors, species info, strong document
Do you agree with the aims/objectives of the Strategy?	Mainly 'No' (private property objections, overreach), some listed safety concerns about fires and snakes Some 'Yes/Mostly with conditions' (clarity, fairness, cost transparency)
Which proposed actions will have the greatest positive impact?	Large proportion: 'None' (especially those rejecting private land inclusion) Supportive group highlights: biodiversity corridors, and -clearing enforcement, pest/weed control, river management

What information or education would help you better support biodiversity?	Many respond 'None' (due to opposition to Strategy) Others want clear rules for private land, cost implications of Strategy to private landowners. Supportive responses would like to see education, maps, native planting guides, workshops, tours, school programs
Favourite areas of the City & what makes them special	Common favourites: Nepean River, Werrington Lake, Castlereagh, Jamison Park, bushland reserves Some responses say "none" or "my house" (as a form of rejection of Strategy)
Does the Strategy adequately foster nature connection and care?	Majority say no due to lack of consultation, private-land concerns, safety fears, costs Positive responses say yes and some say that more could be done

Online submissions were categorised into constructive and non-constructive Responses and whether they provided constructive feedback.

Non-Constructive Submissions (10 of 29)

These submissions generally rejected the Strategy due to the perceived restrictions and controls that would be imposed on private land. They did not provide actionable ideas. Examples include one-word dismissals ('None', 'Nothing'), emotional objections and attacks directed toward Council.

Constructive Submissions (19 of 29)

Constructive submissions were those considered to be those that provided feedback that would help inform the Strategy. A number of these submissions (10 of 19) provided only limited constructive feedback. The feedback centred around safety concerns that may arise from action implementation related to increased bushfire risk and encounters with wildlife in particular snakes.

The remaining portion of these submissions (9 of 19) were generally in support of the Strategy and contain constructive suggestions, such as speed-limit reductions for wildlife, weed/feral control, dumping enforcement, document/image corrections, improved communication, mapping clarity, incentives for landowners, milestones, and compliance enhancements.

Some of these submissions recommended additional actions to support biodiversity. These are summarised below.

Compliance, Enforcement and Monitoring

Submissions recommend that Council strengthen compliance, enforcement and monitoring to ensure biodiversity protections translate into real on-ground outcomes. Respondents express concern that illegal clearing, vegetation damage and misuse of public land continue to occur. There is a strong expectation that Council visibly resource compliance activities, improve follow-up on breaches and demonstrate accountability through effective enforcement.

Support and Incentives for Private Landholders

Many submissions emphasise that much of the LGA's biodiversity occurs on private land and recommend increased support for landholders who protect or enhance biodiversity. Respondents call for clearer incentives, stewardship opportunities and practical assistance.

Urban Planning and Development Controls

Submissions recommend that Council more strongly integrate biodiversity considerations into urban planning and development processes. Respondents support tighter controls on excessive hard landscaping, stronger retention of mature trees and increased canopy cover in new developments. Some respondents link biodiversity protection to urban heat mitigation and liveability, highlighting the need to align biodiversity objectives with broader housing, growth and infrastructure strategies.

Protection and Restoration of Corridors and Key Landscapes

Respondents strongly support additional Council action to protect and restore biodiversity at a landscape scale. Submissions advocate for the protection of undeveloped land, drainage lines, road reserves and riparian corridors, particularly along the Nepean River and gorge system. There is also recognition of the biodiversity value of areas such as golf courses and Crown Road reserves, with calls for these to be actively managed as part of a connected habitat network.

Pest, Invasive Species and Fauna Management

Pest plant and animal management is identified as a priority area for enhanced Council action. Respondents recommend improved coordination, increased resourcing and stronger partnerships across land tenures.

Implementation, Resourcing and Accountability

Several submissions stress the need for clearer implementation planning to support delivery of biodiversity outcomes. Respondents recommend that Council develop a costed implementation plan that identifies staffing and resource commitments and includes interim milestones.

Education, Communication and Community Engagement

Submissions recommend that Council expand education and engagement initiatives to better support biodiversity outcomes. Respondents call for accessible, locally relevant information such as native planting guides, wildlife-friendly gardening advice and clear biodiversity maps. There is also support for practical engagement activities, including workshops, bushland tours and school excursions.

Governance and Cross-Council & Agency Integration

Some submissions recommend stronger governance arrangements to ensure biodiversity considerations are embedded across all Council functions. Respondents emphasise the need for consistent application of biodiversity controls across Council, State agencies and other public land managers. There is also support for recognising and incorporating First Nations land-care knowledge as part of a more integrated approach to biodiversity management.

PRIVATE LANDOWNER WRITTEN SUBMISSIONS

The five private landowner submissions followed the same theme as many of the online submissions in that they appeared to be based on inaccurate information about the Strategy. Like the online submissions where respondents provided their contact details, they were contacted to discuss the Strategy and what they believe it means to them. This is discussed in further detail in the response to submissions section of this report. The five private landowner submissions are summarised into general themes below; individual private landowner submissions summaries are provided in Appendix B.

All five submissions expressed strong concern about the inclusion of private land in biodiversity mapping, with each respondent objecting to what they view as Council overreach into privately owned properties. Common themes include lack of notification or consultation, with residents emphasising they were unaware of the mapping changes and feel blindsided; uncertainty about future land use restrictions, including fears about limits on routine property maintenance, increased compliance obligations, and impacts on safety (e.g., bushfire hazard reduction).

Several submissions raise concerns that the Strategy may unintentionally increase safety risks to residents through revegetation projects in close proximity to private land and community areas. These concerns were centred around increased bushfire risk and increased snake encounters.

Several submissions raise concerns about potential financial impacts, including reduced property value, higher development costs, inequitable treatment compared with unaffected neighbouring properties, and the expectation to pay full rates despite new limitations. There is a shared request for clear, honest, written clarification from Council, with submitters seeking detailed explanations of how the Strategy and associated State mapping will affect everyday land use, development potential, and their rights as landowners.

Overall, the submissions call for removal of private properties from mapped biodiversity areas unless landowners voluntarily opt in and urge Council to focus biodiversity protections on publicly owned land rather than imposing mandatory controls on private holdings. Appendix E contains summaries of individual submissions.

COMMUNITY GROUP WRITTEN SUBMISSIONS

Three community group submissions were received from Friends of Fernhill and Mulgoa Valley Inc. (FFMV), Mulgoa Valley Landcare Group (MVLG) and Cumberland Land Conservancy (CLC). Overall, the submissions support the intent of the Biodiversity Strategy but provide a number of recommendations for inclusion. A summary of key recommendations is provided below and provided individually in Appendix C, D & E.

Strengthen and Expand Landscape-Scale Conservation Corridors

All three submissions emphasise the need for a stronger focus on large, continuous biodiversity corridors rather than fragmented habitats. They highlight the importance of east-west linkages connecting the Blue Mountains, Mulgoa Valley and the broader Cumberland Plain, including specific recognition of the Kingshill corridor and the historic Cumberland Conservation Corridor.

Improve Recognition and Protection of Fauna, Particularly Large Terrestrial Species

Both CLC and the MVLG recommend stronger recognition of macropods (kangaroos and wallabies) as legitimate components of local ecological communities, rather than being treated as pests or ignored due to their non-listed status. They argue that current planning frameworks fail to address the habitat and movement needs of large terrestrial fauna, leading to conflict, population decline, and reactive management. Suggestions include proactive corridor planning, accommodating fauna within urban and peri-urban landscapes, and avoiding culling-based responses.

CLC raised a concern about the use of chemical herbicides on council land including sports fields adjacent to bushland and how this may impact of native graminivores (animals that graze on grass) such as the eastern grey kangaroo.

Impact of Roads on Fauna Movement

CLC highlighted concerns about the impacts of roads and other transport infrastructure on fauna movement and habitat connectivity. The submission emphasised that roads act as significant barriers for terrestrial fauna, contributing to habitat fragmentation and increased risk of population decline, particularly for larger ground-dwelling species. While recognising that major infrastructure is largely permanent, the respondent stressed the importance of mitigation measures, such as fauna overpasses and underpasses, being incorporated during road upgrades to maintain landscape connectivity.

Greater Protection of Koalas

MVLG emphasises that identifying and protecting koala corridors is critical to supporting the return of koalas to the Mulgoa Valley. They state that the Mulgoa Valley and Lower Blue Mountains have been identified by the NSW Government as a Priority Investment Area for koala habitat restoration, due to the presence of suitable food trees, shelter, and connectivity to core habitat. MVLG argues that koala movement corridors along the Blue Mountains escarpment, extending south through Silverdale, are essential. They further recommend that Penrith City Council explore inclusion of Mulgoa and selected surrounding suburbs (such as Wallacia and Castlereagh) in the State Environmental Planning Policy Biodiversity Conservation and Conservation (2021) – Chapter 3 Koala Habitat Protection. They propose a partial inclusion approach limited to areas most likely to support koala. MVLG considers this a practical way to provide planning certainty and species protection while reducing controversy and developer pushback, and they encourage Council to pursue this as a short-term goal.

Strengthen Action on Invasive Species

Both Friends FFMV and MVLG identify invasive plant species as a significant driver of biodiversity decline in the Penrith LGA. FFMV specifically criticises Council for failing to adequately control weeds along Council-managed rural roads, noting that these weeds are spreading into adjoining paddocks and bushland. They argue that insufficient on-ground weed control undermines biodiversity outcomes and that resources have been misdirected toward signage and education rather than active management.

Illegal Land Clearing

FFMV and MVLG state that unauthorised land clearing is a key factor in the loss of biodiversity from the LGA. They argue that existing enforcement mechanisms for illegal land clearing are inadequate. MVLG calls for significantly higher penalties to act as a real deterrent. They argue that under illegal land clearing is effectively incentivised because court-imposed penalties are far lower than the cost of complying with approval processes, such as ecological assessments and offsets. As a result, they contend that some landholders choose to clear illegally because it is cheaper to risk enforcement than to comply with planning and environmental requirements. MVLG calls for more decisive compliance action and significantly higher penalties to act as a real deterrent.

Improve Mapping Accuracy and Integration

Both MVLG and FFMV recommend improving biodiversity mapping accuracy and better use of existing datasets, ground-truthing, and clearer integration of biodiversity mapping with other Council strategies and planning instruments.

Increase Incentives and Support for Biodiversity Conservation on Private Land

FFMV and MVLG emphasise that most remaining biodiversity occurs on private land and recommend improved incentives, financial support mechanisms, stewardship programs, and

enhanced support for initiatives such as Land for Wildlife, including a possible Council coordination role.

Improve Resourcing, Coordination and Long-Term Commitment to Biodiversity Actions

The submissions all highlight the need for increased resourcing, stronger partnerships, improved coordination, and long-term commitment to ensure the Strategy's objectives are effectively implemented and maintained.

Elevate the Strategic Importance of the Mulgoa Valley

FFMV and MVLG advocate for formal recognition of the Mulgoa Valley as a conservation area, suggesting mechanisms similar to Heritage Conservation Areas or Local Biodiversity Areas to protect its ecological, scenic and cultural values.

5. RESPONSE TO SUBMISSIONS

ONLINE AND WRITTEN SUBMISSIONS

Community feedback on the Draft Penrith Biodiversity Strategy received from both online and private highlighted several recurring themes, particularly concerns around private-land impacts, mapping, communication, and safety. A high proportion of the submissions did not provide detailed information to support their concerns. It was observed that there was some inaccurate information circulated on social media and this may have contributed to some community anxiety about the Biodiversity Strategy. In response to this the Your Say Page and FAQs were updated several times during the exhibition period to provide additional information. A response to key themes of concern is provided below.

Clarifying the Purpose and Role of the Biodiversity Strategy

The Penrith Biodiversity Strategy is a non-statutory planning document developed to guide Council's actions and priorities, not to regulate private land. It does not change zoning, land-use permissions, or introduce legal restrictions. Participation by private landholders is voluntary. The maps included guide Council's planning and do not impose controls on private properties.

Understanding the Mapping of Corridors and Significant Areas

The mapping used in the Strategy is not regulatory. Its purpose is to identify areas of ecological significance, support Council's ability to secure grant funding, and inform opportunities for voluntary collaboration. It aligns with biodiversity best practice and State reforms.

Addressing Concerns About Safety and Property Management

The Strategy does not affect residents' ability to maintain their land, including mowing, hazard reduction, or tree management. Future implementation of the Strategy will incorporate risk management, particularly for fire safety and property access. Additional information in regard to this will be provided in the Strategy and is detailed in Chapter 6 below.

Distinguishing Council's Strategy from State Government Legislation

The Strategy is separate from State biodiversity legislation and does not impose restrictions or planning controls on private properties.

Biodiversity Actions on Private Land

Actions relating to private land are voluntary. The Strategy's priority actions will be delivered first on Council land, with private landholder involvement only where interest exists.

Compliance, Enforcement and Monitoring

Council acknowledges community concerns regarding compliance, enforcement and monitoring, particularly in relation to illegal clearing of native vegetation. The Strategy identifies illegal clearing as a critical and escalating threat to biodiversity in the LGA and prioritises strengthening Council's response to this issue. The Strategy includes specific actions to improve investigation and enforcement processes, including a best-practice review of other councils' approaches to managing illegal vegetation clearing and updating Council's Compliance and Enforcement Guidelines (Action 6.6), as well as a review of compliance enforcement policies and procedures to ensure best-practice investigation processes explicitly consider biodiversity outcomes (Action 6.10). To support more effective and targeted investigations, the Strategy also commits to developing and regularly updating a geospatial mapping tool to identify high-value biodiversity sites and assist compliance staff in prioritising enforcement responses where illegal clearing would have the greatest ecological impact (Action 6.8). Together, these actions demonstrate Council's commitment to strengthening compliance, enforcement and monitoring to better protect biodiversity over the life of the Strategy

Support and Incentives for Private Landholders

Council acknowledges community feedback regarding the need for greater support and incentives for private landholders, recognising that a significant proportion of Penrith's biodiversity, including many threatened ecological communities and species, occurs on privately owned land. The Strategy identifies private land conservation as critical to achieving LGA wide biodiversity outcomes and includes actions to support and encourage landholders to protect and enhance biodiversity on their properties. This includes commitments to compliance monitoring paired with education, promoting stewardship and conservation agreement opportunities such as those offered through the NSW Biodiversity Conservation Trust and Land for Wildlife programs, and improving communication with landholders about biodiversity values and management options (Goal 4). The Strategy also commits to identifying potential stewardship agreement sites and engaging directly with landholders to raise awareness of voluntary conservation mechanisms and support programs (Action 4.9), alongside integrating biodiversity considerations into planning controls to provide clearer, more consistent guidance for private landholders (Goal 6). These actions demonstrate Council's intention to complement regulatory frameworks with education, incentives and partnerships to support private landholders in conserving and enhancing biodiversity-wide biodiversity outcomes and includes actions to support and encourage landholders to protect and enhance biodiversity on their properties.

Urban Planning and Development Controls

Council acknowledges community feedback regarding the need for stronger integration of biodiversity considerations into urban planning and development. The Strategy recognises that planning controls play a critical role in protecting and enhancing biodiversity as Penrith continues to grow, and includes a suite of actions to improve outcomes through the planning system. Under Goal 6: Staff Training & Compliance Communication, the Strategy commits to reviewing and updating Council's Local Environmental Plan, Development Control Plan and strategic planning documents to better protect biodiversity and align with best-practice and State frameworks (Actions 6.1 and 6.2). The Strategy also includes actions to develop clearer biodiversity guidelines for developers, prepare Vegetation Management Plan guidelines, and improve staff training to ensure biodiversity considerations are embedded early in planning and development assessment processes (Actions 6.4 and 6.5). In addition, the Strategy promotes the integration of biodiversity into urban design through updated Council design, construction and maintenance guidelines and the application of biodiversity-sensitive urban design principles in Council projects and future precinct

planning (Actions 2.1 and 2.2). These actions demonstrate Council's commitment to strengthening urban planning and development controls to better protect biodiversity while supporting sustainable growth across the LGA.

Protection and Restoration of Corridors and Key Landscapes

Council acknowledges community feedback regarding the protection and restoration of biodiversity corridors and key landscapes, recognising their critical role in supporting species movement, habitat connectivity and long-term ecological resilience. The Strategy places strong emphasis on a landscape-scale approach, identifying LGA-wide corridors of significance and priority precinct sites as a focus for coordinated action. Under Goal 1: Maintaining Biodiversity, the Strategy commits to minimising threats to nature at priority sites and corridors, improving conservation management of key public bushland reserves, and addressing unauthorised activities such as illegal clearing, dumping and encroachment that degrade corridor function (Actions 1.1, 1.8 and 1.16). The Strategy also includes targeted priority projects to protect and enhance riparian corridors, unformed roads and urban linkage areas, particularly along the Nepean River and major creek systems, and promotes collaboration with private landholders where corridors cross land tenures. Together, these actions demonstrate Council's commitment to protecting and restoring corridors and key landscapes as an integrated network that underpins biodiversity outcomes across the LGA.

Pest, Invasive Species and Fauna Management

Council acknowledges community feedback regarding pest, invasive species and fauna management and recognises these pressures as significant ongoing threats to biodiversity. The Strategy identifies invasive plants and animals as key drivers of biodiversity decline and includes a range of actions to strengthen Council's approach through best-practice, coordinated management. Under Goal 1: Maintaining Biodiversity, the Strategy commits to developing and implementing guidelines for invasive flora and invasive vertebrate pest management on Council-owned land and integrating these into Plans of Management for key reserves (Actions 1.3 and 1.5). The Strategy also recognises the importance of education and partnerships, including community education on invasive species, collaboration with other councils and State agencies, and the application of evidence-based and humane management approaches where fauna control is required. Together, these actions demonstrate Council's commitment to reducing the impacts of pest and invasive species through coordinated management, improved guidance and partnerships that support long-term biodiversity outcomes across the LGA.

Implementation, Resourcing and Accountability

Council acknowledges community feedback regarding the importance of clear implementation, resourcing and accountability to ensure the Biodiversity Strategy delivers measurable outcomes. The Strategy includes a defined implementation and monitoring framework that embeds biodiversity actions into Council's integrated planning, budgeting and reporting processes. The Strategy establishes formal governance structures, including a cross-functional Biodiversity Advisory Group, to oversee delivery, support coordination and address barriers to implementation. It also commits to regular monitoring, evaluation and reporting on progress, with periodic reviews to enable adaptive management over the life of the Strategy.

Council's current biodiversity programs are funded by a combination of general Council revenue and grant funding. Council has an annual budget and program of works for the implementation of biodiversity programs that sits alongside other Council priorities. The ability to deliver the priorities in this Strategy in the stated time frames will be partly linked to the success of securing external grant funding, the availability of Council funding given other Council priorities and in-kind collaborative contributions.

Education, Communication and Community Engagement

Council acknowledges community feedback highlighting the role of education, communication and engagement in achieving long-term biodiversity outcomes. The Strategy recognises that an informed and engaged community is critical, particularly given the extent of biodiversity on private land. Under Goal 4: Promoting Healthy Community, the Strategy includes actions to expand community education, nature-based engagement and accessible biodiversity resources, including workshops, citizen science, school engagement, site-based signage and improved online information. The Strategy also commits to targeted communication with private landholders near priority sites to improve understanding of biodiversity values and reduce impacts such as illegal clearing

Governance and Cross-Council Integration

Council acknowledges feedback calling for stronger governance and better integration of biodiversity considerations across Council functions. The Strategy adopts a whole-of-Council approach, recognising that biodiversity outcomes are influenced by planning, compliance, asset management, infrastructure delivery and community services. The Strategy establishes cross-Council governance arrangements through a Biodiversity Advisory to embed biodiversity into decision-making and ensure consistent application across departments. It also includes actions to improve staff training and align planning, compliance and operational processes so biodiversity objectives are integrated across Council activities

COMMUNITY GROUP SUBMISSIONS

Landscape-Scale Conservation Corridors

The Biodiversity Strategy places a strong emphasis on the importance of biodiversity corridors as a fundamental mechanism for maintaining ecological connectivity across the Penrith LGA. The Strategy's priority projects have been deliberately designed to enhance corridor connectivity, particularly by strengthening links between existing areas of high ecological value. Council acknowledges that large, contiguous corridors provide the greatest ecological benefit and are the preferred outcome for long-term biodiversity resilience. However, Council's ability to deliver continuous corridors is constrained by land tenure and ownership, with much of the land within identified corridor areas being privately owned or managed by other agencies. In response to these constraints, the Strategy adopts a pragmatic and achievable approach by focusing on direct conservation and restoration works on Council-owned land, while also providing education, guidance and voluntary support to private landowners who wish to undertake biodiversity conservation on their properties. While Council recognises that "stepping-stone" habitats do not deliver the same level of connectivity as fully contiguous corridors, these areas still play an important role in supporting movement, foraging and refuge for a wide range of fauna groups. The ongoing enhancement and management of these sites is therefore considered a valuable and necessary contribution to maintaining ecological processes and improving connectivity across the LGA.

Council acknowledges the importance of the Kingshill corridor as a landscape-scale conservation linkage. The Kingshill corridor is recognised in both the Penrith Biodiversity Study and the draft Penrith Biodiversity Strategy, where it is identified as a corridor of significance (Corridor 17). While its strategic ecological value is acknowledged, the corridor was not identified as a priority precinct site in the draft Strategy due to limited opportunities for Council-led on-ground works, as the land is predominantly in private ownership. It is noted that portions of the Kingshill corridor are identified as Strategic Conservation Land under the Cumberland Plain Conservation Plan, providing an additional layer of recognition

and protection. The corridor is not currently mapped on Council's Natural Resource Sensitive Land Map; however, this will be reviewed as part of future LEP updates to ensure alignment with updated biodiversity evidence and strategic planning frameworks. In addition, the corridor will

Improve Recognition and Protection of Fauna, Particularly Large Terrestrial Species

Council acknowledges the concerns raised by community groups regarding the recognition and protection of large terrestrial fauna, including macropods, as legitimate components of local ecological communities. Council recognises that all native fauna species are protected under the *Biodiversity Conservation Act 2016*, not only those listed as threatened, and acknowledges the ecological, cultural and iconic significance of species such as the Eastern Grey Kangaroo within the Penrith LGA. At the same time, Council's ability to regulate or impose species-specific protections is constrained by state legislation and state-led planning frameworks, particularly for State Significant Development. The Biodiversity Strategy adopts a landscape-scale approach that seeks to support fauna. Council will continue to advocate to the NSW Government for the inclusion of fauna corridors and habitat connections in state-led precinct planning and infrastructure projects. The Strategy includes actions to improve outcomes for fauna through measures such as fauna crossings, traffic calming and warning signage (Action 1.1), the application of biodiversity-sensitive urban design principles in planning and precinct development (Action 2.6), preparation of developer biodiversity guidelines (Action 6.4), and future opportunities to strengthen protections for native fauna through scheduled reviews of the Development Control Plan (Action 6.2). Together, these actions aim to better accommodate native fauna within a growing urban landscape while operating within the existing legislative framework.

Council recognises community concerns regarding the potential impacts of herbicide use on native fauna, including eastern grey kangaroos that are known to graze on sports fields and other open grassed areas. The Strategy responds to this through Action 1.3 (Invasive vertebrate pest management) and Action 1.5 (Invasive flora management), which are specifically focused on the development of LGA-wide best-practice guidelines for land management on Council-owned land. These actions will include a review of current pesticide and herbicide use on Council land and properties, with the intent to guide how weed and pest management can be undertaken in a way that eliminates or minimises risks to native fauna. Once developed, these guidelines will be integrated into Plans of Management and applied in priority areas, ensuring that vegetation management balances effective weed control with the protection of wildlife such as the eastern grey kangaroo.

Impact of Roads on Fauna Movement

Council acknowledges community concerns regarding the impacts of roads and traffic on fauna movement and habitat connectivity. The Penrith Biodiversity Strategy recognises vehicle strike and infrastructure barriers as a key threat to terrestrial fauna and includes targeted actions to address this issue. In particular, Action 1.1 commits Council to working towards the delivery of fauna-friendly roads, incorporating fauna crossings, appropriate traffic calming devices, warning signage and exclusion fencing at priority locations.

Koala Protection

Council recognises the importance of koala conservation and acknowledges community interest in strengthening protections for koalas within the Penrith LGA. While Penrith contains areas of suitable koala habitat and has recorded koala sightings, the LGA is not currently identified as one of the 19 priority koala populations for immediate investment under the NSW Koala Strategy. As a result, Penrith does not attract the same level of direct State funding or regulatory focus as those priority areas. The Blaxland Area of Regional Koala Significance (ARKS) extends across the boundary of the Blue Mountains and Penrith

LGAs; however, Penrith has historically been excluded from key State Environmental Planning Policies relating to koala habitat protection. Consequently, state-level consideration of koalas within Penrith generally falls within the “knowledge gap” category, where the emphasis is on baseline surveys, monitoring and improved understanding of koala presence rather than immediate regulatory or habitat-restoration interventions. Within this context, Council’s Biodiversity Strategy seeks to take a proportionate and evidence-based approach by recognising koala habitat values, supporting improved ecological connectivity, and aligning local actions with State policy settings, while avoiding commitments that exceed Council’s statutory role or available State recognition frameworks.

Strengthen Action on Invasive Species

Council acknowledges community concerns regarding the management of invasive plant and pest species and recognises their significant impact on biodiversity across the Penrith LGA. Council allocates its vegetation management budget based on risk and priority, focusing on areas of highest ecological value, threat levels and operational need. This work is undertaken in collaboration with the Western Sydney Weeds Authority, which provides coordinated, region-wide weed management to ensure resources are targeted effectively and consistently. In addition to on-ground weed control, Council notes that the purple roadside biodiversity signage program is an important management tool for protecting native vegetation, including threatened species and ecological communities on Council land. These signs identify areas of significant roadside vegetation, assisting Council staff, contractors and private landowners to recognise sensitive sites and avoid unintended damage during maintenance or land management activities. While signage is not a substitute for weed control, it plays a complementary role by supporting awareness, compliance and long-term protection of high-value vegetation assets as part of an integrated weed management approach.

Illegal Land Clearing

Council acknowledges community concerns regarding illegal land clearing and recognises it as a significant threat to biodiversity across the Penrith LGA. The Biodiversity Strategy includes a range of targeted actions specifically designed to address illegal clearing through prevention, coordination, protection of vulnerable sites and continuous improvement of compliance practices. In particular, Action 1.10 commits Council to investigate opportunities for a roundtable with government infrastructure providers to improve vegetation management practices, reduce vegetation damage by contractors, and address issues such as unauthorised clearing associated with infrastructure maintenance. Action 1.16 focuses on improving the protection and management of roadside and unformed road vegetation, which are areas particularly vulnerable to incremental clearing by residents, through audits, cross-team coordination and targeted investment. In addition, Action 6.6 commits Council to undertaking a best-practice review of other councils’ approaches to managing illegal vegetation clearing, with the intent of strengthening Council’s Compliance and Enforcement Guidelines where appropriate.

Council notes that penalties for illegal land clearing, including those imposed by the courts, are determined under State legislation and are beyond Council’s direct control. However, Council has previously advocated, and will continue to advocate, to the NSW Government for stronger penalties and enforcement mechanisms where these are shown to be necessary to deter illegal clearing. Collectively, these actions demonstrate that the Strategy already places strong emphasis on reducing illegal land clearing through a combination of advocacy, improved governance, site-based protection, education, inter-agency coordination and enhanced compliance processes, rather than relying on a single regulatory response.

Improve Mapping Accuracy and Integration

Council acknowledges the importance of accurate, accessible and integrated biodiversity mapping to support informed decision-making, transparency and effective implementation of the Biodiversity Strategy. Council is committed to improving biodiversity mapping and datasets over time, as reflected in Action 6.8 of the Biodiversity Strategy, which provides for the development and regular updating of a geospatial mapping tool that identifies biodiversity values across the Penrith LGA. The mapping used in the Strategy is not regulatory and is not separate to the NSW Government's Biodiversity Values Map initiative. This action is intended to improve Council's understanding of which sites and corridors are most important for biodiversity, support prioritisation of actions, and promote consistent use of data across Council teams and with the community. Council recognises that biodiversity data evolves as new information becomes available and will continue to refine mapping through improved datasets, integration with existing State and regional information, and ongoing review to ensure the Strategy remains evidence-based and responsive.

Increase Incentives and Support for Biodiversity Conservation on Private Land

Council acknowledges the importance of supporting biodiversity conservation on private land, particularly given that a significant proportion of remaining biodiversity within the Penrith LGA occurs outside Council ownership. Council notes that many private land conservation programs are administered by NSW Government agencies, including the Biodiversity Conservation Trust and other State-led initiatives, which are responsible for establishing program frameworks and setting financial incentives and stewardship payments. While Council does not control the design or funding levels of these State schemes, the Biodiversity Strategy includes a range of actions that support and enable private land conservation through education, guidance, collaboration and facilitation.

These actions include supporting revegetation on private land adjoining priority riparian corridors (Action 1.19), developing Vegetation Management Plan guidelines to assist landholders and developers in managing vegetation appropriately (Action 6.5), and delivering targeted education, engagement and communication programs for private landholders in high-biodiversity areas (Actions 4.3, 4.8 and 4.11). The Strategy also commits Council to identifying opportunities for voluntary stewardship and conservation agreements (Action 4.9) and to promoting existing programs such as Land for Wildlife, which are voluntary and non-binding for landowners. Through these actions, Council's role is to support landholders to access information, build capacity, understand biodiversity values on their land and engage with available State programs, while undertaking direct conservation works primarily on Council-managed land.

Improve Resourcing, Coordination and Long-Term Commitment to Biodiversity Actions

Council acknowledges the importance of strong governance, coordination and long-term commitment to successfully deliver biodiversity outcomes across the Penrith LGA. The Biodiversity Strategy establishes a clear implementation framework, including the formation of a cross-functional Biodiversity Advisory Group, comprising representatives from key Council departments, to coordinate delivery, monitor progress and address barriers to implementation. This group will be supported by a senior Council Steering Committee, which will provide strategic oversight and assist in resolving major constraints, ensuring biodiversity actions are embedded across Council operations rather than delivered in isolation.

The Strategy also includes a number of actions specifically aimed at strengthening partnerships and coordination, including engaging with other Western Sydney councils and regional organisations (Action 5.3), collaborating with State Government agencies on shared biodiversity priorities such as compliance and corridor protection (Actions 6.6 and 6.9), and supporting partnerships with community groups, landholders and non-government

organisations (Actions 4.10 and 5.1). These actions recognise that biodiversity conservation requires coordinated effort across multiple land tenures and jurisdictions.

In relation to resourcing, Council notes that biodiversity programs are funded through a combination of internal operational budgets and external grant funding. Council will continue to actively pursue State and Commonwealth environmental grants to supplement internal resources and expand the scale and impact of biodiversity projects where opportunities align with Strategy priorities. The Biodiversity Strategy provides a clear strategic framework to support grant applications and partnerships, enabling Council to leverage external funding and in-kind contributions while maintaining a long-term, adaptive approach to biodiversity protection and enhancement.

Elevate the Strategic Importance of the Mulgoa Valley

Council acknowledges the strategic importance of the Mulgoa Valley and notes that the area already benefits from significant protections at a state level, including through existing State planning and conservation frameworks. These mechanisms provide a strong baseline for protecting the environmental values of the Mulgoa Valley. Further consideration of additional local planning protections, including mapping and development controls, will be considered as part of future reviews of Council's Local Environmental Plan (LEP) and Development Control Plan (DCP) to ensure ongoing alignment with updated biodiversity evidence and strategic priorities.

6. PROPOSED CHANGES TO THE STRATEGY

The online and private written submissions included responses based on inaccurate information and some only provided limited recommendations of how to improve the Strategy. In response to these submissions, minimal changes are considered necessary to the core direction of the Biodiversity Strategy because the concerns expressed largely stem from inaccurate information about the Strategy's purpose, status, and effect. In particular, a number of submissions incorrectly linked the Penrith Biodiversity Strategy to the NSW Biodiversity Conservation Act, the Biodiversity Offset Scheme, and the NSW Biodiversity Values Map. The Penrith Biodiversity Strategy is not a statutory regulatory instrument, and this was emphasised throughout the public exhibition material. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary. The mapping contained in the Strategy serves to identify ecological values and guide Council's priorities on Council-managed land and voluntary partnerships, not to regulate private property. Notwithstanding the above an additional paragraph to clarify the Strategy's purpose and intent has been added to the executive summary to bring this to the absolute forefront of the document.

This process will ensure that relevant risks are appropriately considered, documented and managed, and may assess factors such as public safety, environmental risk, operational feasibility, regulatory obligations, compliance and community impact. The outcomes of this process will inform decision-making at appropriate stages of action planning and delivery

To address community concerns about safety, maintenance and the practical implications of future biodiversity actions, the final Strategy will include a strengthened implementation section outlining how risks will be assessed and managed before projects or actions proceed. Actions that, due to their scope or potential impact, may pose risks will be subject to Council's risk assessment process prior to implementation. This addition makes clear that actions under the Strategy will be subject to Council's formal risk assessment process, ensuring that factors such as public safety, environmental risk, operational feasibility, compliance obligations, and community impact are thoroughly considered, documented, and addressed prior to implementation. The updated section also explains that risk is not static

and that Council will regularly revisit and reassess risks over the life of the Strategy as circumstances or community perceptions evolve. Where risks are identified, Council may modify the scope, timing or design of actions, implement mitigation measures, or determine that an action cannot proceed if risks remain unacceptable. Importantly, the Strategy now commits to providing justification where actions are not progressed due to risk and, where appropriate, engaging stakeholders as part of this risk-based decision-making process. This ensures that community safety and operational practicality remain central to all implementation planning.

To address community group concerns regarding the accuracy and coverage of biodiversity corridor mapping, including the Kingshill corridor, additional detail will be included under Action 6.2 (LEP and DCP review) to explicitly commit to reviewing Council's Natural Resources Sensitive Land Map to consider additional areas identified as having high biodiversity value and to better reflect the sites and corridors of significance identified in this Strategy.

Additional editing changes are to be incorporated into the final Biodiversity Strategy document. These include:

- Replace the image on Figure 5. (Saltwater Coast Vic) with a local image from Thornton Canal.
- Replace incorrect Image (bottom centre Page 74) with correct image of Long-nosed Bandicoot.
- Update link under "Sign up to the Council Newsletter..." (currently links to visitor information) to <https://www.penrithcity.nsw.gov.au/community-library/community/our-place>
- Correction of spelling mistakes identified in document
- Correction of formatting inconsistencies

Submissions received during consultation raised a wide range of suggestions for additional actions, refinements and areas of detail that could be incorporated into the Biodiversity Strategy. This report has sought to group these suggestions into common themes where possible, to ensure they are considered in a structured and coherent way. While not all individual suggestions are explicitly referenced within the final list of actions within the Strategy, the actions have been deliberately framed to allow for a broad scope of matters to be considered over time, including matters that may not have been apparent at the time of preparing the Strategy. Prior to the implementation of individual actions, a merit-based assessment will be undertaken to determine the appropriateness, priority and feasibility of specific matters to be included, having regard to available resources, risk, and strategic alignment.

7. NEXT STEPS

The matters raised in the Proposed Changes to the Strategy section above will now be incorporated into an amended Strategy document. This finalised Strategy will be reported to Council seeking endorsement.

8. APPENDICES

Appendix A: Online Submissions Summary

Submission ID	What do you like about the draft Biodiversity Strategy?	Do you agree with the aims/objectives of the strategy?	Which proposed actions do you think will have the greatest positive impact on local biodiversity?	What information or education would help you better understand and support biodiversity in Penrith?	Tell us about your favourite areas of the City are and what makes them special.	Do you think the Strategy adequately fosters nature connection and care within the Penrith community?	Summary	Provided constructive feedback relevant to the Strategy	Council Response
Fri 5/12/2025 12:11 PM	Positive overall; recommends using only Penrith-specific images and correcting newsletter link	Not answered	Not answered	Improve links to biodiversity-focused Council communications	Not answered	Not answered	Should use local images. Incorrect bandicoot photo	Yes	Images replaced
Fri 5/12/2025 5:56 PM	Nothing identified as positive in the draft strategy.	The aims and objectives are not supported.	No proposed actions are seen as having a positive impact, with concerns about impacts on people and private property.	Greater flexibility for property owners to manage and maintain their land for safety and fire risk reasons.	Not Answered	No	Wants property owners to be allowed to do what they like, concerns about snakes and fires	Limited constructive feedback based around safety concerns	Snake & fire concerns response to and additional risk assessment information provided in the Strategy
Fri 5/12/2025 8:48 AM	Values biodiversity but disagrees with Council's approach	No	Reduce housing and estate development	None – does not support Council's approach	All of Penrith; concern about loss of community feel	No	Appreciated biodiversity but disagrees with approach. Council needs to stop developing so many houses	Limited feedback related to over development	Inaccurate understanding of Strategy impacts on private land. Concerns related to development in part addressed by DCPLEP updates, biodiversity guidelines for developers.
Sat 15/11/2025 1:29 PM	Ecosystem and wildlife images are engaging; correction needed for bandicoot image	Yes	Priority precincts; Crown road reserves project	Bushland tours; wildlife tours	Castlereagh – peaceful bushland rural suburb	Yes	Suggested bushland and wildlife tours	Yes	
Sun 14/12/2025 11:17 PM	Overdue and positive step to protect native flora and fauna	Yes	Community involvement and awareness; protecting ecological ground layers	Clear, maintained signage in protected areas	Remaining bushland of the former ADI site	Yes	Signage is important to areas that are to be protected. Signs need maintenance so they remain legible e.g. no mow sign at Trinity Drive	Yes	Signage and education actions are included in the Strategy
Sun 16/11/2025 9:31 AM	Nothing	No	Nil	None	The river; the parks	Not at all – impacts negatively on the community	Nothing constructive	No	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report
Sun 30/11/2025 11:56 AM	Broad intent but lacks site-specific direction, incentives for private landowners, stewardship detail, and participation measures	Partially – lacks specificity, resourcing, measurable outcomes, and future planning	Managing introduced pest plants and animals; coordinated pest management and partnerships	Accessible biodiversity information, updated vegetation mapping, clearer Council communication	Rural lifestyle on acreage close to services	Partially – strong start	Does not go far enough. Lacks specific direction, does not specify incentives, how stewardships will be encouraged, how participation will be measured. Lacks resourcing clarity, measurable outcomes. Needs better accessibility to info e.g. lists of plants and communities, veg mapping.	Yes	Detailed response provided in report
Sun 30/11/2025 8:22 PM	Nothing	No	None	Not answered	Not answered	No	Nothing constructive	No	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report

Appendix A: Online Submissions Summary

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Sun 7/12/2025 10:23 AM	Positive initiative but lacks opportunity for negative feedback; concerns about impacts on property owners	No – impacts on property ownership are unclear	None identified unless property impacts are addressed	Town hall event and direct dialogue with property owners and real estate agents	Not relevant to the purpose of the survey	No	States positive initiative but big concerns about impact on private landowners - cost of compliance, declining property values and marketability	No	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report
Sun 7/12/2025 12:51 PM	Nothing	No	Nothing	Nothing	Nothing	No	Nothing constructive	No	
Sun 7/12/2025 9:41 AM	May appeal to some, but objection due to impacts on private land ownership	No – concern about future regulation and length of plan	Keep private properties free from biodiversity controls	Council to fully fund projects without imposing restrictions on landowners	Council to fully fund projects without imposing restrictions on landowners	Not sure	Incorrectly assumes strategy will impose obligations on private land owners	No	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report
Thu 13/11/2025 11:43 AM	Evidence-based, community-focused, implementation ready	Yes, with improvements needed	Protect corridors; stop illegal clearing; integrate biodiversity into development	Practical guidance for residents; clear rules for private landowners	Local parks and green open spaces	Partially – concerns about costs and impacts on landowners	Calls for stronger enforcement against illegal clearing, clearer incentives for private landowners, and a costed implementation plan with defined resources. Recommends interim milestones to improve accountability and tighter biodiversity controls in planning and development. Raises concerns about cat welfare in feral animal management and suggests better education, planting guides, corridor maps, and clear guidance on what landowners can do without approval. Notes misinformation and ongoing concern about negative impacts on private landowners.	Yes	Detailed response provided in report
Tue 11/11/2025 10:06 PM	Supports biodiversity on public land, not private property	Only if it does not apply to private land	None identified; concern about increased pests	Rationale for private land inclusion; funding for landowners	The river	No – concerns about pests and impacts on homes	Concern about impact to private landowners. How will owners fund actions? Also termites, rodents, bird problems.	Limited constructive feedback based around concerns about pests	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report
Tue 11/11/2025 10:25 PM	Planning for future environment and community	Mostly, with execution gaps	Protect the river	More public information	Jamison Park; the river; central and south Penrith	Not really – concerns about private property controls; wants more consultation	Positive but with reservations. Concern about impact to private landowners, people should be allowed to do what they want on their land.	Yes	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report
Tue 11/11/2025 10:27 PM	Not much	No	Weeding and feral control	None	Natural river beyond the weir	No – poor consultation and fire risk concerns	Concerns about purple markers and fire danger	Limited constructive feedback based around safety concerns	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report. Snake & fire concerns response to and additional risk assessment information provided in the Strategy

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Tue 11/11/2025 10:49 PM	Balanced bushland enhancement; local flora and fauna info	Yes – supports Cumberland Forest and cooling	Support golf courses; revegetation; wildlife corridors	Local flora/fauna info; native plants; pest reporting	Dunheved Golf Course; Wisnammatta Mountain View Reserve	No – urban development impacts not addressed	Need to do more. Would like for info on native fauna in the area, nurseries should be made to stock local provenance. Strategy adequately fosters nature connection and care within the Penrith community - needs better planning to stop harm caused by developments like Jordan Springs and WS airport.	Yes	Concerns related to development in part addressed by DCP?LEP updates, biodiversity guidelines for developers.
Tue 11/11/2025 11:19 PM	Helps keep Penrith green as the city grows	Yes	All looks good	School excursions	Werrington Lake – needs better upkeep	Yes	Suggests excursions to schools	Yes	
Tue 2/12/2025 10:15 PM	Opposed; concerns about fire risk, safety, private land, stray cats, dumping	No	Clean up bushfire zones; stop illegal dumping	Land maintenance guidance; cameras, animal boxes on Crown land	None	No	Concerns about snakes, bush fires. States council needs stray cat control, clean up the drop zone. Wants people to keep their properties clean. Stop dumping as it's a fire hazard.	Limited constructive feedback based around safety concerns	Snake & fire concerns response to and additional risk assessment information provided in the Strategy
Tue 2/12/2025 9:36 PM	Clear strategy with long-term focus; concern about housing pressure	Mostly yes; disagree with mapping impacts on rural land	Protect government land; prevent Nepean River erosion	Intent of mapping; land use and property impacts	Nepean River and Gorge reserves	Partially – weak on-ground enforcement	Positive but some misinformed concerns about impacts to private landowners. Strategy should focus on public and government land.	Limited constructive feedback	Inaccurate understanding of Strategy impacts on private land.
Wed 10/12/2025 8:48 AM	None	No	None	Focus on basic infrastructure maintenance	Not answered	No		No	Nothing constructive
Wed 12/11/2025 1:14 PM	Does not support restrictions on private property	No	None	None	Own home	No	People should be allowed to do what they want on their own land.	No	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report.
Wed 12/11/2025 10:41 AM	Nothing	No – concerns about costs and landowner control	None	Clear, upfront costs for landowners	Farms and bushland outside the city	No	Misinformed concerns about impacts to private landowners.	No	Nothing constructive
Wed 12/11/2025 11:08 AM	Focus on protecting a healthy and endangered environment	Yes	Preserve corridors and uncleared land; encourage planting	Urban heat impacts and benefits of green space	Remnant bushland in Glenmore Park	Partially – stronger controls needed in new developments	Wants more info on impacts of urban heat. strategy does not adequately fosters nature connection and care within the Penrith community as it needs to limit building/hard landscaping in new builds, needs to prioritise keeping more trees	Yes	Concerns related to development in part addressed by DCP?LEP updates, biodiversity guidelines for developers. Strategy has actions that include the development of a range of educational material.

Appendix A: Online Submissions Summary

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Wed 12/11/2025 7:04 AM	Opposes impacts on private property rights	Only if it does not affect private property	None on private property	Enough information	Improve Lakes area for public use	No – infringes on property rights	Concerns about people being forced to manage the veg of their properties, cost, employing contractors. Concerns about branch drop and snakes	Limited constructive feedback based around safety concerns	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report. Snake concerns response to and additional risk assessment information provided in the Strategy
Wed 12/11/2025 7:09 AM	Does not support the strategy; concerns about safety and fire risk	No	None	None	Own home	No	Misinformation concerns about impacts to private landowners. Concerns about snakes and fires	Limited constructive feedback based around safety concerns	Snake & fire concerns response to and additional risk assessment information provided in the Strategy
Wed 12/11/2025 7:10 AM	Does not support application on private land	No – sees it as unfair and a double standard	None	Not Answered	Not Answered	No	Misinformation concerns about impacts to private landowners. Concerns about snakes and fires. Not fair to change zoning.	Limited constructive feedback based around safety concerns	Snake & fire concerns response to and additional risk assessment information provided in the Strategy
Wed 12/11/2025 8:47 AM	Nothing	No	None	Nothing	Own property	No		No	Nothing constructive
Wed 12/11/2025 9:35 AM	Does not support strategy; responsibility should sit with Council	No	Council-led action on public land	Clarify Council responsibility	Public areas maintained by Council	No		No	Appears to have inaccurate understanding of Strategy impacts on private land. Detailed response provided in report.
Wed 3/12/2025 12:28 PM	Nothing	No	Creeks and waterways only	No information received; NSW Biodiversity Values site	Open space near the Nepean River	No – concerns about impacts on family homes and children	Will not allow children to play outside	Limited constructive feedback based around safety concerns	Inaccurate understanding of Strategy impacts on private land. Detailed response provided in report. Safety concerns response to and additional risk assessment information provided in the Strategy

Appendix B: Private Landowner Written Submission Summary

Respondent	Submission Summary	Council Response
Cathy Galea	<p>Concerns regarding changing biodiversity mapping and land use</p> <p>Concerned that changes are not communicated</p>	<p>Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary. The mapping contained in the Strategy serves to identify ecological values and guide Council's priorities on Council-managed land and voluntary partnerships, not to regulate private property. Additional details provided in report.</p> <p>Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary.</p>
Daniel Rogers	<p>Strong objection to the strategy in respect of Council imposing additional controls, mapping or compliance measures on private property.</p> <p>Private property rights - states that strategy introduces new land restrictions</p> <p>Unclear mapping in the strategy - no clear explanation of what this means for future development</p>	<p>Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary.</p> <p>Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary.</p>

Appendix B: Private Landowner Written Submission Summary

Respondent	Submission Summary	Council Response
	<p>Overreach of Council Authority. States that Council are introducing its own layer of control which duplicates existing laws</p> <p>Compliance and enforcement focus. Believes that Council should focus its resources on managing Council owned land.</p> <p>Lack of incentive or fair process - suggests that Council should work with affected landowners, offering voluntary programs, incentives or land swaps - not impose restrictions through planning overlays.</p> <p>Requests that Council remove privately owned land from the mapped 'priority biodiversity areas'</p>	<p>Priority project areas are council land there is no obligation for private land owners to be part of the priority projects.</p>
Diane Rogers	<p>Same concerns as Daniel Rogers but simplified</p> <p>Concerns regarding lack of consultation regarding mapping</p>	<p>Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary.</p>
Robert Ellison	<p>Oppose any decision forcing land owners, leased estates or any privately owned land into the biodiversity scheme</p>	<p>Comment not specific to any part of their strategy. Refers to 'scheme' I assume Biodiversity Offsets Scheme. Not relevant to the Biodiversity Strategy</p>

Appendix B: Private Landowner Written Submission Summary

Respondent	Submission Summary	Council Response
Greg & Jenny Pace	Comments relate to State and Local Government changes to biodiversity mapping and what this means to the maintenance of the land and costs financially through development or when selling the property. Requests a written acknowledgement and response explaining how these changes will affect them and their property	Inaccurate understanding of Strategy impacts on private land. The Strategy does not impose legal restrictions, change zoning, or affect what private landholders can do on their land, and all involvement by landowners is voluntary.

Appendix C: Friends of Fernhill Mulgoa Valley Submission Summary

Item	Recommendation	Council Response
1	1Support biodiversity-based tourism in Mulgoa Valley: Expedite biodiversity experiences at Fernhill and maintain scenic, rural and biodiversity values.	Fernhill is not a Council asset but there is potential for collaboration.
2	Improve invasive weed management: Council should better control invasive species along rural roads. Reallocate Purple Sign money to weed control.	The Purple Signs have an important purpose in education. This project is majority grant funded and includes roadside vegetation management plan. Additional details provided in report.
3	Address native wildlife road-kill: Reduce Mulgoa Road speed limit to 60 km/h to reduce high wildlife mortality.	The Strategy contains action (see action 1.1). Detailed response provided in report. Speed limits for major roads are set by state government but may be opportunities for Council to advocate for reduced speeds where appropriate.
4	Consolidate Land for Wildlife data: Compile ecological reports for planning purposes.	Valuable suggestion but Council this is not a Council program. Reports would provide useful data if provided to Council.
5	<p>Use existing biodiversity mapping (BIO Map, CPCP) as the primary data source, with ground-truthing, rather than relying on developing new mapping alone. Correct gaps in Council's Natural Resource Sensitivity Land Map for Mulgoa Valley, which currently omits significant endangered vegetation and creek lines. Add the following areas as Natural Resource Sensitivity Land:</p> <p>Riparian corridors along Mulgoa Creek and Littlefields Creek linking to Blue Mountains NP. The western forested hills of Mulgoa Valley adjoining Blue Mountains NP, important for migratory fauna. Existing permanent conservation lands (Mulgoa Nature Reserve, Wombat & Wallaroo reserves, Cox Cottage Conservancy). Biobanked lands. The Kingshill wildlife corridor (not currently reflected in Council's Biodiversity Strategy).</p> <p>Establish an east-west Mulgoa-Kingshill migratory fauna corridor, supporting threatened species such as the Scarlet Robin, Flame Robin, and key threatened plants. Investigate opportunities on unformed "paper roads" near Kingshill (e.g., Tilba Rd and Longview Rd extensions) for additional biodiversity corridor connections.</p>	Detailed response provided in report.

Appendix C: Friends of Fernhill Mulgoa Valley Submission Summary

Item	Recommendation	Council Response
6	Integrate strategies: Combine Biodiversity Strategy with Rural Lands Strategy, Scenic and Landscape Study, and Green Grid Strategy into unified planning documents.	these were considered as part of strategy development, strategies overlap but serve different outcomes
7	<p>Threats to and management of biodiversity in the Mulgoa Valley</p> <ul style="list-style-type: none"> • inappropriate recreational use (as occurs with trail bike riding in Mulgoa Nature Reserve and biobanked sites) • pollution of Mulgoa Creek from surrounding housing areas eg Glenmore Park • growing concern over the use of offsets far removed from the 'like for like' principle. In the urban setting it is very difficult to find offsets that 'maintain or improve' a threatened ecological community in the affected District – the result being an absolute loss of important native vegetation and wildlife • lack of effective commitment and resources to protect, manage and maintain biodiversity assets • inadequacy of land clearing legislation • strong community education and incentives for new and existing property owners and effective Council planning controls and compliance measures such as financial penalties (p.65). • lack of consideration of cumulative loss and edge affects from vegetation removal • insufficient focus on and effective implementation of mechanisms to enhance biodiversity on private land • agency powers overriding environment protection legislation 	<p>These concerns are towards State Government programs that Council is not responsible for implementing. The are actions in the Strategy that cover improving Council's illegal clearing investigation and advocacy to state government in relation to regulation and penalties for illegal work.</p>
8	<p>Use existing biodiversity mapping (BIO Map, CPCP) as the primary data source, with ground-truthing, rather than relying on developing new mapping alone.</p> <p>Correct gaps in Council's Natural Resource Sensitivity Land Map for Mulgoa Valley.</p>	<p>Detailed response provided in report and additional point added under Action 6.2 of the Strategy to explicitly commit to reviewing Natural Resource Sensitivity Land Map.</p>

Appendix D: Mulgoa Valley Landcare Group Submission Summary

Item	Recommendation	Council Response
1	Increased Funding for Biodiversity Actions MVLG recommends significantly increased funding to support essential biodiversity actions.	Detailed response provided in report. No current opportunities to increase funding. Future increases subject to grants.
2	Strengthen Corridor Protection and Identification - One of the most important corridors not identified in strategy - Kingshill east-west corridor in Mulgoa. - Recognise and protect koala corridors along the Blue Mountains escarpment.	Detailed response provided in report and additional point added under Action 6.2 of the Strategy to explicitly commit to reviewing Natural Resource Sensitivity Land Map.
3	Stronger Enforcement Against Illegal Land Clearing - Increase penalties and delay DA processing until vegetation recovers.	Detailed response provided in the report. Already actions in the strategy that address this recommendation.
4	Address Macropod (Kangaroo) Movement Issues - Continue the WSU Kangaroo Committee and plan for macropod connectivity.	Detailed response provided in report. WSU Kangaroo Committee is not coordinated by Council but Council will continue to participate when invited to do so.
5	Inclusion of Mulgoa in the Koala SEPP - Pursue partial inclusion for suburbs likely to support koalas.	Detailed response provided in report.
6	Incentivising Conservation on Private Land - Explore financial incentives and tax relief to encourage biodiversity stewardship.	Detailed response Provided in report.
7	Protecting and Repurposing Unformed ("Paper") Roads - Review and retain suitable unformed roads as wildlife corridors and walking trails.	This is already an action in strategy (see action 1.16)

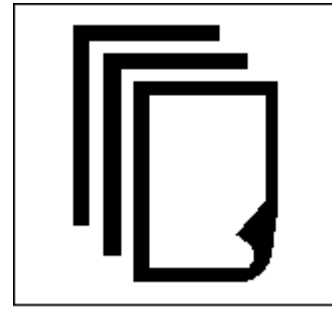
Appendix D: Mulgoa Valley Landcare Group Submission Summary

Item	Recommendation	Council Response
8	Identification of Local Areas of Outstanding Biodiversity Value - Establish "Local Biodiversity Areas" for high-value ecological locations.	Details provided in report.
9	Support and Expansion of the Penrith Platypus Project - Strengthen partnerships and improve coordination for platypus conservation.	This is already an action in the Strategy (see action 1.12).
10	Council to Take on the Land for Wildlife Coordinator Role - Request that Penrith Council assume program coordination for the LGA	Not possible with existing Natural Systems Team staff resourcing.

Appendix E: Cumberland Land Conservancy Submission Summary

Item	Recommendation	Council Response
1	Pursue continuous, uninterrupted conservation corridors rather than stepping-stone models.	Council doesn't purchase private land for conservation but land dedicated to Council or acquired as part of developments often has multiple benefits e.g. drainage and biodiversity corridors.
2	Mitigate barriers such as roads and rail lines using fauna overpasses/underpasses.	The Strategy contains action (see action 1.1). Detailed response provided in report.
3	Act to prevent species decline before they reach threatened status.	The Strategy does this through actions that include education, improve vegetation and environment. Detailed response provided in report.
4	Provide stronger protection and habitat support for Macropodidae (e.g., Eastern Grey Kangaroos).	Detailed response provided in report.
5	Use sporting fields as potential grazing habitat for kangaroos, paired with nearby bushland refuge.	There are generally no restrictions preventing wildlife from grazing on sports fields.
6	Avoid or limit herbicide use on sporting fields to protect fauna.	Consider new action. could id sports fields are being grazed and understand what herbicides are used in these sites. Desktop review do a survey to council staff and local residents

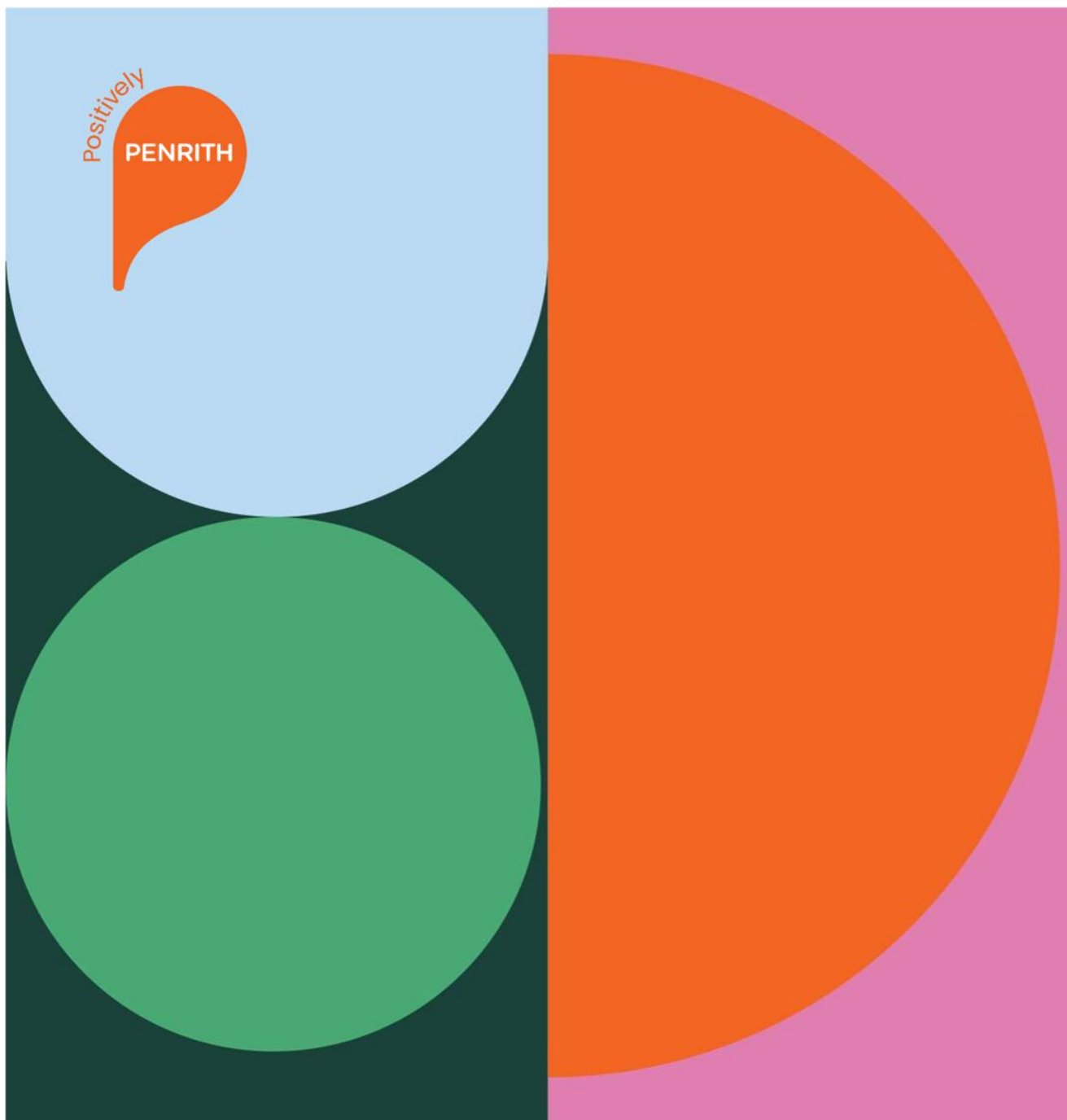
ATTACHMENTS



Date of Meeting: Monday 13 April 2026

Report Title: Disability Inclusion Action Plan 2026 - 2030 -
Draft for information

Attachments: Draft Disability Inclusion Action Plan 2026-
2030



Disability Inclusion Action Plan 2026 – 2030



[penrith.city](https://www.penrith.city)

Acknowledgement of Country

We acknowledge and pay respect to the Darug and Gundungarra people who are the traditional owners in which Penrith Local Government Area is situated. We also pay our respect to elders past, present and emerging, and to the First Nations people living in our community today.

Message from the Mayor

It is my pleasure to present the Draft Disability Inclusion Action Plan 2026-30. Penrith City Council is a Local Government leader in accessibility, and we are passionate about providing opportunities and support for everyone to participate in our community. This Plan provides a framework for Council to continue this important work over the next four years.

I thank everyone who shared their invaluable insights to help Council develop this Plan. We engaged our community and heard from people with disability, their families, carers and service providers.

This input ensures that Council's actions and advocacy thoughtfully reflect the needs and aspirations of people with disability in Penrith, so that they feel connected and can fully participate in community life.

Our current group of 15 councillors has significant lived experience with disability between us. This inspires our shared commitment to making Penrith more inclusive and accessible – from attitudes and behaviour shifts to infrastructure and policy-making.

I acknowledge the previous Council's contributions and the many achievements of the Disability Inclusion Action Plan 2022-26. A highlight was Council's One Community, Many Abilities social media campaign.

This project told the stories of 5 residents with visible and invisible disabilities to raise awareness about their diversity of experiences, talents and contributions to our community. The campaign reached more than 1.5 million people and won a 2025 NSW Local Government Excellence Community Development Award.

Council also delivered the multi-award-winning Gipps Street Recreation Precinct which has inclusive playspaces, accessible pathways and adds to the growing number of Changing Places facilities across the City that support people with different abilities.

I look forward to what we will achieve through this Plan over the next four years as we strive to make Penrith even more inclusive and accessible.

Message from the General Manager

At Penrith City Council, supporting the aspirations and wellbeing of people with disability is embedded in the work we do to make Penrith a truly great place to live, work and play. We are proud to champion the Draft Disability Inclusion Action Plan 2026-30 in line with Council's 2025-29 Delivery Program to achieve the best outcomes for our community.

Council continues to demonstrate best practice as we recognise the value in pushing beyond compliance and legislated standards, to shape a more accessible and inclusive Penrith for everyone.

We are grateful for the ongoing guidance of Council's Access Committee. Since 1992, the Access Committee has informed our decision-making through lived and professional experience.

With their advice, we have made significant improvements in business operations, access to services, pedestrian safety, transport connections, public spaces and events.

The Access Committee also had significant input to Council's visionary and recently approved St Marys Town Centre Master Plan, which will guide future growth and transform St Marys into a strategic city centre over the next 20 years.

We continue to deliver vital infrastructure upgrades across the City guided by the previous Disability Inclusion Action Plan, including six new Disability Discrimination Act (DDA)-compliant bus shelters.

As an inclusive workplace, Council also proudly developed a 10-Year Framework for Disability Employment, to provide meaningful employment opportunities for people with disability in the community.

Council is committed to driving this Draft Disability Inclusion Action Plan 2026-30. We all play a part in making Penrith more inclusive and accessible, and Council looks forward to further collaboration with our community, service providers and other partners in the sector over the next four years.

Executive Summary

Penrith City is undergoing major transformation, sitting at the heart of one of the fastest growing regions in Australia. As our City evolves, Council is committed to ensuring everyone can take part in the changes ahead. That means listening to our community, understanding their experiences, and supporting people through this period of growth. This Plan is one of the ways we're responding and ensuring our community's voices guide our direction.

Penrith has many strengths to build on as we work to improve access and inclusion. We have a strong community identity and spirit, a diverse population, and a dedicated network of community service providers who support inclusion and connection every day.

Working alongside our community, Penrith City Council is proud to continue leading positive change that makes our City more inclusive for everyone who lives, works, studies, and spends time here.

We know disability can be both visible and invisible, and that people's experiences are affected by more than just individual circumstances. Disability often arises from the way people interact with physical, social, attitudinal, and communication barriers in their environment. By reducing these barriers, we can create a more welcoming, accessible, inclusive City for all.

Our Disability Inclusion Action Plan 2026–2030 (the Plan) outlines our priorities for the next four years. It focuses on the practical steps, partnerships, and advocacy needed to support people with disability to participate fully in community life.

This Plan has been shaped through extensive consultation with the community, disability service providers, local organisations, and Council staff, helping us identify existing challenges and opportunities for improvement across the four key focus areas.

The Case for Inclusion

One in five Australians currently live with disability, and most people will experience disability at some point in their lives. Many residents also care for or support someone with disability. To create a community where everyone belongs, we must design places, services, and systems that work well for everyone, while fostering a culture that is welcoming and inclusive.

Across NSW, Australia, and internationally, governments are working to remove barriers

so people with disability can access the opportunities they want and need. Our Plan aligns with this broader direction through the United Nations Convention on the Rights of Persons with Disabilities, the National Disability Strategy, and the NSW Disability Inclusion Plan.

When access and inclusion guide our decisions, the whole community benefits. More accessible places are easier to navigate, inclusive attitudes strengthen connection, and well-designed systems work better for everyone.

Every story of disability is different

Disability is diverse and may be physical, neurological, cognitive, psychiatric, intellectual, or sensory. It can influence how a person moves, learns, communicates, and participates in daily life.

We recognise that disability is only one part of a person's identity. Overlapping experiences – such as being LGBTQIA+, First Nations, culturally and linguistically diverse, from a remote area, older, younger, or from a lower socioeconomic background – can amplify barriers to access and inclusion.

Using an intersectional lens helps us better understand these experiences, challenge barriers, and broaden opportunities for participation. Access and inclusion are everyone's responsibility, and this four-year DIAP focuses on both individual needs, strengths and aspirations as well as the social and environmental barriers that limit choice.

Guiding Framework

The NSW Disability Inclusion Plan 2025–2029 identifies four key focus areas that shape how access and inclusion are improved across the state. These focus areas provide the foundation for our Plan and guide the actions and priorities we've set for Penrith.

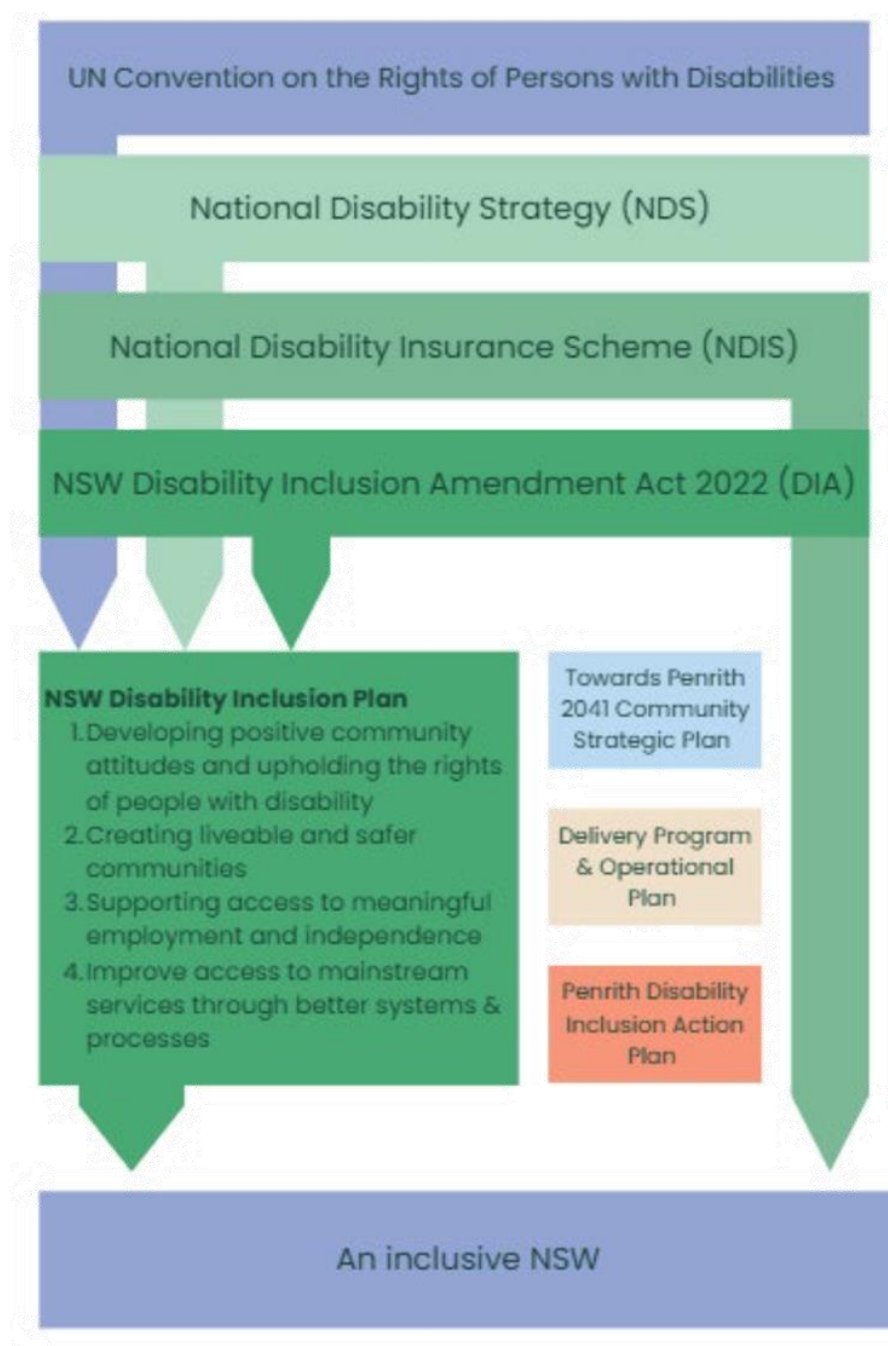
Developing positive
community attitudes
and upholding the
rights of people with
disability

Creating liveable
and safer
communities

Supporting access to
meaningful
employment and
independence

Improving access to
mainstream services
through better
systems and
processes

Our local DIAP and the legislative context

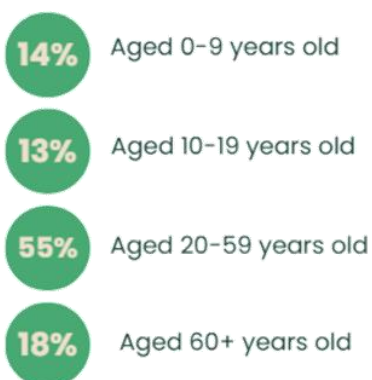


Understanding our community

Population



59% work full time
26% work from home
9% volunteer
31% students



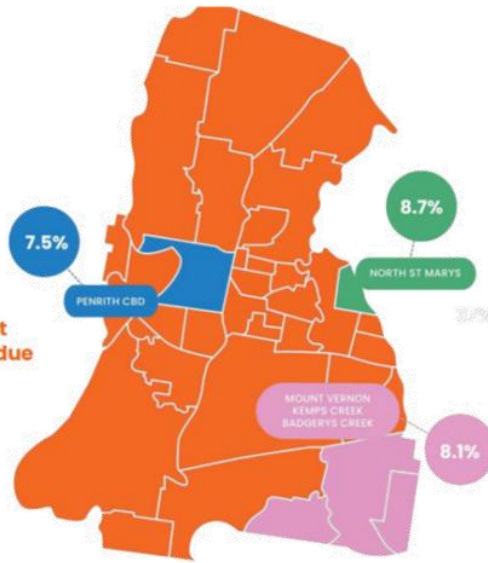
Top Languages
Arabic 1.8%
Punjabi 1.4%
Tagalog 1.2%
Hindi 1.1%

In 2025, almost 8,000 people in Penrith have a current NDIS plan.

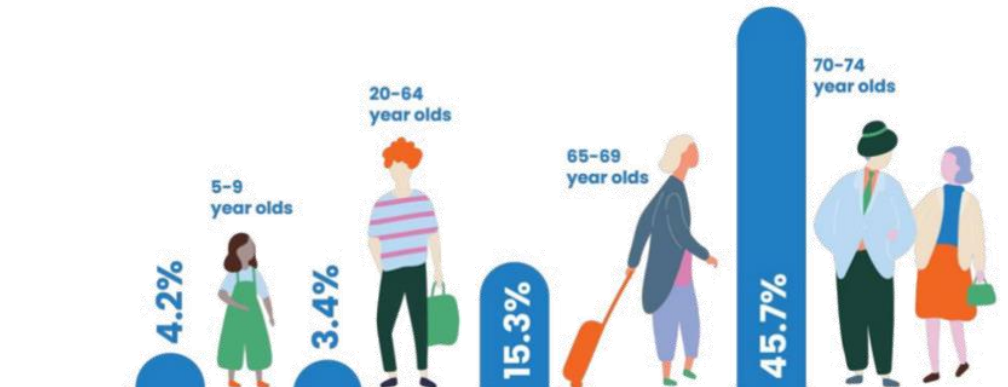
Location

People with disability call every suburb of Penrith City LGA home.

Areas with the highest needs for assistance due to disability include:



As our residents age, disability rates increase.



Our residents with disability have high rates of disengagement from education and employment.

38%

of 15-24 year olds



Youth disengagement likely indicates a lack of access to employment and education facilities or a population in need of targeted services.

70%

of 25-54 year olds



were disengaged from the labour force.

Disability in First Nations Communities

First Nations people with disability continue to face disproportionate barriers to equitable access and inclusion. First Nations community members make up 5% of the total Penrith City population. In 2022, across Australia one-quarter (25.3%) of all Aboriginal and Torres Strait Islander people were living with disability, with 11.6% experiencing profound or severe limitations, significantly higher than the general population. Experiences of disability are shaped by the intersection of cultural identity, systemic racism and disability, creating compounding barriers to participation and wellbeing. Many also experience schooling or employment restrictions, reflecting broader systemic inequities in health, education and social support systems.

At the same time, First Nations cultures have long embraced holistic, inclusive approaches to wellbeing grounded in kinship, community and connection to Country. The NDIS First Nations Strategy 2025–30 emphasises that valuing these community-centred strengths is essential to shifting away from deficit-focused narratives and towards culturally safe, strengths-based models of disability support.

By amplifying the voices and experiences of First Nations people with disability, we deepen our understanding of what genuine inclusion requires. This includes recognising the ongoing impacts of colonisation, trauma and systemic racism, and ensuring that disability policy and practice embed self-determination, cultural safety and community leadership at every level.

Celebrating and centering First Nations people with disability strengthens our collective ability to build a more equitable, culturally informed and inclusive community.

What did we achieve from the 2022-2026 DIAP?

We started shaping this plan by looking back at the progress made under the previous Disability Inclusion Action Plan 2022-2026 with key achievements reported to Council. This helped us reflect on what we accomplished, what we learned along the way, and where there are opportunities to do better.

Below is a summary of key achievements across the 4 focus areas in the DIAP 2022-2026.

Focus Area 1: Attitudes and Behaviours

The **One Community, Many Abilities** campaign was a public awareness campaign that aimed at shifting attitudes by highlighting the contributions of local people with disability to the city of Penrith.

The campaign featured Lauren, a proud mum who juggles two-part time jobs; Marley, a rising YouTube star and Panthers fan; Madeleine, radio host, artist, mum and business owner; Jesse, a wheelchair rugby league player and gym lover; and Julian, a talented architect and entrepreneur with a passion for sports.

The campaign reached more than 1.5 million people through videos, blogs, posters and photos published on Council's digital platforms, external print media, social media, street flags, waste bin trucks, in local cinemas, and Nepean Village Food court. This campaign won the 2025 NSW Local Government Excellence Award.

Focus Area 2: Liveable Communities

Council has developed a number of Social Stories. Social stories are a communication tool that support neurodiverse children and families plan for activities. They use images and words to provide details about what to expect and types of behaviours in social situations.

Council developed three social stories to support individuals and families enjoy local play spaces. Social stories are now available for:

- David Currie Play Space, St Clair



[penrith.city](https://www.penrith.city)

- Livvi's Place, Jordan Springs
- Tench Reserve, Penrith

Social stories can be found on our website

<https://www.penrithcity.nsw.gov.au/community-library/community/accessible-penrith>

Focus Area 3: Meaningful Employment

Council delivered a 10-year Framework for Disability Employment, the 'Inclusive Foundations' Framework in June 2025, setting the long-term direction for creating meaningful employment opportunities for people with disability in Penrith. The framework was informed by engagement with local sector stakeholders, job seekers, employees and entrepreneurs with lived experience of disability, disability employment specialists, employers in Penrith, as well as local government best practices.

It outlines 3 key strategic roles for Council: employer, catalyst and economic driver. The catalyst strategy is now in design for piloting, focuses on building employer capability to employ people with disability.

Focus Area 4: Systems and Processes

The Council worked closely with the Access Committee to ensure people with disability were meaningfully involved in shaping the St Marys Structure Plan and Master Plan. By using the Committee as a dedicated engagement platform, the team was able to draw on lived experience in the design process, helping identify practical opportunities to enhance accessibility, inclusion, and safety across the centre. This collaboration strengthened the quality of the planning work and ensured that the community's insights directly influenced key priorities.

The benefits of this approach are clearly reflected in the outcomes of the documents. Feedback from the Access Committee informed a range of improvements, including strategies to reduce wind-tunnel effects through planting and building articulation, enhanced night-time lighting, safer pedestrian crossings, traffic-calming measures, and a more inclusive future configuration of Queen Street that prioritises active transport and public space. By embedding lived experience in the process, Council showed how inclusive planning processes help create a more accessible, welcoming, and people-centred vision for St Marys.

Developing the DIAP 2026-2030



Desktop Research: Identify current best practice approaches to improving access and inclusion outcomes.



Demographic Research: Identify the profile of people with disability in Penrith City.



Community & Stakeholder Engagement: To capture feedback from people with disability, carers, the community and community services sector and to listen to what is working well and where there are opportunities for improvement.



Staff Engagement: To hear from teams across Council about what is working well and the opportunities to improve access and inclusion.



Drafting the DIAP 2026-2030: Prepare draft document and draft actions in response to what we heard from the community.



Public Exhibition of the Draft DIAP 2026-2030: Present the draft to the community, asking "have we got it right?"



Finalise DIAP 2026-2030: Review community feedback and amend DIAP 2026-2030.



Publish DIAP 2026-2030: Council endorsement and submission to the Department of Communities and Justice.

Listening to our community

Over 250 people shared their experiences of disability in Penrith City.

We used six engagement methods to give people the opportunity to share their experiences and gather feedback.

<p>Online via Your Say Penrith</p> <p>A place where people could get information about the project and have an opportunity to share experiences and feedback through an online survey.</p>	<p>Interviews</p> <p>In-depth interviews were held with advocates and leaders in disability service provision.</p>
<p>In-person focus groups</p> <p>Focus groups were facilitated as small group sessions with people with lived experience. This also included engaging with Penrith City Councils Access Committee.</p>	<p>Staff Survey</p> <p>Opportunity for Council staff to share what is working well and the opportunities to improve access and inclusion.</p>
<p>Pop-up sessions</p> <p>Short and casual conversations were facilitated with residents who access Council programs and services such as the library and swimming centre.</p>	<p>Public Exhibition</p> <p>Process using a mix of methods to collect feedback on the draft DIAP.</p>

We heard from



People with disability



Carers and family members



Service providers



Interested community members



Seniors



Council staff

Including people who

Have a physical disability

Have a psychosocial disability

Have a visual impairment

Have a hearing impairment or are deaf

Are neurodiverse

Have intellectual disability

What the community told us

Key themes



Participants across all engagement channels emphasised that while progress has been made, gaps still exist in the way the City supports meaningful participation, safe environments, and equal access to information, services, and opportunities.

Perceptions of stigma, inconsistent communication, and limited understanding of disability, especially invisible disabilities, emerged as prominent themes, highlighting a clear need for sustained awareness-building and capability development across Council, businesses, and the wider community.

Penrith Council has done really well in creating awareness about both visible and invisible disability

Penrith City Council is quite ahead of the game in delivering inclusive parks. Gipps Street is one of them and I have seen many families using that park

Across all four DIAP focus areas, participants identified the need for stronger leadership in embedding accessibility and inclusion in both the physical and social fabric of Penrith. Feedback consistently pointed to structural barriers within the built environment like uneven footpaths, inaccessible facilities, unreliable public transport accessibility, and limited inclusive amenities, as significant factors that reduce independence and community connection. At the

same time, community members emphasised that inclusion is not achieved solely through infrastructure, but through cultural changes, respectful attitudes, visible inclusion, accessible information, and service systems designed with lived experience

at the centre.



Widespread stigma and judgment about autism and neurodivergence persist; disclosure [is] often met with discomfort or bias

Employment emerged as another critical area where residents continue to face systemic barriers, including discriminatory recruitment practices, limited workplace adjustments, and a lack of employer confidence in supporting different access needs. The community expressed a desire for Council to champion inclusive employment practices both internally and across the local economy—through leadership, partnerships, recognition programs, and practical supports that

help people enter, return to, or progress within work.

Across systems and processes, participants highlighted the need for more responsive, transparent, and accessible communication, supported by multiple contact channels and formats. The community called for Council to adopt more consistent, inclusive approaches to service design, with lived experience embedded across projects, policies, events, and customer service interactions.



I saw you ran workshops for people with disabilities starting small businesses – that was fantastic.

Overall, the engagement confirmed a community-wide commitment to building a more inclusive Penrith, alongside a clear expectation that Council will strengthen its role in enabling accessibility through planning, partnerships, communication, and advocacy. These insights directly shape the priorities for the DIAP 2026–2030, ensuring the plan reflects what people with disability, carers, service providers, and staff identify as essential for meaningful inclusion over the next four years.

Action Plan

This section outlines how Council will address what the community told us about their experiences with access and inclusion in and around Penrith. Council has listened to feedback from the community and our staff to identify priorities over the next four years (2026-2030).

This document outlines strategies and actions that Council will take, in four key focus areas:

- Developing positive community attitudes and upholding the rights of people with disability
- Creating liveable and safer communities
- Supporting access to meaningful employment and independence
- Improving access to mainstream services through better systems and processes

Role of Council

Local government plays an essential role in access and inclusion as a:

- **Planner:** understanding community needs and expectations now and into the future and planning to harness growth and investment to deliver positive community outcomes for all
- **Provider:** of inclusive programs, services, facilities, infrastructure and events
- **Partner:** harnessing collective resources of many to meet the challenges of the City
- **Advocate:** who promotes the needs of people living with disability to other agencies and authorities
- **Capacity builder:** developing relationships, sharing learnings and building skills with the local community sector, local employers and major industries
- **Regulator:** monitoring compliance with conditions set out in our Development Control Plan and other legislation.

Focus Area 1: Developing positive community attitudes and upholding the rights of people with disability

Aim: To increase public awareness of the abilities and contributions of people with disability, to foster positive community attitudes and empower people with disability to exercise their rights.

We heard that:

- Some people had experiences of persistent stigma, bias and inclusion in Penrith.
- There is a lack of understanding about invisible disabilities.
- People experience exacerbated stigma associated with their intersectional identities.

You told us there are opportunities to:

- Train staff on best practice inclusion approaches.
- Promote positive stories of disability inclusion and work towards more visible inclusion.

Focus Area 1: Developing positive community attitudes and upholding the rights of people with disability				
#	Action	Performance Measure	Responsibility	Year
1.1	Support staff attendance at Access Committee meetings, as appropriate, to build awareness & knowledge of key issues & opportunities.	Attendance at Access Committee as appropriate	Sustainability & Resilience, Library Services, Development Services, City Strategy	1-4
1.2	Promote diversity and inclusion through marketing campaigns and positive use of Council imagery as appropriate, including in relevant digital and print assets.	Inclusive imagery used in campaigns across Council services and events.	City Economy & Marketing	1-4
1.3	Explore opportunities to increase awareness and adoption of the Sunflower Symbol across Penrith community services.	Examples of activities undertaken to support awareness and adoption of Sunflower Symbol.	City Activation, Community and Place	2
1.4	Investigate ways to involve people with lived experience in co-design and program development to ensure practical and meaningful outcomes.	Opportunities to involve people with disability identified.	Library Services	1-4
1.5	Build disability inclusion capability across Council through targeted learning for People Leaders, as informed by the Diversity Equity and Inclusion (DEI) Strategy.	Aligned to current strategic planning being undertaken as part of the development of Council's Diversity,	People & Culture	1-4

		Equity and Inclusion Strategy.		
1.6	Utilise resources associated with One Community, Many Abilities campaign to further promote positive stories and visible inclusion.	Additional campaign phases completed.	Communications	1-4
1.7	Use inclusive engagement channels including engagement with the Access Committee at appropriate times during Council's review of planning controls.	Ongoing consultation with community including the Access Committee through DCP and LEP review process	City Planning	1-4
1.8	Promote resources to support and encourage small and medium sized businesses to embed inclusive practices.	Resources promoted.	Economy and Marketing	1-4
1.9	Explore options to incentivise businesses to improve accessibility and inclusion.	Options researched and recommendations made.	Economy and Marketing	1-2

Focus Area 2: Creating liveable and safer communities

Aim: Enhance the participation of people with disability in all areas of community life by addressing barriers in housing, education, transport, health, social and cultural engagement and overall wellbeing.

To be truly liveable a community needs to be accessible, safe and inclusive for everyone, including people with disability. Everyone needs to have the opportunity to live, learn, work and play.

People with disability encounter many barriers in the built environment and Council has a role to play in ensuring everyone has the same opportunities to access the built environment, the natural environment, service, retail and hospitality venues, and appropriate transport options.

We heard that:

- Access to public transport and experiences using public transport was a significant issue for some people.
- New parks are accessible and feature inclusive design features.
- Access to accessible infrastructure is important in enabling people to have positive experiences of the City.



Penrith City Council is quite ahead of the game in delivering inclusive parks. Gipps Street is one of them and I have seen many families using that park

You told us there are opportunities to:

- Continue upgrades of open spaces to enhance accessibility.
- Continue to upgrade footpaths.

- Ensure new development is inclusive for people living with disability.
- Partner with First Nations communities and services to improve disability awareness and understanding of challenges this community experiences.

Focus Area 2: Creating liveable and safer communities				
#	Action	Performance Measure	Responsibility	Year
2.1	Work with the community sector to build capacity in working with and responding to people with disability experiencing Domestic and Family Violence.	Examples of events, training and information provided.	City Activation, Community and Place	1-4
2.2	Expand the role of inclusion support specialist to provide additional support to families and build the capacity of staff.	Employment of 2 Inclusion Support Specialists. Number of children supported.	Children's services	1
2.3	Expand allied health services to meet the needs of children and families attending services.	Employment of a behavioural therapist.	Children's services	1
2.4	Continue delivery of mobile playvan to engage with children and families across the LGA.	Number of families. Number of referrals.	Children's services	1-4
2.5	Continue to deliver training and development to support Children's Services staff to respond to changing needs.	Number of staff attending training.	Children's services	1-4

2.6	Explore options to engage people with disability in Person-Centred Emergency Preparedness (PCEP) and/or other resilience and preparedness programs.	Feasibility of options explored.	Sustainability and Resilience	2-4
2.7	Deliver a neighbour connection program to promote emergency preparedness among vulnerable residents living in apartments and units.	Program delivered.	Sustainability and Resilience	2-4
2.8	Promote, deliver & improve accessible & inclusive Council library services, programs & activities.	Number of accessible and inclusive library services, programs and activities provided.	Library Services	1-4
2.9	Participate in community events that support people living with disability.	Attend Disability Expo 2027 & 2029.	Library Services	1-4
2.10	Advocate for improved public transport across Penrith LGA so all residents can connect to opportunities for work, learning, services, recreation and to each other.	Public transport position paper developed. Public transport advocacy campaign implemented. Engagement with key government decision makers.	City Strategy	1-2

2.11	Embed access and inclusion outcomes in city shaping planning work, including planning for the Kingswood Werrington Corridor.	Kingswood Werrington structure plan developed. Kingswood Werrington inclusive engagement program.	City Strategy	1-2
2.12	Update Penrith DCP to drive inclusive, safe and equitable access across certain development types and encourage developments to exceed minimum accessibility standards.	Access and inclusion principles identified for inclusion in the updated DCP.	City Planning	3
2.13	Enforce the correct use of accessible parking.	Accessible parking usage enforced.	Environmental Health	1-4
2.14	Educate the community on the correct use of accessible parking.	Education campaign conducted.	Environmental Health	1
2.15	When developing new or upgrading Council assets ensure that these meetings meet DDA standards.	Upgrades completed.	Assets	1-4
2.16	Targeted promotion of Council's footpath request program to groups with accessibility needs.	Information provided to stakeholder groups and confirmation that disability-related requests continue to receive higher prioritisation weighting.	Assets	1

2.17	Support the capacity building of the Aboriginal Community Controlled Sector to support First Nations disability support providers and develop initiatives that strengthen inclusion, access and wellbeing for First Nations people living with disability.	Number of relationships established and sustained.	City Activation, Community and Place	1-4
2.18	Implement and promote the Accessible Events Checklist to continually improve how our events are accessible and inclusive to all community members.	Examples of implementation and promotion activities.	City Activation, Community and Place	1-4
2.19	Consideration of diverse accessibility needs in community safety projects and community advice.	Examples of projects and advice provided.	City Activation, Community and Place	1-4
2.20	Increase promotion of Master Locksmiths Access Key (MLAKs).	MLAK process promoted.	City Activation, Community and Place	1-2
2.21	Continue the implementation of the Sport and Recreation Strategy, ensuring access and inclusion outcomes are embedded in future sport, recreation and playspace projects.	20 projects, including access and inclusion design elements to be delivered per Sport and Recreation Strategy.	Community Facilities and Recreation	1-4
2.22	Investigate opportunities to secure funding for the purchase and installation of	Communication boards installed at city wide	Community Facilities and Recreation	1-2

	<p>communication boards across four city wide playspaces and up to six additional trial locations.</p>	<p>playspaces: Gipps St, Regatta Park, Jordan Springs and St Marys, with six additional compatible district playspace locations confirmed through assessment of site suitability, installation requirements and funding options.</p>		
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Focus Area 3: Supporting access to meaningful employment and independence

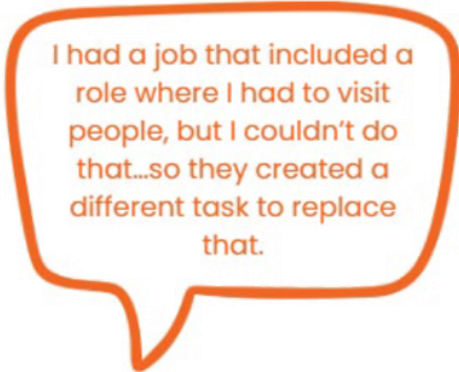
Aim: To boost the meaningful employment of people with disability, allowing them to plan their future, make choices and enhance their economic security.

Employment rates for people with disability are significantly lower than those without disability across all sectors.

Meaningful employment is important in enabling people with disability to have more autonomy over their lives, be financially independent and have a better standard of living. Meaningful employment can also support mental and physical health and wellbeing.

We heard that:

- People continue to experience barriers to employment, including stigma, limited workplace adjustments and lack of understanding from employers.
- Respondents shared experiences of discrimination, underpayment and being overlooked for opportunities.
- People with disability want diverse employment opportunities that meet their interests and strengths.



I had a job that included a role where I had to visit people, but I couldn't do that...so they created a different task to replace that.

You told us there are opportunities to:

- Play a key role in promoting inclusive employment practices and workplaces.
- Support local businesses to become more inclusive and accessible to employment opportunities.

Focus Area 3: Supporting access to meaningful employment and independence				
#	Action	Performance Measure	Responsibility	Year
3.1	Deliver the Inclusive Foundations pilot program to support employment opportunities for people with disability.	Inclusive Foundations pilot program delivered.	City Activation, Community and Place	1-2
3.2	Deliver priority areas focused on advancing equity and inclusion for staff with disability, as detailed in Council's Diversity Equity and Inclusion (DEI) Strategy.	Aligned to current strategic planning being undertaken as part of the development of Council's Diversity, Equity and Inclusion Strategy.	People and Culture	1-4
3.3	Review disability data practices across workforce systems to enable meaningful insights, safe disclosure for staff and long-term progress tracking.	Aligned to current strategic planning being undertaken as part of the development of Council's Diversity, Equity and Inclusion Strategy..	People and Culture	1-3

Focus Area 4: Improving access to mainstream services through better systems and processes

Aim: To ensure that people with disability are able to make informed choices and access services, including mainstream government services and other community opportunities.

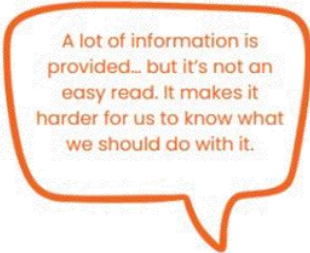
One issue that people with disability face is in navigating systems and processes that allow them to access the services and supports they need and want. Council has a significant role to play in the improvement of access to services and information given the range of services we provide.

- Difficulty accessing information and systems can be impacted by:
- a lack of availability of different formats of information to meet diverse needs
- lack of awareness and understanding of customer facing staff members
- inflexible processes
- limited opportunities for feedback and input.

In recent years, new information and communication technologies and an increase in availability of alternative formats have improved access to information for everyone.

We heard that:

- Respondents highlighted the importance of accessibility considerations in communication and service delivery.
- Many people indicated they were unclear on what services Council provided and how the systems within Council were accessed.
- Plain language, easy read materials, and translation options, alongside user-friendly digital and in-person services are important.



A lot of information is provided... but it's not an easy read. It makes it harder for us to know what we should do with it.

You told us there are opportunities to:

- Improve access to information on Council's website, to make it clearer to

understand and navigate.

- Promote accessibility measures provided at events and programs.

Focus Area 4: Improving access to mainstream services through systems & processes				
#	Action	Performance Measure	Responsibility	Year
4.1	Advocate for inclusive and person-centred evacuation planning and procedures.	Examples of advocacy provided.	Sustainability and Resilience	2-4
4.2	Implement updated business paper system that allows official Council documents to be more accessible.	Updated system implemented.	Governance	1
4.3	Implement new measures to improve access and inclusion for Council meetings and promote these accessibility provisions to the community to encourage participation.	Inclusion measures implemented. Promotion of Council inclusion measures.	Governance	2
4.4	Promote accessibility provisions in policy development across the organisation.	Policy on Policies project conducted.	Governance	1
4.5	Embed access and inclusion in business cases, reporting and project management tools.	Examples of integration provided annually	Business Excellence	1-4
4.6	Integrate access and inclusion outcomes into service reviews and business improvement projects to support quality, compliance, and service standards.	Examples of integration provided annually	Business Excellence	1-4
4.7	Investigate opportunities to establish partnerships and shared decision making with health services, including Aboriginal	Number of partnerships in place to guide the improved collection, access,	City Activation, Community and Place	1-4

	Community Controlled Health Organisations, to provide data led, culturally safe and relevant health services for First Nations people living with disability.	management and use of data to inform a shared decision-making.		
4.8	Social stories developed for key community events including REAL Festival and Penrith NAIDOC.	Social stories developed and published.	City Activation, Community and Place	1-2
4.9	Develop social stories for sector wide events, Council and committee meetings.	Social stories developed and published.	City Activation Community and Place, Governance	2-3
4.10	Improve the Accessible Penrith hub on Council's website.	Information updated.	City Activation, Community and Place	1
4.11	Develop a practical guide to address special adjustment requests to make events, programs and services more inclusive and accessible.	Guide developed.	City Activation, Community and Place	3
4.12	Develop and distribute a template response and a quick guide for responding to customer enquiries on access and inclusion, to improve quality, consistency and timeliness of responses.	Template response developed.	City Activation, Community and Place	3-4
4.13	Deliver upgraded corporate website to meet current accessibility guidelines and improve useability.	Website project completed.	Communications	1-2
4.14	Implement an accessibility widget on the website to cater to various accessibility profiles.	Accessibility widget included on website	Communications	2-3
4.15	Implement advanced search engine functionality to improve access to up-	Website project completed.	Communications	1-2

	to-date information about accessible services and facilities.			
4.16	Create awareness about making internal and external communications inclusive including use of plain English, easy-to-read layout, appropriate colour contrast and accessible document formats.	Communications service liaison with other PCC services.	Communications	1-4
4.17	Deliver inclusive and accessible customer experiences across all services through implementation of Council's Customer Experience (CX) Strategy, embedding inclusive practices into staff training, service standards, customer interactions and digital delivery.	CX Strategy items delivered.	Customer Experience	1-4

Implementing, monitoring and evaluating

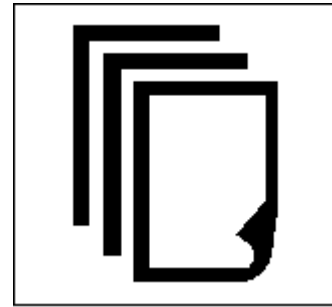
The implementation of the Penrith City Council DIAP 2026–2030 is the responsibility of all areas of Council. Every action in the plan has a performance measure, timeframe and responsible team/s to enable effective progress tracking and reporting.

Each year, Council will report on its progress as part of its Annual Report. The Annual Report will also be provided to the Minister for Disability Services and the NSW Disability Council. The Disability Inclusion Action Plan will continue to be reviewed and updated every four years.

The actions identified in this DIAP should not be seen as the only actions Penrith City Council is undertaking, or will undertake, to promote a more inclusive community between 2026–2030. However, the plan indicates identified focus areas and actions formulated in response to research as well as internal and community consultation.

Through Council's Access Committee and other opportunities, we will continue to engage community members throughout the implementation of the DIAP 2026–2030 so that lived experience informs everything Council does to improve access and inclusion in Penrith City and to make sure our DIAP achieves the outcomes we seek for the community.

ATTACHMENTS



Date of Meeting: Monday 13 April 2026

Report Title: Draft 2026-27 Operational Plan including
2026-27 Fees and Charges - Key Updates

Attachments: Draft 2026-27 Projects & Works Programs
Draft 2026-27 Reserve Movements
Waste & Resource Recovery
2026-27 Children's Services Budget Overview
New and changed fees with commentary
Draft 26-27 Fees and Charges

CAPITAL PROJECTS

DESCRIPTION	BUDGET \$	FUNDING
Children's Services		
Building Upgrades	1,090,000	Contribution
CS IT Replacement Capital	25,000	Contribution
CS Playground Upgrades	150,000	Contribution
TOTAL CHILDREN'S SERVICES	1,265,000	
City Planning		
Aldington Rd Mamre Precinct - Accelerated Infrastructure Fun	7,902,000	Grant
TOTAL CITY PLANNING	7,902,000	
Civil Maintenance, Renewal and Construction		
Construction of Bicycle Facilities	30,000	General Revenue
Rural Roads Resealing	59,500	General Revenue
Road Resealing/ Resheeting (PT AREAS)	5,240,868	General Revenue / SRV / Res
Dedication - Subdivision Roads	8,000,000	Contribution
Dedication - Drainage Works	6,000,000	Contribution
Rural Roads Widening	156,000	Contribution
Traffic Facilities - Regulatory	536,000	Contribution
Roads Reconstruction Program Resourcing	1,210,869	General Revenue
Shared Pathways	190,000	General Revenue
Urban Drainage Construction Program Resourcing	559,077	General Revenue
Traffic and Transport Facilities Program	404,371	General Revenue
Footpath Delivery Program	150,000	General Revenue
Roads Reconstruction Program	1,020,566	General Revenue
Urban Drainage Construction Program	569,211	General Revenue / Reserve
Roads to Recovery 2024-2029	2,308,777	Grant
TOTAL CIVIL MAINTENANCE, RENEWAL AND CONSTRUCTION	26,435,239	
Community Facilities and Recreation Operations		
Neighbourhood Centres/Halls Improvements	99,048	General Revenue
TOTAL COMMUNITY FACILITIES AND RECREATION OPERATIONS	99,048	
Community Facilities and Recreation Planning		
Parker Street Reserve Upgrades	570,000	Grant
TOTAL COMMUNITY FACILITIES AND RECREATION PLANNING	570,000	
Community Resilience (Neighbourhood Renewal)		
Neighbourhood Renewal Capital	150,000	General Revenue
Mayoral Youth Challenge	115,000	General Revenue
TOTAL COMMUNITY RESILIENCE (NEIGHBOURHOOD RENEWAL)	265,000	
Design and Projects		
Dunheved Road Upgrade	33,800,000	Grant
Bennett Park St Marys Mixed Recreation Space	1,234,753	Grant / Reserve / Contribution
St Marys City Heart and Entertainment Canopy	7,155,951	Grant
Multi Indoor Sports Stadium	2,626,558	Grant
Bel-Air Road Penrith Playspace Upgrade	200,000	Grant
Ted Little Park Colyton Playspace Upgrade	250,000	Grant
Edna Dunn Reserve South Penrith Playspace Upgrade	215,000	Grant
Poplar Park North St Marys Playspace Upgrade	225,000	Grant
Robin Wiles Park North St Marys Playspace Upgrade	600,000	Grant
Urban Rivers Grant Protecting Platypus - Jerrys Creek - Cap	63,560	Grant / Reserve
Rance Oval Storage and Shelter	22,000	Grant
River Rd and Riverside Rd Flood Recovery Restoration Works	600,000	Grant
TOTAL DESIGN AND PROJECTS	46,992,822	
Divisional Assurance (City Services)		

DESCRIPTION	BUDGET \$	FUNDING
CCTV Upgrade & Renewal Program	50,000	General Revenue
TOTAL DIVISIONAL ASSURANCE (CITY SERVICES)	50,000	
Environment Health (Biodiversity)		
Stormwater Work Improvement Program	377,110	Reserve
TOTAL ENVIRONMENT HEALTH (BIODIVERSITY)	377,110	
Fleet and Plant Management		
Plant Replacement	1,090,150	Asset Sales / General Revenue
Motor Vehicle Purchases	4,195,000	Asset Sales / Gen Rev / Reserve
TOTAL FLEET AND PLANT MANAGEMENT	5,285,150	
Information Technology		
Desktop Hardware / Devices	1,103,768	General Revenue
Server Infrastructure	217,365	General Revenue
Audio/Visual Meeting Room Equipment Upgrades	100,000	General Revenue
TOTAL INFORMATION TECHNOLOGY	1,421,133	
Libraries		
Library Resources - Capital	664,910	General Revenue
Library Special Purpose Projects -Building	30,000	General Revenue / Grant
Penrith Library - Various Works	600,000	Reserve
TOTAL LIBRARIES	1,294,910	
Public Space Maintenance (Buildings)		
Bus Shelters Program	124,000	General Revenue
Building Asset Renewal	6,336,987	General Revenue / SRV
Parks Asset Renewal	1,002,557	General Revenue
TOTAL PUBLIC SPACE MAINTENANCE (BUILDINGS)	7,463,544	
Security and Emergency Services Management		
SES Equipment Priority List	20,000	General Revenue
TOTAL SECURITY AND EMERGENCY SERVICES MANAGEMENT	20,000	
Social Strategy		
Disability Access Improvements	27,779	General Revenue
TOTAL SOCIAL STRATEGY	27,779	
Traffic Management, Parking and Road Safety		
LTC / Urgent Traffic Facilities	102,449	General Revenue
TOTAL TRAFFIC MANAGEMENT, PARKING AND ROAD SAFETY	102,449	
TOTAL CAPITAL PROJECTS	99,571,184	

OPERATING PROJECTS

DESCRIPTION	BUDGET \$	FUNDING
Animal Services		
Companion Animals Act Education Program	10,000	General Revenue
TOTAL ANIMAL SERVICES	10,000	
Children's Services		
CS Repair & Replace Equipment Operating	50,000	Contribution
TOTAL CHILDREN'S SERVICES	50,000	
City Economy and Marketing		
Economic Development Memberships and Sponsorships	95,804	General Revenue
City Economy	204,382	General Revenue / Reserve
TOTAL CITY ECONOMY AND MARKETING	300,186	
City Planning		
Externally Commissioned Studies	50,000	General Revenue
TOTAL CITY PLANNING	50,000	
City Strategy		
Advocacy Program	25,000	General Revenue
Western Parkland Councils Alliance	43,605	General Revenue
City Strategy Memberships and Subscriptions	84,871	General Revenue
TOTAL CITY STRATEGY	153,476	
Civil Maintenance, Renewal and Construction		
The Driftway - Road Maintenance	66,000	General Revenue / Contribution
Shared Pathways Maintenance Program	280,000	General Revenue
Maintenance of GPT Constructions	388,863	Reserve
CCTV Investigation Drainage Assets	160,000	Reserve
Rural Roadside Drainage	500,000	General Revenue / Reserve
TOTAL CIVIL MAINTENANCE, RENEWAL AND CONSTRUCTION	1,394,863	
Communications		
Corporate Advertising	63,666	General Revenue
TOTAL COMMUNICATIONS	63,666	
Community Facilities and Recreation Operations		
Hall Hire - Fee Waiver	3,000	General Revenue
TOTAL COMMUNITY FACILITIES AND RECREATION OPERATIONS	3,000	
Community Facilities and Recreation Planning		
Western Sydney Academy of Sport	22,175	General Revenue
Sponsorship of Penrith's NSW Netball Premier League team	15,000	General Revenue
CF&R Project Officer -12 month Temp	30,658	General Revenue
TOTAL COMMUNITY FACILITIES AND RECREATION PLANNING	67,833	
Community Resilience (Community Safety)		
Community Safety Program	161,488	General Revenue
TOTAL COMMUNITY RESILIENCE (COMMUNITY SAFETY)	161,488	
Community Resilience (Neighbourhood Renewal)		
Urban Design and Activation	236,628	SRV
Neighbourhood Renewal Resourcing (Pt AREAS)	705,832	General Revenue / SRV
Neighbourhood Renewal Projects (AREAS)	48,635	SRV
The Village Cafe	185,312	General Revenue
CACP Memberships and Donations	6,814	General Revenue

DESCRIPTION	BUDGET	
	\$	FUNDING
TOTAL COMMUNITY RESILIENCE (NEIGHBOURHOOD RENEWAL)	1,183,221	
Corporate Strategy and Performance		
Delivering for Penrith	250,000	Reserve
TOTAL CORPORATE STRATEGY AND PERFORMANCE	250,000	
Design and Projects		
Major Project Design Costs	200,000	SRV
Dunheved Road Upgrade - Operational Project	2,000	Grant
Great River Walk (GRW) Lower River Path – Contaminated Site	25,000	Reserve
TOTAL DESIGN AND PROJECTS	227,000	
Development Applications		
Local Planning Panel	175,356	General Revenue
TOTAL DEVELOPMENT APPLICATIONS	175,356	
Development Compliance		
Audit Ind Comm & Ag Activities	188,044	Reserve
TOTAL DEVELOPMENT COMPLIANCE	188,044	
Divisional Assurance (City Services)		
Fire Safety Improvement Project	89,720	Reserve
TOTAL DIVISIONAL ASSURANCE (CITY SERVICES)	89,720	
Environment Health (Biodiversity)		
On Site Sewer Management Strategy	328,416	Contribution / Reserve
Biodiversity Strategy	20,000	Reserve
Integrated Catchment Management	162,607	Reserve
Waterways Health Monitoring Program	70,000	Reserve
TOTAL ENVIRONMENT HEALTH (BIODIVERSITY)	581,023	
Floodplain and Stormwater Management		
Floodplain Management Resourcing	360,190	Reserve
Flood Studies SMSC	130,167	Reserve
TOTAL FLOODPLAIN AND STORMWATER MANAGEMENT	490,357	
Information Technology		
Operational and Support Agreements	1,134,097	General Revenue
TOTAL INFORMATION TECHNOLOGY	1,134,097	
Libraries		
Library Special Purpose Projects - Promotion	45,000	General Revenue / Grant
Library Resources - Operating	210,000	General Revenue
Library Digital	106,598	General Revenue
TOTAL LIBRARIES	361,598	
Nursery Operations and Bushcare		
Bushland Management	232,182	General Revenue
TOTAL NURSERY OPERATIONS AND BUSHCARE	232,182	
Place and Activation		
REAL Festival	672,347	General Revenue / Reserve
REAL Festival Resourcing	170,847	General Revenue
Penrith Events Partnership Program – Major Events Sponsorshi	200,000	General Revenue
Penrith Events Partnership Program Event Acquisition Fund	15,000	General Revenue
Community Events Program	59,500	General Revenue
Australia Day	77,000	General Revenue
Nighttime Live Performance Partnerships	15,000	Reserve
TOTAL PLACE AND ACTIVATION	1,209,694	

DESCRIPTION	BUDGET	
	\$	FUNDING
Property Investment		
PD Business Development	126,611	Reserve
Penrith Paceway - Temp Public Car Park Lease	26,000	Reserve
Permanent Road Closure (not sold)	100,000	Reserve
Road Closure-Part Chatsworth Road St Clair	15,000	Reserve
Road Closure- Part Ashwick Circuit St Clair	15,000	Reserve
Road Closure- Horace Street Cranebrook	15,000	Reserve
Castlereagh Road Penrith - Road Closure	50,000	Reserve
TOTAL PROPERTY INVESTMENT	347,611	
Public Space Maintenance (Cross City)		
Enhanced Public Domain Maintenance (Pt AREAS)	3,318,179	General Revenue / SRV / Res
Enhanced Public Domain	184,446	General Revenue
TOTAL PUBLIC SPACE MAINTENANCE (CROSS CITY)	3,502,625	
Resilience		
Resilience Programs	29,330	General Revenue
TOTAL RESILIENCE	29,330	
Social Strategy		
Community Assistance Program	6,128	General Revenue
Disability Access Improvements Operational	7,221	General Revenue
Social Strategy Projects	6,000	General Revenue
Community Funding	185,876	General Revenue
Community Capacity Projects	37,500	General Revenue
TOTAL SOCIAL STRATEGY	242,725	
Sustainability		
Sustainability Programs	18,000	General Revenue
Louise Petchell Learning for Sustainability Scholarship	5,000	General Revenue
WSU Solar Car Sponsorship	10,000	General Revenue
Circular Economy Initiatives and Nature Positive	13,680	General Revenue
TOTAL SUSTAINABILITY	46,680	
Tourism and International Partnerships		
Tourism Operational Expenditure	94,772	General Revenue
City Marketing	109,008	General Revenue
International Relations	91,805	General Revenue
D365 Marketing Solution	19,283	Reserve
Digital Asset Library	32,088	General Revenue
TOTAL TOURISM AND INTERNATIONAL PARTNERSHIPS	346,956	
Traffic Management, Parking and Road Safety		
Road Safety Project	2,500	General Revenue
TOTAL TRAFFIC MANAGEMENT, PARKING AND ROAD SAFETY	2,500	
Waste Avoidance and Resource Recovery		
Purchase of Bins after Rollout	114,173	Reserve
Biodegradable Bags - Purchase & Delivery	1,500,000	Reserve
E - Waste	150,000	Reserve
Waste Strategy & Contract Development	200,000	Reserve
Hard Waste Assessment	307,258	Reserve
Chemical Clean Out	20,000	Reserve
Kitchen Caddies	8,000	Reserve
Christmas Services	30,000	Reserve
Supplementary Services	200,000	Reserve
TOTAL WASTE AVOIDANCE AND RESOURCE RECOVERY	2,529,431	
TOTAL OPERATING PROJECTS	15,424,662	

ROADS TO RECOVERY PROGRAM FOR 2026-27

NORTH WARD

STREET	LOCATION	SUBURB	LENGTH (M)	COST
Derby Street	Colless Street to Evan Street	Penrith	550	922,000
Total			550	\$922,000

EAST WARD

STREET	LOCATION	SUBURB	LENGTH (M)	COST
Peppertree Drive	Swallow Drive to Raised Threshold	Erskine Park	530	\$920,000
Total			530	\$920,000

SOUTH WARD

STREET	LOCATION	SUBURB	LENGTH (M)	COST
Peppermint Crescent	Bringelly Road to Angophora Avenue	Kingswood	190	\$466,777
Total			190	\$466,777

TOTAL ROADS TO RECOVERY PROGRAM 1,270 \$2,308,777

URBAN ROAD RESEALING/RESHEETING PROGRAM FOR 2026-27

NORTH WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Lewis Road	Trinity Drive to End of Road	Cambridge Gardens	303	125,990
Wrench Street	Hollier Street to Besley Street	Cambridge Park	235	113,330
Hydrus Street	Vincent Road to Centauri Circuit	Cranebrook	87	62,270
Islington Street	Wiggan Place to Laycock street	Cranebrook	74	58,950
Owens Place	Goldmark Crescent to End of Road	Cranebrook	78	55,000
Skate Street	Soling Crescent to Corsair Crescent	Cranebrook	81	60,610
Tornado Crescent	Laycock Street to Bluebird Road	Cranebrook	730	336,230
Vincent Road	Raised Pedestrian Crossing to Hydrus Street	Cranebrook	200	257,170
Illawong Avenue	Hillcrest Avenue to Nioka Road	Penrith	296	146,960
Rugby Street	Francis Street to Orleton Place	Werrington County	145	99,320
Warburton Crescent	Dampier Avenue to Henry Lawson Avenue	Werrington County	72	83,130
Swagman Place	Tanbark Close to End of Road	Werrington Downs	179	89,770
Total			2,480	\$1,488,730

EAST WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Oconnell Street	Gershwin Crescent to Sunflower Drive	Claremont Meadows	120	69,850
Edwin Street	Dalton Place to Dead End	Colyton	126	66,010
Neville Street	Blattman Street to Holmes Street	Colyton	77	67,040
Neville Street	Dollin Street to Blattman Street	Colyton	79	67,770
Bittern Close	Skylark Crescent to Pacific Rd	Erskine Park	84	61,340
Chameleon Drive	Tern Place to Swallow Drive	Erskine Park	133	197,500
Cockatoo Road	Whipbird Place to Dead End	Erskine Park	212	90,810
Minto Place	Pacific Road to Dead End	Erskine Park	127	71,510
Pegasus Street	Aquila Place to Swallow Dr	Erskine Park	151	69,530
Pegasus Street	Weaver Street to Aquila Place	Erskine Park	206	79,700
Regulus Street	Swallow Drive to Virgo Place	Erskine Park	366	168,130
Strickland Place	Dorado Place to Cul-De-Sac	Erskine Park	252	96,830
Utah Place	Fantail Crescent to Dead End	Erskine Park	205	85,000

Amazon Place	Windrush Circuit to Cul-De-Sac	St Clair	397	176,640
Don Close	Amazon Place to Cul-De-Sac	St Clair	44	54,800
Juba Close	Amazon Place to Cul-De-Sac	St Clair	48	55,730
Kabul Close	Amazon Place to Cul-De-Sac	St Clair	66	59,990
Boeing Place	Bennett Road to Dead End	St Clair	178	124,640
Brolga Glen	Merino Circuit to Dead End	St Clair	49	29,060
Chardonnay Road	Chatres Street to Denver Road	St Clair	257	96,100
Hickory Place	Chardonnay Road to Cul De Sac	St Clair	134	72,020
Merino Road	Mynah Close to Brolga Glen	St Clair	245	92,780
Verdi Glen	Strauss Road to Dead End	St Clair	241	85,520
Windrush Circuit	Cook Parade to Windrush Circuit	St Clair	90	62,680
Windrush Circuit	Windrush Circuit to Amazon Place	St Clair	35	49,820
Kalang Avenue	Kungala Avenue to Charles Hackett Drive	St Marys	66	55,520
West Lane	Belar Street to Charles Hackett Drive	St Marys	180	80,740
West Lane	Nariel Street to Belar Street	St Marys	143	72,750
West Lane	End of Road to Nariel Street	St Marys	80	58,950
Total			4,391	\$2,418,760

SOUTH WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Birkdale Circuit	Cul-De-Sac to Huntingdale Drive (N)	Glenmore Park	98	\$56,870
Boake Close	Fullerton Place to Ernstine Hill Cl	Glenmore Park	74	\$47,430
Buna Close	Bundeluk Crescent to End of Road	Glenmore Park	300	\$76,280
Esson Place	Stewart Place to End of Road	Glenmore Park	59	\$48,150
Kutmut Street	Garswood Road to Yunga Road	Glenmore Park	67	\$52,200
Marie Pitt Place	Barron Field Drive to Massey Way	Glenmore Park	150	\$59,670
Mirri Place	Wollabi Crescent to End	Glenmore Park	54	\$52,410
Paperbark Close	Veronica Place to End of Road	Glenmore Park	100	\$57,500
Richardson Place	Kenneth Slessor Drive to Atkinson Close	Glenmore Park	83	\$54,800
Stewart Place	Hasluck Place to Esson Place	Glenmore Park	29	\$46,180
Tugra Close	Bija Drive to End of Road	Glenmore Park	133	\$68,910
Wollabi Crescent	Jillak Close to Womra Crescent	Glenmore Park	76	\$57,180
Woodford Close	Enfield Street to End of Road	Jamisontown	103	\$66,420
Fury Street	First Street to Stock Avenue	Kingswood	88	\$65,180

Stock Avenue	End of Road to End of Road	Kingswood	100	\$65,070
Trinder Avenue	Jamison Road to End of Road	Kingswood	83	\$56,670
Walter Street	Amaroo Street to Park Ave	Kingswood	104	\$76,690
Damien Avenue	Joanna Street to Chn 53	South Penrith	53	\$55,940
Joanna Street	Damien Avenue to Tukara Road	South Penrith	171	\$101,190
James Street	Park Road to End	Wallacia	800	\$168,638
Total			2,725	\$1,333,378

Pavement Investigation City Wide		\$0
TOTAL URBAN ROAD RESEALING/RESHEETING PROGRAM	9,596	\$5,240,868

RURAL ROAD RESEALING/RESHEETING PROGRAM FOR 2026-27

NORTH WARD

STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Castlereagh Road	#669 to #733	Agnes Bank	600	\$215,500
Total			600	215,500
TOTAL RURAL ROAD RESEALING/RESHEETING PROGRAM			600	\$ 215,500

URBAN & RURAL ROAD RECONSTRUCTION PROGRAM FOR 2026-27

NORTH WARD

STREET	LOCATION	SUBURB	LENGTH (M)	TOTAL PROJECT COSTS (\$)
Greenbank Drive	Gatehouse Circuit to Gatehouse Circuit	Werrington Downs	247	481,679
Stafford Street	Rawson Avenue to Torton Place	Penrith	109	390,722
				-
Total			356	\$ 872,401

EAST WARD

STREET	LOCATION	SUBURB	LENGTH (M)	TOTAL PROJECT COSTS (\$)
Sunflower Drive	Gipps Street to Myrtle Road	Claremont Meadows	173	541,807
Brisbane Street	Perth Street to Braddon Street	Oxley Park	132	314,340
				-
Total			305	\$ 856,147

SOUTH WARD

STREET	LOCATION	SUBURB	LENGTH (M)	TOTAL PROJECT COSTS (\$)
Production Place	Batt Street to End of Road	Jamisontown	220	502,888
				-
Total			220	\$ 502,888

TOTAL URBAN ROAD RECONSTRUCTION PROGRAM			881	\$ 2,231,435
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FOOTPATH DELIVERY PROGRAM FOR 2026-27

NORTH WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Old Bathurst Road	Gosling Street to Killuran Avenue	Emu Heights	60	\$12,600
135 Derby Street (Park Area)	Between Doonmore St and Hope St	Penrith	71	\$15,000
Blaikie Road	Existing Footpath to Pattys Place	Jamisontown	190	\$37,000
Hillcrest Road	#38 to Bel Air Road	Penrith	100	\$21,200
Total			421	\$85,800
EAST WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Finch Place	Finch Place to Banks Drive along PS fence line	St Clair	180	\$37,800
Mark Street	Arnold Av (#37) to Carpenter Street	St Marys	95	\$20,000
Total			275	\$57,800
SOUTH WARD				
STREET	LOCATION	SUBURB	LENGTH (M)	COST (\$)
Jamison Road	Between Harris St intersection to new bus stop	Jamisontown	30	\$6,400
Total			30	\$6,400
TOTAL FOOTPATH DELIVERY PROGRAM			726	\$150,000

SHARED PATHWAYS MAINTENANCE PROGRAM FOR 2026-27

NORTH WARD

STREET	LOCATION	SUBURB	AREA (SQM)	COST (\$)
Nepean Street	Pedestrian walk from reserve to Nepean Street	Penrith	50	\$11,000
Werrington Lake Reserve	Connecting Burton Street and segment eight	Werrington	134	\$24,000
Werrington Lake Reserve	Connecting Burton Street near Charles Sturt Drive and segment seven	Werrington	164	\$28,000
Bellatrix Lane	Connecting Bellatrix Street and the reserve	Cranebrook	64	\$12,000
Total			412	\$75,000

EAST WARD

STREET	LOCATION	SUBURB	AREA (SQM)	COST (\$)
Menzies Lane	Connecting Cleary Place and Endeavour Avenue	St Clair	144	\$25,000
Oleander Lane	Connecting Oleander Road and Reserve	North St Marys	64	\$12,000
Bowood Place	Connecting Bowood Place and Beatty Road	Colyton	120	\$21,000
Total			328	\$58,000

SOUTH WARD

STREET	LOCATION	SUBURB	AREA (SQM)	COST (\$)
Jimbi Place	Connecting Jimbi Place and The Lakes drive where width changes in Asphalt	Glenmore Park	24	\$6,000
Morley Lane	Connecting Kingsley Grove and Kingsbury Place	Kingswood	94	\$18,000
Total			118	\$24,000

Sweeping /re-linemarking of existing shared paths		\$75,000
Non compliant Pram Ramp Construction		\$48,000
TOTAL SHARED PATHWAYS MAINTENANCE PROGRAM	858	\$280,000

DRAINAGE PROGRAM FOR 2026-27					
NORTH					
STREET	SUBURB	LOCATION	TYPE	DESCRIPTION OF WORK	TOTAL PROJECT COSTS (\$)
Coreen Avenue	Penrith	25 Coreen Ave	Pipe	Prevent pavement subsidence due to pipe damage.	120,000
Griffiths Street	North St Marys	2 Griffiths St	Pipe	Prevent water pooling on road at bus stop near No2 Griffiths Rd.	120,000
Coombes Drive	Penrith	13 Coombes Dr (Stage1)	Pipe	Prevent flooding Coombes Drive cutting off access to business	80,000
Third Road	Berkshire Park	51-73 Third Rd (western side)	Swale	Prevent road flooding affecting No. 75 Third Road. (Design only. Construction under RRD)	30,000
Lakeside Parade	Jordan Springs,	70 Lakeside Parade (Jordan Springs Village Lake declared dam)	Dam	Install a dam level marker for in line with new dam risk levels.	20,000
Total \$					370,000
EAST					
STREET	SUBURB	LOCATION	TYPE	DESCRIPTION OF WORK	TOTAL PROJECT COSTS (\$)
Creek Road	St Marys	Opposite 4 Creek Rd, St Marys	Drainage	Prevent continuing ground erosion around concrete drains near South Creek.	60,000
Jacka Street	St Marys	20 Jacka St rear of 29 Morris St	Pipe	Prevent sinkholes in property due to damaged 600mm line running across properties.	60,000
Total \$					120,000
SOUTH					
STREET	SUBURB	LOCATION	TYPE	DESCRIPTION OF WORK	TOTAL PROJECT COSTS (\$)
Oriole Street	Glenmore Park	No 24 Oriole St	Pipes	Steel pipe replacement (Stage1)	250,000
Retreat Drive	Penrith	57 Retreat Dr near Panthers	GPT	Showground Channel (Panthers), GPT correction/upgrade of	60,000
Glenmore Parkway	Glenmore Park	No 2 Massey way (Glenmore Loch dam)	Dam	Protection of stilling basin downstream of dam on School House Creek .	120,000
Total \$					430,000

ALL WARDS					
STREET	SUBURB	LOCATION	TYPE	DESCRIPTION OF WORK	TOTAL PROJECT COSTS (\$)
Various	Various	various (in all Wards)	Drainage	Earth drain renewal beyond maintenance	60,000
Various	Various	various (in all Wards)	Drainage	CCTV detected pipe repairs, relining and patching	148,288
Total					\$ 208,288
TOTAL DRAINAGE PROGRAM					\$ 1,128,288

DRAFT BUILDING ASSET RENEWAL PROGRAM 2026-27

Category	Project	Suburb	Cost (\$)
Community Buildings	Harold Corr Hall renewal	Cambridge Park	100,000
Community Buildings	Cambridge Park Community Hall renewal	Cambridge Park	200,000
Community Buildings	St Marys Memorial Hall renewal	St Marys	200,000
Admin & Operational	Arms of Australia renewal	Emu Plains	120,000
Public Toilets	Arms of Australia Inn Toilet renewal	Emu Plains	170,000
Sporting Buildings	Samual Marsden Baseball renewal	Orchard Hills	200,000
Sporting Buildings	Blue Hills Oval renewal	Glenmore Park	200,000
Sporting Buildings	Peppertree Amenities renewal	Erskine Park	1,000,000
Sporting Buildings	Ridge Park Amenities (Cec Blinkhorn Oval)	Oxley Park	250,000
Sporting Buildings	St Clair Rec Centre roof renewal	St Clair	125,000
Public Toilets	Allen Place Public Toilets renewal	Penrith	150,000
Admin & Operational	St Marys Library Carpet Replacement	Penrith	150,000
Admin & Operational	NSW SES HQ Operational Centre roof replacement	Meadows	300,000
Leisure & Aquatic Venues	Ripples Asset Renewal	St Marys	600,000
Leisure & Aquatic Venues	>> Indoor St Marys - Refurbish indoor changerooms, parents room and disabled bathrooms	St Marys	325,000
Admin & Operational	Civic Centre Renewal	Penrith	100,000
Admin & Operational	Civic Centre Roof Renewal	Penrith	200,000
Admin & Operational	Joan General Asset Renewal	Penrith	180,000
Admin & Operational	Depot renewal	Kingswood	150,000
Admin & Operational	Fire Panel Replacement program	Various	150,000
Admin & Operational	Lewers Gallery renewal	Leonay	300,000
General	High Risk Asset Renewal	Various	1,166,987
			\$6,336,987

PARKS ASSET RENEWAL PROGRAM 2026-27 (draft)				
Asset Category	Project Title	Description of Work	Location	PAR
Playgrounds	Clissold Park	Playspace renewal	Emu Heights	\$ 100,000.00
	Playground Condition Assessments	PAR contribution to annual comprehensive inspections	Various	\$ 35,000.00
Passive Open Space	The Mondo	Synthetic turf renewal with subgrade levelling	Penrith	\$ 150,000.00
Lighting	Blair Oval Lighting Upgrade	Replace athletics floodlights to meet current standards	St Marys	\$ 300,000.00
	Jamison Park Netball	Floodlights renewal design, due diligence, investigation	South Penrith	\$ 60,000.00
	Jamison Park Path Lighting	Replace non-functional solar park lighting servicing the footpath.	South Penrith	\$ 85,000.00
Sports Courts	Mulgoa Park Sport Courts	Investigation, due diligence, design to inform court surface renewal	Mulgoa	\$ 25,000.00
BMX Track	Penrith BMX Facility	Renew BMX track asphalt berms	St Marys	\$ 175,000.00
Misc	High Risk Asset Renewal	Reactive asset renewal works	Various	\$ 72,557.00
	Mayoral Challenge*	To be confirmed		\$ 75,000.00
Total				\$ 1,077,557

*Parks Asset Renewal program Contribution towards Mayoral Challenge Project

Draft Reserve Movements Budget

Reserve	Opening Balance	Budgeted Transfers To	Budgeted Transfer From	Closing Balance
INTERNAL RESERVES				
<i>Assets and Construction</i>				
Car Parking/Traffic Facilities	7,448,650	2,275,588	401,000	9,323,238
Library Reserve	797,828	100,000	600,000	297,828
Major Projects Reserve	(3,312,352)	1,568,621	1,124,558	(2,868,289)
OOSH Bus Fleet Replacement Program	174,343	50,000	-	224,343
Plant and Motor Vehicle Replacement Reserves	1,568,324	536,537	486,537	1,618,324
<i>City Economy and Planning</i>				
City Planning	180,282	-	-	180,282
<i>Committee Closures</i>				
Alister Brass Foundation	101,432	4,564	-	105,996
S377 Committee Closure Proceeds	45,084	-	-	45,084
<i>Community Facilities</i>				
Cemetery Reserve	752,716	1,016,099	916,362	852,453
<i>Employment</i>				
Employee's Leave Entitlements	5,911,686	-	-	5,911,686
Salary System Training and Development Reserves	279,100	180,000	150,760	308,340
<i>Environmental Programs</i>				
Environmental Awareness Programs	996,703	210,000	290,150	916,553
<i>Financial Management</i>				
Financial Management Reserve	8,916,098	-	-	8,916,098
Financial Management Reserves – Allocated	15,179,879	7,680,148	10,677,978	12,182,049
Grant Funded Projects Reserve	119,291	50,000	-	169,291
Productivity Revolving Fund	215,354	112,492	-	327,846
Property Development Reserve	25,955,962	6,189,886	6,279,977	25,865,871
Special Rate Variation 2016-17	15,141,448	19,559,671	17,180,584	17,520,535
Sustainability Revolving Fund	3,784,431	681,006	-	4,465,437
<i>Legal and Governance</i>				
Election Reserve	680,232	830,304	-	1,510,536
Insurance Reserves	3,421,617	150,000	-	3,571,617
Legal Reserve	328,940	850,000	-	1,178,940
<i>Other</i>				
Bus Shelter Advertising Income	24,524	-	-	24,524
Events and Sponsorships	330,000	-	330,000	-
Heritage Assistance Project	48,470	-	-	48,470
International Relationships	305,060	-	-	305,060
Penrith Valley Regional Sports Centre	(2,283,965)	177,588	-	(2,106,377)
Town Centre Review and Administration	124,952	-	-	124,952
Voted Works	799,048	159,000	15,000	943,048
TOTAL INTERNAL RESERVES	88,035,137	42,381,504	38,452,906	91,963,735
INTERNAL LOANS				
Costs to Advance Next Years Projects	(7,025,258)	841,867	13,876	(6,197,267)
Penrith Regional Gallery	(167,010)	13,650	-	(153,360)
Public Open Space Reinvestment Project	(2,253,918)	-	-	(2,253,918)
Waste Bins New Contract	(2,307,007)	860,736	-	(1,446,271)
Woodriff Gardens Facility Development	(19,470)	27,786	-	8,316
TOTAL INTERNAL LOANS	(11,772,663)	1,744,039	13,876	(10,042,500)
Development Contributions in deficit internal loan	(5,678,435)	-	(3,700,000)	(1,978,435)
TOTAL INTERNAL RESERVES AND LOANS	70,584,039	44,125,543	34,766,782	79,942,800

Draft Reserve Movements Budget

Reserve	Opening Balance	Budgeted Transfers To	Budgeted Transfer From	Closing Balance
EXTERNAL RESERVES				
<i>Development Contributions</i>				
Affordable Housing s7.33	435,784	2,300,000	-	2,735,784
Civic Improvement s7.11	3,728,615	1,000,000	-	4,728,615
Claremont Meadows s7.11	4,922,745	250,000	-	5,172,745
Cultural Facilities s7.11	(343,449)	250,000	-	(93,449)
Erskine Business Park s7.11	591,794	-	-	591,794
Glenmore Park Stage 2 s7.11	(102,888)	100,000	-	(2,888)
Glenmore Park Stage 3 s7.11	-	1,300,000	-	1,300,000
Lambridge Industrial Estate s7.11	(1,788,530)	350,000	-	(1,438,530)
Mamre Road Precinct s7.11	14,727,887	5,000,000	-	19,727,887
Penrith City District Open Space s7.11	40,042,906	8,706,860	161,499	48,588,267
Penrith City Local Open Space s7.11	6,229,201	700,000	-	6,929,201
St Marys Town Centre s7.11	157,970	-	-	157,970
Waterside s7.11	268,555	-	-	268,555
WELL Precinct s7.11	19,944,921	1,000,000	-	20,944,921
Non Residential Development s7.12	14,644,394	2,000,000	-	16,644,394
Orchard Hills s7.11	54,099	1,000,000	-	1,054,099
Penrith Aerotropolis S7.12	(3,443,568)	3,000,000	-	(443,568)
Planning Agreements s7.4	27,118,815	-	-	27,118,815
Funding for Development Contribution Plans in deficit	5,678,435	-	3,700,000	1,978,435
TOTAL DEVELOPMENT CONTRIBUTION RESERVES	132,867,686	26,956,860	3,861,499	155,963,047
<i>Other External Reserves</i>				
Stormwater Management Service Charge	2,349,882	2,414,000	1,925,374	2,838,508
Waste Disposal Reserve	18,519,555	53,607,325	50,288,007	21,838,873
Environment / Sullage Reserve	450,440	970,822	1,036,999	384,263
Road Closures - Proceeds from Sales	835,601	-	1,100,000	(264,399)
Unexpended Loans	11,146,947	-	-	11,146,947
Unexpended Grants	60,207,240	50,404,624	57,967,445	52,644,419
Contributions	5,595,717	3,731,148	3,601,189	5,725,676
TOTAL OTHER EXTERNAL RESERVES	99,105,382	111,127,919	115,919,014	94,314,287
TOTAL EXTERNAL RESERVES	231,973,068	138,084,779	119,780,513	250,277,334
<i>Other Internal Reserves/Committees</i>				
Bonds and Deposits	26,039,579	-	-	26,039,579
Children's Services Cooperative Reserves	3,610,972	1,147,119	2,125,699	2,632,392
Other (Committees)	428,466	3,755	-	432,221
TOTAL OTHER INTERNAL RESERVES	30,079,017	1,150,874	2,125,699	29,104,192
GRAND TOTAL OF RESERVES	332,636,124	183,361,196	156,672,994	359,324,326
Controlled Entity	-	81,128	-	81,128
TOTAL CONTROLLED ENTITY	-	81,128	-	81,128
RESERVE MOVEMENTS PER BUDGET		183,442,324	156,672,994	

Reserves are shown as Surplus / (Deficit)

ATTACHMENT 3: Waste and Resource Recovery

Domestic Waste

Residential properties in the Penrith City Council area, including vacant land, are required to be charged for the provision of a domestic waste management service under the Local Government Act 1993. Council provides a number of service options with the most popular being the 3-bin Sustainable Domestic Waste Service with a fortnightly residual red lidded bin collection. The 3-bin waste service maximises the potential for diversion of waste from landfill that results in a higher value resource recovery than other Council services. Residents benefit as it minimises the State Waste Levy which targets landfill disposal. The 2026-27 levy has been set at \$180.20 per tonne by the NSW Government. In Penrith City, Waste Levy impacts are significantly lower than most other councils due to the food organics garden organics (FOGO) resource recovery program.

From August 2009 to July 2025, we have diverted 530,000 tonnes of FOGO from landfill and has been made a resource through composting. In doing this, we have avoided paying \$51.8 Million by sending FOGO to composting rather than landfill.

Council's Waste Avoidance and Resource Recovery (WARR) Strategy (The Strategy), adopted in 2025, covers all Council managed waste streams including domestic, civic, and public space. The Strategy also provides for improved management of commercial waste where increasing mixed development presents challenges for maintenance of amenity.

The State Waste and Sustainable Materials Strategy (2021) includes targets to transition to a circular economy and for all NSW Councils to introduce FOGO resource recovery in the residential waste management sector. The State Government have recently mandated the provision of a food organics service so that all households across NSW provided with a domestic waste service can divert this resource stream from landfill. This is required by 2030 and as such, Councils across Sydney are commencing FOGO services.

Councils' services include collection and processing of a variety of waste streams with each stream sent to an appropriate recycling, composting, processing or disposal facility.

The 3-bin waste collection service for FOGO, recyclables and residual waste will be provided to all properties across the City which have suitable kerbside space for bin presentation. In 2019, this service was expanded to rural properties and suitable multi-unit complexes.

Council's 2-stream "collect and return" waste collection service for higher density multi-unit developments (MUDs) and residential flat buildings (RFBs) is being phased out. Following successful trials of FOGO collection and processing from 160 unit complexes in 2023-2024, a FOGO rollout is currently underway providing all MUDs and RFBs with a shared FOGO bin service provided in the same way as the other bins under the "collect and return" model. The rollout of FOGO collection and processing from multi-unit dwellings and residential flat buildings are in alignment with the Council, Regional and State Strategies.

Bulky Household Waste collections continue to be provided to households with a 3-bin kerbside collection service on an on-call basis. Each household with a domestic waste service can book up to 4 Bulky Waste Collections per annum, after which additional clean-ups can be arranged on a user-pays basis. MUDs and RFBs with a suitable bulky waste storage room can have clean-ups undertaken directly from the room on an on-call or scheduled basis. Legacy MUDs and RFBs which were developed prior to the planning requirements for a bulky waste storage room can access Bulky Household Waste collections on an on-call basis with waste collected from the kerbside.

Due to stringent Waste Planning measures, Waste Services provided in newer high-density developments have improved amenity, safety, traffic flow, collection efficiency and resource recovery as well as decreased illegal dumping. When compared to existing high-density developments in other areas of Sydney, Penrith Developments have significantly improved outcomes due to waste planning efforts.

Waste Services input at pre-lodgement meetings and review of development applications ensures adequate infrastructure for waste management within multi-unit complexes and residential flat buildings. Amenity of new developments built in Penrith City is significantly improved with all waste collections (both bin services and bulky waste collections) undertaken from within the property. Improved safety outcomes are achieved with trucks entering and exiting specifically designed waste loading areas in a forward direction and reverse manoeuvring minimised.

The 2026-27 Domestic Waste Management Charge (DWMC) is calculated for full cost recovery of all associated waste provisions. All waste charges are set by Council to cover the cost of domestic waste collection services, clean up, waste processing/disposal, landfill remediation, education, communications, illegal dumping, provision for future waste service planning, new technologies and associated costs.

Since the commencement of new contracts in July 2019, several factors have contributed to increased cost for waste management:

- Collection service costs have increased by 26% (due to fuel, labour and CPI increases)
- Bulky waste collections have increased in both collections booked and kg collected per booking
- Mattress collection and processing costs have greatly increased (currently cost \$970,000 annually including \$25,000 of illegally dumped mattresses)
- Significant funds from the domestic waste reserve have been used over the past 5 years; \$7.24 million has been used for landfill remediation and maintenance work drawn from the Domestic Waste Reserve for rehabilitation of the Gipps Street Landfill in preparation for redevelopment and ongoing monitoring
- Repayment of an internal loan for the upfront purchase of bins for 2019 contracts is required each year
- From 1 July 2023, contamination and over compaction penalty clauses may apply in the Recycling Processing contract
- Contamination penalty clauses may apply the FOGO processing contract
- From 1 July 2023, the per tonne rate for Recycling Processing will increase \$10 per annum.

In the past years, where the Domestic Waste model did not require an increase to cover costs and provided for some funds to the Domestic Waste Reserve, the DWMC either did not increase or increased by CPI only. In addition, over time, a disparity has developed where lower resource recovery service options were increased while the higher resource recovery service options remained more stable. Maintaining a low DWMC in these years has resulted in the Domestic Waste Reserve being depleted to the extent that it does not have the ability buffer the higher costs now being experienced.

The proposed increase to the Domestic Waste Charge is in the order of 3.5%. This is similar compared to neighbouring Western Sydney Councils.

As required, all service options have been calculated to provide sufficient funds for provision and maintenance of the service based on user pays basis with allowances for contingency, weather incident waste response, future waste planning and the impact on Council's roads and infrastructure.

The Fees and Charges section of the Draft 2026-2027 Operational Plan relating to the main services are summarised in the following table:

Domestic Waste Service Main options	Rate per Week \$	Annual Charge \$	Percentage Increase (decrease) %	Anticipated Revenue \$
Vacant Land	1.63	85	0.0	90,440
Sustainable Service	10.17	529	3.5	22,192,079
War on Waste	8.25	429	12.6	13,299
Large Service	12.06	627	3.0	9,687,777
Weekly	15.02	781	2.4	6,009,014
Large Weekly	18.96	986	1.9	3,460,860
Collect & Return	12.06	627	2.0	9,410,643
			Total*	52,112,265

* Inclusive of income from additional bin options

Non-Domestic Waste

Effluent Services

Council currently provides an effluent pump-out service to 26 residential properties within the LGA that are not connected to sewer and do not have an Onsite Sewage Management System.

An annual charge applies to each property with a single or shared septic tank requiring pump-out. Service frequency (weekly or fortnightly) is determined in accordance with Council's Effluent Removal Guidelines, with additional pump-outs incurring extra charges.

The proposed increase to the Effluent Service Charge is approximately 10%. This increase does not materially reduce Council's cost burden or address the inequity of the broader community subsidising a service used by only 26 households. Under the proposed 2026–27 fees, residential charges will recover only 26% of the total service cost, with the remaining 74% continuing to be subsidised by Council. It is important to note that Council is not legislatively required to provide this service.

For context, the equivalent service provided by Hawkesbury City Council is approximately 66% higher than the current Penrith charge.

The 2026-27 Draft Fees and Charges include the following charges:

Waste Management Service	Rate per Week \$	Annual Charge \$	Percentage Increase %	Anticipated Revenue \$
Unsewered Areas				
Waste Management/ Weekly Sullage Service	40.19	2090.00	10.0	27,170
Waste Management/ Fortnightly Sullage Service	20.05	1043.00	10.0	13,559

Total **40,729**

Commercial Waste and Resource Recovery Collection Services

Council currently delivers 710 commercial waste services, comprising 292 garbage, 244 recycling and 174 FOGO services. These services are achieving an overall diversion rate of approximately 59%, with material directed to recycling and composting streams rather than landfill.

Since the introduction of commercial services in 2019, pricing has been intentionally kept low to encourage uptake. However, recent market analysis and benchmarking have confirmed that Council's charges have been significantly below industry rates and are not achieving cost recovery.

The proposed 2026–27 Fees and Charges reflect a recalibration of pricing to align with market conditions while remaining competitive with both private sector providers and other councils. The revised pricing model is expected to improve cost recovery and support long-term financial sustainability.

Council's commercial service offering also supports operational efficiency in high-density mixed-use developments, where integrating residential and commercial collections reduces truck movements and improves site access. Importantly, it provides businesses with practical access to recycling and FOGO services, supporting improved waste practices.

This is particularly relevant in the context of the NSW Government's FOGO mandate, which requires eligible businesses and institutions to implement a Food Organics (FO) or FOGO service:

- From 1 July 2026 – applicable to premises generating ≥3,960L of general waste per week (equivalent to 6 x 660L bins)

As one of the limited providers offering both FOGO collection and disposal, Council is well positioned to support businesses in meeting these requirements, which is expected to drive increased demand for commercial services.

In response to business feedback, additional fees are proposed to expand service offerings, including:

- Bulky waste and mattress collection services (aligned with domestic acceptance criteria)
- 660L and 1100L garbage and recycling services for commercial customers

Separate pricing structures are proposed for Commercial services within residential areas and Commercial services within non-residential areas. This ensures appropriate cost recovery based on service complexity and delivery conditions.

The 2026–27 Draft Fees and Charges include the following proposed charges:

Commercial Service Option (residential areas)	Rate per week	Annual Charge	Percentage Increase %	Anticipated Revenue \$
	\$	\$		
140L Garbage bin fortnightly	7.19	374	32.62	24,310.00

140L Garbage Bin Weekly	14	748	33.57	14,212.00
240L Garbage Bin Fortnightly	8.3	432	31.71	31,536.00
240L Garbage Bin Weekly	16.61	864	32.11	105,408.00
660L Garbage Bin Weekly	35	1820	0	5,460.00
1100L Garbage Bin Weekly	50	2600	0	0.00
240L Recycling Bin Fortnightly	9	234	49.04	51,246.00
360L Recycling Bin Fortnightly	10	260	26.21	3,900.00
660L Recycling Bin Weekly	18	936	0	936.00
1100L Recycling Bin Weekly	27	1404	0	0.00
240L Organics Bin Weekly	7	364	3.12	62,608.00
			Total	\$ 299,616.00

Commercial Service Option (non-residential areas)	Rate per week	Annual Charge	Percentage Increase %	Anticipated Revenue \$
	\$	\$		
140L Garbage Bin Fortnightly	7.54	439	11.99	0
140L Garbage Bin Weekly	14.92	878	13.14	0
240L Garbage Bin Fortnightly	8.37	497	14.25	1,988.00
240L Garbage Bin Weekly	16.58	994	15.31	4,970.00
660L Garbage Bin Weekly	37.5	1950	0	0.00
1100L Garbage Bin Weekly	52.5	2730	0	0.00
240L Recycling Bin Fortnightly	5.75	299	9.93	1,196.00
360L Recycling Bin Fortnightly	6.25	325	1.56	325
660L Recycling Bin Weekly	20.5	1066	0	0.00
1100L Recycling Bin Weekly	29.5	1534	0	0.00
240L Organics Bin Weekly	7	364	3.12	728.00

			Total	\$	9,207.00
Commercial Service Option (additional services)	Rate per collection \$	Percentage Increase %	Anticipated Revenue \$		
Mattress Collection (per mattress)	77	0			1,925.00
Bulky Waste Collection (2m2)	200	0			4,000.00
			Total	\$	5,925.00
GRAND TOTAL INCOME				\$	314,748.00

Attachment 4: Penrith City Children's Services Cooperative 2026-27 Budget Overview

Background

The Penrith City Children's Services Cooperative (PCCSC) was established in November 2002 to manage direct service provision of Children's Services sponsored by Council. Since its inception, the Board of Directors has met regularly to consider children's services matters. The Board looks at broad policy matters, sets the direction for Children's Services and makes major decisions that affect the provision of children's services.

The Penrith City Council Children's Services Cooperative Ltd., (PCCCSC) vision statement is that we create a safe, happy environment where children and young people learn with their educators and peers and are skilled for life-long learning.

The Board developed its Strategic Plan in 2023 with five strategic goals focus on Collaborative relationships, enhance safety and wellbeing, operational excellence and innovation, thriving workforce and educational excellence. The Board's Strategic Plan is aligned to Council's Operational Plan.

This report relates to children's services managed by the PCCSC – Long Day Care, Pre School, Before and After School Care, Vacation Care services, Allied Health services and Mobile Playvan.

At its meeting on 19 February 2026, the PCCSC Board recommended fees and charges for children's services managed by the cooperative, which are now represented in Council's draft Operational Plan for 2026-27.

Following the favourable financial outcome for children's services Cooperative for the last few financial years, the Board and the children's services internal management unit continue to strengthen the monitoring and reporting of performance. Robust systems are in place to support this. The Board continues to review its operations to ensure services are financially viable, balancing this with affordability and the need to ensure ongoing high quality. The Board will analyse the latest demographic data for the City and review service provision accordingly. Two of the biggest challenges are maintaining utilisation rates across all services and recruiting and retaining skilled and qualified staff.

Government Contributions

Start Strong Long Day Care funding has continued to rollout in the 2026/2027 financial period with support provided for 3- and 4-year-old children. This will continue into the new financial year.

Children and Parenting support funding is extended till 30 June 2026.

The Health and Development Participation Grant is received for Calendar year 2026.

Fees and Charges

A global approach to children's services budgeting, with the overall intention of achieving a balanced budget. For the 2026-27 financial period, fee increases have been factored into the budgets for majority of service types. The fee increases for LDC 11 hours 4.0%, Preschool 6.3% and Vacation care 4.0%. There is no increase to BSC and ASC fee. Fees will be reviewed over the coming years to ensure service viability. The cost of one fulltime 11-hour LDC place = \$31,772.00, one fulltime 9-hour LDC place = \$27,959.36, one VC place = \$4,391.30, one BSC place = 5,200.00 and one ASC place = 6,500.0.

The Allied Health service, supports, travel, and cancellations provided under the NDIS and to ensure 'value for money' in accordance with NDIS Act 2013, PCC will charge clients based on

Attachment 4: Penrith City Children's Services Cooperative 2026-27 Budget Overview

the price limits as outlined in the NDIS Price Guide in VIC, NSW, QLD, TAS. The Psychologist Service has been added to the 2026-27 budget as part of the allied health service.

In an effort to ensure universal access to all children, the Board provides support to families with children with additional needs and disability. Whilst services that enrol children with additional needs are subsidised, (Inclusion Development Funding – previously ISS), this subsidy falls significantly short of the cost. Although these initiatives come at a significant cost, they provide an enormous benefit to children and their families. The council has contributed amount of \$200,000 subsidy as a community obligation/social justice contribution towards the Board's operations in the past. However, 2026-27 the Children's Services Cooperative will fund the gap.

In recommending the proposed fees and charges, the Board is requesting the above change to fees to achieve the income target and compete in Penrith LGA. The greatest potential financial impact for children's services is that the centres will not meet projected budgeted income. However, such a reduction in income would also require significant adjustments in operational and staffing expenditure as well as adjustments to the services' contributions to pooled funds.

Financial Considerations factored into the children's services global budget

Expenditure included in the Children's Services budgets covers staffing (permanent, temporary, and casual) including wage increases and increases in salaries from skill and knowledge assessment progression. This equates to 84.5% of expenditure. An additional staff member has been factored into centre budgets for educator breaks. Staff hours have also been allocated for curriculum development and programming (3 hours a fortnight for LDC and 4 hours fortnight for PS) for each staff member. To ensure succession planning and to strengthen centre leadership, a provision for 2IC release time has been made for each service when staffing provisions allow. This provision is calculated differentially dependent on the size and complexity of services with all LDC services receiving a backfill allocation of 4 hours per week and cluster sites receiving 10-12 hours.

In most services, the rotational pool (permanent staff costs) will be used to cover most of the annual leave, sick leave and RDO backfill. LDC centres also have some 'float' hours allocated to budget to cover sick leave and training days. Relief staff costs rise somewhat over winter, especially when permanent staff are on sick leave. For this budget development cycle, Certificate 3 trainees will be utilised across services as required for consistency and stability and to reduce the call on relief costs.

Operating expenses (for day-to-day provision, e.g., food, power, cleaning, maintenance, etc.) and pooled funds (contribution towards compliance, building and IT upgrades) make up the balance of expenditure. With ageing assets to manage (some 40 years old), the Board is making more provision than ever before for building upgrades to ensure they continue to be safe and able to deliver a contemporary curriculum. The board is also contributing rent to 26 building and council building to council as part of the management agreement between children services and council. The board will contribute towards IT cost and maintenance cost of building as per new management agreement between children services and council.

Income is predominantly made up of parent fees and Child Care Subsidy (CCS), income depends to a great extent on the utilisation/occupancy levels for each centre. Other income sources include external funding by state and federal government. The allied health service has shown decent growth in current financial year and it is expected to grow more in FY2026/27.

Attachment 4: Penrith City Children's Services Cooperative 2026-27 Budget Overview

Comment from Finance Business Partner – Children's Services

The budget prepared by PCCSC is aim for breakeven budget after contributing to pool reserve.

1. The Children's services have decided to fund the inclusion support service. Hence Council contribution of \$200,000 is no longer required.
2. The new management agreement has in place between council and children services department. The children services department will contribute rent for 26 building and council building. The \$3,000 per building in 2026 with incremental increase of 20% over 5 years to \$15,000 per building and Children's service department will co-fund the maintenance cost under split arrangement.
3. The new Psychologist services is added to allied health services after the huge response of Speech Therapy and Occupational Therapy. It will give financial support to children's services operation.
4. The children's service will contribute \$1,090,000 for building upgrade and \$100,000 for shade audit and shed relocation.

Conclusion

Children's Services operates in a complex legislative and financial environment. Many factors influence the development of budgets for children's services, such as fee equity, equity of access, utilisation, staff to children ratio, good building, playground and compliance. For the budget period 2026-27 a balanced budget is projected Underpinning principles guiding budget decisions include maintaining fees at affordable levels and ensuring equity of access for all children whilst balancing these outcomes with PCCSC's objective of financial viability and being a leader in quality.

Following the recommendations from the Board to Council on the fees and charges for Children's Services, they will be included in the Draft 2026-27 Operational Plan which will go on Public Exhibition in May, for final adoption by Council in June and implementation from July 2026.

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Cemeteries							
Garden (Penrith General Cemetery)							
Garden Site	965.00	1,310.00	35.75%	345.00	To align with the newly adopted Cemeteries Strategic Management Plan, it is proposed that garden ashes memorial fees be adjusted to achieve consistency with the existing walls ashes memorial fees in the 2025/2026 financial year. A further increase of \$300 is proposed for the 2026/2027 financial year to ensure the fees remain reflective of service value, ongoing maintenance requirements, and long-term asset sustainability.	REF	FM
Children's Services							
Children Services Centres Preschool							
(three- and four-year equity rate) for Aboriginal/Torres Strait Islander, Low Income and Disability – third day rate of care	-	10.00	New Fee	10.00	The NSW Government has revised its Start Strong funding model for children aged 3–5 attending preschool, resulting in a reduction to the fee-relief allocations provided to early childhood services. Consequently, this change has led to an increased portion of preschool fees being passed on to families to ensure ongoing program sustainability and the maintenance of service quality.	DCR	CSM
1 July – 31 December (Third day rate for Preschool – (non-equity children) - 3-year- olds)	70.00	80.00	14.29%	10.00	The proposed fee structure has been benchmarked against other preschool providers within the Local Government Area and remains competitive in comparison. The increase reflects the recent reduction in Start Strong funding provided by the NSW Government, which has required Council-operated preschools to adjust fees to maintain service quality and financial sustainability.	DCR	CSM
Children Services Centres Additional Fees Additional Service Fees							
Psychologist services	-	232.99	New Fee	232.99	This service represents a new offering within Children’s Services under the allied health function, with fees established in accordance with the National Disability Insurance Scheme (NDIS) pricing guidelines. Aligning the fee structure with these nationally recognised standards ensures transparency, consistency, and compliance while supporting the delivery of high-quality, evidence-based allied health services to children and their families.	FCR	CSM
Orofacial Myology Kits for Purchase	-	40.00	New Fee	40.00	This resource cost is a standard charge applied to Speech Therapy clients to support the materials required for their clinical therapy sessions, and is set on a cost-recovery basis to ensure the sustainability of service delivery.	FCR	CSM
Myo Munchee	-	104.49	New Fee	104.49	This resource cost is a standard charge applied to Speech Therapy clients to support the materials required for their clinical therapy sessions, and is set on a cost-recovery basis to ensure the sustainability of service delivery.	FCR	CSM
Myospots Tongue Exercise Spots	-	35.00	New Fee	35.00	This resource cost is a standard charge applied to Speech Therapy clients to support the materials required for their clinical therapy sessions, and is set on a cost-recovery basis to ensure the sustainability of service delivery.	FCR	CSM
Theraputty	-	14.95	New Fee	14.95	This resource cost is a standard charge applied to Speech Therapy clients to support the materials required for their clinical therapy sessions, and is set on a cost-recovery basis to ensure the sustainability of service delivery.	FCR	CSM
Chewy Tubes	-	14.95	New Fee	14.95	This resource cost is a standard charge applied to Speech Therapy clients to support the materials required for their clinical therapy sessions, and is set on a cost-recovery basis to ensure the sustainability of service delivery.	FCR	CSM
Mobile Play Van							
Ball Pit and Gazebo	-	200.00	New Fee	200.00	These charges relate to the hire of resources provided through the Mobile Playvan program and are applied to families to support the ongoing maintenance and replacement of equipment used during service delivery.	DCR	CSM
Garden Games Kit	-	120.00	New Fee	120.00	These charges relate to the hire of resources provided through the Mobile Playvan program and are applied to families to support the ongoing maintenance and replacement of equipment used during service delivery.	DCR	CSM
Educator Party Kit - Science Experiment Kit for 20 Children	-	395.00	New Fee	395.00	These charges relate to the hire of resources provided through the Mobile Playvan program and are applied to families to support the ongoing maintenance and replacement of equipment used during service delivery.	DCR	CSM
Educator Party Kit - Art Studio	-	335.00	New Fee	335.00	These charges relate to the hire of resources provided through the Mobile Playvan program and are applied to families to support the ongoing maintenance and replacement of equipment used during service delivery.	DCR	CSM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Educator Part Kit – Hands-on Learning (STEM/loose parts) kit	-	345.00	New Fee	345.00	These charges relate to the hire of resources provided through the Mobile Playvan program and are applied to families to support the ongoing maintenance and replacement of equipment used during service delivery.	DCR	CSM
Mobile Play Van Ordinary Hours (Week Days)							
8-Hour Hire	-	1,238.00	New Fee	1,238.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
4-Hour Hire	-	710.00	New Fee	710.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
Mobile Play Van Saturday Rates							
8-Hour Hire	-	1,535.00	New Fee	1,535.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
4-Hour Hire	-	875.00	New Fee	875.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
Mobile Play Van Sunday Rates							
8-Hour Hire	-	1,832.00	New Fee	1,832.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
4-Hour Hire	-	1,040.00	New Fee	1,040.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
Mobile Play Van Public Holiday Rates							
8-Hour Hire	-	3,020.00	New Fee	3,020.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
4-Hour Hire	-	1,040.00	New Fee	1,040.00	These charges apply to the hire of the Mobile Playvan for events and family occasions, enabling engagement with the service during both weekday and weekend bookings. The fees support the effective delivery, maintenance, and resourcing of the program while ensuring its ongoing sustainability.	DCR	CSM
Civil Construction & Maintenance							
Section 138 Roads Act - Permits and Approvals (City Assets) Section 138 Roads Act - Construction Work Zone							
Additional Work Zone Signage	450.00	480.00	6.67%	30.00	Fees and charges have been adjusted to reflect ongoing increases in industry construction costs, which in recent years have risen well above CPI. Based on advice from the Sign and Line Marking Supervisor, the updated fee for installing a new sign on a standard post (a 3.2 m pole installed in ground with a general A-size sign) is \$480. This revised fee accounts for standard installation requirements; however, if a service check is necessary, additional charges will be applied accordingly.	DCR	CA

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Road Reserve Public Works & Restorations Signs							
Erection of Existing Blade on New Post	330.00	350.00	6.06%	20.00	Fees and charges have been increased to align with rising industry construction costs, which in recent years have escalated at levels above CPI. The Council's Signs and Line Marking Supervisor has reviewed the proposed adjustments and supports the recommended increases, confirming they are consistent with current market conditions and necessary to ensure cost recovery and ongoing service sustainability.	DCR	CA
Development Compliance and Swimming Pools							
Building Information Certificate Application Building Information Certificate (EP&A Act certificate relating to buildings on property)							
Additional Building Inspection is required (more than 1 inspection carried out)	99.00	121.00	22.22%	22.00	An increase in fees is proposed in response to the growing number of applications being lodged, the increasing complexity of those applications, and the rise in submissions that include alternative solutions. These factors have resulted in significantly higher demands on staff resources and assessment time, with many applications requiring multiple site inspections to ensure compliance and safety. To ensure fees remain equitable and reflective of the true cost of service delivery, Council has undertaken a benchmarking review against the fees and charges of comparable councils. This review supports the proposed fee increases, ensuring Council's charges remain aligned with industry expectations and cost-recovery principles.	DCR	DSM
Class 1 Buildings	275.00	300.00	9.09%	25.00	There has been a notable increase in the complexity of applications, many of which now include detailed technical information requiring extensive review by specialist staff. This trend has also resulted in greater reliance on resources from other Council business units to support thorough and compliant assessments. An increasing proportion of applications propose alternative solutions, which significantly elevates assessment time and necessitates input from additional personnel. The processing of these more complex applications involves extended review periods, coordination across multiple internal teams, and technical evaluation to ensure compliance with relevant standards and regulations. Many applications also require multiple site inspections, as well as internal referrals and ongoing communication with applicants, property owners, consultants, and other industry professionals. These factors contribute to a substantial increase in staff time and resources required to process applications effectively and responsibly.	DCR	DSM
Class 2 Buildings comprising 2 dwellings	275.00	300.00	9.09%	25.00	Fee increases are proposed in response to the continued rise in application volumes, growing complexity of submissions, and the increasing number of applications that incorporate alternative solutions. These factors have placed significant additional demand on staff resources, as complex applications require extended assessment time, multiple site inspections, and detailed technical review. The assessment process has also required greater involvement from various Council business units, resulting in increased internal resourcing needs to ensure thorough and compliant evaluations. To support cost-recovery principles and maintain alignment with industry practice, Council has undertaken a benchmarking review of fees and charges across comparable councils. This review supports the proposed fee increases and ensures that Council's charges remain fair, consistent, and reflective of the actual cost to deliver these services.	DCR	DSM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Class 2-9 Buildings (not exceeding 200m2)	275.00	300.00	9.09%	25.00	A fee increase is proposed in response to the rising number of applications, the growing complexity of submissions, and the increasing proportion of applications that put forward alternative solutions, all of which require substantially more staff time and technical review. Many applications now necessitate multiple site inspections and detailed assessments, placing additional demand on staff resources and requiring input from several Council business units. To ensure fees remain fair, transparent, and reflective of the true cost of service delivery, Council has benchmarked its fees and charges against those of comparable councils, with this analysis supporting the proposed increases.	DCR	DSM
Class 2-9 Buildings (200-2,000m2)	275.00	300.00	9.09%	25.00	There has been a significant increase in the complexity of applications, many of which now include detailed technical information requiring extensive review and greater reliance on specialist resources across multiple Council business units. A growing number of applications propose alternative solutions, further increasing the time and personnel required for thorough assessment. These complex applications often necessitate multiple site inspections, internal referrals, and ongoing communication with applicants, property owners, consultants, and other industry professionals. Collectively, these factors place substantial demand on Council resources and extend processing timeframes, highlighting the need for an adjustment to fees to better reflect the effort involved.	DCR	DSM
Class 10 Buildings	275.00	300.00	9.09%	25.00	A fee increase is proposed in response to the rising number of applications, the increasing complexity of submissions, and the growth in applications proposing alternative solutions, all of which require significantly greater staff time and technical assessment. Many applications now involve multiple site inspections, detailed reviews, and extensive coordination across various Council business units, placing substantial demand on staff resources. To ensure fees remain equitable and reflective of the true cost of delivering these services, Council has undertaken a benchmarking review against comparable councils, with the findings supporting the proposed fee increases.	DCR	DSM
Part of building - external wall only or does not otherwise have a floor area	275.00	300.00	9.09%	25.00	A fee increase is proposed due to the growing volume of applications, increased complexity of submissions, and the rising number of applications that put forward alternative solutions, all of which require substantially more staff time and technical assessment. Many applications now necessitate multiple site inspections, detailed review, and coordination with various Council business units, placing added pressure on staff resourcing and operational capacity. To ensure the fees remain equitable and reflective of the actual cost of service delivery, Council has benchmarked its fees and charges against those of comparable councils, with this analysis supporting the proposed increase.	DCR	DSM
Fee for a Certificate for Unauthorised Work to a Class 1 and Class 10 Building	275.00	300.00	9.09%	25.00	A fee increase is proposed due to the growing volume of applications, increased complexity of submissions, and the rising number of applications that put forward alternative solutions, all of which require substantially more staff time and technical assessment. Many applications now necessitate multiple site inspections, detailed review, and coordination with various Council business units, placing added pressure on staff resourcing and operational capacity. To ensure the fees remain equitable and reflective of the actual cost of service delivery, Council has benchmarked its fees and charges against those of comparable councils, with this analysis supporting the proposed increase.	DCR	DSM
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (not exceeding 200m2)	275.00	300.00	9.09%	25.00	A fee increase is proposed due to the growing volume of applications, increased complexity of submissions, and the rising number of applications that put forward alternative solutions, all of which require substantially more staff time and technical assessment. Many applications now necessitate multiple site inspections, detailed review, and coordination with various Council business units, placing added pressure on staff resourcing and operational capacity. To ensure the fees remain equitable and reflective of the actual cost of service delivery, Council has benchmarked its fees and charges against those of comparable councils, with this analysis supporting the proposed increase.	DCR	DSM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (200-2000m2)	275.00	300.00	9.09%	25.00	A fee increase is proposed due to the growing volume of applications, increased complexity of submissions, and the rising number of applications that put forward alternative solutions, all of which require substantially more staff time and technical assessment. Many applications now necessitate multiple site inspections, detailed review, and coordination with various Council business units, placing added pressure on staff resourcing and operational capacity. To ensure the fees remain equitable and reflective of the actual cost of service delivery, Council has benchmarked its fees and charges against those of comparable councils, with this analysis supporting the proposed increase.	DCR	DSM
Swimming Pool Act Applications and Regulations							
Application for an exemption under Section 22 (As per Regulation)	70.00	200.00	185.71%	130.00	A fee increase is proposed in response to the growing complexity of applications and the substantial demands this places on staff resourcing and assessment time. Increasingly, applications require detailed technical analysis, coordination across multiple business units, and several site inspections, resulting in higher operational effort. To ensure the fee structure remains fair, transparent, and reflective of the true cost of service delivery, Council has benchmarked the proposed fees against those of comparable councils, with the findings supporting the recommended adjustments.	STAT	EHCM
Environmental Health							
Food Safety Surveillance Program Temporary Food Premises							
Annual Approval to sell food from temporary food stall/food van (excluding mobile food), includes 1 primary inspection.	-	190.00	New Fee	190.00	A review of the program, undertaken in collaboration with the Business Improvement team, recommended the development of a more streamlined and efficient approval pathway for temporary food stall/food van (excluding mobile food) vendors operating at events, including the introduction of a revised fee structure to support the improved process. As part of this review, Council benchmarked the proposed approach and associated fees against those of other councils to ensure consistency, fairness, and alignment with industry practice.	SUB	EHCM
Fire Safety and Certification							
Annual Fire Safety Statement Assessment							
Reissue of fire safety schedules under s80a	403.00	435.00	7.94%	32.00	The fee has been increased by 7.94% to align with the hourly rates applicable to Council staff delivering professional services and administrative/clerical services.	FCR	DSM
Floodplain & Stormwater Management							
Flood Reports							
Urgent Flood Level Advice	-	415.00	New Fee	415.00	Council provides flood level advice (Flood Information Certificates), which are typically issued within five working days. In practice, however, Council frequently receives urgent requests and has been responding within two working days as part of its commitment to high-quality customer service. To continue meeting these urgent requests while effectively managing increasing demand and associated resource impacts, the introduction of a new urgent-processing fee is recommended.	DCR	ESM
Miscellaneous Floodplain Management Service	-	215.00	New Fee	215.00	The fee for issuing a Flood Information Certificate applies per property, regardless of property size. In recent years, Council has received requests for certificates for significantly larger properties, where the preparation of flood level advice requires substantially more staff time and resources than for standard residential lots. These additional costs cannot be absorbed within the existing fee structure. In such cases, Council will prepare an estimate of the additional costs, based on the approved rate, for agreement with the applicant prior to undertaking the work.	DCR	ESM
Marketing & Events							
Filming & Photography Permits							
Low Impact Permit	114.00	139.00	21.93%	25.00	The proposed adjustments ensure that Penrith City Council's filming fees remain consistent with industry standards, align with neighbouring councils, and comply with the NSW Local Government Filming Protocol. This approach supports accessibility for community groups and emerging filmmakers while providing a clear, structured, and transparent framework for commercial industry users.	DCR	CMM

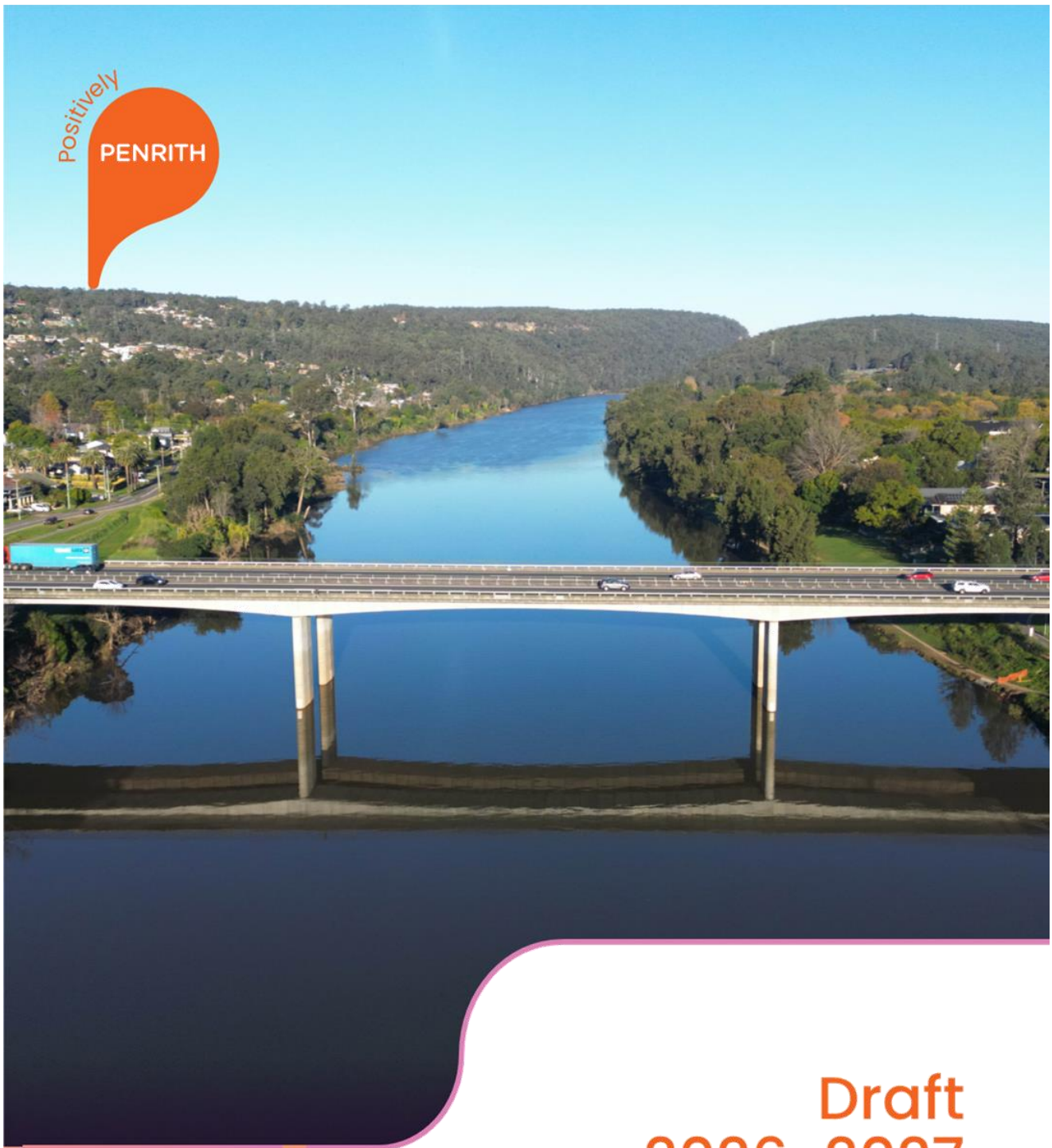
Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
High Impact Filming	358.00	425.00	18.72%	67.00	The proposed adjustments ensure that Penrith City Council's filming fees remain consistent with industry standards, align with neighbouring councils, and comply with the NSW Local Government Filming Protocol. This approach supports accessibility for community groups and emerging filmmakers while providing a clear, structured, and transparent framework for commercial industry users.	DCR	CMM
Medium Impact Permit	227.00	269.00	18.50%	42.00	The proposed adjustments ensure that Penrith City Council's filming fees remain consistent with industry standards, align with neighbouring councils, and comply with the NSW Local Government Filming Protocol. This approach supports accessibility for community groups and emerging filmmakers while providing a clear, structured, and transparent framework for commercial industry users.	DCR	CMM
Property Investment							
Telecommunications Facilities							
Application Fee - New facilities, modification to existing facilities or co-location requests	2,400.00	2,750.00	14.58%	350.00	In 2025, Council engaged a specialist telecommunications property manager through a formal Request for Tender (RFT) process to support the effective management of Council's Telecommunications Portfolio. Following consultation with the appointed subject matter expert, it has been determined that an adjustment to the initial fees charged to telecommunications providers is warranted. As a result, the initial fee will be increased to \$2,750.	REF	PDM
Recreation Facilities Management							
Sporting Fields Jamison Park Synthetic Fields							
Association, Affiliated Sports Clubs, Schools (Games and Training)	-	65.00	New Fee	65.00	The fee provides clarification in relation to the groups that it applies to, supporting community sport group and school use. The hire fee has remained the same as per the 2025-2026 fees and charges for a single field per hour rate. The school use fee was \$65 for a single field per hour rate in 2025-2026 and was identified on a separate line, this has now been combined into this fee.	DCR	FM
Association, Affiliated Sports Clubs, Schools (Games and Training)	-	120.00	New Fee	120.00	The fee provides clarification in relation to the groups that it applies to, supporting community sport group and school use. The fee applies if both fields (the whole site) is used by the same hirer. In 2025-2026 hirers were charged \$65 per field, a total of \$130 for the site, and AFL/Cricket were charged \$100 per hour. The new fee proposed is intended to promote a more affordable solution for use of the full site by a single hirer.	DCR	FM
Association, Affiliated Sports Clubs (Competitions)	-	75.00	New Fee	75.00	The new fee will be applied to competitions which are additional to traditional seasonal training and competitions, and are operated by the Association and/or Affiliated sports clubs, where the organiser charges and entry fee for participation in the competition. These competitions often incur higher levels of use, with more impact on the fields, over a shorter period. The fee is slightly increased from the regular fee of \$65 to reflect these circumstances while keeping hire fees affordable.	DCR	FM
Association, Affiliated Sports Clubs (Competitions)	-	140.00	New Fee	140.00	The new fee will be applied to competitions which are additional to traditional seasonal training and competitions, and are operated by the Association and/or Affiliated sports clubs, where the organiser charges and entry fee for participation in the competition. The fee applies if both fields (the whole site) is used by the same hirer. These competitions often incur higher levels of use, with more impact on the fields, over a shorter period. The new fee proposed is intended to promote a more affordable solution for use of the full site by a single hirer. The fee is slightly increased from the regular fee of \$120 to reflect these circumstances while keeping hire fees affordable.	DCR	FM
Casual Hire (Non-Profit)	-	80.00	New Fee	80.00	The 2025-2026 casual hire non-profit fee was \$100 per hour per field. In addition, there was a fee for seasonal community use at \$80 per hour per field. This seasonal charge was not used and feedback has been that the casual non-profit fee has been cost prohibitive. On review, the fees have been combined as casual non-profit and retained at the previous seasonal community use charge of \$80.	DCR	FM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Casual Hire (Non-Profit)	-	150.00	New Fee	150.00	The 2025-2026 casual hire non-profit fee was \$100 per hour per field. In addition, there was a fee for seasonal community use at \$80 per hour per field. This seasonal charge was not used and feedback has been that the casual non-profit fee has been cost prohibitive. On review, the fees have been combined and aligned to the proposed new casual hire (non-profit) single field hire rate.	DCR	FM
Casual Hire (Profit)	-	160.00	New Fee	160.00	The 2025-2026 fees and charges included a commercial hire rate per hour per field. The naming of this fee has been changed to casual hire profit.	DCR	FM
Casual Hire (Profit)	-	300.00	New Fee	300.00	This fee applies for commercial hire of the whole facility.	DCR	FM
Cricket (summer season only)	-	80.00	New Fee	80.00	In 2025-2026 a fee of \$100 was applied for use of the facility for competitions and approved training by cricket. Use of the site for cricket has not occurred and, given the minimal levels of impact, and length of game a reduction of the fee to \$80 per hour for the facility has been established.	DCR	FM
Sporting Fields All Other Sporting Fields and Facilities							
BMX Track - Seasonal Hire Fee	-	1,750.00	New Fee	1,750.00	There has been no previous hire fee applied for the BMX track at South Creek, St Marys. The fee aligns to sportsground field hire fees as a floodlit site.	SUB	FM
Werrington Dog Exercise and Training Area	-	25.00	New Fee	25.00	A new dog training/exercise facility has been created at Parkes Avenue, Werrington replacing sports courts that could not be remediated given significant cost and budget required. Demand has been identified for a dedicated fenced dog training area. The conversion of the courts retains an asset which can be used by the community. It will be a 'bookable' space and a hire fee will be applied which has been developed in line with facility type offered.	SUB	FM
Regulatory Control							
Animal Control							
Pet ID Tag	-	10.00	New Fee	10.00	As part of Council's commitment to pet education and responsible ownership, free pet ID tags are provided to Penrith LGA residents at Council-run community events to support compliance with the Companion Animals Act 1998 and assist with the prompt return of lost pets. Outside these events, Council receives ongoing requests for tags from residents and non-residents, with costs currently absorbed by the Pet Education Project budget. The introduction of a modest \$10 pet ID tag fee is proposed to partially offset supply costs and support program sustainability.	FCR	EHCM
General Fees							
Livestock Adoption Fee - Small to Medium Animal (Poultry, Sheep, Goats)	-	30.00	New Fee	30.00	Over the past 12 months, Council has seen an increase in impounded livestock, including roosters, sheep, goats and ponies. Where animals cannot be returned to their owners, Council must arrange rehoming and manage associated costs for housing, care, biosecurity, traceability, ear tagging and statutory reporting. The proposed livestock adoption fee would partially recover these costs while supporting responsible ownership and legislative compliance.	FCR	EHCM
Livestock Adoption Fee - Medium to Large Animal (Horse, Cattle)	-	150.00	New Fee	150.00	Over the past 12 months, Council has seen an increase in impounded livestock, including roosters, sheep, goats and ponies. Where animals cannot be returned to their owners, Council must arrange rehoming and manage associated costs for housing, care, biosecurity, traceability, ear tagging and statutory reporting. The proposed livestock adoption fee would partially recover these costs while supporting responsible ownership and legislative compliance.	FCR	EHCM
Traffic Management & Road Safety							
Application to Council for a CDC Roads Authority Certificate under Section 128 of Environmental Planning and Assessment Regulation 2021	-	900.00	New Fee	900.00	Proposed new fee following legislative changes that require Council to issue a Roads Authority Certificate for certain types of Complying Development pursuant to Section 128 of the Environmental Planning and Assessment Regulation 2021. The new fee covers administrative and assessment costs associated with issuing a Roads Authority Certificate.	DCR	ESM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
Waste Management							
Waste Management Services							
Replacement bin (660L)	-	375.00	New Fee	375.00	New fee proposed in the 2026-27 fees and charges to deter mistreatment of bins and, in rare cases, to recoup the costs of unreasonably frequent bin replacement.	FCR	WCPM
Replacement bin lid (660L/1100L)	-	246.00	New Fee	246.00	New fee proposed in the 2026-27 fees and charges to deter mistreatment of bins and, in rare cases, to recoup the costs of unreasonably frequent bin replacement.	FCR	WCPM
Replacement bin (1100L)	-	600.00	New Fee	600.00	New fee proposed in the 2026-27 fees and charges to deter mistreatment of bins and, in rare cases, to recoup the costs of unreasonably frequent bin replacement.	FCR	WCPM
Residential Effluent Charges Annual Residential Effluent Charges - Unsewered Areas							
Weekly Pumpout	1,899.45	2,090.00	10.03%	190.55	The proposed 2026-27 fees for residential effluent collection only cover 26% of the total service cost to Council. A 10% increase will recover some costs while minimising impacts on Council.	SUB	WCPM
Fortnightly Pumpout	948.15	1,043.00	10.00%	94.85	The proposed 2026-27 fees for residential effluent collection only cover 26% of the total service cost to Council. A 10% increase will recover some costs while minimising impacts on Council.	SUB	WCPM
Commercial Waste - Residential Areas							
660L Garbage bin service collection once per week	-	1,820.00	New Fee	1,820.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
1100L Garbage bin service collection once per week	-	2,600.00	New Fee	2,600.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
660L Recycling bin service collection once per week	-	936.00	New Fee	936.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
1100L Recycling bin service collection once per week	-	1,404.00	New Fee	1,404.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
240L Recycling bin collected once per fortnight	157.00	234.00	49.04%	77.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
140L Garbage bin service collection once per week	560.00	748.00	33.57%	188.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
140L Garbage bin collected once per fortnight	282.00	374.00	32.62%	92.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
240L Garbage bin service collection once per week	654.00	864.00	32.11%	210.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
240L Garbage bin collected once per fortnight	328.00	432.00	31.71%	104.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
360L Recycling bin collected once per fortnight	206.00	260.00	26.21%	54.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
Commercial Waste - Non-Residential Areas							
660L Garbage bin service collection once per week - non residential areas	-	1,950.00	New Fee	1,950.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
1100L Garbage bin service collection once per week - non residential areas	-	2,730.00	New Fee	2,730.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
660L Recycling bin service collection once per week	-	1,066.00	New Fee	1,066.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
1100L Recycling bin service collection once per week	-	1,534.00	New Fee	1,534.00	A new fee is proposed in response to feedback from local businesses indicating a need for waste services that cater to larger capacity requirements. The introduction of this fee will provide an appropriate and transparent charging structure for businesses with higher waste volumes, ensuring service costs are recovered fairly while supporting the efficient delivery of waste management services.	FCR	WCPM
240L Garbage bin service collection once per week - non residential areas	862.00	994.00	15.31%	132.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM

Fee Name	2025/2026 Fee (incl. GST)	2026/2027 Fee (incl. GST)	% Increase (incl. GST)	\$ Increase (incl. GST)	Comment	Price Code	MGR
240L Garbage bin collected once per fortnight - non residential areas	435.00	497.00	14.25%	62.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
140L Garbage bin service collection once per week - non residential areas	776.00	878.00	13.14%	102.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
140L Garbage bin collected once per fortnight - non residential areas	392.00	439.00	11.99%	47.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
240L Recycling bin collected once per fortnight - non residential areas	272.00	299.00	9.93%	27.00	Since introducing commercial services in 2019, the charges have been kept artificially low to encourage uptake. The proposed fees and charges for 2026-27 have been increased following market research and cost comparisons, which identified that Council's services were previously priced well below competitors and were not achieving cost recovery. The revised pricing remains competitive with industry rates and has potential to improve financial sustainability.	FCR	WCPM
Commercial Waste - Additional Costs							
2 Cubic Metre Bulky Commercial Waste Collection (Per Service)	-	200.00	New Fee	200.00	A new fee is proposed in response to feedback from businesses seeking access to a bulky waste collection service for materials similar to household waste. This fee will provide a clear and appropriate charging mechanism to support service delivery and ensure costs are recovered for collections outside the standard residential service model.	FCR	WCPM
Commercial Mattress Collection (fee per mattress)	-	77.00	New Fee	77.00	A new fee is proposed in response to feedback from businesses requesting a mattress collection service. This fee will establish a clear and equitable charging framework to support the safe and efficient collection and disposal of mattresses, ensuring Council can recover associated costs while meeting the needs of local businesses.	FCR	WCPM
Additional Commercial Bin Collection (660L or 1100L bins, both Residential and Non-Residential areas)	-	55.00	New Fee	55.00	A new fee is proposed in response to feedback from businesses requiring a one-off additional bin collection. This fee will provide a clear and equitable charging structure for collections outside the standard service schedule, ensuring operational costs are recovered while supporting the needs of local businesses.	FCR	WCPM



Draft 2026-2027 Fees and Charges



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Introduction

Under Section 608 of the Local Government Act 1993 Council may charge and recover an approved fee for any service it provides, including the following:

- supply a service, product or commodity;
- giving information
- providing a service in connection with the exercise of the council's regulatory functions - including receiving an application for approval, granting an approval, making an inspection and issuing a certificate
- allowing admission to any building or enclosure.

Under the principle of "user pays", fees are introduced to offset the cost of service provision, or in the case of commercial activities to realise a reasonable rate of return on assets employed by the Council, in order to support the provision of services and to alleviate the burden that would otherwise be unfairly placed upon ratepayers.

Council has given due consideration to the following factors in determining the appropriate price for each fee:

- cost of the Service or Operation
- other revenue sources which may fund the service
- laws and regulations
- ability of the persons/group using the service to pay
- benefit to the community (possible subsidy)
- benchmarking with others providing similar services.

Council discloses its pricing policy by showing a pricing code against each individual fee within the schedule of Fees & Charges. Council's current pricing policy is outlined in the following section.

All fees are quoted in "GST Inclusive" terms, as this is the relevant price to the customer, however it should be recognised that within the schedule there are many fees that do not attract GST. Any portion of bonds/deposits retained will be subject to GST of 10%.

Pricing Structure

Price Code	Pricing Structure	Pricing Application
FCR	Full Cost Recovery	Includes all costs, direct and indirect, incurred in providing the good or service. Indirect costs include a proportion of shared costs (or overheads) which include supply and information technology; the recording and processing of financial information,
DCR	Direct Cost Recovery	Includes the recovery of salary, salary on-costs, and materials directly attributable to the provision of the good or services.
EXT	External Cost	Price is determined by external parties carrying out the relevant works.
REF	Reference	Involves the identification of like or similar services in the community followed by the adoption of similar prices to those charged by such services.
ROR	Rate of Return	Prices are set to recover an excess over costs that may then be directed to capital improvements/development of similar facilities.
SUB	Subsidies (Partial Cost)	Council only recovers a portion of costs. New services, services located in areas of need within the City, and services from which benefits accrue to the City's community as a whole, are often subsidised. Services described as Community Service Obligation
STAT	Statutory	Prices are set to comply with statutory legislation.
N/A	Not Applicable	

* Costs are generally recovered through charging methods such as flat fee, period of use, time of use, or frequency of use.

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Penrith City Council

Building Maintenance & Construction

Nepean Room-Meetings/Seminars/Dining Function

Available for approved functions in accordance with Council Policy (not for commercial or social functions). Full room not suitable for theatre-style seating when opened up. Cancellation of less than 24 hours will incur the full charge.

Half Room / Full Room (Full Day)		For any function or use of the room, Council's Facilities Manager will determine the fee based on a full cost recovery basis	Y		FCR
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Passadena Room

Available for approved functions in accordance with Council Policy (not for commercial or social functions). 16 around a "U" shaped table plus maximum of 40 theatre-style off to one side of room. Cancellation of less than 24 hours will incur the full charge.

Full Room (Half Day)	\$248.00	\$257.00	Y	For any function or use of the room after business hours, Council's Facilities Manager will determine the fee based on a full cost recovery basis	FCR
Full Room (Full Day)	\$484.00	\$502.00	Y	For any function or use of the room after business hours, Council's Facilities Manager will determine the fee based on a full cost recovery basis	FCR

Other Small Rooms

Available for approved functions in accordance with Council Policy (not for commercial or social functions). Cancellation of less than 24 hours will incur the full charge.

Full Room (Half Day)	\$111.00	\$115.00	Y	For any function or use of the room after business hours, Council's Facilities Manager will determine the fee based on a full cost recovery basis	FCR
Full Room (Full Day)	\$205.00	\$213.00	Y	For any function or use of the room after business hours, Council's Facilities Manager will determine the fee based on a full cost recovery basis	FCR

Cemeteries

Burial Sites - All Cemeteries

All Burial Sites are 'At Need' only - Pre Purchase of Burial Site is not available

Lawn and Monumental Burial Sites - Penrith Cemetery	\$4,700.00	\$4,910.00	N	At Need Burial Sites in Lawn Sections or Monument Sections at Penrith Cemetery only. Includes administration costs, land value and site development.	REF
Surcharge for Non Residents (Applies to New Burial Sites Only)	\$2,630.00	\$2,750.00	N	Surcharge for non-resident of Penrith LGA, applies to new burial sites only, proof of residency may be requested. The out of area surcharge does not apply if the deceased is a resident of Penrith LGA at the time of death.	REF

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Burial Sites - All Cemeteries [continued]					
Penrith Lawn 3 – Plaque and installation	\$1,309.00	\$1,360.00	Y	Penrith Cemetery Lawn Section 3 (plaque on concrete beam) Memorial Plaque - include supply of 380mm X 215mm brass plaque, wording and installation.	REF
Interment Fee/Registration Fee					
First & Second Interment Fee - Lawn Burial Sites - Interment Fee	\$3,000.00	\$3,110.00	Y	First or Second Interment Fee for first or second burial in a lawn burial site at Penrith, St Marys or Emu Plains Cemeteries. Include administration costs, opening and closing of burial site.	EXT
First & Second Interment Fee - Lawn Burial Sites - Gravedigging	\$1,452.00	\$1,452.00	Y	First or Second Interment Fee for first or second burial in a lawn burial site at Penrith, St Marys or Emu Plains Cemeteries. Include administration costs, opening and closing of burial site.	EXT
First & Second Interment Fee - Monumental Sites - Interment Fee	\$3,000.00	\$3,110.00	Y	First or Second Interment Fee for first or second burial in a burial site in a monumental section at Penrith, St Marys or Emu Plains Cemeteries. Include administration costs, opening and closing of burial site.	EXT
First & Second Interment Fee - Monumental Sites - Open & Close of Site	\$1,210.00	\$1,210.00	Y	First or Second Interment Fee for first or second burial in a burial site in a monumental section at Penrith, St Marys or Emu Plains Cemeteries. Include administration costs, opening and closing of burial site.	EXT
Ashes Interment Fee (Columbarium, Gardens and in Grave)	\$584.00	\$610.00	N	Ashes Interment Permit for placement of ashes in columbarium walls at Penrith, St Marys and Emu Plains Cemeteries, ashes memorial gardens at Penrith Cemetery and ashes in grave sites at Penrith, St Marys and Penrith Cemeteries.	DCR
Placement of Ashes in Grave (By Council Staff)	\$479.00	\$500.00	Y	Placement of Ashes in Grave (By Council Staff) - Council Staff to prepare and close site for the interment of ashes in memorial garden and ashes in grave site.	DCR
Exhumation of Remains – Administration fee	\$1,085.00	\$1,125.00	Y	Exhumation of Remains - Administration Fee - Fee includes all administration costs and Council approvals, this does not include any NSW Government approvals required and does not include exhumation opening and closing fees.	DCR
Exhumation of Remains – Costs Recoverable	Managed by and cost paid to the applicant's contractor.	Managed by and cost paid to the applicant's contractor.	Y	Managed by and cost paid to the applicant's contractor.	EXT

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Interment Fee/Registration Fee [continued]					
Erection of Headstone/Monument Permit	\$283.00	\$295.00	N	Permit for monumental works - to construct a headstone or monument in Penrith, St Marys and Emu Plains Cemeteries. Works to be completed in line with AS4204:2019 and Council requirements.	DCR
Headstone/Monument repairs and alterations permit	\$122.00	\$130.00	N	Headstone/Monument repairs and alterations permit - permit to add an inscription on headstone and for minor repairs to an existing monument.	DCR
Concrete Insert Removed and Replaced	\$968.00	\$968.00	Y	Concrete Insert Removed and Replaced - the removal by gravediggers of a concrete insert in a monument on a gravesite to enable a burial in the grave, and the replacement of a concrete insert after burial by gravediggers. Fee is cost recoverable.	FCR
Slab Removed and Replaced	\$476.00	\$495.00	Y	Slab Removed and Replaced - the removal by gravediggers of a slab/ledger on a monument covering a gravesite to enable a burial in grave, the replacement by gravediggers of the slab/ledger on to monument after burial. Fee is cost recoverable.	REF
Late/Early Fee (45 minutes)	\$223.00	\$230.00	Y	Late or Early Fee arrival at Cemetery - Fee payable by Funeral Directors for being 45 minutes late or early to cemetery outside the agreed booking time by funeral director and council.	DCR
Saturday Surcharge	\$778.00	\$815.00	Y	Saturday Surcharge - surcharge for burial on a Saturday before 12pm.	DCR
Concierge Fee (Funeral Directors)	\$60.00	\$65.00	Y	Fee applies to funeral directors if they do not provide sufficient staff at Burial Service and Council Staff are required to assist in the Burial Service.	FCR
Transfer of Interment Right	\$100.00	\$105.00	N	Transfer of Interment Right - Administration fee for transfer of interment right from one owner to another.	FCR
Cemeteries & Crematorium NSW - Interment Services Levy - Ashes	\$69.30	\$71.50	Y	Applies to all ashes interments in Penrith, Emu Plains and St Marys Cemeteries	STAT
Cemeteries & Crematorium NSW - Interment Services Levy - Burials	\$171.60	\$178.20	Y	Applies to all burial interments in Penrith, Emu Plains and St Marys Cemeteries	STAT

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Columbarium (Penrith General, St Marys Cemetery & Emu Plains Cemeteries)					
Niche	\$965.00	\$1,010.00	N	Ashes Niche - Reservation Only of ashes niche in ashes memorial walls at Penrith, St Marys and Emu Plains Cemeteries.	DCR
Plaque and Installation	\$1,500.00	\$1,570.00	Y	Niche, plaque, and installation - ash interment in ash memorial walls at Penrith, St Marys and Emu Plains Cemeteries. Fee includes ashes niche, bronze plaque, and installation by council cemetery staff. The fee does not include Ashes Interment Permit.	DCR
Plaque and Vase & Installation	\$1,630.00	\$1,705.00	Y	Niche, plaque, and vase & Installation - ash interment in ashes memorial walls at Penrith, St Marys and Emu Plains Cemeteries. Fee includes ashes niche, bronze plaque with a brass vase and installation of ashes and plaque by council cemetery staff. Fee does not include Ashes Interment Permit.	DCR
Colour Ceramic Photo for Plaque	\$351.00	\$365.00	Y	Colour/black & white ceramic photo for memorial plaques in ashes memorial walls in Penrith, St Marys and Emu Plains Cemeteries, memorial plaques for ashes memorial gardens at Penrith Cemetery and memorial plaque for Lawn 3 Section at Penrith Cemetery.	DCR
Memorial Plaque – Children's Memorial Garden Penrith	\$169.00	\$175.00	Y	Brass Memorial plaque for Children's memorial garden at Penrith Cemetery. Plaques are for memorialisation only, in memory of babies buried in unmarked graves.	REF
Memorial Plaque – Emu Plains Memorial Wall	\$208.00	\$215.00	Y	Brass Memorial Plaque for Emu Plains Cemetery Memorial Wall. Plaques are for memorialisation only, in memory of destitute burials buried in unmarked graves within the cemetery.	REF
Memorial Plaque extra motif	\$61.00	\$65.00	Y	Being fee for extra motif/ emblem on memorial plaque over the allocated motif fee included in plaque fee.	FCR
Memorial Plaque extra lines of wording	\$41.00	\$45.00	Y	Being fee for extra lines of wording for memorial plaque over the allocated lines included in the plaque fee.	FCR
Garden (Penrith General Cemetery)					
Garden Site	\$965.00	\$1,310.00	N	Reservation Only for site in ashes memorial gardens at Penrith Cemetery.	REF

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Garden (Penrith General Cemetery) [continued]					
Plaque and Installation	\$1,500.00	\$1,570.00	Y	Ashes memorial garden site, bronze plaque and installation of ashes and plaque by council cemetery staff, at Penrith Cemetery. Fee does not include Ashes Interment Permit.	REF
Family Gardens (Penrith General Cemetery)					
Granite Family Garden	\$4,970.00	\$5,160.00	N	Granite Family Ashes Garden at Penrith Cemetery, five ashes placement with a bronze plaque and plinth. This fee does not include the fee for bronze plaque with plinth or ashes interment permit.	REF
Plaque and installation	\$1,500.00	\$1,570.00	Y	Bronze plaque with granite plinth and installation of ashes in Family Granite Ashes Gardens at Penrith Cemetery. Installation of plaque, plinth, and ashes by Council Cemetery Staff. This fee does not include Ashes Interment Permit.	REF

Children's Services

Children Services Centres

The Penrith City Children's Services Co-operative can vary the fee or charge by up to 20% having regard to the policy adopted by Council with regards to setting the fees or charges and may include a loyalty based incentive.

Long Day Care Services

Blue Emu Children's Centre, Carita Children's Centre, Cook Parade Children's Centre, Emu Plains Kids Place Erskine Park Children's Centre, Glenmore Park Child and Family Centre, Jamisontown Children's Centre, Kindana Children's Centre, Koala Corner Children's Centre, Platypus Playground, Ridge- ee -Didge Children's Centre, Stepping Stones Children's Centre, Strauss Road Children's Centre, Tamara Children's Centre, Wattle Glenn Children's Centre, Werrianda Children's Centre, Werrington County Children's Centre, Yoorami Children's Centre, Somerset Cottage Early Childhood Education and Care

1 July to 31 December

Long Day Care Fee 11 Hour Core Fee	\$125.00	\$130.00	N	daily	DCR
Long Day Care Fee 9 Hour Core Fee	\$110.00	\$114.40	N	Daily	DCR
Long Day Care Fee 6 Hour Core Fee	\$81.00	\$0.00	N	Daily	DCR

1 January to 30 June

Long Day Care Fee 11 Hour Core Fee	\$130.00	\$135.20	N	daily	DCR
Long Day Care Fee 9 Hour Core Fee	\$114.40	\$118.98	N	Daily	DCR
Long Day Care Fee 6 Hour Core Fee	\$0.00	\$0.00	N	Daily	DCR

OSH Centres / Schools

Fees for all OSH Services include: Braddock, Emu Village, Erskine Park, Floribunda, Grays Lane, Gumbirra, Kindana, Kingswood Park, Oxley Park, Rainbow Cottage, Samuel Terry, Tandara, Werrington County, Yoorami, York, Kingswood South, Regentville, Nangamay, Bennett Road, Orchard Hills & Llandilo

Fees for all Vacation Care include: Emu Village, Erskine Park, Glenmore Park, Kindana, Samuel Terry, Werrington County & Yoorami

1 July - 31 December

Morning	\$25.00	\$26.00	N	per session	DCR
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
1 July - 31 December [continued]					
Morning (SEIFA related)	\$19.50	\$20.00	N	per session	DCR
Afternoon	\$30.50	\$32.50	N	per session	DCR
Afternoon (SEIFA related)	\$22.50	\$23.00	N	per session	DCR
Vacation Care	\$70.00	\$72.80	N	per session	DCR
Vacation Care (Incursion)	\$75.00	\$78.00	N	per session plus incursion fee	DCR
Vacation Care (Excursion)	\$80.00	\$83.00	N	per session plus excursion fee	DCR
1 January - 30 June					
Morning	\$26.00	\$26.00	N	per session	DCR
Morning (SEIFA related)	\$20.00	\$20.00	N	per session	DCR
Afternoon	\$32.50	\$32.50	N	per session	DCR
Afternoon (SEIFA related)	\$23.00	\$23.00	N	per session	DCR
Vacation Care	\$72.80	\$75.71	N	per session	DCR
Vacation Care (Incursion)	\$78.00	\$80.71	N	per session inclusive of incursion fee	DCR
Vacation Care (Excursion)	\$83.00	\$85.71	N	per session inclusive of excursion fee	DCR
Preschool					
Fees for all Preschool Services include: Grays Lane, Gumbirra, Rainbow Cottage, St Marys, Tandara & Floribunda					
1 July – 31 December	\$70.00	\$80.00	N	per half day Third day rate for Preschool – (non-equity children) - 3-year-olds	DCR
1 January – 30 June	\$80.00	\$85.00	N	per half day	DCR
(3-year-old non-equity rate) for the two days of care per week	\$0.00	\$5.00	N		DCR
Administration Fee for Preschool Services	\$52.50	\$55.00	N	This fee is charged to each child for each quarter per year	FCR
(three- and four-year equity rate) for Aboriginal/Torres Strait Islander, Low Income and Disability – third day rate of care	\$0.00	\$10.00	N		DCR
Additional Fees					
Additional Fees apply across all centres					
Additional Service Fees					
Dishonour Fee	\$5.00	\$5.00	N	Per dishonour to Children Services	FCR
Fundraising Activities	Cost plus 10% plus GST		Y	Cost plus 10% plus GST	REF
Bond			N	1 week full fee	N/A
Late fee	\$30.00	\$30.00	N	for 15 minutes or part thereof per family per occasion	REF
Excursions		Cost recovery	N	Cost recovery	FCR
Occasional Care per hour	\$19.00	\$19.00	N		
Speech Therapy - NDIS Allied Health Fees	As per NDIS price guideline		N		
Speech Therapy - Private Allied Health Fees	\$222.00	\$222.00	N		
Occupational Therapy - NDIS Allied Health Fees	As per NDIS price guideline		N		
Occupational Therapy - Private Allied Health Fees	\$222.00	\$222.00	N		
Travel Allowance - Allied Health Non NDIS	\$222.00	\$222.00	N	Travel time will be calculated based on the hourly rate of \$222.00	FCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Additional Service Fees [continued]					
Psychologist services	\$0.00	\$232.99	N		FCR
Orofacial Myology Kits for Purchase	\$0.00	\$40.00	Y		FCR
Myo Munchee	\$0.00	\$104.49	Y		FCR
Stomahesive Kin Barrier Wafer	\$0.00	\$5.70	Y		FCR
Myospots Tongue Exercise Spots	\$0.00	\$35.00	Y		FCR
Theraputty	\$0.00	\$14.95	Y		FCR
Chewy Tubes	\$0.00	\$14.95	Y		FCR
Community Support					
Room rental per hour (profit)	\$40.00	\$40.00	Y	per hour	SUB
Room rental per hour (non profit)	\$25.00	\$25.00	Y	per hour	SUB
Room rental per day	\$200.00	\$200.00	Y	per day	SUB
Room Rental per week	\$600.00	\$600.00	Y	per week	SUB
Customer Information Administration Fee – All Services	\$45.00	\$45.00	Y	per hour or part thereof	SUB
OSH Services					
B & A Bus / Walk absentee notice	\$10.00	\$10.00	N	per family per occasion in OOSH services	DCR
Bus hire	\$100.00	\$100.00	Y	plus \$0.50 per kilometre after 100km plus fuel and otherwise at the discretion of the centre staff.	DCR
OOSH Buses Promotional Space (Promotional material to be provided by the Entity concerned)	\$50.00	\$50.00	Y	per week or by negotiation	DCR
Glenmore Park Child and Family Centre					
Regular Booking (12 or more times per year)					
Professional Suites (incl. admin, booking, furnishing & cleaning)					
<u>Monday to Friday</u>					
Non Profit (Community Organisations)	\$25.00	\$25.00	Y	per hour	SUB
Profit (Business)	\$40.00	\$40.00	Y	per hour	SUB
Non Profit (Community Organisations) – Weekly	\$400.00	\$400.00	Y	full week	SUB
Profit (Business) – Weekly	\$600.00	\$600.00	Y	full week	SUB
<u>Saturday to Sunday</u>					
Non Profit (community organisations)	\$25.00	\$25.00	Y	per hour	SUB
Profit (Business)	\$40.00	\$40.00	Y	per hour	SUB
Resource Room (incl. admin, booking, furnishing & cleaning)					
<u>Monday to Friday</u>					
Non Profit (Community Organisations)	\$25.00	\$25.00	Y	per hour	SUB
Profit (Business)	\$40.00	\$40.00	Y	per hour	SUB
<u>Saturday to Sunday</u>					
Non Profit (Community Organisations)	\$25.00	\$25.00	Y	per hour	SUB
Profit (Business)	\$40.00	\$40.00	Y	per hour	SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Bond

Non Profit (Community Organisations)	\$100.00	\$100.00	N	refundable	N/A
Profit (Business)	\$100.00	\$100.00	N	refundable	N/A

Other Fees

Regular bookings cancelled within seven days prior to booking will be required to pay standard hire fee.

Administration fee for processing changes to bookings, cancellations, damage to facilities, lost or late return of keys, etc.	\$50.00	\$50.00	Y		FCR
Administration fee for any charges levied for cleaning or other breaches of conditions of hire	\$50.00	\$50.00	Y	per booking	FCR
Failure to Set Alarm	\$65.00	\$65.00	Y	per activity	FCR
Alarm/Security Call Out	\$65.00	\$65.00	Y	per call out	FCR
Out of Hours Service	\$65.00	\$65.00	Y	per call	FCR
Hire of IT Hardware	\$10.00	\$10.00	Y	per booking	FCR

Mobile Play Van

Mobile Play Van		Free of Charge	N	Free of Charge	SUB
Ball Pit and Gazebo	\$0.00	\$200.00	Y	Per Day	DCR
Garden Games Kit	\$0.00	\$120.00	Y	Per Day	DCR
Educator Party Kit - Science Experiment Kit for 20 Children	\$0.00	\$395.00	Y		DCR
Educator Party Kit - Art Studio	\$0.00	\$335.00	Y		DCR
Educator Part Kit – Hands-on Learning (STEM/loose parts) kit	\$0.00	\$345.00	Y		DCR

Ordinary Hours (Week Days)

8-Hour Hire	\$0.00	\$1,238.00	Y		DCR
4-Hour Hire	\$0.00	\$710.00	Y		DCR

Saturday Rates

8-Hour Hire	\$0.00	\$1,535.00	Y		DCR
4-Hour Hire	\$0.00	\$875.00	Y		DCR

Sunday Rates

8-Hour Hire	\$0.00	\$1,832.00	Y		DCR
4-Hour Hire	\$0.00	\$1,040.00	Y		DCR

Public Holiday Rates

8-Hour Hire	\$0.00	\$3,020.00	Y		DCR
4-Hour Hire	\$0.00	\$1,040.00	Y		DCR

City Parks

Parks & Open Space Maintenance

Access to Electricity on Council Reserves	\$84.00	\$90.00	Y		FCR
Removal of Street Trees (Arising from Approved Development)	\$563.00	\$585.00	N		SUB
Key Deposit for Park Key	\$59.00	\$65.00	N		N/A

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Memorial Seating					
Memorial Seating & Installation			Y	Price on application	FCR
Plaque	\$452.00	\$470.00	N	Applicants may source their own plaque	FCR
Memorial Tree Planting					
45 Litre – Supply/Install	\$236.00	\$245.00	N	Planting and includes 12 months maintenance	FCR
Access Permit					
Access Fee	\$161.00	\$167.00	Y	Per day	REF
Access Permit - Damage Bond	\$708.00	\$734.00	N	Prior to permit approval. Refundable on completion of works.	DCR
Application Fee	\$312.00	\$324.00	Y	Application for permit	REF
City Partnerships					
Presentations to International Government Delegations	\$206.00	\$214.00	Y	per hour	DCR
Penrith International Friendship Committee					
Annual Subscription Fee					
Individuals	\$11.00	\$11.00	Y		DCR
Pensioners	\$5.50	\$5.50	Y		DCR
Full Time Students	\$5.50	\$5.50	Y		DCR
Corporate	\$44.00	\$44.00	Y		DCR
Family	\$22.00	\$22.00	Y		DCR
City Planning					
Planning Certificates					
Section 10.7(2) Certificate	\$71.00	\$71.00	N	Fee is set by EPA regulation 2021	STAT
Full Certificate Section 10.7(2) and 10.7(5)	\$178.00	\$178.00	N	Fee is set by EPA regulation 2021	STAT
Duplicate Section 10.7 Certificates	\$49.00	\$51.00	N	per certificate	REF
Urgent Section 10.7 Certificates Fee	\$118.00	\$122.00	N	per certificate	REF
Section 10.7 Certificates Fax Fee (full or part)	Refer to Organisational Fees		N	Refer to Organisational Fees	REF
Section 10.8 Document	\$67.00	\$67.00	N	per document. Fee is set by EPA regulation 2021	STAT
Development Control Plan Amendments					
Application to amend a Development Control Plan – Minor	\$8,762.00	\$9,086.00	N	(includes notification costs) Plus advertising costs	REF
Application to amend a Development Control Plan – Major	\$24,426.00	\$25,330.00	N	(includes notification costs) Plus advertising costs	REF
Reconsideration of continuing cases	50% of the original fee (plus advertising when required)		N	50% of the original fee (plus advertising when required)	DCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Planning Proposals (Local Environmental Plan Amendments)					
Application to amend a Local Environmental Plan – Minor	\$37,298.00	\$38,678.00	N	(includes preliminary assessment and notification costs) plus advertising and direct cost recoverable for independent assessment if required	REF
Application to amend a Local Environmental Plan – Low Complexity	\$85,696.00	\$88,867.00	N	(includes preliminary assessment and notification costs) plus advertising and direct cost recoverable for independent assessment if required.	REF
Application to amend a Local Environmental Plan – High Complexity	\$147,187.00	\$152,633.00	N	(includes preliminary assessment and notification costs) plus advertising and direct cost recoverable for independent assessment if required.	REF
Application to Amend a Local Environmental Plan – New Release Area/Significant Development	\$297,605.00	\$308,616.00	N	(includes preliminary assessment and notification costs) plus advertising and direct cost recoverable for independent assessment if required.	REF
Planning Proposal Refund - if withdrawn prior to Local Planning Panel or Council Report	Refund up to a maximum of 50% of the fees paid and to be determined by City Planning Manager		N		REF
Planning Proposal Refund - if withdrawn post Local Planning Panel or Council Report	Refund up to a maximum of 25% of the fees paid and to be determined by City Planning Manager		N		REF
Planning Proposal First Pre-Lodgement Consultation	\$3,472.00	\$3,600.00	N	Fee will be deducted from Planning Proposal Fee if Planning Proposal is subsequently lodged for the site	REF
Planning Proposal Subsequent Pre-Lodgement Consultation	\$1,157.00	\$1,200.00	N		REF
Voluntary Planning Agreements and Works in Kind Agreements					
Voluntary Planning Agreement	Negotiation, preparation and execution of planning agreement, or variation of planning agreement, including independent assessment of reports and valuations provided as part of negotiations.		N		REF
Voluntary Planning Agreement - Letter of Offer Assessment - Minor and Works in Kind Letter of Offer Assessment	\$3,000.00	\$3,111.00	N		REF
Voluntary Planning Agreement - Letter of Offer Assessment - Low Complexity	\$6,000.00	\$6,222.00	N		REF
Voluntary Planning Agreement - Letter of Offer Assessment - High Complexity	\$10,000.00	\$10,370.00	N		REF
Voluntary Planning Agreement - Practical Completion Certificate	\$250.00	\$259.00	N		REF
Detailed design review - Planning Agreements / Works In Kind - Where Council is not PC	Subject to quotation (7 days) based Development Engineering Services hourly rate for assessment of detailed design.		N		DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Voluntary Planning Agreements and Works in Kind Agreements [continued]

Inspections - Planning Agreements / Works in Kind - Where Council is not PC		Subject to quotation (7 days) based on Development Engineering Services hourly rate for required number of inspections	N		DCR
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Public Notification and Advertising

A range of development proposals require newspaper and/or notification of property owners likely to be affected. This is required by legislation or Council's notification and advertising DCP.

Advertising Planning Proposals or Development Control Plan Amendments	\$1,105.00	\$1,105.00	N	Plus notification fee	STAT
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Reports, Documents and Copying

Development Contributions Plan	\$38.00	\$39.00	N	per copy	DCR
LEPs – hard copy (written instrument only)	\$38.00	\$39.00	N	per copy	DCR
DCPs – hard copy	\$194.00	\$201.00	N	to cover multi volume DCPs	DCR
LEPs, DCPs – CD	\$8.50	\$9.00	N	per CD	DCR
Technical Studies / Reports / Guidelines	\$75.00	\$78.00	N		REF
Research Inquiry	\$193.00	\$200.00	N	per hour	DCR
Environmental Impact Statements	\$25.00	\$25.00	N	Fee is set by EPA regulation 2000	STAT

Civil Construction & Maintenance

Section 138 Roads Act - Permits and Approvals (City Assets)

Permits must be obtained with the appropriate fees and charges paid prior to any works commencing in, on, below, or above the Council Road Reserve. Administration fees cover inspection costs and are NOT refundable. The applicant is responsible for the notification of property owners affected by the works at least seven days beforehand. Any unauthorised works will incur a penalty fee on top of any administration fees.

Administration Fees

Section 138 Roads Act Administration Fee	\$250.00	\$250.00	N	Per Section 138 Roads Act application type or per driveway Non-refundable application fees must be paid for your application to be processed	DCR
Failure to lodge Section 138 Roads Act Application	\$515.00	\$534.00	N	Additional Fee For works conducted without the appropriate Council permit in place. Cost to cover additional investigative and administrative works required for restoration of Council's assets.	DCR
Section 138 Roads Act Application Expediting Fee	\$250.00	\$250.00	N	Per Section 138 Roads Act application type Additional cost for urgent/last minute works requiring Council response within 24-48 hours.	DCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Inspection Fees

Section 138 Additional Inspections	\$250.00	\$250.00	N	Per inspection Additional cost. Applicable only if an additional inspection has been conducted by Council beyond the reasonable number of inspections for a site	DCR
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Section 138 Roads Act - Driveways

Driveway construction involves the building or reconstruction/modification of a dedicated access to a private property between the road and property boundary. A Section 138 Administration Fee will be applicable to each driveway applied for on top of the inspection fees listed below.

Driveway Application Assessment Fee	\$250.00	\$260.00	N		DCR
Single Residence / Dual Occupancy - Initial & Final inspections	\$175.00	\$175.00	N	Per driveway. Driveway approval to be obtained upon a satisfactory Final Inspection	DCR
Medium / High Density Residential and Townhouses - Initial & Final inspections	\$225.00	\$225.00	N	Per driveway. Driveway approval to be obtained upon a satisfactory Final Inspection	DCR
Commercial and Industrial - Initial & Final inspections	\$275.00	\$275.00	N	Per driveway. Driveway approval to be obtained upon a satisfactory Final Inspection	DCR

Section 138 Roads Act - Temporary Road Reserve Opening & Occupancy

Council's expectation is that all road reserve excavations will have proper traffic and/or pedestrian management in place for public safety. All TRROOs that have works on the road must have a Traffic Control Plan prepared by qualified persons, and for major impact works a Traffic Management Plan will also be required. If works are on the footpath a Pedestrian Control Plan will be required.

Section 138 Roads Act - Weekly Road Occupancy Fee	\$1,000.00	\$1,000.00	N	Per week or part thereof	DCR
Temporary Road Reserve Occupancy Fee	\$260.00	\$260.00	N	Per day Single location only	DCR
Road Reserve Opening Permit	\$250.00	\$250.00	N	Per permit	DCR

Section 138 Roads Act - Construction Work Zone

Work Zones are provided at large construction sites to keep the kerbside clear of parked vehicles and allow right of way access for heavy plant/machinery, removing or delivering associated materials. A Work Zone does not allow construction activities to occur within the road reserve - see Temporary Road Reserve Opening & Occupancy.

Construction Work Zone Establishment & Demobilisation Fee	\$2,050.00	\$2,050.00	N	Limited to a maximum 100m frontage. Includes new post as required.	DCR
Kerbside Construction Work Zone Fee	\$15.00	\$15.00	N	Per lineal m/week	DCR
Additional Work Zone Signage	\$450.00	\$480.00	N	Per additional sign for frontage over 100m. Includes new post as required. Typical spacing at 25m apart.	DCR

Section 138 Roads Act - Tower Crane Operation

A Tower Crane Operation Permit is required for the installation and operation of a tower crane on a private development site where the slewing radius of the crane swings above any Council owned land.

Permit - Tower Crane Operation above Council Road Reserve	\$550.00	\$550.00	N	per tower crane per week or part thereof	ROR
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Section 138 Roads Act - Road Reserve Hoardings

A Road Reserve Hoardings Permit shall be applied for when a temporary construction hoarding needs to be extended over the road reserve past the private property boundary. This does not apply for hoardings installed within the private property.

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Section 138 Roads Act - Road Reserve Hoardings [continued]					
Type A/B Hoarding or Other Temporary Fence Structure Over the Road Reserve	\$35.00	\$35.00	N	Per m/week Measured as frontage length.	ROR
Section 138 Roads Act - Temporary Ground Anchors					
A Temporary Ground Anchors permit is required for the installation of temporary ground anchors to support structures during construction or maintenance.					
Temporary Ground Anchor Placement Fee	\$480.00	\$480.00	N	Per temporary anchor Only applicable to anchors that extend the property and into Council owned land.	DCR
Road Reserve Public Works & Restorations					
Council reserves the right to restore damage to Council assets made by any party in any Council property. Any additional restoration work considered necessary will be carried out and charged at the full cost. The required sawcutting is included in the quoted rates. The rates below are also interchangeable for restoration works and new public construction works.					
Road Pavement					
Heavy Duty Industrial / Regional Roads (up to 25m2)	\$450.00	\$470.00	N	Per m2 Use edge of opening/defect plus 300mm offset as edge of restoration. Additional POA for concrete bases.	ROR
Heavy Duty Industrial / Regional Roads (greater than 25m2)	\$285.00	\$285.00	N	Per m2 Use edge of opening/defect plus 300mm offset as edge of restoration. Additional POA for concrete bases.	ROR
Medium Industrial/Light Duty/Local Roads (up to 25m2)	\$380.00	\$395.00	N	Per m2 Use edge of opening/defect plus 300mm offset as edge of restoration. Additional POA for concrete bases.	ROR
Medium Industrial/Light Duty/Local Roads (greater than 25m2)	\$275.00	\$275.00	N	Per m2 Use edge of opening/defect plus 300mm offset as edge of restoration. Additional POA for concrete bases.	ROR
Unsealed Roads	\$255.00	\$265.00	N	Per m2 Use edge of opening/defect plus 300mm offset as extent area Earth, Gravel, or Unsealed Pavement incl. shoulder	ROR
Crack Seal Around Patch	\$25.00	\$30.00	N	Per m	ROR
Road Pavement Restoration Additional Night Shift Cost	\$4,000.00	\$4,150.00	N	Per night shift or part thereof	DCR
Road Pavement - Decorative					
Cobblestone Threshold Restoration	Price on Application As per Contractor Rate Cost plus Section 138 Administration Fee		N		ROR
Road Pavement - Linemarking					
Continuous/Broken Linemarking and Raised Pavement Markers	\$10.00	\$10.00	N	Per lineal m	DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Road Pavement - Linemarking [continued]					
Typical Arrows, Parking Symbols, Numbers and Lettering	\$160.00	\$165.00	N	Each arrow, symbol, number, letter, alpha-numeric character etc.	DCR
Pedestrian Crossings	\$30.00	\$35.00	N	Per m2 Entire crossing area	DCR
Footpaths - Asphalt					
Asphaltic concrete/hotmix on all types of base	\$300.00	\$310.00	N	Per m2 Minimum 3m2 in CBD area, 1m2 in all other areas Per m2 Minimum 3m2 in CBD area, 1m2 in all other areas. Full width of asphalt footpath.	ROR
Footpaths - Other Types					
Footpath Cement Concrete (Plain Grey) up to 100mm thick reinforced	\$310.00	\$320.00	N	Per m2 Minimum 3m2 Per m2 All affected original concrete panels. Minimum quantity of 3m2	ROR
Footpath Cement Concrete (Plain Grey) over 100mm thick reinforced	\$360.00	\$375.00	N	Per m2 Minimum 3m2	ROR
Block / Brick / Pavers on Concrete Base	\$510.00	\$530.00	N	per sqm	ROR
Block / Brick / Pavers on All Other Bases	\$280.00	\$290.00	N	Per m2 Minimum 3m2	ROR
Stencilled / Patterned Concrete / Coloured Concrete	\$520.00	\$540.00	N	Per m2 Minimum 3m2 Per m2 All affected original concrete panels. Minimum quantity of 3m2	ROR
Earth / Gravel / Unsealed Footpath	\$165.00	\$170.00	N	Per m2 Minimum 1m2	DCR
Reinstatement of Decorative Footpath	Price on Application As per Contractor Rate Cost plus Section 138 Administration Fee (excl. GST)		N		DCR
Driveways					
Cement Concrete (Plain Grey) 100mm thick reinforced with SL72 mesh. Excludes Laybacks	\$350.00	\$365.00	N	Per m2 All affected panels	DCR
Cement Concrete (Plain Grey) 150mm thick reinforced with SL82 mesh. Excludes Laybacks	\$425.00	\$440.00	N	Per m2 All affected panels	DCR
Cement Concrete (Plain Grey) 225mm thick reinforced with SL82 mesh. Excludes Laybacks	\$530.00	\$550.00	N	Per m2 All affected panels	DCR
Asphalt or Bitumen	\$300.00	\$310.00	N	Per m2 Use edge of opening/defect plus 300mm offset as extent area Per m2 Minimum 3m2 in CBD area, 1m2 in all other areas. Use edge of opening/defect plus 300mm offset as extent area	DCR
Block / Brick / Pavers on Concrete Base	\$510.00	\$530.00	N	Per m2 Use edge of opening/defect plus 300mm offset as extent area	DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Driveways [continued]					
Stencilled / Patterned Concrete	\$520.00	\$540.00	N	Per m2 Use edge of opening/defect plus 300mm offset as extent area	DCR
Laybacks and Accessibility					
Concrete Layback for Standard Residential	\$400.00	\$415.00	N	Per lineal meter All affected kerb and gutter panels	ROR
Concrete Layback for Heavy Duty Industrial/ Commercial	\$480.00	\$500.00	N	Per lineal meter All affected kerb and gutter panels	ROR
Standard Pram Ramp / Disabled Access	\$1,300.00	\$1,350.00	N	Each Includes ramp section on kerb & gutter	DCR
Road pavement edge restoration as a result of of layback, kerb & gutter, or pram ramp construction	\$380.00	\$395.00	N	Per m2 Restoration width is 300mm from road edge of gutter. Per lineal meter Minimum 300mm restoration width from the lip of gutter	ROR
Concrete Raised Island / Refuge Island	\$550.00	\$570.00	N	Per m2 Entire raised structure	ROR
Kerb & Gutter					
Concrete Kerb and Gutter - All Profiles (excludes Laybacks)	\$385.00	\$400.00	N	Per lineal meter All affected panels	DCR
Kerb Inlet Slab or Lintel on Gully Pit	\$790.00	\$820.00	N	Per lineal meter All affected panels	DCR
Restoration of private storm water outlet at the kerb	\$350.00	\$365.00	N	Per location. No allowance for work on the private stormwater pipe. Galvanised full kerb height steel kerb adaptor incl. related minor kerb & gutter works. Cut flush and render only in stormwater pit. Per outlet location. No allowance for work on the private stormwater pipe. Galvanised full kerb height steel kerb adaptor incl. related minor kerb & gutter works.	DCR
Granite and Basalt Restorations	\$840.00	\$870.00	N	Per lineal meter All affected panels	DCR
Restoration kerb inlet pit stormwater pipe connection	\$1,040.00	\$1,080.00	N	Per outlet location. No allowance for work on the private stormwater pipe. Excludes excavation works. Concrete render and make good only.	ROR
Concrete Dish Drain	\$520.00	\$540.00	N	Per m2 All affected panels	DCR
Pipe Crossings					
Pipe crossing restoration including headwalls and filling	Price on Application As per Contractor Rate Cost plus Section 138 Administration Fee		Y	Per 5m length, or part thereof	REF

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Turf					
Rolled Turf	\$205.00	\$215.00	N	Per m2 for up to 3m2 area. Minimum 1m2. For >3m2 it is \$500 + \$35/m2	ROR
Synthetic Turf / Artificial Grass	\$420.00	\$435.00	N	Per m2 Minimum 1m2	ROR

Signs

Finger Blade Street / Directional Sign including Pole & Installation	\$480.00	\$498.00	Y	Each	DCR
Erection of New Blade on Existing Post	\$280.00	\$290.00	Y	Each	DCR
Erection of Existing Blade on New Post	\$330.00	\$350.00	Y	Each	DCR

Section 138 Roads Act Bonds

Section 138 Bonds are refundable subject to a satisfactory final inspection of the restoration. Under the Limitations Act bonds will be held in Council for a maximum of 6 years, and if unclaimed will be forwarded on to the relevant State Government body.

Bond Administration

Bond Administration Fee	\$250.00	\$260.00	N	Payable at DA lodgement	DCR
Legacy Bonds Administration Fee	\$250.00	\$250.00	N	Council may charge an additional administration Fee associated with bonds held in excess of six years where no written contact has been made seeking a refund. Council may make time and effort to return the bond.	DCR

Infrastructure Restoration Bond

Charged as part of Development Applications. Payable as a condition of consent in the Development Application or a requirement under Clause 136M of the Environmental Planning and Assessment Regulation for a complying development.

Refundable Bond: Residential Building Works ≤ \$100,000 (including swimming pools, sheds, car ports, awnings, retaining walls, minor house extensions and renovations only)	\$500.00	\$500.00	N	Refundable (imposed at DA stage)	DCR
Refundable Bond: Residential Building Works ≤ \$500,000 (including single dwelling construction, granny flats, demolitions, major excavations over 1m deep, major house extensions and renovations)	\$2,500.00	\$2,500.00	N	Refundable (imposed at DA stage)	DCR
Refundable Bond: Residential Building Works > \$500,000 (excludes medium/high density residential)	0.5% value of works. Minimum bond of \$2,500.		N	Refundable (imposed at DA stage)	DCR
Refundable Bond: Development Works ≤ \$500,000 (including commercial, industrial, subdivision, medium/high density residential)	\$5,000.00	\$5,000.00	N	Refundable (imposed at DA stage)	DCR
Refundable Bond: Development Works > \$500,000 (including commercial, industrial, subdivision, medium/high density residential)	1.0% value of works capped at \$100,000 Minimum bond of \$5,000		N	Refundable (imposed at DA stage)	DCR

Road Opening Restoration Bond

Charged as part of the Temporary Road Reserve Opening & Occupancy Permit. This bond shall be accurately estimated as much possible to closely reflect the true nature of the proposed works. Where restoration works are exceeding the bond amount, a bond revision or additional restoration costs will be incurred.

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Road Opening Restoration Bond [continued]					
Refundable Bond: Road Reserve Works Restoration Bond		Refundable. \$1,000 for Minor Works to utility and private stormwater connections limited to the property nature strip frontage, do not meet the criteria under Major Works and are not related to an Infrastructure Restoration Bond. \$10,000 for Major Works with potential to damage an area greater than 30m2 of asphalt, pavers and/or concrete.	N	Refundable bond for works on the road reserve	DCR
Road Reserve Landscaping Works Bond					
This bond will be refunded when the temporary ground anchors have been cut at the boundary and removed or de-stressed, and any damage to public land has been rectified to the satisfaction of the Council.					
Road Reserve Landscaping Works Restoration Bond	\$250.00	\$260.00	N	Per m2. Minimum 1m2 Refundable upon satisfactory restoration of nature strip to grass.	DCR
Charges Under Local Government Act Section 611 - Gas Supply					
Annual Charge for possession of structure under or over a public place		Based on pipeline length and volume of sales	N		REF
Capital Project Specific					
New concrete foot paving construction					
100mm thick reinforced (Non-residential properties only – Places of Worship excluded)		Full cost at \$360/m2	Y		DCR
100mm thick reinforced up to side of block (Non-residential properties only – Places of Worship excluded)		Full cost at \$360/m2	Y		DCR
New Kerb and Gutter Construction					
To frontage of non-commercial property and half return at corners		Full cost at \$390 per lineal metre	Y		DCR
To sides of non-commercial property and half return at corners		Full cost at \$390 per lineal metre	Y		DCR
To commercial premises (front and sides)		Full cost at \$390 per lineal metre	Y		DCR
Road Reserve Private Agreements					
Private Pipeline Agreements					
Preparation and Execution of a Deed of Agreement for private utility services installed on Council controlled land					
New Agreement - Single Residential / Rural	\$1,150.00	\$1,190.00	N	per Deed	DCR
New Agreement - Multi-Unit Development, Commercial / Industrial	\$2,300.00	\$2,385.00	N	Per Deed	DCR
Change of Ownership of Existing Agreement - Single Residential / Rural	\$580.00	\$600.00	N	Per Deed	DCR
Change of Ownership of Existing Agreement - Multi-Unit Development, Commercial / Industrial	\$1,150.00	\$1,190.00	N	Per Deed	DCR

Artificial Turf Agreements

Preparation and Execution of a Deed of Agreement for installation of artificial turf on the Council road reserve.

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Artificial Turf Agreements [continued]

New Agreement	\$1,040.00	\$1,040.00	N	Per Deed	DCR
Change of Ownership of Existing Agreement	\$520.00	\$520.00	N	Per Deed	DCR

Outdoor Dining & Trading Structures on Footpath

These fees are in addition to the Outdoor Dining Permit Fees applicable

Application Fee	\$250.00	\$260.00	N	Non-refundable fee to assess an application for outdining structures	DCR
Amendment of Existing Approval Fee	\$250.00	\$260.00	N	Required payment for amending a existing approval or changing ownership	DCR
Bond	Refundable when outdoor dining structures are removed and disturbed areas of Council land are reinstated. Value of bond is calculated on the latest Council restoration rates at the time of assessment and depends on the area and assets being disturbed. Restoration, if required is charged using the most current Council fees & charges rates.		N	Refundable when outdoor dining structures are removed and disturbed areas of Council land are reinstated. Value of bond depends on area being disturbed.	N/A
Approval Fee	\$250.00	\$260.00	N		DCR

Community & Cultural Development

Community Services

Community Access Bus

Community Groups (Half Day)	\$77.00	\$80.00	Y		SUB
Community Groups (Full Day)	\$154.00	\$160.00	Y		SUB
Night Use – Community Groups (Full Day)	\$121.00	\$125.00	Y		SUB

Home & Community Care Bus

Per Use (Half Day)	\$70.00	\$73.00	Y		SUB
Per Use (Full Day)	\$139.00	\$144.00	Y		SUB
Night Use	\$108.00	\$112.00	Y		SUB

Community Facilities Management

Terms and Conditions of hire apply to all bookings. These can be found at penrithcity.nsw.gov.au under the "Facilities & Recreation" tab. Any portion of bonds/deposits retained will be subject to GST of 10%. An additional 25% of all fees will apply to bookings that occur on public holidays. The Head of Community Facilities and Recreation has the discretion to assess fee concession requests, add or vary prices for sole use of office or facility space and/or commercial activities. Where a facility has been booked in advance, and the booking is not fully paid prior to the adoption of fees for the next financial year, the Head of Community Facilities and Recreation reserves the right to charge the difference at their discretion.

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Community Managed Facilities

Terms and Conditions of hire apply to all bookings. These can be found at penrithcity.nsw.gov.au under the "Facilities & recreation" tab. Any portion of bonds/deposits retained will be subject to GST of 10%. Where community development projects occupy offices and or use bookable spaces the rental component of the projects funding must be paid to Council. Fee concessions for Government funded community service organisations will be assessed in accordance with Council's Neighbourhood Facilities Management Policy. An additional 25% of all hire fees will apply to bookings that occur on Public Holidays. Where a facility has been booked in advance, and the booking is not fully paid prior to the adoption of fees for the next financial year, the Head of Community Facilities and Recreation reserves the right to charge the difference at their discretion.

Arms of Australia Inn

Hire of Arms of Australia Inn and the site to Nepean District Historical Society	\$1,010.00	\$1,030.00	Y	per 6 months	SUB
Hire of Storage Room and use of full site to NSW Corps of Marines	\$130.00	\$135.00	Y	per 6 months	SUB
Wedding Photography – Outside	\$135.00	\$140.00	Y	per booking	SUB

Autumnleaf Neighbourhood Centre

Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB

Cook Parade Neighbourhood Centre

Hall 1 or 2 – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall 1 or 2 – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$315.00	\$330.00	Y	per function per hall	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof (one hall)	SUB

North St Marys Neighbourhood Centre

Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit Groups	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – Hall (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Penrith Seniors Centre					
Hall – Unfunded Senior Pensioner Groups (Regular Bookings only)		No Charge	Y	No Charge	N/A
Activity Room – Unfunded Senior Pensioner Groups (Regular Bookings only)		No Charge	Y	No Charge	N/A
Hall – Non Profit (includes access to kitchen)	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$82.00	\$82.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit (plus kitchen)	\$110.00	\$110.00	Y	per hour or part thereof (weekday rate)	SUB
Dining Room/Activity Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Dining Room/Activity Room – Profit	\$38.00	\$39.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours) – alcohol not permitted	\$520.00	\$540.00	Y	plus \$54 per additional hour or part thereof (no 16th - 21st birthday parties)	SUB
Business Function (12 hours) – alcohol not permitted	\$795.00	\$830.00	Y	plus \$83 per additional hour or part thereof	SUB
South Penrith Neighbourhood Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function (6 hours only)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Council Managed Facilities					
Andromeda Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Arthur Neave Memorial Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Arthur Neave Memorial Hall [continued]					
Private Function (12 hours)	\$445.00	\$465.00	Y	plus \$46 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$340.00	\$355.00	Y	per function	SUB
Business Function (12 hours)	\$580.00	\$600.00	Y	plus \$60 per additional hour or part thereof	SUB
Berkshire Park Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Cambridge Park Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$445.00	\$465.00	Y	plus \$46 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$340.00	\$355.00	Y	per function	SUB
Business Function (12 hours)	\$580.00	\$600.00	Y	plus \$60 per additional hour or part thereof	SUB
Castlereagh Hall					
Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$700.00	\$730.00	Y	plus \$73 per additional hour or part thereof (can be applied 7 days a week pending availability)	SUB
Business Function (12 hours)	\$800.00	\$830.00	Y	plus \$83 per additional hour or part thereof (can be applied 7 days a week pending availability)	SUB
Access to Bridal Room and PA System	\$160.00	\$160.00	Y	Per booking (weddings only)	SUB
Claremont Meadows Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Claremont Meadows Community Centre [continued]					
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Colyton Neighbourhood Centre					
Hall – Non-Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Cranebrook Neighbourhood Centre					
Meeting Room – Non profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Emu Heights Neighbourhood Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Emu Plains Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Emu Plains Community Centre [continued]					
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Erskine Park Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Functions (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Erskine Park Hall					
Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$590.00	\$600.00	Y	plus \$60 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$380.00	\$395.00	Y	per function	SUB
Business Function (12 hours)	\$725.00	\$750.00	Y	plus \$75 per additional hour or part thereof	SUB
Floribunda Community Centre					
Hall – Non-Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Activity Room – Non profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Activity Room – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function - Hall (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Business Function - Hall (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Private Function - Hall - Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Private Function - Hall & Activity Room (12 hours)	\$510.00	\$530.00	Y	plus \$53 per additional hour or part thereof	SUB
Business Function - Hall & Activity Room (12 hours)	\$665.00	\$665.00	Y	plus \$66 per additional hour or part thereof	SUB
Glenmore Park Youth and Community Centre					
Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Glenmore Park Youth and Community Centre [continued]					
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$510.00	\$530.00	Y	plus \$53 per additional hour or part thereof	SUB
Business Function (12 hours)	\$665.00	\$665.00	Y	plus \$66 per additional hour or part thereof	SUB
Harold Corr Community Hall					
Large Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Large Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Small Hall – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Small Hall – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – Large Hall (12 hours)	\$590.00	\$600.00	Y	plus \$60 per additional hour or part thereof (can be applied 7 days a week pending availability)	SUB
Private Functions – Access to Small Hall (Fri, Sat & Sun)	\$52.00	\$54.00	Y	per hour or part thereof (min 6 hours)	SUB
Access to wedding room and PA system	\$160.00	\$160.00	Y	Per booking (weddings only)	SUB
Business Function – Large Hall (12 hours)	\$695.00	\$720.00	Y	plus \$72 per additional hour or part thereof (can be applied 7 days a week pending availability)	SUB
Jordan Springs Community Hub					
Meeting Rooms – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Rooms – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Training Kitchen (only) – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Training Kitchen (only) – Profit	\$35.00	\$36.00	Y	per hour or part thereof (weekday rate)	SUB
Casuarina Room					
Room – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Room – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Functions – Access to Casuarina Room (Fri, Sat & Sun)	\$52.00	\$54.00	Y	per hour or part thereof (min. 6 hours)	SUB
Kookaburra Hall					
Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$510.00	\$530.00	Y	plus \$53 per hour or part thereof	SUB
Business Function (12 hours)	\$665.00	\$665.00	Y	plus \$66 per hour or part thereof	SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Kingswood Neighbourhood Centre					
Hall – Non profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Londonderry Neighbourhood Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Melrose Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – Hall (12 hours)	\$445.00	\$465.00	Y	plus \$46 per additional hour or part thereof	SUB
Private Function – Access to Meeting Room (Fri, Sat & Sun)	\$52.00	\$54.00	Y	per hour or part thereof (min. 6 hours) - (excl. Private Function – Sunday only (6 hours))	SUB
Private Function – Sunday only (6 hours)	\$340.00	\$355.00	Y	per function	SUB
Business Function – Hall (12 hours)	\$665.00	\$665.00	Y	plus \$66 per additional hour or part thereof	SUB
Mulgoa Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$315.00	\$330.00	Y	per function	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Mulgoa Hall [continued]					
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
North Penrith Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Ridge Park Hall					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$445.00	\$465.00	Y	plus \$46 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$340.00	\$355.00	Y	per function	SUB
Business Function (12 hours)	\$580.00	\$600.00	Y	plus \$60 per additional hour or part thereof	SUB
St Marys Arts & Crafts Studio					
Pottery Room/Meeting Room – Non Profit	\$14.00	\$15.00	Y	Per hour or part thereof	SUB
Pottery Room/Meeting Room – Profit	\$28.00	\$29.00	Y	Per hour of part thereof	SUB
St Marys Community Centre					
Halls – Non-Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Halls – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Rooms – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Rooms – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function - Community Hall (12 hours)	\$510.00	\$530.00	Y	plus \$53 per additional hour or part thereof	SUB
Private Function - Function Hall (12 hours)	\$650.00	\$675.00	Y	plus \$67 per additional hour or part thereof	SUB
Business Function - Community Hall (12 hours)	\$725.00	\$750.00	Y	plus \$75 per additional hour or part thereof	SUB
Business Function - Function Hall (12 hours)	\$795.00	\$830.00	Y	plus \$83 per additional hour or part thereof	SUB
St Marys Memorial Hall					
Hall – Non Profit	\$33.00	\$34.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
St Marys Memorial Hall [continued]					
Hall – Profit	\$110.00	\$114.00	Y	per hour or part thereof (weekday rate)	SUB
Hall and Dressing Rooms – Non Profit	\$62.00	\$64.00	Y	per hour or part thereof (weekday rate)	SUB
Hall and Dressing Rooms – Profit	\$150.00	\$155.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$38.00	\$39.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – Hall only (12 hours)	\$1,180.00	\$1,200.00	Y	plus \$120 per additional hour or part thereof (Friday, Saturday, Sunday)	SUB
Private Function – Meeting Room (only available with hall bookings)	\$105.00	\$110.00	Y	per day (Friday, Saturday, Sunday)	SUB
Private Function – Dressing Rooms (only available with hall booking)	\$105.00	\$110.00	Y	per day (Friday, Saturday, Sunday)	SUB
Business Function – Hall only (12 hours)	\$1,420.00	\$1,450.00	Y	plus \$145 per additional hour or part thereof (Friday, Saturday, Sunday)	SUB
Business Function – Meeting Room (only available with hall booking)	\$105.00	\$110.00	Y	per day (Friday, Saturday, Sunday)	SUB
Business Function – Dressing Rooms (only available with hall booking)	\$105.00	\$110.00	Y	per day (Friday, Saturday, Sunday)	SUB
Access to stage lighting switch box (coloured lights)	\$70.00	\$70.00	Y	per event (not available for private function hire)	SUB
Bond – Private and Business Functions	\$585.00	\$585.00	N	Refundable	N/A
Access outside of approved booking times		15% hire fee per hour	Y	15% hire fee per hour	SUB
Community and Cultural Events (Non Profit Groups Only)					
Applies only to non profit community cultural projects that are developed in partnership with Penrith City Council and/or funded community service providers.					
Monday – Thursday	\$310.00	\$320.00	Y	per day (full access)	SUB
Friday, Saturday, Sunday	\$500.00	\$510.00	Y	per day (full access)	SUB
Foyer Area Only	\$25.00	\$26.00	Y	per hour or part thereof	SUB
St Marys Tennis Court Clubhouse					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Surveyors Creek Community Centre					
Hall – Non Profit	\$20.00	\$21.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$37.00	\$38.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Non Profit	\$14.00	\$15.00	Y	per hour or part thereof (weekday rate)	SUB
Meeting Room – Profit	\$28.00	\$29.00	Y	per hour or part thereof (weekday rate)	SUB

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Surveyors Creek Community Centre [continued]					
Private Function (12 hours)	\$510.00	\$530.00	Y	plus \$53 per additional hour or part thereof	SUB
Private Function – Sunday only (6 hours)	\$380.00	\$395.00	Y	per function	SUB
Business Function (12 hours)	\$665.00	\$665.00	Y	plus \$66 per additional hour or part thereof	SUB
Thornton Community Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof	SUB
Private Function – (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Werrington Downs Neighbourhood Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof (weekday rate)	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof (weekday rate)	SUB
Private Function – (12 hours)	\$410.00	\$430.00	Y	plus \$43 per additional hour or part thereof	SUB
Private Function – Sunday Only (6 Hours)	\$315.00	\$330.00	Y	per function	SUB
Business Function (12 hours)	\$545.00	\$565.00	Y	plus \$56 per additional hour or part thereof	SUB
Werrington Youth Centre					
Hall – Non Profit	\$18.00	\$19.00	Y	per hour or part thereof	SUB
Hall – Profit	\$36.00	\$37.00	Y	per hour or part thereof	SUB
Other fees for all Community Facilities					
Security		Price on application	Y	Per hour for a minimum of 4 hours (per guard).	SUB
Access to PA System (portable)	\$65.00	\$65.00	Y	per function	SUB
Administration Fee	\$75.00	\$75.00	Y	For investigating and processing breach's of the Terms and Conditions of Hire	FCR
Access outside approved booking times (excluding St Marys Memorial Hall)	\$80.00	\$80.00	Y	per hour or part thereof	SUB
Failure to set alarm	\$75.00	\$75.00	Y	per incident	FCR
Alarm Call-Out	\$75.00	\$75.00	Y	per call-out	FCR
Out of Hours Service	\$80.00	\$80.00	Y	per hour or part thereof	FCR
Cleaning Fee		Price on Cost Recovery	Y	Price on Cost Recovery	FCR
Removal of Helium Balloons or Decorations (including tape, blue tac, nails etc)	\$80.00	\$80.00	Y	per hour or part thereof	FCR
Service Fee (eg Repair Minor Damage, Restacking Tables & Chairs etc)	\$80.00	\$80.00	Y	per hour or part thereof	FCR
Failure to turn off electrical equipment resulting in increased electricity costs	\$80.00	\$80.00	Y	per day	SUB
Late return of keys / Lost keys	\$80.00	\$80.00	Y	per incident	SUB
Bond – Private Function (excluding 16th to 21st birthdays)	\$375.00	\$375.00	N	refundable	N/A
Bond – 16th to 21st Birthday	\$585.00	\$585.00	N	refundable	N/A
Bond – casual hirer	\$115.00	\$115.00	N	refundable	N/A

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Other fees for all Community Facilities [continued]					
Bond – Business Function	\$585.00	\$585.00	N	refundable	N/A
Temporary Use of Office – Non Profit	\$35.00	\$40.00	Y	per day (9:00am - 4:00pm)	SUB
Temporary Use of Offices – Profit	\$85.00	\$90.00	Y	per day (9:00am - 4:00pm)	SUB
Weekly or Exclusive Use of Office – Non Profit		Price on Application	Y	Price on Application	SUB
Weekly or Exclusive Use of Office – Profit		Price on Application	Y	Price on Application	SUB

Development Applications

Development Applications

Statutory fees are subject to change in accordance with the Environmental Planning and Assessment (EP&A) Regulation 2021.

Fee Unit:

The Fee Unit amount is determined under the Regulation. The Regulation provides for an annual increase of Fee Unit in accordance with movements in the Customer Price Index for the Quarter ending 31 March in each year commencing from 2023.

Estimated development cost must reflect a genuine estimate of the total project in accordance with Section 6 of the Environmental Planning and Assessment Regulation 2021

Fee relief may be given for the submission of Development Applications for Non-Profit organisations provided essential criteria is satisfied in accordance with Council Policy.

Fee Concession for Heritage buildings, sites or conservation areas will be assessed in accordance with criteria set out in Council's Development Control Plan.

Development not involving the erection of a building, the carrying out of a work, the subdivision of land or the demolition of a work or building	\$371.00	\$379.00	N	Notification, advertising and other fees may also be applicable. 3.33 Fee Unit	STAT
Development application fee for erection of a dwelling with an estimated development cost, including GST, of \$100,000 or less	\$592.00	\$606.00	N	Notification, advertising and other fees may also be applicable. 5.32 Fee Unit Notification, advertising and other fees may also be applicable. 5.32 Fee Unit	
Advertising Signage	\$371.00	\$379.00	N	Plus \$93.00 for each advertisement in excess of one, or based on estimated cost (defined in the development application calculation table below), whichever is the greatest. Notification, advertising and other fees may also be applicable. 3.33 Fee Unit	STAT
Application for Designated Development	\$1,198.00	\$1,226.00	N	In addition to relevant development application fee, notification fee, advertising fee and other fees as applicable. 10.76 Fee Unit	STAT
Administrative processing fee for integrated development or applications requiring concurrence	\$183.00	\$187.00	N	Fees also payable to each referral / concurrence agency in accordance with EP&A Regulation 2021. 1.64 Fee Unit	STAT
Application to extend Development Consent under s4.54 of the EP&A Act 1979	\$398.00	\$413.00	N		DCR
External consultant advice required in assessing a development application - such as architectural, threatened species, noise, traffic, access and disability advice, major environmental impacts	\$0.00	\$0.00	N		DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Development Applications [continued]					
Referral to the Design Panel for advice during assessment (applications for residential apartment development)	\$3,905.00	\$3,996.00	N	Per referral to a maximum as prescribed by the EP&A Regulation 2021. Applicable to development applications and modifications under s4.55 and s4.56 of the EP&A Act 1979. 1.29 Fee Unit	STAT
Development Application Fee (based on estimated development cost including GST)					
Less than \$5,000	\$144.00	\$147.00	N	Notification, advertising and other fees may also be applicable. 1.29 Fee Unit	STAT
\$5,001 – \$50,000	\$220.00	\$226.00	N	Plus an additional \$3 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$5,000. Notification, advertising and other fees may also be applicable. 1.98 Fee Unit	STAT
\$50,001 – \$250,000	\$459.00	\$469.00	N	Plus an additional \$3.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$50,000. Notification, advertising and other fees may also be applicable. 4.12 Fee Unit	STAT
\$250,001 – \$500,000	\$1,509.00	\$1,544.00	N	Plus an additional \$2.34 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000. Notification, advertising and other fees may also be applicable. 13.56 Fee Unit	STAT
\$500,001 – \$1,000,000	\$2,272.00	\$2,325.00	N	Plus an additional \$1.64 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000. Notification, advertising and other fees may also be applicable. 20.41 Fee Unit	STAT
\$1,000,001 – \$10,000,000	\$3,404.00	\$3,483.00	N	Plus an additional \$1.44 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000. Notification, advertising and other fees may also be applicable. 30.58 Fee Unit	STAT
More than \$10,000,000	\$20,667.00	\$21,146.00	N	Plus an additional \$1.19 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000. Notification, advertising and other fees may also be applicable. 185.65 Fee Unit	STAT

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Development Application for Subdivision of Land					
Subdivision involving opening of a public road	\$865.00	\$885.00	N	Plus \$65 for each additional lot created by the subdivision. Notification, advertising and other fees may also be applicable. 7.77 Fee Unit	STAT
Subdivision not involving opening of a public road	\$430.00	\$440.00	N	Plus \$53 for each additional lot created by the subdivision. Notification, advertising and other fees may also be applicable. 3.86 Fee Unit	STAT
Strata subdivision	\$430.00	\$440.00	N	Plus \$65 for each additional lot created by the subdivision. Notification, advertising and other fees may also be applicable. 3.86 Fee Unit	STAT
Modification of Consent under s4.55 or s4.56 Environmental Planning and Assessment Act					
Modification of consent involving minor error, misdescription, or miscalculation under S4.55(1) of EP&A Act 1979	\$92.00	\$95.00	N	Notification, advertising and other fees may also be applicable. 0.83 Fee Unit	STAT
Modification of consent involving minimal environmental impact (in the opinion of the consent authority) under s4.55(1A) or s4.56(1) of the EP&A Act 1979	\$839.00	\$859.00	N	Or 50% of the original development application fee, whichever is less. Notification, advertising and other fees may also be applicable. 7.54 Fee Unit	STAT
Additional fee for modification application that is accompanied by statement of qualified designer	\$990.00	\$1,013.00	N		STAT
Modification of Consent under s4.55 or s4.56 Environmental Planning & Assessment Act (Not of minimal environmental impact)					
If original development application fee was less than one fee unit as defined in Schedule 4 of the EP&A Reg 2021	50% of the original development application fee.	50% of the original development application fee.	N	Notification, advertising and other fees may also be applicable.	STAT
Modification of development consent for which the original development did not involve the erection of a building, the carrying out of a work or the demolition of a work or building	50% of the original development application fee.	50% of the original development application fee.	N	Notification, advertising and other fees may also be applicable.	STAT
Modification of consent under s4.55(2) or s4.56(1) of the EP&A Act 1979 for which the original development was the erection of a dwelling house with estimated development cost, including GST, of \$100,000 or less	\$247.00	\$253.00	N	Notification, advertising and other fees may also be applicable. 2.22 Fee Unit	STAT
Modification of Consent under s4.55 or s4.56 Environmental Planning and Assessment Act (not of minimal environmental impact) (based on estimated development cost including GST)					
Up to \$5,000	\$71.00	\$73.00	N	Notification, advertising and other fees may also be applicable. 0.64 Fee Unit	STAT

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Modification of Consent under s4.55 or s4.56 Environmental Planning and Assessment Act (not of minimal environmental impact) (based on estimated development cost including GST) [continued]					
\$5,001 - \$250,000	\$110.00	\$113.00	N	Plus an additional \$1.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$5,000. Notification, advertising and other fees may also be applicable. 0.99 Fee Unit	STAT
\$250,001 - \$500,000	\$651.00	\$666.00	N	Plus an additional \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000. Notification, advertising and other fees may also be applicable. 5.85 Fee Unit	STAT
\$500,001 - \$1,000,000	\$927.00	\$949.00	N	Plus an additional \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000. Notification, advertising and other fees may also be applicable. 8.33 Fee Unit	STAT
\$1,000,001 - \$10,000,000	\$1,285.00	\$1,314.00	N	Plus an additional \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000. Notification, advertising and other fees may also be applicable. 11.54 Fee Unit	STAT
More than \$10,000,000	\$6,167.00	\$6,310.00	N	Plus an additional \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000. Notification, advertising and other fees may also be applicable. 55.40 Fee Unit	STAT

Review of Determination under s8.2 of the Environmental Planning and Assessment Act

Application under s8.3 of the EP&A Act 1979 for review of determination that does not involve the erection of a building, the carrying out of a work or the demolition of a work or building	50% of original development application fee.		N	Notification, advertising and other fees may also be applicable.	STAT
Application under s8.3 of the EP&A Act 1979 for review of determination for erection of dwelling house with estimated development cost, including GST, of \$100,000 or less	\$247.00	\$253.00	N	Notification, advertising and other fees may also be applicable. 2.22 Fee Unit	STAT

Review of Determination under s8.2 of the Environmental Planning and Assessment Act (based on estimated development cost including GST)

Up to \$5,000	\$71.00	\$73.00	N	Notification, advertising and other fees may also be applicable. 0.64 Fee Unit	STAT
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Review of Determination under s8.2 of the Environmental Planning and Assessment Act (based on estimated development cost including GST) [continued]					
\$5,001 – \$250,000	\$111.00	\$114.00	N	Plus \$1.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$5,000. Notification, advertising and other fees may also be applicable. 1.00 Fee Unit	STAT
\$250,001 – \$500,000	\$651.00	\$666.00	N	Plus \$0.85 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$250,000. Notification, advertising and other fees may also be applicable. 5.85 Fee Unit	STAT
\$500,001 – \$1,000,000	\$927.00	\$949.00	N	Plus \$0.50 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$500,000. Notification, advertising and other fees may also be applicable. 8.33 Fee Unit	STAT
\$1,000,001 – \$10,000,000	\$1,285.00	\$1,314.00	N	Plus \$0.40 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$1,000,000. Notification, advertising and other fees may also be applicable. 11.54 Fee Unit	STAT
More than \$10,000,000	\$6,167.00	\$6,310.00	N	Plus \$0.27 for each \$1,000 (or part of \$1,000) by which the estimated cost exceeds \$10,000,000. Notification, advertising and other fees may also be applicable. 55.40 Fee Unit	STAT

Review of Determination under s8.2 of the Environmental Planning and Assessment Act (based on estimated development cost including GST)

Less than \$100,000	\$71.00	\$73.00	N		STAT
\$100,000 - \$1,000,000	\$195.00	\$199.00	N		STAT
More than \$1,000,000	\$325.00	\$333.00	N		STAT

Administration Fee retained with cancellation of Development Application or Application under s4.55 / s4.56

Cancelled after registration and prior to completion of assessment	No less than 50% of Development Application fee	N		DCR
Cancelled after completion of assessment	100% of Development Application fee	N		DCR

Development Advisory Panel

Pre-lodgement Panel meeting	\$1,045.00	\$1,084.00	N		DCR
Review of revised proposal	\$861.00	\$893.00	Y		DCR
State Significant development / infrastructure advisory meeting	\$1,045.00	\$1,084.00	N		DCR

Urban Design Review Panel

Urban Design Review Panel meeting	\$3,910.00	\$4,055.00	N		DCR
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Urban Design Review Panel [continued]

Review of revised proposal	\$2,606.00	\$2,702.00	N		DCR
Architectural design competition / waiver process	100% of costs associated with competition / waiver processes		N		STAT

Subdivision Certificates & Land Title Dealings

Subdivision Certificate	\$826.00	\$857.00	N	Plus \$65 for each additional lot created by the subdivision.	FCR
Reassessment of documents amended after assessment	\$245.00	\$254.00	N		FCR
Review of draft wording for Land Title Dealing forms and associated instruments	\$103.00	\$107.00	N	Per form / instrument.	FCR
Review and endorsement of Land Title Dealing Forms and associated Instruments	\$207.00	\$215.00	N	Per form / instrument plus additional review fee for reassessment of an amended document prior to endorsement. Council is to be reimbursed any fee imposed by another agency for the lodgement of the dealing e.g. PEXA.	FCR
Resigning of Land Title Dealing Forms and Associated Instruments following endorsement	\$54.00	\$56.00	N	Per form / instrument. Council is to be reimbursed any fee imposed by another agency for the lodgement of the dealing e.g. PEXA.	FCR
Amendment or extinguishment of restrictions or positive covenants requiring endorsement by resolution of Council	\$769.00	\$797.00	N	Council is to be reimbursed any fee imposed by another agency for the lodgement of the dealing e.g. PEXA.	DCR
Pre-registered lot creation - early creation of lot details to enable DA lodgement	\$108.00	\$112.00	N	Per lot.	FCR

Review of Community Management Statements or Neighbourhood Plans (Includes amendment to existing plans)

Minor plan	\$433.00	\$449.00	N		FCR
Major plan	\$871.00	\$903.00	N		FCR

Assessment of bond requests for early release of subdivision or occupation certificate or incomplete works

Value of works up to \$100,000	\$348.00	\$361.00	N	Plus 0.5% of estimated development cost.	FCR
Value of works greater than \$100,000	\$1,218.00	\$1,263.00	N	Plus 0.25% of estimated development cost.	FCR
Final inspection of works where council has not undertaken progressive inspections	\$871.00	\$903.00	N	Minimum or 5% of relevant compliance certificate fee which ever is greater.	N/A

Public Notification and Advertising

A range of development proposals require newspaper and/or notification of property owners likely to be affected. This is required by legislation and/or Council's Community Participation Plan. These fees may be applicable to Development Applications, s4.55 / s4.56 Applications, s8.2 Reviews, and amended proposals.

The following fees may apply in addition to Development Application fees.

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Development Proposal and Determination Advertising					
Advertising application for nominated integrated development, threatened species development, Class 1 aquaculture development, prohibited development, or development for which a community participation plan requires notice to be given	\$1,438.00	\$1,472.00	N	Advertising application for nominated integrated development, threatened species development, Class 1 aquaculture development, prohibited development, or development which a community participation plan requires notice to be given. 12.92 Fee Unit	STAT
Advertising application for modification of development consent (as defined in s4.55 or s4.56 of the EP&A Act 1979)	\$866.00	\$886.00	N	Per advertisement. Amendments to development proposals requiring readvertisement will be at the cost of the applicant. 7.78 Fee Unit	STAT
Advertising application for review of determination under s8.3 of the EP&A Act 1979	\$807.00	\$826.00	N	7.25 Fee Unit	STAT
Advertising application for designated development (as defined in s4.10 of the EP&A Act 1979)	\$2,890.00	\$2,957.00	N	Amendments to development proposals requiring readvertisement will be at the cost of the applicant. 25.96 Fee Unit	STAT
Advertising Council's Notice of Determination under s4.59 of the EP&A Act 1979 (exemptions apply)	\$60.00	\$62.00	Y	Per determination.	FCR
Development Proposal Notification					
Up to 25 property notifications	\$272.00	\$282.00	N	Amendments to development proposals requiring renotification will be at the cost of the applicant.	FCR
26 - 50 property notifications	\$544.00	\$564.00	N	Amendments to development proposals requiring renotification will be at the cost of the applicant.	FCR
Over 50 property notifications	\$1,091.00	\$1,131.00	N	Or full cost recovery, whichever is greater. Amendments to development proposals requiring renotification will be at the cost of the applicant.	FCR
Voluntary Planning Agreement Advertising					
Advertising Voluntary Planning Agreement	\$1,438.00	\$1,472.00	N	Per advertisement. Amendments to proposed planning agreements requiring readvertisement will be at the cost of the applicant. 12.92 Fee Unit	STAT
Re-advertisement of Voluntary Planning Agreement amended during the course of assessment	\$866.00	\$886.00	N	Per advertisement. Amendments to proposed planning agreements requiring readvertisement will be at the cost of the applicant. 7.78 Fee Unit	STAT
Voluntary Planning Agreement Notification					
Up to 25 property notifications	\$272.00	\$282.00	N	Amendments requiring renotification will be at the cost of the applicant.	FCR
26 - 50 property notifications	\$544.00	\$564.00	N	Amendments requiring renotification will be at the cost of the applicant.	FCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Voluntary Planning Agreement Notification [continued]					
Over 50 property notifications	\$1,091.00	\$1,131.00	N	Or full cost recovery, whichever is greater. Amendments requiring renotification will be at the cost of the applicant.	FCR
Miscellaneous					
Provision of Written Advice					
Provision of technical advice in response to a development proposal	\$106.00	\$110.00	N	Per hour or part thereof.	FCR
Liquor License Review and Endorsement	\$106.00	\$110.00	N	Per liquor licence proposal.	FCR
Provision of advice addressing compliance with conditions of consent	\$106.00	\$110.00	N	Per condition of consent being considered.	FCR
Response to a written request involving an interpretation or clarification of information / documents	\$416.00	\$431.00	N	First hour or part thereof, then 50% hourly rate each additional hour.	FCR
Provision of Written Advice relevant to contaminated land enquiries	\$416.00	\$431.00	N	First hour or part thereof, then 50% hourly rate each additional hour.	FCR
Section 88G - Conveyancing Act 1919					
Section 88G certificate	\$12.00	\$13.00	N	If an inspection is undertaken an additional fee (to a maximum of \$43.00) may be required. 0.10 Fee Unit - Conveyancing (General) Reg 2018, Cl. 29	STAT
Professional & Administration fees					
Council staff - administrative / clerical services	\$106.00	\$110.00	Y	Per hour or part thereof.	FCR
Council staff - professional services	\$207.00	\$215.00	Y	Per hour or part thereof.	FCR
Internal professional legal services	\$225.00	\$233.00	Y	Per hour or part thereof.	FCR
External professional legal services	100% of cost of each provision of advice.		Y		DCR
Inspection fee following notice under Protection of the Environment Operations Act	\$190.00	\$197.00	N	Per hour or part thereof.	DCR
Development Compliance and Swimming Pools					
Building Information Certificate Application					
Building Information Certificate (EP&A Act certificate relating to buildings on property)					
Class 1 Buildings	\$275.00	\$300.00	N	per dwelling	DCR
Class 2 Buildings comprising 2 dwellings	\$275.00	\$300.00	N	per dwelling	DCR
Class 2-9 Buildings (not exceeding 200m2)	\$275.00	\$300.00	N		DCR
Class 2-9 Buildings (200-2,000m2)	\$275.00	\$300.00	N	Plus \$0.50 per sq mtr over 200 sq mtrs.	DCR
Class 2-9 Buildings (greater than 2,000m2)	\$1,281.50	\$1,310.50	N	Plus \$0.075 per sq mtr over 2000 sq mtrs.	DCR
Class 10 Buildings	\$275.00	\$300.00	N		DCR
Part of building - external wall only or does not otherwise have a floor area	\$275.00	\$300.00	N		DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Building Information Certificate (EP&A Act certificate relating to buildings on property) [continued]					
Fee for a Certificate for Unauthorised Work to a Class 1 and Class 10 Building	\$275.00	\$300.00	N	plus the maximum fee payable if the application were an application for development consent and CC or for a CDC	DCR
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (not exceeding 200m2)	\$275.00	\$300.00	N	plus the relevant fee that should have been paid for the development application, CC, or CDC	DCR
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (200-2000m2)	\$275.00	\$300.00	N	plus the relevant fee that should have been paid for the development application, CC, or CDC	DCR
Fee for a Certificate for Unauthorised Work to a Class 2-9 Building (greater than 2000m2)	\$1,281.50	\$1,310.50	N	plus the relevant fee that should have been paid for the development application, CC, or CDC	DCR
Additional Building Inspection is required (more than 1 inspection carried out)	\$99.00	\$121.00	Y		DCR
Second copy of original certificate (photocopy)	\$13.00	\$15.00	N		DCR
Supply of original certificate (reprint)	\$13.00	\$15.00	N		DCR
Copy of certificate when requested with original application	\$13.00	\$15.00	N		DCR
Administration fee for cancelling a Building Information Certificate application	50% of Application Fee		N	50% of Application Fee.	DCR
Administration fee for cancelling a Building Certificate application (if Inspection carried out)	100% of Application Fee (no refund)		N	100% of Application Fee (no refund).	DCR
Compliance Cost Notice – Preparation and serving of notice of intention to give an order	Cost + GST (up to \$500). Amount calculated in accordance with EPA Act & Regulation		N	Cost + GST (up to \$500). Amount calculated in accordance with EPA Act & Regulation	DCR
Compliance Cost Notice – Investigation leading to issuing an order	Cost + GST (up to \$1,000). Amount calculated in accordance with EPA Act & Regulation.		N	Cost + GST (up to \$1,000). Amount calculated in accordance with EPA Act & Regulation.	DCR
Compliance Cost Notice for orders issued under the Environmental Planning and Assessment Act	Cost + GST calculated in accordance with EPA Regulation		N	Cost + GST calculated in accordance with EPA Regulation.	DCR

Swimming Pool Act Applications and Regulations

Compliance Certificate and Swimming Pool Inspection Program – Initial Inspection	\$150.00	\$150.00	Y	As prescribed by the swimming pools regulation 2018 Part 5 19 Fee for Inspection	STAT
Compliance Certificate and Swimming Pool Inspection Program – Follow up Inspection	\$100.00	\$100.00	Y	As prescribed by the swimming pools regulation 2018 Part 5 (19)	STAT
Compliance Certificate and Swimming Pool Inspection Program – Additional Follow up Inspection	\$100.00	\$100.00	Y	As prescribed by the swimming pools regulation 2018 Part 5 (19)	STAT
Swimming Pool Registration Fee	\$10.00	\$10.00	Y	As prescribed by the swimming pools regulation	STAT
Application for an exemption under Section 22 (As per Regulation)	\$70.00	\$200.00	N	or as prescribed by the Act and Regulations	STAT
Resuscitation Boards	\$23.00	\$24.00	Y	per board	REF

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Development Engineering

Engineering Approvals (Post Development Consent)

Construction Certificate/Subdivision Works Certificate (Subdivision Works)	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.		Y	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.	DCR
Engineering Assessment Fee (Building Works Construction Certificate – Engineering Design Compliance)	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.		Y	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.	DCR
Compliance Inspections (Subdivision Works)	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.		Y	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.	REF
Engineering Assessment Fee (Building Works Compliance Inspections – Engineering Inspection)	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.		Y	Subject to quotation (7 days) based on length of road and hourly rate for other engineering components.	REF
Appointment of Council as PCA for Subdivision Works where Council is NOT Undertaking Compliance Inspections	Subject to quotation based on the extent of works.		Y	Subject to quotation based on the extent of works.	REF

Engineering Review of a Condition for State Significant Development

Assessment of documentation for compliance with Conditions for State Significant Developments	\$512.00	\$531.00	N	Each condition/report	DCR
Re-Assessment fee for subsequent submissions	\$343.00	\$356.00	N	Each condition/report	DCR

Roads Act / Local Government Act Approval

Roads Act/Local Government Act Approvals of Engineering Drawings	\$33.00	\$38.00	N	per lineal metre of road/drainage. Minimum fee \$900. (in exceptional circumstances fee may be varied)	DCR
Roads Act/Local Government Act – Compliance Inspections	\$78.00	\$81.00	N	per lineal metre of road/drainage. Minimum fee \$1,600. (in exceptional circumstances the fee may be varied)	DCR

Performance/Maintenance Bond Application

* Administration fee applicable in addition to bond.

Outstanding Works Bond Administration (for all bonds requested by the developer)	\$435.00	\$451.00	N	Per bank guarantee or cash bond.	ROR
*Outstanding Works Bond	200% cost of works. Minimum \$10,000. Refundable Administration fees are applicable		N	200% cost of works. Minimum \$10,000. Refundable Administration fees are applicable	DCR
Performance Bond	200% cost of works. Minimum \$10,000. Refundable		N	200% cost of works. Minimum \$10,000. Refundable	DCR
Maintenance Bond	5% cost of works. Minimum \$10,000. Refundable.		N	5% cost of works. Minimum \$10,000. Refundable.	DCR
AC Bond	200% cost of works. Minimum \$10,000. Refundable.		N	200% cost of works. Minimum \$10,000. Refundable.	DCR
Part Release of Cash Bond or Replacement of Bank Guarantees	\$283.00	\$293.00	N	Per bank guarantee or cash bond.	ROR

Road Naming

Application Fee	\$256.00	\$265.00	N	plus \$50.00 per name	ROR
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Road Naming Notification

Advertising	\$1,173.00	\$1,216.00	N	plus \$50.00 per name	ROR
Re – Advertising	\$588.00	\$610.00	N		ROR

Renaming Existing Road

As per new Road		as per new road	N	as per new road	N/A
Plus Notification Fee as per Public Notification		as per public notification	N	As per public notification	N/A

Miscellaneous

Development Engineering Service	\$207.00	\$215.00	Y	per hour	DCR
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Environmental Health

Food Safety Surveillance Program

These fees may be varied by the appropriately delegated officers subject to consultation with management.

Annual Administration charge under Clause 15 of the Food Regulation 2015

5 or Less FTE Food Handlers at premises	\$370.00	\$384.00	N		STAT
6 – 50 FTE Food Handlers at premises	\$727.00	\$754.00	N		STAT
51+ FTE Food Handlers at premises	\$2,376.00	\$2,376.00	N		STAT

Food Premises Inspections charge under Clause 14 of the Food Regulation 2015

plus food premises re-inspections

Category 1 - Large Supermarkets

More than 3 food areas. Food areas include grocery aisles, refrigerated displays and freezers, fresh produce sections, delicatessens, fresh seafood sections and bakeries.	\$269.00	\$279.00	N		DCR
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Category 2 - Food Business (General)

Includes restaurants, takeaways, cafes, bakeries, medium sized supermarkets with 2-3 food areas, childcare centres, caterers, home businesses with high risk food, school and sporting canteens.	\$201.00	\$208.00	N		DCR
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Category 3 - Small and Low Risk Food Businesses

Includes small convenience stores, greengrocers (with no salad bars, delis or cooking), home businesses with low risk food, health food stores and service stations without cooking facilities.	\$152.00	\$158.00	N		DCR
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Category 4 - Multiple Outlets

Includes sports stadiums, sporting and other clubs, hotels with kitchens and/or cafes, liquor bars and other premises with more than one food outlet operated by the venue owner.	\$201.00	\$208.00	N	per food area plus \$134.00 for the first two bars plus \$67.00 per additional bar	DCR
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Category 5 - Bars Only

Includes hotels and clubs where the bistro or café is leased to another entity and the hotel or club proprietor is only responsible for the liquor bar facilities.	\$129.00	\$134.00	N	for the first two bars plus \$67.00 per additional bar	DCR
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Food Business Re-inspection for minor non-compliance (all categories)					
Food Business Re-Inspection for Minor Non-Compliance	\$152.00	\$158.00	N	Per hour (or part there of)	DCR
Mobile Food Vendors - Local Government Act					
Application for Approval to Operate (Includes 1 Inspection)	\$260.00	\$270.00	N		DCR
Renewal of Approval to Operate (includes 1 inspection)	\$260.00	\$270.00	N		DCR
Application for Approval to Operate on Council Land (includes 1 inspection)	\$368.00	\$382.00	N		DCR
Renewal of Approval to Operate on Council Land (no inspection)	\$67.00	\$69.00	N		DCR
Inspection Fee/Reinspection Fee	\$194.00	\$201.00	N	Per Inspection	DCR
Temporary Food Premises					
Excluding Non-Profit Organisations					
Inspection/Reinspection Fee Vendor Type – Pre-Package (Non-Potentially Hazardous Food)	\$59.00	\$61.00	N	per outlet	DCR
Inspection/Reinspection Fee Vendor Type – Food Handling / Sale of Potentially Hazardous Food	\$90.00	\$93.00	N	per outlet	DCR
Annual Approval to sell food from temporary food stall/food van (excluding mobile food), includes 1 primary inspection.	\$0.00	\$190.00	N		SUB
Other					
Administration Fee Improvement Notice (Charge under clause 180 of the Food Regulation 2025)	\$565.00	\$565.00	N		STAT
Certificate of clearance fee (Charge under clause 185 of the Food Regulation 2025)	\$500.00	\$500.00	N		STAT
Request for written information (status report) food premises	\$269.00	\$279.00	N	for the first hour (or part there of) plus \$67 per 15 minute period or part there of for additional time over the first hour	FCR
Food program sampling	Cost of sampling and analysis including GST		Y	Cost of sampling and analysis including GST	DCR
Public Health Surveillance Program					
Hairdressers' Premises					
Inspection/Reinspection Fee	\$194.00	\$201.00	N	per inspection	DCR
Skin Penetration Premises					
Low Risk Skin Penetration Premises Inspection	\$194.00	\$201.00	N	Low risk activities only - eg waxing	DCR
Skin Penetration Premises Reinspection	\$194.00	\$201.00	N		DCR
Inspection Fee	\$268.00	\$278.00	N	per inspection	DCR
Investigation Fee – request for information (status report) skin penetration premises	\$268.00	\$278.00	N		DCR
Temporary Skin Penetration Premises – Inspection/ Reinspection Fee	\$97.00	\$101.00	N	per outlet	DCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Regulated Systems (water cooling towers, warm water systems and other regulated systems capable of harbouring legionella bacteria)					
Public Health Notification and Administration Fees (Public Health Regulation 2022 Schedule 5)	\$120.00	\$120.00	N	Reg System Notification Fee, Reportable Test Result Notification, Risk Management Plan Certificate, Risk Management Plan Audit Certificate. Fee charged per notification type received.	STAT
Inspection/Reinspection Fee (first unit)	\$330.00	\$342.00	N		DCR
Each additional unit	\$160.00	\$166.00	N		DCR
Public Swimming Pools and Spa Pools					
Inspection/Reinspection Fee	\$194.00	\$201.00	N	per inspection plus \$55.00 per additional pool/spa/splashpark	DCR
Mortuaries and Crematoria					
Inspection/Reinspection Fee	\$194.00	\$201.00	N	per inspection	DCR
Sex Service Premises					
Health Compliance Inspection/Reinspection Fee – 2 Council Officers	\$389.00	\$403.00	N	Per inspection	DCR
Places of Shared Accommodation					
Excluding Non-Profit Organisations					
Boarding House Initial Compliance Inspection	\$415.00	\$430.00	N	Sec. 16 Boarding House Act, 2012 - Requirement to inspect certain registered boarding houses within 12 months of registration.	DCR
Health Compliance Inspection/Reinspection Fee - Boarding House 11 rooms or more	\$389.00	\$403.00	N		DCR
Health Compliance Inspection/Reinspection Fee - Boarding House up to 10 rooms	\$194.00	\$201.00	N	Per inspection	DCR
Local Government Act Applications					
Review of determination Application originally lodged under Section 68 and 100 LGA on ancillary activities (including septic tank)	\$122.00	\$127.00	N	or 50% of original fee (whichever is greater)	ROR
Private Works – Use of contractors to undertake works required by Orders/Notices		cost of works + GST	Y	cost of works + GST	DCR
Sewage Management System (SMS) Initial Installation					
Application to install & construct a Sewage Management System (incl. greywater system) – Domestic (includes assessment + 2 inspections + approval)	\$1,092.00	\$1,132.00	N	Per system. Applies to all wastewater management systems, including greywater systems. Package fee includes application assessment, 2 inspections (maximum) and approval to install.	ROR
Application to install & construct a Grey Water Treatment System	\$90.00	\$93.00	N	per system	ROR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Sewage Management System (SMS) Initial Installation [continued]					
Application to install & construct a Sewage Management System (incl. greywater system) – Non Domestic (includes assessment + 2 inspections + approval)	\$1,351.00	\$1,401.00	N	Per system. Applies to all wastewater management systems, including greywater systems. Package fee includes application assessment, 2 inspections (maximum) and approval to install.	ROR
Inspection of Sewage Management System Installation	\$353.00	\$366.00	N	per inspection	ROR
Preparation of Effluent Management Site Plan	\$363.00	\$376.00	N	Preparation of an Effluent Management Site Plan for properties that are low risk with surface spray or subsurface irrigation only.	ROR
Sewage Management System (SMS) Modification					
Application to alter a Wastewater Management System inc DA approved systems	\$213.00	\$221.00	N	Per wastewater system (including greywater). Includes 1 inspection.	ROR
Sewage Management System (SMS) Operation Approval Fees under S608(2)					
Approval to operate a Sewage Management System (incl. greywater systems)	\$101.00	\$105.00	N	Per system. For 3 year approval.	ROR
Renewal of Approval to Operate a Sewage Management System (incl. greywater systems)	\$101.00	\$105.00	N	Per system. For 3 year renewal of approval.	ROR
On Site Sewage Management System Inspection – Domestic	\$213.00	\$221.00	N	per system	ROR
On Site Sewage Management System Inspection – Domestic (Minor Works)	\$108.00	\$112.00	N	per system	ROR
On Site Sewage Management Inspection – Category A Non Domestic (system designed to service more than 10 equivalent persons)	\$353.00	\$366.00	N	per system	ROR
On Site Sewage Management Inspection – Category B Non Domestic (NSW Health accredited system designed to service 10 equivalent persons or less)	\$213.00	\$221.00	N	per system	ROR
On Site Sewage Management System Compliance Inspection and Assessment Fee	\$213.00	\$221.00	N	per hour or part thereof (minimum one hour charged)	ROR
On Site Sewage Management System Compliance Administration Fee	\$108.00	\$112.00	N	per hour or part thereof (minimum one hour charged). For any administration work associated with the program, including the handling of AWTS Service reports that are not submitted in a form and manner compliant with Council's wastewater policy.	ROR
Grey Water Treatment					
Approval to operate a Grey Water Treatment System	\$85.00	\$88.00	N	Per system. For 3 year approval.	ROR
Renewal of Approval to operate Greywater Treatment System	\$85.00	\$88.00	N	Per system. For 3 year renewal of approval.	ROR
Greywater Treatment System Inspection	\$213.00	\$221.00	N	per system	ROR
Greywater Treatment System Compliance Inspection and Assessment Fee	\$213.00	\$221.00	N	per hour or part thereof (minimum one hour charged)	ROR
Grey Water Treatment System Compliance Administration Fee	\$108.00	\$112.00	N	per hour or part thereof (minimum one hour charged)	ROR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Protection of the Environmental Operations Act					
Protection of the Environment Operations Act 1997. Administration Fee for service of Notice charge under clause 151 of the Protection of the Environment Operations (General) Regulation 2022	\$821.00	\$840.00	N		STAT
Compliance Cost Notice		Cost of works	N	Cost of works	DCR
Works Required by Orders / Notices					
Private Works – Use of contractors to undertake works required by Orders/Notices		Cost of works + GST	Y	Cost of works + GST	FCR
Inspection of Prescribed Premises					
Other					
Administration Fee Improvement Notice/Prohibition Order for skin penetration premises and public swimming pools and spas (Public Health Regulation 2022 Schedule 5)	\$302.00	\$309.00	N		STAT
Administration Fee Improvement Notice/Prohibition Order for premises at which there is a regulated system (Public Health Regulation 2022 Schedule 5)	\$650.00	\$665.00	N		STAT
Prohibition Order Reinspection for skin penetration premises, regulated systems, public swimming pools, spas and splashparks (Public Health Regulation 2022 Schedule 5)	\$255.00	\$255.00	N	Per hour. Minimum charge 30 minutes, maximum charge 2 hours (excluding travel time)	STAT
Public Health Notification fee for skin penetration premises and public swimming pools and spas (Public Health Regulation 2022 Schedule 5)	\$105.00	\$105.00	N		STAT
Public health program sampling		Cost of sampling and analysis including GST	Y	Cost of sampling and analysis including GST.	DCR
Tree & Vegetation Management					
Tree and Vegetation Removal Application Fee	\$109.00	\$118.00	N	Per application for tree or vegetation removal	DCR
Tree Removal Assessment Fee (Rural Areas)	\$24.00	\$29.00	N	Per tree in rural areas, up to 5 trees without understorey vegetation. In addition to the application fee.	REF
Tree Removal Assessment Fee (Non Rural Areas)	\$24.00	\$29.00	N	Per tree non-rural areas. In addition to the application fee	REF
Vegetation Clearing (Rural Areas) Assessment Fee	\$406.00	\$421.00	N	For clearing of more than 5 trees with or without understorey vegetation. If vegetation does not contain 'trees' then an application must be submitted if clearing area is greater than 10m2. In addition to application fee.	DCR
Miscellaneous					
Professional & Administration fees					
Charge for staff members administrative/clerical services	\$108.00	\$112.00	Y	per hour or part thereof (minimum one hour charged)	FCR
Charge for staff members professional services	\$213.00	\$221.00	Y	per hour or part thereof (minimum one hour charged)	FCR
Charge for internal professional legal services	\$225.00	\$233.00	Y	per hour or part thereof (minimum \$175.00)	ROR
Charge for external professional legal services		Cost + GST	Y	Cost + GST	DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Professional & Administration fees [continued]					
Inspection fee following notice under Protection of the Environment Operations Act	\$213.00	\$221.00	Y	per hour or part thereof (minimum one hour charged)	FCR
Provision of Written Advice					
Provision of advice in relation to Development/ Building Consent	\$115.00	\$119.00	Y	per hour or part thereof (minimum one hour charged)	FCR
In response to a written request and involving an interpretation or clarification of information/ documents	\$422.00	\$438.00	N	first hour, plus 50% for each additional hour	FCR
Provision of Written Advice relevant to contaminated land enquiries	\$422.00	\$438.00	N	first hour, plus 50% for each additional hour	FCR
Financial Services					
Inspection of Records					
The following fees and charges apply where inspection of records enquiries are received from Valuers, Real Estate Agents, HP Companies, Banks, Credit Unions, Insurance Companies, Private Investigators, General Public. These fees & charges are subject to the Privacy Act.					
Exemptions from the following fees include enquiries for land adjoining owner for fencing purposes, certificate updates and all enquiries from statutory bodies					
Property Enquiry	\$35.00	\$36.00	N	per property per enquiry	FCR
Property or Rate Information requiring searches of old records at archive	\$67.00	\$69.00	N	per hour	FCR
Copy of Rate Notice	\$35.00	\$36.00	N	per notice	FCR
Stormwater Management Service Charge					
*Council's Policy has provided a 100% rebate for eligible pensioners.					
Urban Residential					
Residential	\$25.00	\$25.00	N	per annum	STAT
Residential (Strata)	\$12.50	\$12.50	N	per annum	STAT
Residential (Pensioner)	\$25.00	\$25.00	N	per annum*	STAT
Residential (Strata – Pensioner)	\$12.50	\$12.50	N	per annum*	STAT
Urban Business					
Business	\$22.80	\$22.80	N	plus an additional \$22.80 for each 350 square metres or part of 350 square metres by which the area of parcel of land exceeds 350 square metres. For strata properties the charge is apportioned by unit entitlement subject to a minimum charge of \$5.00.	STAT
Other					
Stale/Lost Cheque Processing Fee	\$50.00	\$50.00	Y	Unpresented cheques become stale after 15 months. For amounts over \$100, Council will attempt to contact the payee and issue a payment less the administration fee. Where a customer contacts Council for a replacement of a lost cheque, Council may charge the administration fee.	

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Other [continued]

Refund requests	\$47.00	\$49.00	Y		DCR
Unclaimed Funds Administration Fee	\$50.00	\$50.00	Y	Where customer has not made contact for reimbursement within 3 years. Council will endeavour to contact customer for amounts over \$100.	SUB
Court Fees (details of charges are available directly from the Court)		See Court for fee	N	See Court for fee.	STAT
Change of House Number (Where house number is requested to be changed by owner)	\$600.00	\$622.00	N	A change of house number must still be approved by Council Officers.	DCR

Section 603 Certificates

Section 603 Certificates	\$100.00	\$100.00	N		STAT
Urgent 603 Certificate (3 hour turnaround in working hours)	\$33.00	\$34.00	N	additional fee	REF

Interest

Interest on overdue rates and charges	10.5% per annum charged daily		N		STAT
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Bank Charges

Administration fee for dishonoured or disputed payments	\$44.00	\$46.00	N	plus additional charges from bank for trace, recall, dishonour, chargeback	FCR
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Fire Safety and Certification

Annual Fire Safety Statements charge under Clause 177 of the Environmental Planning and Assessment Regulation 2000.

Certification Services

These fees may be varied by the appropriately delegated officers subject to consultation with the Manager.

Complying Development Certificate		Fee by quote + GST	Y		REF
Construction Certificate		Fee by quote + GST	Y		REF
Modification of Construction Certificate		Fee by quote + GST	Y		REF
Assessment of alternative solutions		Fee by quote + GST	Y		FCR
BASIX Construction Certificate Assessment Fee		Fee by quote	N		FCR
Bushfire attack level assessment	\$525.00	\$544.00	Y		DCR
Advertising issued Complying Development Certificate under s4.59 of the EP&A Act 1979 (exemptions apply)	\$60.00	\$62.00	Y	Per determination.	FCR
Notification of Complying Development Certificate to affected property owners (up to 25)	\$272.00	\$282.00	Y	Amendments to development proposals requiring renotification will be at the cost of the applicant.	FCR

Appointment of PC, Critical Stage Inspections and Occupation Certificates

These fees may be varied by the appropriately delegated officers subject to consultation with manager.

Appointment of Council as Principal Certifier

* Council will quote on the remaining critical stage inspections and occupation inspection certificate as well as the time to become familiar with the project.

Change in building classification (not building works)	\$688.00	\$713.00	N		ROR
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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Appointment of Council as Principal Certifier [continued]					
Where Council has issued CC or CDC		No additional charge	Y		N/A
Where CC or CDC issued by private certifier		Fee by quote + GST.	Y		REF
Critical Stage Inspections					
Residential building inspection		Fee by quote + GST.	Y	Plus Occupation Certificate.	REF
Residential building inspection package		Fee by quote + GST.	Y	plus Occupation Certificate.	REF
Multi-unit dwelling inspection package		Fee by quote + GST.	Y	Plus Occupation Certificate.	REF
Commercial / industrial inspection		Fee by quote + GST.	Y	Plus Occupation Certificate.	REF
Commercial / industrial inspection package		Fee by quote + GST.	Y	Plus Occupation Certificate.	REF
Occupation Certificate					
Class 1 & 10		Fee by quote + GST.	Y	Per Certificate	REF
Class 2 – 9		Fee by quote + GST.	Y	Per certificate.	REF
Annual Fire Safety Statement Assessment					
Category 1. 1-2 fire safety measures servicing the building	\$81.00	\$84.00	Y	1-2 fire safety measures servicing the building.	REF
Category 2. 3-4 fire safety measures servicing the building	\$104.00	\$108.00	Y	3-4 fire safety measures servicing the building.	REF
Category 3. 5-10 fire safety measures servicing the building	\$134.00	\$139.00	Y	5-10 fire safety measures servicing the building.	REF
Category 4. 11-19 fire safety measures servicing the building	\$233.00	\$242.00	Y	11-19 fire safety measures servicing the building.	REF
Category 5. 20+ fire safety measures servicing the building	\$355.00	\$368.00	Y	20 or more fire safety measures servicing the building.	REF
Late submission of Annual Fire Safety Statement		100% of the assessment fee.	Y	Charged in addition to the assessment fee.	REF
Re-assessment of Annual Fire Safety Statement		50% of the original assessment fee.	Y	Charged in addition to the assessment fee.	REF
Reissue of fire safety schedules under s80a	\$403.00	\$435.00	Y		FCR
Local Government Act Applications					
Swing a hoist over a public place	\$296.00	\$307.00	N		REF
Place a waste container in a public place	\$296.00	\$307.00	N		REF
Install a domestic oil or solid fuel heater	\$296.00	\$307.00	N		REF
Install a manufactured home, moveable dwelling, or associated structure	\$701.00	\$727.00	N	Includes up to 4 inspections and letter of compliance.	REF
Temporary structures	\$296.00	\$307.00	N		REF
Caravan Park					
Application to operate a caravan park - up to 100 sites	\$727.00	\$754.00	N		DCR
Application to operate a caravan park - over 100 sites	\$1,141.00	\$1,183.00	N		DCR
Caravan park inspection	\$25.00	\$26.00	N	Per site.	DCR
Miscellaneous					
Provision of Written Advice					
Provision of technical advice in response to a development proposal	\$106.00	\$110.00	Y	Per hour or part thereof.	FCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Provision of Written Advice [continued]

Response to a written request involving an interpretation or clarification of information / documents	\$416.00	\$431.00	Y	First hour plus 50% hourly fee each additional hour.	FCR
Certificate as to outstanding notices issued under the Environmental Planning & Assessment Act 1979 and Local Government Act 1993 (generally relates to outstanding notices and orders relevant to building and development activities)	\$233.00	\$242.00	N	Per parcel of land.	REF

Professional & Administration fees

Council staff - administrative / clerical services	\$106.00	\$110.00	Y	Per hour or part thereof.	FCR
Council staff - professional services	\$207.00	\$215.00	Y	Per hour or part thereof.	FCR
Internal professional legal services	\$225.00	\$233.00	Y	Per hour or part thereof.	FCR
Fire Safety Consultancy Services	Fee by quote + GST.		N		REF
External professional legal services	100% of cost of each provision of advice.		Y		DCR
Registration of documents associated with a certificate issued by a private certifier	\$40.00	\$41.00	N	Per lodgement. Fees also payable to NSW Planning Portal in accordance with EP&A Regulation 2021.	STAT

Floodplain & Stormwater Management

Flood Reports

Flood Level Advice	\$212.00	\$220.00	N	per enquiry	SUB
Urgent Flood Level Advice	\$0.00	\$415.00	N		DCR
Miscellaneous Floodplain Management Service	\$0.00	\$215.00	N		DCR

Flood Study

Flood Study Modelling Data	\$1,386.00	\$1,437.00	N		DCR
Flood Study Modelling Data - Results Only	\$830.00	\$861.00	N		SUB

Legal Services

Legal Services

Preparing and/or settling the setting aside Judgement / Notice of Discontinuance	\$286.00	\$297.00	Y	Fee will only be charged if Council agrees to set aside Judgement / Notice of Discontinuance	REF
Preparation of Commercial Lease	\$1,113.00	\$1,154.00	Y		DCR
Preparation of Assignment of Lease	\$1,020.00	\$1,058.00	Y		DCR
Preparation of Legal Documents Less Than 3 Folios	\$324.00	\$336.00	Y		DCR
Preparation of Legal Documents Greater Than 3 Folios	Assessed Cost + GST		Y	Assessed Cost + GST	DCR
Lifting of Restrictions and Covenants on Title	\$260.00	\$270.00	Y		N/A

Public Information

Government Information (Public Access) Act - GIPA

A 50% reduction in fees may be applicable where there is financial hardship or demonstrated public interest

Application by Individuals	\$30.00	\$30.00	N		STAT
Application by Corporation	\$30.00	\$30.00	N		STAT
Processing (for each hour of Application)	\$30.00	\$30.00	N	per hour	STAT

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Government Information (Public Access) Act - GIPA [continued]

Internal Review	\$40.00	\$40.00	N		STAT
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Information Copying

A0	\$18.00	\$19.00	N		DCR
A1	\$14.00	\$15.00	N		DCR
A2	\$10.00	\$10.00	N		DCR
A3	Refer to Organisational Fees	Refer to Organisational Fees	N	Refer to Organisational Fees	DCR
A4	Refer to Organisational Fees	Refer to Organisational Fees	N	Refer to Organisational Fees	DCR

Subpoenas

Processing of Subpoenas

Lodgement	\$72.00	\$75.00	N		FCR
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Document Preparation for Court

A4 per copy – black and white	\$0.50	\$0.50	N		DCR
A4 per copy – colour	\$1.00	\$1.00	N		DCR
A3 per copy – black and white	\$1.00	\$1.00	N		DCR
A3 per copy – colour	\$1.50	\$1.50	N		DCR
A2 per copy	\$10.00	\$10.00	N		DCR
A1 per copy	\$14.00	\$15.00	N		DCR
A0 per copy	\$18.00	\$19.00	N		DCR

Libraries

Libraries

Joining Fee – NSW Residents/Ratepayers		No Charge	N	No Charge	SUB
Joining Fee – Non-NSW Residents/Non Ratepayers	\$20.00	\$20.00	N		SUB
Joining Fee – Non-NSW Residents/Non Ratepayers – Concession Card Holders	\$16.00	\$16.00	N		SUB
USB Flash Drive	\$7.50	\$7.50	Y	per item	DCR
Sale of second hand Library books		discretionary	Y	discretionary	REF
Holiday Activities / Seminars and Workshops		discretionary	Y	discretionary	SUB

Lost or damaged book/media replacement charges

Up to a maximum of the replacement cost of the book		Library cost plus processing fee	N	Library cost plus processing fee	SUB
Standard Processing Fee	\$15.00	\$15.00	N		SUB
Minimum Processing Fee in all Circumstances	\$5.00	\$5.00	N		REF

Photocopying and Printing

Photocopying / Printing A4	\$0.25	\$0.25	Y	per copy	SUB
A4 Full Colour Photocopying / Printing	\$0.60	\$0.60	Y	per copy	SUB
Photocopying/Printing A4 - Double Sided	\$0.40	\$0.40	Y		SUB
Photocopying/Printing A4 - Double Sided - Colour	\$1.00	\$1.00	Y		SUB
Photocopying A3	\$0.40	\$0.40	Y	per copy	SUB
A3 Full Colour Photocopying	\$1.00	\$1.00	Y	per copy	SUB
Photocopying/Printing A3 - Double Sided	\$0.65	\$0.65	Y		SUB
Photocopying/Printing A3 - Double Sided - Colour	\$1.60	\$1.60	Y		SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Replacement for lost or damaged borrower's card

Replacement for lost or damaged library card for library members who hold student identification card, seniors card or concession card		No Charge	N	No Charge	SUB
Replacement for lost or damaged library card for library members who do not hold student identification card, seniors card or concession card	\$5.00	\$5.00	N	per card	REF

Special Research

Base Charge (minimum Charge)	\$23.00	\$24.00	N		SUB
Extended Research	\$100.00	\$100.00	N	per hour	SUB

Hire of Theatrette

Per Half Day	\$180.00	\$180.00	Y	per half day	SUB
Per Full Day	\$310.00	\$310.00	Y	per full day	SUB
Charity Groups, Schools, Non-profit Community Groups/Organisations Per Half Day	\$55.00	\$55.00	Y	for 4 hours	SUB

Library Computer Centre

Internet Access – Library Member	\$3.00	\$3.00	Y	First 1 hour of each day is free. The charge then applies for each hour of use thereafter.	ROR
Wireless Internet Access		No Charge	Y	no charge	DCR
3D Printing	\$5.00	\$5.00	Y	\$5.00 for first hour then \$2.00 for each additional hour for each print job \$5.00 for first hour then \$2.00 for each additional hour for each print job	SUB

Items for Sale at Library

External Library Loans	\$6.00	\$6.00	Y	per item additional fees from external institutions may apply additional postage fees may apply	SUB
Sale items		discretionary	Y	discretionary	REF
Local History Publications		various	Y	various	REF

Mapping Information / Geographic Information Services

Mapping and Printing

UBD Maps - Colour

City Area Map or Penrith – St Marys Urban (AO)	\$96.00	\$100.00	N		DCR
Penrith – St Marys Urban (A1)	\$59.00	\$61.00	N		DCR
Extract A3	\$43.00	\$45.00	N		DCR
Extract A4	\$32.00	\$33.00	N		DCR

Cadastral Maps - Computer Generated

A0	\$178.00	\$185.00	N		DCR
A1	\$118.00	\$122.00	N		DCR
A2	\$79.00	\$82.00	N		DCR
A3	\$43.00	\$45.00	N		DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Cadastral Maps - Computer Generated [continued]					
A4	\$32.00	\$33.00	N		DCR
Exponare Printouts					
Cadastre	\$10.00	\$10.00	N		DCR
With Extra Layers	\$18.00	\$19.00	N		DCR
Zoning Maps, Bushfire Maps and Rural Lands Maps - Colour					
A0	\$207.00	\$215.00	N		DCR
A1	\$138.00	\$143.00	N		DCR
A2	\$91.00	\$94.00	N		DCR
A3 Extract	\$53.00	\$55.00	N		DCR
A4 Extract	\$38.00	\$39.00	N		DCR
Aerial Photography - Photo only					
A0	\$207.00	\$215.00	N		DCR
A1	\$138.00	\$143.00	N		DCR
A2	\$91.00	\$94.00	N		DCR
A3	\$53.00	\$55.00	N		DCR
A4	\$32.00	\$33.00	N		DCR
Aerial Photography - with Cadastre or Contours					
A0	\$242.00	\$251.00	N		DCR
A1	\$174.00	\$180.00	N		DCR
A2	\$103.00	\$107.00	N		DCR
A3	\$70.00	\$73.00	N		DCR
A4	\$43.00	\$45.00	N		DCR
Aerial Photography - with Cadastre and Contours					
A0	\$276.00	\$286.00	N		DCR
A1	\$207.00	\$215.00	N		DCR
A2	\$138.00	\$143.00	N		DCR
A3	\$92.00	\$95.00	N		DCR
A4	\$53.00	\$55.00	N		DCR
Digital Files - For example PDF or JPG					
Standard	\$53.00	\$55.00	N		DCR
Customised	\$10.00	\$10.00	N	plus \$160 per hour (minimum 1/2 hour)	DCR
Marketing & Events					
Festivals & Events					
Provision of marquees are available for Council organised events, from a third party supplier.					
Marquee Hire	As set for individual event fee + GST		Y	As set for individual event fee + GST	SUB
Ticket Sales for Special Events	As set for individual event fee + GST		Y	As set for individual event fee + GST	SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Filming & Photography Permits					
Low Impact Permit	\$114.00	\$139.00	N	Less than 25 crew, no more than 4 (four) vehicles, minimal equipment, per location	DCR
Medium Impact Permit	\$227.00	\$269.00	N	25-50 crew, no more than 10 (ten) vehicles, medium sized equipment, per location	DCR
High Impact Filming	\$358.00	\$425.00	N	50 plus crew, significant construction, extensive equipment, per location	DCR

Property Investment

Telecommunications Facilities

Application Fee - New facilities, modification to existing facilities or co-location requests	\$2,400.00	\$2,750.00	Y	On application	REF
Public Notification (Community Land Only)	\$1,198.00	\$1,242.00	Y	When public notification is required in accordance with legislation	REF
Telecommunications Lease or Licence Fee		Market Value	Y	Market Value as determined by a Certified Practising Valuer or otherwise negotiated	REF
Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable).		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges.	FCR

Property Leases and Licences

Application Fee	\$1,685.00	\$1,747.00	Y	On application	REF
Public Notification (Community Land Only)	\$1,198.00	\$1,242.00	Y	When public notification is required in accordance with legislation	EXT
Lease or Licence Fee		Market Value	Y	Market Value as determined by a Certified Practising Valuer or otherwise negotiated	REF
Property Management Fee	7% of market rent per annum		Y	Percentage of the lease or licence fee on all agreements managed by Council, excluding residential.	FCR
Site Bond		POA	N	Equivalent to a minimum of 3 months lease or licence fee or otherwise negotiated prior to entering the agreement.	DCR
Key or Security Card Issue or Re-issue (excluding programming)	\$49.00	\$51.00	Y	On application, per key or security card	EXT
Security Card Programming (if required)	\$131.00	\$136.00	Y	On application	EXT
Permit to use - Food Truck	\$265.00	\$275.00	Y	Per day, per location	REF
Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable)		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges	FCR

Outdoor Dining Permit

Outdoor Dining Permits apply to businesses wanting to operate outdoor dining on public footway, space or park adjoining an approved food or drink premises.

Note fee relief may be given for Not-for-profit Organisations provided essential criteria is satisfied.

For authority to erect permanent structures on footpaths please refer to **Outdoor Dining & Trading Structures on Footpath** section under Civil Construction & Maintenance Fees.

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Outdoor Dining Permit [continued]					
New Application Fee	\$132.00	\$137.00	N	On application	FCR
Permit Variation Fee	\$63.00	\$65.00	N	On application	FCR
Penrith & St Marys CBD Rate	\$178.00	\$185.00	N	Per square metre, per annum 75% reduction on rate for the current financial year	REF
Other Areas Rate	\$90.00	\$93.00	N	Per square metre, per annum 75% reduction on rate for the current financial year	REF

Unused Road Reserve Lease

The term of a lease together with any option to renew must not exceed five (5) years

Application Fee	\$1,685.00	\$1,747.00	Y	On application	REF
Public Notification	\$1,198.00	\$1,242.00	Y	When public notification is required in accordance with legislation	REF
Lease Fee		Market Value	Y	Market Value as determined by a Certified Practising Valuer or otherwise negotiated	REF
Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable)		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges	FCR

Road Closures

Prelodgement Application	\$136.00	\$141.00	N	On application	REF
Application Fee - Preliminary Assessment	\$1,533.00	\$1,590.00	N	On application	REF
Administration Fee - Proposal Notification & Negotiations	\$3,713.00	\$3,850.00	N	On commencement of Stage 2 of the Road Closure Process.	REF
Administration Fee - Road Closure Planning Approvals	\$1,533.00	\$1,590.00	N	On commencement of Stage 4 of the Road Closure Process if managed by Council	REF
Road Closure Processing Fee - Gazettal Notice & Title Registration	\$1,127.00	\$1,169.00	N	On commencement of Stage 5 of the Road Closure Process	REF
Compensation		Market Value	Y	Market Value as determined by a Certified Practising Valuer or otherwise negotiated	REF
Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable)		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges.	FCR

Request to Purchase Land

Pre-lodgement meeting - Prior to lodgement of request under Unsolicited Request/Proposals of Council Property	\$1,150.00	\$1,193.00	Y	On application	REF
Stage 1 - Preliminary enquiry and concept review	\$3,548.00	\$3,679.00	Y		FCR
Stage 2 - Submission and Preliminary assessment	\$5,500.00	\$5,704.00	Y		FCR
Stage 3 - Consideration and initial recommendation	\$5,500.00	\$5,704.00	Y		FCR
Stage 4 - Notification	\$1,155.00	\$1,198.00	Y		FCR
Stage 5 - Negotiation and binding agreement	\$16,500.00	\$17,111.00	Y		FCR
Stage 6 - Final approval	\$1,155.00	\$1,198.00	Y		FCR
Reclassification, rezoning - as per fees and charges. Plus administration by Property	\$3,548.00	\$3,679.00	Y		FCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Request to Purchase Land [continued]

Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable)		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges.	FCR
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Easements over Council owned or Controlled Land

Application Fee	\$1,547.00	\$1,604.00	Y	On application	REF
Public Notification (Community Land Only)	\$1,198.00	\$1,242.00	Y	When public notification is required in accordance with legislation	REF
Bond - Negotiation & Registration	\$10,390.00	\$10,774.43	N	On commencement of Stage 2 of the Easement Process.	DCR
Processing Fee - Documentation Execution	\$1,057.00	\$1,096.00	Y	On commencement of Stage 4 of the Easement process	REF
Compensation		Market Value	Y	Market Value as determined by a Certified Practicing Valuer or otherwise negotiated	REF
Additional Costs - The applicant is required to meet all of Councils fair and reasonable costs (if applicable)		At Cost	Y	Including but not limited to surveyor fees, legal costs, valuation fees, management fees and statutory charges.	FCR

Site Access Permit - Council Owned or Controlled Land

Application Fee	\$312.00	\$324.00	Y	On application	REF
Site Access Fee	\$161.00	\$167.00	Y	Per day	REF
Site Access Permit - Damage Bond	\$708.00	\$734.00	N	Prior to permit approval.	DCR

Other

Application for Owners Consent on Council Owned or Controlled Land	\$312.00	\$324.00	N	On application	REF
Section 54 Certificate as to classification of Council Owned Land	\$250.00	\$259.00	N	On Application	DCR

Public Domain Maintenance

Sundry Income

Street Lighting

Street Lighting Maintenance Contribution	\$1,223.00	\$1,270.00	N	per street light column	DCR
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Records Management

Professional & Administration fees

Scanning Fee	\$106.00	\$110.00	N		DCR
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Recreation Facilities Management

Sporting Fields

Fees for hire of sporting fields take effect from the commencement of the Summer Season. Where shared use is required for grounds an appropriate pro rata rate will be established. Damage to grounds, facilities, equipment, and irrigation points caused by the hiring, erection of tents, marquees, temporary goals, organisation members or supporters, will be rectified by Council at the organisations' expense. All electricity charges for floodlighting are to be paid by the user.

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Athletics Complexes					
Blair Oval	\$1,685.00	\$1,750.00	Y	Per season	SUB
Saunders Park, Greygums, Leonay Oval	\$685.00	\$715.00	Y	Per season	SUB
Baseball & Softball Facilities					
Diamonds (with floodlights)	\$1,685.00	\$1,750.00	Y	Per lit diamond. Per season	SUB
Diamonds (without floodlights)	\$685.00	\$715.00	Y	Per unlit diamond. Per season	SUB
Cricket Ovals					
Concrete/synthetic wickets	\$685.00	\$715.00	Y	Per season. Prorata for juniors	SUB
Jamison Park Synthetic Fields					
Association, Affiliated Sports Clubs, Schools (Games and Training)	\$0.00	\$65.00	Y	Per hour/Per field	DCR
Association, Affiliated Sports Clubs, Schools (Games and Training)	\$0.00	\$120.00	Y	Per hour/Full facility	DCR
Association, Affiliated Sports Clubs (Competitions)	\$0.00	\$75.00	Y	Per hour/Per field. Applies where an entry fee is charged (e.g. summer soccer)	DCR
Association, Affiliated Sports Clubs (Competitions)	\$0.00	\$140.00	Y	Per hour/Per facility. Applies where an entry fee is charged (e.g. summer soccer)	DCR
Casual Hire (Non-Profit)	\$0.00	\$80.00	Y	Per hour/Per field. Does not apply to Associations or Affiliated Sports Clubs. Excludes access to floodlights.	DCR
Casual Hire (Non-Profit)	\$0.00	\$150.00	Y	Per hour/Per facility. Does not apply to Associations or Affiliated Sports Clubs. Excludes access to floodlights.	DCR
Casual Hire (Profit)	\$0.00	\$160.00	Y	Per hour/Per field. Does not apply to Associations or Affiliated Sports Clubs. Excludes access to floodlights.	DCR
Casual Hire (Profit)	\$0.00	\$300.00	Y	Per hour/Per facility. Does not apply to Associations or Affiliated Sports Clubs. Excludes access to floodlights.	DCR
Cricket (summer season only)	\$0.00	\$80.00	Y	Per hour/Full facility	
Floodlighting	\$18.00	\$20.00	Y	Per hour per field. For bookings during daylight savings from 7pm and during non daylight savings from 5pm	DCR
Sealed Netball Courts					
Night use per lit court	\$360.00	\$375.00	Y	Per court. Per season	SUB
Day use only per court	\$115.00	\$120.00	Y	Per court. Per season	SUB
Casual Bookings	\$33.00	\$34.00	Y	Per court. Per booking	SUB
Non Netball use (other approved sports/activities)		Price on application	Y		SUB
Casual Bookings - Floodlight Usage Charge		Price on application	Y		FCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
All Other Sporting Fields and Facilities					
Fields without floodlighting	\$685.00	\$715.00	Y	Per field. Per season	SUB
Fields with floodlighting	\$1,685.00	\$1,750.00	Y	Per field. Per season	SUB
Werrington Road – Archery Fields	\$340.00	\$355.00	Y	Per season	SUB
BMX Track	\$0.00	\$1,750.00	Y	Per Season	SUB
Werrington Dog Exercise and Training Area	\$0.00	\$25.00	Y	Per Hour	SUB
Modified Fields (provided separate from main field) – without floodlighting	\$340.00	\$355.00	Y	Per field. Per season	SUB
Modified Fields (provided separate from main field) – with floodlighting	\$830.00	\$865.00	Y	Per field. Per season	SUB
Roo / Mini Fields (provided separate from main field) – without floodlighting	\$165.00	\$170.00	Y	Per field. Per season	SUB
Roo / Mini Fields (provided separate from main field) – with floodlighting	\$415.00	\$435.00	Y	Per field. Per season	SUB
Floodlight Usage Charge	Price on application		Y	Price on application	FCR
Commercial Use					
Fields without floodlighting	\$1,275.00	\$1,320.00	Y	Per field. Per season	SUB
Fields with floodlighting	\$3,120.00	\$3,235.00	Y	Per field. Per season	SUB
Casual Bookings					
Bond - Casual Bookings	\$545.00	\$545.00	Y	Refundable bond	SUB
Casual Bookings (Not for profit)	\$95.00	\$100.00	Y	Per field. Per day	SUB
Casual Bookings - Profit	\$190.00	\$195.00	Y	Per field. Per day	SUB
School Bookings					
Events requiring additional clean up of Amenities or fields	Price on cost recovery		Y	For each field or amenity block	SUB
Special Events in Parks and Open Space					
Damage to grounds, facilities, equipment and irrigation points caused by an event will be rectified by Council at the organisations' expense. All electricity charges for floodlighting are to be paid by user.					
Events in Parks/Reserves					
Weir Reserve Gazebo or Japanese Pavilion	\$225.00	\$235.00	Y	Per hour	REF
Circus Bookings	\$330.00	\$345.00	Y	Per day	REF
Events - Non Profit	\$285.00	\$295.00	Y	Per day. Per site. As approved by Council	SUB
Events (Festivals, Markets, etc.) - Profit	\$1,130.00	\$1,170.00	Y	Per day. Per site. As approved by Council Per site for each date booked	SUB
Event Bond	\$585.00	\$585.00	N	Refundable	N/A
Administration Fee	\$75.00	\$75.00	Y	For investigating and processing breach's of the Terms and Conditions of Hire	FCR
Out of Hours Service	\$80.00	\$80.00	Y		FCR
Bookings requiring cleaning of amenities or fields (during event)	\$180.00	\$185.00	Y	For each field or amenity block	SUB
Event Infrastructure	Price on application		Y		SUB
Traffic Management	Price on cost recovery		Y		SUB
Floodlight Usage & Electricity Charge	Price on application		Y	Price on application.	FCR
Additional Cleaning for Special Events (Toilets & other Infrastructure)	Price on cost recovery		Y		SUB

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Schools Rowing Boat Shed					
Regular Boat Shed Users - Full Bay	\$1,064.00	\$1,100.00	Y	Per year (prorated dependant on amount of rack used)	REF
Casual Hire	\$7.00	\$7.50	Y	Per person per day	FCR
Harold Corr Oval - Athletics Track					
Fees & charges for athletics track, clubs, zone, regional schools, coaches					
Club Seasonal Hire	\$2,080.00	\$2,160.00	Y	Per season (includes track & field areas incl public amenities)	SUB
Training - professional/semi-professional/private clinics and coaching	\$94.00	\$100.00	Y	Per hour (includes track & field areas, public amenities)	SUB
Community Event (Walkathon/Fun Run/Other) - Daily	\$470.00	\$490.00	Y	Per day (includes track & field areas incl public amenities - applies to schools & community groups)	SUB
Community Event Walkathon/Fun Run/Other) - Hourly	\$72.00	\$75.00	Y	Per hour (includes track & field areas incl public amenities - applies to schools & community groups)	SUB
School Use					
Standard School Carnivals (Inside LGA)	\$312.00	\$325.00	Y	Per day (includes track & field areas incl public amenities)	SUB
Standard School Carnivals (Outside LGA)	\$470.00	\$490.00	Y	Per day (includes track & field areas incl public amenities)	SUB
School, Club and Casual Use	\$72.00	\$75.00	Y	Per hour (includes track & field areas incl public amenities)	SUB
Zone/regional/elite sport events/commercial hire					
Zone Event Casual use - little athletics/senior athletics/masters athletics	\$470.00	\$490.00	Y	Per day (includes track & field areas incl public amenities)	SUB
Regional Event Casual use - little athletics/senior athletics/masters athletics		Price on application	Y	Per Day (includes track & field areas incl public amenities)	SUB
Commercial Hire		Price on application	Y	Fees to be determined based on assessment of application	SUB
Floodlighting, Infrastructure & Equipment					
Floodlighting - per booking (paid by hirer)		Price on application	Y	Per booking paid by hirer	FCR
Equipment Hire		Price on application	Y	Set by Local Athletics Club	EXT
Jamison Park Netball Complex					
Any portion of bonds/deposits retained will be subject to GST of 10%.					
Association or Affiliated Clubs					
Use of Courts only		No Charge	Y	No Charge	SUB
Use of Courts with Toilet Facilities (Cleaning Fee)	\$85.00	\$88.00	Y	Cleaning charge. Per day	FCR
Meeting Room/Control Room/PA Facilities – Hire – per hour	\$37.00	\$38.00	Y	Per hour	SUB
Meeting Room/Control Room/PA Facilities – Hire – per day	\$125.00	\$130.00	Y	Per day	SUB
Bond	\$80.00	\$80.00	N	Refundable	N/A

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
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Non Affiliated Organisations/Individuals

Use of Courts only		No Charge	N	No charge	SUB
Use of Courts with Toilet Facilities – Hire – half day	\$135.00	\$140.00	Y	Half day	SUB
Use of Courts with Toilet Facilities – Hire – full day	\$225.00	\$235.00	Y	Full day	SUB
Bond – toilets	\$160.00	\$160.00	N	Refundable	N/A
Meeting Room/Control Room/PA Facilities – Hire – per hour	\$85.00	\$88.00	Y	Per hour	SUB
Meeting Room/Control Room/PA Facilities – Hire – per day	\$340.00	\$355.00	Y	Per day	SUB
Bond – Meeting Room	\$205.00	\$205.00	N	Refundable	N/A
Use of Court Lighting	\$45.00	\$45.00	Y	Per hour	SUB

Tennis Courts

A Regular Hirer is any customer who books on a recurring basis for at least 10 weeks or for an entire school term. The Head of Community Facilities and Recreation is authorised to consider and approve reasonable fee payment arrangements when a written request is submitted.

Cook Parade, Emu Plains, St Marys, Werrington

Casual Hire	\$14.00	\$20.00	Y	per court, per hour	SUB
Regular Hire	\$12.00	\$15.00	Y	per hour, per court	SUB
Coaching/Commercial Regular Hire	\$25.00	\$30.00	Y	per hour, per court	SUB
School Use (per court)	\$12.00	\$15.00	Y	per hour, per court	SUB
Tennis Club Competitions and Tournaments (per hour, per court)	\$14.00	\$15.00	Y	per hour, per court	SUB

Londonderry, Mt Vernon, Mulgoa

Casual Hire		Free	Y	Free	SUB
Mulgoa Tennis Meeting Room – Casual Hire	\$15.00	\$16.00	Y	per hour	SUB
Mulgoa Tennis Meeting Room – Regular Hire	\$10.00	\$12.00	Y	per hour	SUB

Regulatory Control

Animal Control

Microchipping Fee	\$41.00	\$21.00	Y	per chip	DCR
Warning Dangerous Dog Sign	\$40.00	\$41.00	Y	per sign	DCR
Pet ID Tag	\$0.00	\$10.00	Y		FCR

Impounding

Fees & Charges for Impounding and Sustainance of companion animals is managed by Council's contracted impounding facility and may change without notice.

Fees and charges payable in respect of the impounding and return of livestock	\$112.00	\$116.00	N	per hour	FCR
Fee for transporting impounded livestock to the pound or the address of its owner	\$61.00	\$63.00	N	per hour plus \$5.05 per km travelled	FCR
Sustenance Charges – Large animals (e.g. horses, cows) etc.	\$64.00	\$66.00	N	per day	FCR
Sustenance Charges – Small animals (e.g. sheep, goats) Daily Fee	\$45.00	\$47.00	N	per day	FCR
Notification/administration charge/advertising	\$110.00	\$114.00	N		FCR
Hire of Cat Traps per Week	\$43.00	\$45.00	Y	per week. Plus \$100 refundable deposit.	FCR

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Animal Registration Fees					
Dog – Registration fee (by 12 weeks or when sold if earlier than 12 wk)	\$80.00	\$80.00	N	Registration fee for dogs at 12 weeks of age or when first transferred	STAT
Dog – Additional Fee (dog not desexed by 6 months)	\$189.00	\$189.00	N	Dog – Additional fee is due if the dog is not desexed by 6 months	STAT
Dog – Registration (by eligible pensioner)	\$35.00	\$35.00	N	Animal owned by an eligible pensioner	STAT
Dog – Desexed (sold/ transferred from pound/shelter or rehoming organisation)	\$0.00	\$0.00	N	Desexed dog sold by an eligible pound or shelter	STAT
Dog – Registration (not recommended)	\$80.00	\$80.00	N	Registration fee for dogs at 12 weeks of age for animal with written notification from a vet that it should not be desexed	STAT
Dog – Registration (not recommended - eligible pensioner)	\$35.00	\$35.00	N	Animal owned by eligible pensioner with written notification from a vet that it should not be desexed	STAT
Dog – Registration (recognised breeder)	\$80.00	\$80.00	N	Dog not desexed and kept by a recognised breeder for breeding purposes	STAT
Dog – Working	\$0.00	\$0.00	N	Working dog	STAT
Dog – Service of the State	\$0.00	\$0.00	N	Dog in the service of the State, for example, a police dog	STAT
Assistance Animal	\$0.00	\$0.00	N	Animal under 6 months of age training to be an assistance animal, for example, a guide dog	STAT
Cat – Registration fee (by 12 weeks or when sold if earlier than 12 wk)	\$70.00	\$70.00	N	Registration fee for cats at 12 weeks	STAT
Cat – Registration (eligible pensioner)	\$35.00	\$35.00	N	Animal owned by an eligible pensioner	STAT
Cat – Desexed (sold/transferred from pound/shelter or rehoming organisation)	\$0.00	\$0.00	N	Desexed cat sold by an eligible pound or shelter	STAT
Cat – Registration (not recommended)	\$70.00	\$70.00	N	Animal with written notification from a vet that it should not be desexed	STAT
Cat – Registration (not recommended - eligible pensioner)	\$35.00	\$35.00	N	Animal owned by eligible pensioner with written notification from a vet that it should not be desexed	STAT
Cat – Registration (recognised breeder)	\$70.00	\$70.00	N	Animal not desexed and kept by a recognised breeder for breeding purposes	STAT
Registration late fee	\$23.00	\$23.00	N	A late fee is applicable if a registration is not paid for by 28 days after the registration requirement	STAT
Annual Permit - Cat (not desexed by four months of age)	\$99.00	\$99.00	N	Cat not desexed by 4 months of age	STAT
Annual Permit - Dangerous Dog	\$236.00	\$236.00	N	Dog declared to be dangerous	STAT
Annual Permit - Restricted Dog	\$236.00	\$236.00	N	Dog declared to be restricted breed or restricted by birth	STAT
Permit late Fee	\$23.00	\$23.00	N	A late fee is applicable if a permit is not paid for by 28 days after the permit requirement took effect	STAT

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
General Fees					
Surrender fee (for collection of owner surrendered dogs/cats)	\$321.00	\$333.00	N	per animal	FCR
Surrender of subsequent dog/cat (at same time of first surrender)	\$159.00	\$165.00	N	per animal	FCR
Livestock Adoption Fee - Small to Medium Animal (Poultry, Sheep, Goats)	\$0.00	\$30.00	Y	Must provide Valid Property Identification Code (PIC) on purchase. (PIC required for all livestock and if they have more than 100 poultry on the property)	FCR
Livestock Adoption Fee - Medium to Large Animal (Horse,Cattle)	\$0.00	\$150.00	Y	Must provide Valid Property Identification Code (PIC) on purchase	FCR
Dangerous / Restricted Dog Identification Collar					
Medium	\$72.00	\$75.00	Y	per collar	FCR
Large	\$84.00	\$87.00	Y	per collar	FCR
Extra Large	\$90.00	\$93.00	Y	per collar	FCR
Dangerous / Restricted Dog Enclosure					
Certificate of Compliance for Dangerous / Restricted Dog Enclosure (Section 58H – Companion Animals Act 1998)	\$200.00	\$150.00	N	These fees may be varied by the appropriately delegated officers subject to consultation with manager.	STAT
Ripples					
Aquatics & Leisure - Casual Entry					
Adult Swim	\$7.69	\$7.97	Y	15% discount applies to Child and Concession Entry	FCR
Court Casual Entry	\$7.69	\$7.97	Y	Applicable for St Clair Leisure only	DCR
Adult Swim, Sauna, Spa	\$11.43	\$11.85	Y		FCR
Spa/Sauna Upgrade	\$4.16	\$4.31	Y		DCR
Family Swim	\$28.06	\$29.10	Y	Family can consist of 1 adult & 4 kids or 2 adults & 3 kids, as per current family access.	FCR
Spectator Fee	\$3.37	\$3.50	Y		DCR
School Entry	\$4.16	\$4.31	Y		DCR
Adult Swim 10 Visit Pass	\$68.57	\$71.11	Y		FCR
Child/Concession 10 Visit Pass	\$53.51	\$55.50	Y		FCR
Adult Swim/Spa/Sauna 10 Visit Pass	\$104.94	\$108.82	Y		FCR
Concession Swim/Spa/Sauna 10 Visit Pass	\$84.68	\$87.81	Y		
Hydrotherapy Adult Swim	\$12.88	\$13.36	Y		
Hydrotherapy Child/Concession Swim	\$10.39	\$10.77	Y		
Hydrotherapy Child/Concession Swim - 10 Visit Pass	\$92.47	\$95.90	Y		
Hydrotherapy Adult Swim - 10 Visit Pass	\$116.37	\$120.67	Y		
External Provider - Casual Client	\$32.21	\$33.40	Y		
Aquatics & Leisure - Memberships					
Pool Adult Fortnightly Direct Debit	\$28.15	\$29.19	Y		FCR
Pool Child/Concession Fortnightly Direct Debit	\$24.00	\$24.89	Y		DCR
Pool Family Fortnightly Direct Debit	\$62.86	\$65.19	Y	Family can consist of 1 adult & 4 kids or 2 adults & 3 kids, as per current family access.	FCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Aquatics & Leisure - Memberships [continued]					
Pool Adult 6 Month Upfront	\$355.34	\$368.49	Y		
Pool Child/Concession 6 Month Upfront	\$290.93	\$301.69	Y		
Pool Adult 12 Month Upfront	\$757.43	\$785.46	Y		DCR
Pool Child/Concession 12 Month Upfront	\$604.07	\$626.42	Y		DCR
Gym Adult Fortnightly Direct Debit	\$34.29	\$35.56	Y	Per Fortnight	
Gym Child/Concession Fortnightly Direct Debit	\$23.90	\$24.79	Y	Per Fortnight	
Gym Family Fortnightly Direct Debit	\$68.57	\$71.11	Y	Family can consist of 1 adult & 4 kids or 2 adults & 3 kids, as per current family access.	DCR
Gym Adult 6 Month Upfront	\$500.28	\$518.79	Y		DCR
Gym Child/Concession 6 Month Upfront	\$425.26	\$440.99	Y	Child must be of eligible age under governing body	DCR
Gym Adult 12 Month Upfront	\$1,000.55	\$1,037.57	Y		
Gym Child/Concession 12 Month Upfront	\$850.52	\$881.99	Y	Child must be of eligible age under governing body	DCR
Full Facility Adult fortnightly Direct Debit	\$47.80	\$49.56	Y		FCR
Full Facility Child/Concession fortnightly Direct Debit	\$32.21	\$33.40	Y		FCR
Full Facility Family fortnightly Direct Debit	\$96.63	\$100.21	Y	Family can consist of 1 adult & 4 kids or 2 adults & 3 kids, as per current family access.	
Full Facility Adult 6 month upfront	\$622.37	\$645.40	Y		DCR
Full Facility Child/Concession 6 month upfront	\$529.06	\$548.63	Y	Child must be of eligible age under governing body	DCR
Full Facility Adult 12 month upfront	\$1,244.72	\$1,290.77	Y		
Full Facility Child/Concession 12 month upfront	\$889.38	\$922.29	Y		FCR
Joining Fee/Fitness Passport Joining Fee	\$24.94	\$25.86	Y		FCR
Replacement Tag - Adult/Child/Concession	\$10.39	\$10.77	Y		DCR
Pool Rehab 1 month upfront	\$178.70	\$185.32	Y		
Pool Rehab 3 month upfront	\$446.77	\$463.31	Y		
Pool Rehab 12 month upfront	\$1,028.61	\$1,066.67	Y		
Gym Rehab 1 month upfront	\$233.78	\$242.43	Y		
Gym Rehab 3 month upfront	\$602.62	\$624.91	Y		
Gym Rehab 12 month upfront	\$1,496.16	\$1,551.51	Y		
Full Facility 3 month upfront	\$810.42	\$840.40	Y		

Aquatics & Leisure - Programs

Personal Training 30 minutes	\$55.00	\$57.00	Y		
Personal Training 30 minutes 4 Visit Pass	\$175.00	\$181.00	Y		
Programmed Activity	\$22.00	\$22.50	Y		DCR
Instructor Fee	\$120.00	\$124.50	Y		DCR
Private Initial	\$115.00	\$119.00	Y		
Exercise Physiologist Adult 30 minutes consult	\$82.50	\$85.00	Y		
Exercise Physiologist 10 Visit Class Pass	\$123.00	\$127.00	Y		DCR
Intermediate Performance Squad Direct Debit Per Month	\$156.50	\$148.00	Y		DCR
Development Squad Direct Debit Per Month	\$91.50	\$92.00	Y	5% discount applies to second, third, fourth child	
Competitive Squad Direct Debit Per Month	\$120.00	\$121.00	Y	5% discount applies to second, third, fourth child	
Junior Performance Squad Direct Debit Per Month	\$145.00	\$145.50	Y	5% discount applies to second, third, fourth child	
Senior Performance Squad Direct Debit Per Month	\$168.00	\$152.00	Y	5% discount applies to second, third, fourth child	
High School program - Instructor 5 hour rate	\$291.00	\$302.00	Y		FCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Aquatics & Leisure - Programs [continued]					
School Program Per Instructor Per Hour	\$58.18	\$61.50	Y		DCR
School Program Student Entry	\$12.47	\$13.50	Y		DCR
Learn to Swim Lesson	\$19.22	\$20.00	N	5% discount applies to second, third, fourth child	
Special Need Private	\$37.80	\$39.00	N		DCR
Community Activation	Fee subject to program and cost recovery		Y		DCR

Aquatics & Leisure - Venue Hire

St Clair Leisure Centre - Regular Hirers (20 or more bookings per year) receive a 15% discount on all scheduled fees (does not apply to Off Peak, weekend, public holiday or any other discounted usage)

St Marys & Penrith Pool Lane Hire Per Hour	\$48.63	\$50.43	Y		
St Marys & Penrith Splash Park Hire Hour	\$96.63	\$100.21	Y		FCR
St Marys & Penrith Carnival Weekday 6 Hours	\$473.79	\$491.32	Y	Full Day School Carnival Hire (Weekday) - 6 Hours - 50m Outdoor pool or 25m Indoor pool	
St Marys & Penrith Carnival Weekday 3 Hours	\$263.91	\$273.68	Y	Full Day School Carnival Hire (Weekday) - 3 Hours - 50m Outdoor pool or 25m Indoor pool	
St Marys & Penrith Carnival Weekend 6 Hours	\$909.12	\$942.75	Y	Full Day Carnival Hire (Weekday) - 6 Hours - 50m Outdoor pool or 25m Indoor pool	
St Marys & Penrith Carnival Weekend 3 Hours	\$514.31	\$533.33	Y	Full Day Carnival Hire (Weekday) - 3 Hours - 50m Outdoor pool or 25m Indoor pool	
St Marys & Penrith Pool Hire Per Hour	\$340.38	\$352.98	Y	Includes either Penrith outdoor x7 lanes, St Mary's indoor x 8 lanes or St Mary's outdoor x 7lanes	DCR
Penrith exclusive access per hour	\$573.11	\$594.32	Y	Program Pool, Splash Park, Quarter Deck and full 7 lanes	DCR
St Mary's Outdoor exclusive access per hour	\$477.00	\$494.65	Y	Lane hire x7, Splash Park & Clubhouse	DCR
St Mary's Indoor exclusive access per hour	\$448.43	\$465.02	Y	Aqua Area, Lane hire x 7 & Blue Lagoon	DCR
St Clair exclusive access per hour	\$331.44	\$343.70	Y	Includes all rooms/halls	DCR
Hydrotherapy exclusive access per hour	\$230.13	\$238.65	Y	Includes pool hall and all change room facility including access hoists	DCR
Program Area Per Hour	\$68.06	\$70.58	Y		
St Mary's Blue Lagoon per hour	\$40.00	\$41.49	Y		
St Mary's Club house per hour	\$40.00	\$41.49	Y	Price includes WIFI, projector, separate amenities, kitchen and AC & separate access point with safe gate entry.	
Penrith Quarterdeck per hour	\$68.05	\$70.56	Y		
St Clair Mamre Sports Hall Full Court per hour	\$83.12	\$86.20	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	SUB
St Clair Flinders Court hire per hour	\$57.15	\$59.26	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	DCR

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Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Aquatics & Leisure - Venue Hire [continued]					
St Clair Bass Room per hour	\$38.45	\$39.87	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	SUB
St Clair Banks & Cook Room 1 room per hour	\$49.88	\$51.72	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	SUB
St Clair Banks & Cook Room 2 rooms per hour	\$69.61	\$72.19	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	SUB
St Clair Cleaning (major use)	Price on cost recovery		Y	Price on cost recovery	DCR
St Clair Leisure Centre Security – Attendant	Price on application and in conjunction with cost recovery		Y	Price on application	DCR
St Clair Mezzanine per hour	\$52.98	\$54.95	Y	Off Peak Rate is available between 8am-3pm Weekdays only at 50% discount and only available at St Clair Leisure	SUB
Traffic Management & Road Safety					
Application to Council for Approval to Operate a B Double, Higher Mass Limit, Performance Based Standards Vehicle or the Like on Council Roads	\$88.00	\$90.00	N	applications on Council roads. One off fee	DCR
Provision of Traffic Speed and Volume Data	\$415.00	\$430.00	Y	electronic copy of full or part report (fee per site)	DCR
Traffic Management Plan or Traffic Control Plan Endorsement	\$379.00	\$393.00	N	each	DCR
Signage and Line Marking Plan Endorsement	\$379.00	\$393.00	N	Per set of plans	DCR
Miscellaneous Traffic Management Service	\$205.00	\$215.00	Y	for items not specified in the fees & charges	DCR
Application to Council for a CDC Roads Authority Certificate under Section 128 of Environmental Planning and Assessment Regulation 2021	\$0.00	\$900.00	N		DCR
Special Events - Traffic					
Application for Special Event – Traffic	\$296.00	\$307.00	N	Fee waived for not for profit organisations subject to approval from the Engineering Services Manager	DCR
Late Fee for Application for Special Events – Traffic	\$296.00	\$307.00	N	applications lodged less than 5 months prior to the event (in addition to application fee)	DCR
Amendments to Approved Special Events – Traffic	\$152.00	\$158.00	N		DCR
Waste Management					
Waste Management Services					
Mattress collection (fee per mattress)	\$72.00	\$72.00	N	This waste collection service is for removal of mattresses from any property. For residential households, with a domestic waste charge, this service may be booked following the use of the 4 bulky household waste collections included in the domestic waste charge. The charge is per mattress.	SUB

continued on next page ...

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Waste Management Services [continued]					
2 cubic meter Bulky Household Waste collection	\$100.00	\$104.00	N	For residential households, with a domestic waste charge, this service may be booked following the use of the 4 bulky household waste collections included in the domestic waste charge. The charge is per 2 cubic meter Bulky Waste collection.	SUB
Kitchen Organics Tidy Bin (7.5 Litre Capacity)	\$12.00	\$12.00	Y	replacement fee	FCR
Removal of a domestic bin from Council property	\$50.00	\$52.00	N	Should a bin be left on Council property after a period of 48 hours from service provision, the bin will be and placed within the property to which they are assigned.	FCR
Additional Domestic Bin Collection - Up to 360L per bin	\$25.00	\$26.00	N	For residential households, with a domestic waste charge, this service may be booked should an additional one off bin collection be required.	FCR
Additional Domestic Bin Collection – 660L per bin	\$46.00	\$48.00	N	For residential unit complexes with a domestic waste charge, this service may be booked should an additional one off bin collection be required.	FCR
Additional Domestic Bin Collection – 1100L per bin	\$77.00	\$80.00	N	For residential unit complexes with a domestic waste charge, this service may be booked should an additional one off bin collection be required.	FCR
Replacement bin (660L)	\$0.00	\$375.00	N	Replacement due to reason other than normal Council servicing	FCR
Replacement bin lid (660L/1100L)	\$0.00	\$246.00	N	Replacement due to reason other than normal Council servicing	FCR
Replacement bin (1100L)	\$0.00	\$600.00	N	Replacement due to reason other than normal Council servicing	FCR

Residential Effluent Charges

Annual Residential Effluent Charges - Unsewered Areas

Weekly Pumpout	\$1,899.45	\$2,090.00	N	per annum	SUB
Fortnightly Pumpout	\$948.15	\$1,043.00	N	per annum	SUB

Commercial Effluent Charges

Disposal Fee - Effluent Local Government Entities	\$4.69	\$4.86	N	Cost per Kilolitre - Must be a Local Government entity or requested by a Local Government entity	FCR
Disposal Fee - Liquid Waste Water Effluent	\$9.26	\$9.60	N	Cost per Kilolitre - For any entity wishing to dispose of Trade Waste Water as per the licence agreement	FCR

Commercial Waste - Residential Areas

140L Garbage bin collected once per fortnight	\$282.00	\$374.00	N		FCR
240L Garbage bin collected once per fortnight	\$328.00	\$432.00	N		FCR

continued on next page ...

Name	Year 25/26 Fee	Year 26/27 Fee	GST	Conditions	Price Code
Commercial Waste - Residential Areas [continued]					
140L Garbage bin service collection once per week	\$560.00	\$748.00	N		FCR
240L Garbage bin service collection once per week	\$654.00	\$864.00	N		FCR
660L Garbage bin service collection once per week	\$0.00	\$1,820.00	N		FCR
1100L Garbage bin service collection once per week	\$0.00	\$2,600.00	N		FCR
240L Recycling bin collected once per fortnight	\$157.00	\$234.00	N		FCR
360L Recycling bin collected once per fortnight	\$206.00	\$260.00	N		FCR
660L Recycling bin service collection once per week	\$0.00	\$936.00	N		FCR
1100L Recycling bin service collection once per week	\$0.00	\$1,404.00	N		FCR
240L Food and Garden Organics bin collected once per week	\$353.00	\$364.00	N		FCR
Commercial Waste - Non-Residential Areas					
140L Garbage bin collected once per fortnight - non residential areas	\$392.00	\$439.00	N		FCR
240L Garbage bin collected once per fortnight - non residential areas	\$435.00	\$497.00	N		FCR
140L Garbage bin service collection once per week - non residential areas	\$776.00	\$878.00	N		FCR
240L Garbage bin service collection once per week - non residential areas	\$862.00	\$994.00	N		FCR
660L Garbage bin service collection once per week - non residential areas	\$0.00	\$1,950.00	N		FCR
1100L Garbage bin service collection once per week - non residential areas	\$0.00	\$2,730.00	N		FCR
240L Recycling bin collected once per fortnight - non residential areas	\$272.00	\$299.00	N		FCR
360L Recycling bin collected once per fortnight - non residential areas	\$320.00	\$325.00	N		FCR
660L Recycling bin service collection once per week	\$0.00	\$1,066.00	N		FCR
1100L Recycling bin service collection once per week	\$0.00	\$1,534.00	N		FCR
240L Food and Garden Organics bin collected once per week - non residential areas	\$353.00	\$364.00	N		FCR
Commercial Waste - Additional Costs					
2 Cubic Metre Bulky Commercial Waste Collection (Per Service)	\$0.00	\$200.00	N	This service is available for commercial premises only. Charges apply per 2 cubic metres. Items must be placed out the night before the scheduled collection date. Terms and conditions apply regarding acceptable items.	FCR
Commercial Mattress Collection (fee per mattress)	\$0.00	\$77.00	N	This waste collection service is for removal of mattresses from a Commercial premise. The charge is per mattress.	FCR
Additional Commercial Bin Collection (140L, 240L, or 360L bins, both Residential and non-residential areas)	\$26.00	\$26.00	N		DCR
Additional Commercial Bin Collection (660L or 1100L bins, both Residential and Non-Residential areas)	\$0.00	\$55.00	N		FCR

Annual Domestic Waste Management Service Charge (S496 Local Government Act 1993)

Penrith City Council's waste service offers a variety of options so that households can opt for the service that best suits their needs. Each option supports Council's efforts in waste avoidance and resource recovery through the collection and processing of Food Organics and Garden Organics (FOGO), that produces a compost product that can be used in various applications, and dry recyclables. The kerbside 3-bin services are provided to all properties in the LGA except for Multi-Unit Dwelling (MUD) complexes and Residential Flat Building (RFB) complexes where a collect and return service is provided.

There are five options for kerbside 3-bin Domestic Waste Services:

Sustainable Service

Annual charge \$529.00 – 240L green-lidded FOGO bin collected weekly, 240L yellow-lidded recycling bin collected fortnightly and 140L red-lidded residual garbage bin collected fortnightly. This service suits the majority of households.



Large Service

Annual charge \$627.00 – 240L green-lidded FOGO bin collected weekly, 240L yellow-lidded recycling bin collected fortnightly and 240L red-lidded residual garbage bin collected fortnightly. This service is suitable for households that have additional waste not suitable for composting or recycling.



Weekly Service

Annual charge \$781.00 – 240L green-lidded FOGO bin collected weekly, 240L yellow-lidded recycling bin collected fortnightly and 140L red-lidded residual garbage bin collected weekly. This service is suitable for households that have additional waste needs not suitable for composting or recycling.



Large Weekly Service

Annual charge \$986.00 – 240L green-lidded FOGO bin collected weekly, 240L yellow-lidded recycling bin collected fortnightly and 240L red-lidded residual garbage bin collected weekly. This service is suitable for households that have additional waste needs not suitable for composting or recycling.



War on Waste Service

Annual charge \$429.00 – 240L green-lidded FOGO bin collected weekly, 240L yellow-lidded recycling bin collected fortnightly and 80L red-lidded residual garbage bin collected fortnightly. This service is for those households demonstrating outstanding waste avoidance and resource recovery practice. This service requires approval following bin inspection and statement of commitment by the property owner.



Note: For all kerbside 3-bin services, the FOGO bin and recycling bin is 240L as the default size. Any additional residual garbage bin or increase in residual garbage bin size attracts a "change in capacity" fee. All 3 bin sizes can be reduced to 140L or 80L. Recycling bins may be increased to 360L.

The full range of options and additional services are detailed below:

3-Bin Service for all properties presenting kerbside

No. of FOGO Bins (weekly)	No. of Recycling Bins (fortnightly)	No. of Residual Garbage Bins	Charge Name	Amount (\$)
1 X 240L	1 X 240L	1 x 140L fortnightly	Sustainable Service	529.00
1 X 240L	1 X 240L	1 x 240L fortnightly	Large Service	627.00
1 X 240L	1 X 240L	1 x 140L weekly	Weekly Service	781.00
1 X 240L	1 X 240L	1 x 240L weekly	Large Weekly Service	986.00
1 X 240L	1 X 240L	1 x 80L fortnightly	War on Waste (WOW) Service	429.00

3-bin Service Additions (kerbside collection)

Addition	Charge Name	Amount (\$)
1	Change in bin capacity fee	48.00
1	Additional 140L or 240L FOGO bin (weekly)	200.00
1	Additional 80L, 140L or 240L recycling bin (fortnightly)	80.00

Annual Domestic Waste Management Service Charge
(S496 Local Government Act 1993)

0	Exchange 80L, 140L or 240L recycling bin to 360L recycling bin (fortnightly)	32.00
1	Additional 360L recycling bin fortnightly	112.00
1	Additional 140L residual garbage bin fortnightly	224.00
1	Additional 240L residual garbage bin fortnightly	322.00
1	Additional 140L residual garbage bin weekly	476.00
1	Additional 240L residual garbage bin weekly	681.00

Contamination Service (kerbside collection)

No. of FOGO Bins (weekly)	No. of Recycling Bins	No. of Residual Garbage Bins	Charge Name	Amount (\$)
0	1 X 240L fortnightly	1 x 240L weekly	Contamination Service 1	1,222.00
1 x 240L weekly	0	1 x 240L weekly	Contamination Service 1	1,222.00
0	0	2 x 240L weekly	Contamination Service 2	1,984.00

Collect and Return

(FOGO, Recycling & Garbage service for MUD or RFB properties)

Residual Garbage Collection	Recycling Collection	FOGO Collection	Charge Name	Amount (\$)
Twice Weekly	Once Weekly	Once Weekly	Collect and Return Domestic Waste Service	627.00

Council has expanded FOGO servicing to MUD and RFB properties in Penrith City.

Vacant Land - All Residential Properties

Vacant Land	Charge Name	Amount (\$)
Vacant Land	Dom Waste Vacant Land Charge	85.00

Domestic Waste Management Service Charge (S496 Local Government Act)

Domestic Waste Management Service Charges (including vacant land charges) apply to each parcel of rateable land for which the service is available (service is available to the Penrith Local Government area) at the rates specified in the above table and is based on the number of residential dwellings or flats occupying each parcel of land. In the case of boarding houses, group homes and co-living developments, the Domestic Waste Management Service Charges are based on the number of rooms within the development.

3 bin service for All Properties

All properties except for multi-unit complexes and residential flat buildings (or as determined by Council) will be provided with the 3 bin service (FOGO, recycling and residual garbage). Households are allocated bins from which household waste materials can be collected from (with the exception of Collect & Return). These bins are owned by Council but are under the care and control of the residents of the household and are to be stored within the property boundary. Bins are to be presented at the kerbside or otherwise agreed presentation area (as determined by Council) by residents the night prior to the scheduled collection service. The bins are to be brought back within the property boundary as soon as practical following collection and no later than 24 hours following collection.

Collect and Return

For MUD (Multi-Unit Dwelling) or RFB (Residential Flat Building) properties with 4 or more units, and for MUD properties where kerbside collection is not logistically feasible (as determined by Council), a 'Collect & Return Domestic Waste Service' will be provided. This service provides MUD and RFB properties with shared bins permanently stored within a Council approved communal storage area. A Waste Agreement form must be completed by the property owner or appointed representative prior to commencement of a Collect and Return service to indemnify Council staff and Council appointed Contractors to perform the services on the property. The communal bins are shared amongst residents and directly accessed by Councils contractors to perform scheduled collections. A bin allocation of up to 1 x 240L FOGO bin per 6 units, 1 x 240L residual garbage bin per 2 units and 1 x 240L recycling bin per 2 units or 1 x 360L recycling bin per 3 units (as determined by Council) is provided. Collection occurs twice weekly for residual garbage, once weekly for FOGO and once weekly for recycling. For residual garbage and recycling services from RFB properties, a number of 660L or 1100L bins are used (as determined by Council) and residents access the bin infrastructure through chute inlets available on each residential level and managed by a building caretaker appointed by strata or the property owner. A Collect and Return FOGO service is provided to all RFB complexes with the collection logistics determined on a case by case basis in conjunction with the building caretaker appointed by strata or the property owner. Council may require RFB FOGO bins to be kerbside presented for collection in some cases due to on-site restrictions (as determined by Council).

Annual Domestic Waste Management Service Charge (S496 Local Government Act 1993)

660L and 1100L Bin Repair and/or Replacement

All bins are owned by Council and are under the care and control of the caretakers appointed by the property manager or property owner. The caretakers are responsible for ensuring the bins are filled with the correct type of waste and that the bins are not overfilled or overcompacted. The caretakers are responsible for ensuring the bins are transported from the chute rooms to the bin collection room with care. Council will replace bins that have been damaged or broken under normal wear and tear. If Council deems bins are damaged or broken due to unreasonable use, a replacement bin fee will be charged to the property owner or strata manager for the bin and/or bin lid.

WOW Service

Provision of the WOW Service requires approval by Council following bin inspection and statement of commitment to sorting waste into the correct bins by the property owner and tenants. This service may be removed by Council should contamination appear in any bin or should the lid not shut on the residual garbage bin when presented at the kerbside for servicing.

Domestic Waste Management Service Charge - Contamination Service

For 3-bin services, where it is found that a FOGO bin and/ or Recycling bin at a property has been contaminated with waste (other than the acceptable waste for that bin) on three or more occasions through Council's Contamination Management Program, and the owner and occupier of that property have been informed on each occasion, then a Contamination Service shall apply. For the contamination of a FOGO bin or Recycling bin, a Contamination Service 1 shall apply. Should both the FOGO bin and Recycling bin be the subject of Contamination, a Contamination Service 2 shall apply.

Bin Capacity Changeover Fee

Property owners are able to increase or decrease the size of their FOGO bin, recycling bin and/or residual garbage bin throughout the year. New charges are applied pro rata to their rates account from the date of delivery. Where residents choose to increase the capacity of their residual garbage bin, or take the option of an additional residual garbage bin, then a Bin Capacity Changeover Fee will apply. This fee applies to each residual garbage bin where there is an increase in capacity or an additional bin to be provided.

3 Bin Additions

Property owners who request an additional red-lidded residual garbage bin will be required to have the same frequency of service for the additional bin as their main 3 bin service. For example, a property with a Sustainable Service may choose to have an additional red lid bin collected fortnightly. A property with a Weekly Service may choose to have an additional red lid bin collected weekly.

ORGANISATIONAL FEES

(WHERE NOT OTHERWISE SPECIFIED BY COUNCIL PROGRAM)

Description	2026-27 Fee	Price Structure
Administration Fee	\$50.00 including GST Note: This fee covers parts of the organisation that may not have a fee under their own section, where it might be a new service during the year or an ad-hoc request.	DCR
Photocopying - A4 (Black)	\$0.50 per page including GST (\$5 minimum recoverable charge)	ROR
Photocopying - A3 (Black)	\$0.80 per page including GST (\$5 minimum recoverable) Note: Customers are encouraged to use the self-service photocopiers in the library. Library photocopying charges are listed under the Libraries section of this document.	ROR
Photocopying of Archival Material - A4 (Black)	\$0.50 per page including GST (\$5 minimum recoverable charge)	ROR
Photocopying of Archival Material - A3 (Black)	\$0.80 per page including GST (\$5 minimum recoverable) Note: If bulk photocopying is required then the Customer Services Supervisor will determine the appropriate fee in consultation with the relevant manager.	ROR
Faxing of Certificates	\$22.00 per certificate including GST in addition to certificate fee and other relevant costs	REF
Sale of Tender Documents	At Cost (printing, paper, expertise, overheads, distribution) + GST (10%); or Subsidised at Council's discretion + GST (10%)	FCR/SUB
Provision of Information on CD (Non-Standard/One-Off Information)	\$6.00 (incl. GST) + admin fee of \$87 per hour (incl. GST). Minimum charge of one 1 hour.	FCR

NOTE: Statutory/Regulatory Fees & Change to legislation

These fees are not under the control of Council. Council charges the fee based on the regulation or other binding constraint.

This document should be interpreted to mean the regulated fee will be charged. In the event of new or amended statutory/regulatory fees being legislated subsequent to the adoption and printing of this document, Council reserves the right to apply these changes without further advice.

Under various Acts and Regulations the Council is entitled to issue Penalty Infringement Notices. These are not included in the Fees and Charges - reference is made to those Acts and Regulations.

Some fees and charges are subject to regulation and legislation compliance (for example, but not limited to, 'Goods and Services Tax'). Any changes to these regulations are beyond the Council's control and must be adhered to. The Council reserves the right to implement these changes without additional notice.

Council Entity

Entity can be found on the Entities websites.

Penrith Performing & Visual Arts (PPVA)

www.ppandva.com.au

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