



# SPECIAL COUNCIL MEETING **AGENDA**

23 JUNE 2026

COUNCIL CHAMBERS  
COMMUNITY ADMINISTRATION  
CENTRE (CAC)



# NOTICE OF MEETING

Notice is hereby given that a special meeting of the Sorell Council will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 23 June 2026 commencing at 5:30 pm.

---

## C E R T I F I C A T I O N

I, Robert Higgins, Chief Executive Officer of the Sorell Council, hereby certify that in accordance with Section 65 of the *Local Government Act 1993*, the reports in this Agenda have been prepared by persons who have the qualifications and experience necessary to give such information, recommendation or advice.

Council or a Council Committee is not to decide on any matter which requires the advice of a qualified person without considering such advice unless –

- (a) the General Manager certifies, in writing –
  - (i) that such advice was obtained; and
  - (ii) that the General Manager took the advice into account in providing general advice to the Council or Council Committee; and
- (b) a copy of that advice or, if the advice was given orally, a written transcript or summary of that advice is provided to the Council or Council Committee with the General Manager's certificate.

Notices of Motion and supporting documentation from Councillors are exempted from this certification.

ROBERT HIGGINS  
**CHIEF EXECUTIVE OFFICER**  
19 JUNE 2026



## **AGENDA**

FOR THE SPECIAL COUNCIL MEETING TO BE HELD AT THE  
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,  
SORELL ON 23 JUNE 2026

---

### **TABLE OF CONTENTS**

<b>1.0</b>	<b>ACKNOWLEDGEMENT OF COUNTRY – MAYOR GATEHOUSE</b>	<b>1</b>
<b>2.0</b>	<b>ATTENDANCE</b>	<b>1</b>
<b>3.0</b>	<b>APOLOGIES</b>	<b>1</b>
<b>4.0</b>	<b>DECLARATIONS OF INTEREST</b>	<b>1</b>
<b>5.0</b>	<b>GOVERNANCE</b>	<b>2</b>
<b>5.1</b>	<b>ADOPTION OF ANNUAL PLAN 2026-2027</b>	<b>2</b>
<b>5.2</b>	<b>MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE</b>	<b>14</b>
<b>6.0</b>	<b>FINANCE</b>	<b>17</b>
<b>6.1</b>	<b>2026-2027 FINANCIAL MANAGEMENT STRATEGY, OPERATING AND CAPITAL BUDGETS</b>	<b>17</b>
<b>6.2</b>	<b>2026-2027 RATES AND CHARGES RESOLUTION</b>	<b>67</b>
<b>6.3</b>	<b>2026-2027 RATES AND CHARGES POLICY</b>	<b>73</b>
<b>7.0</b>	<b>ACRONYMNS</b>	<b>83</b>

## AUDIO-VISUAL RECORDING OF COUNCIL MEETINGS

I would like to advise that an audio-visual recording is being made of this meeting. I also remind everyone present to be respectful and considerate towards others attending the meeting. Language or behaviour that could be perceived as offensive, defamatory, or threatening to any person attending the meeting, or to those listening to the recording, will not be tolerated.

### 1.0 ACKNOWLEDGEMENT OF COUNTRY – MAYOR GATEHOUSE

[^](#)

I would like to begin by paying respect to the traditional and original owners of this land the Mumirimina people, to pay respect to those that have passed before us and to acknowledge today's Tasmanian Aboriginal community who are custodians of this land.

### 2.0 ATTENDANCE

[^](#)

Mayor J Gatehouse  
Deputy Mayor M Larkins  
Councillor S Campbell  
Councillor M Miró Quesada Le Roux  
Councillor B Nichols  
Councillor M Reed  
Councillor N Reynolds  
Councillor B Shaw  
Councillor C Torenus  
Chief Executive Officer R Higgins  
General Manager Operations J Hinchin

### 3.0 APOLOGIES

[^](#)

### 4.0 DECLARATIONS OF INTEREST

[^](#)



## 5.0 GOVERNANCE



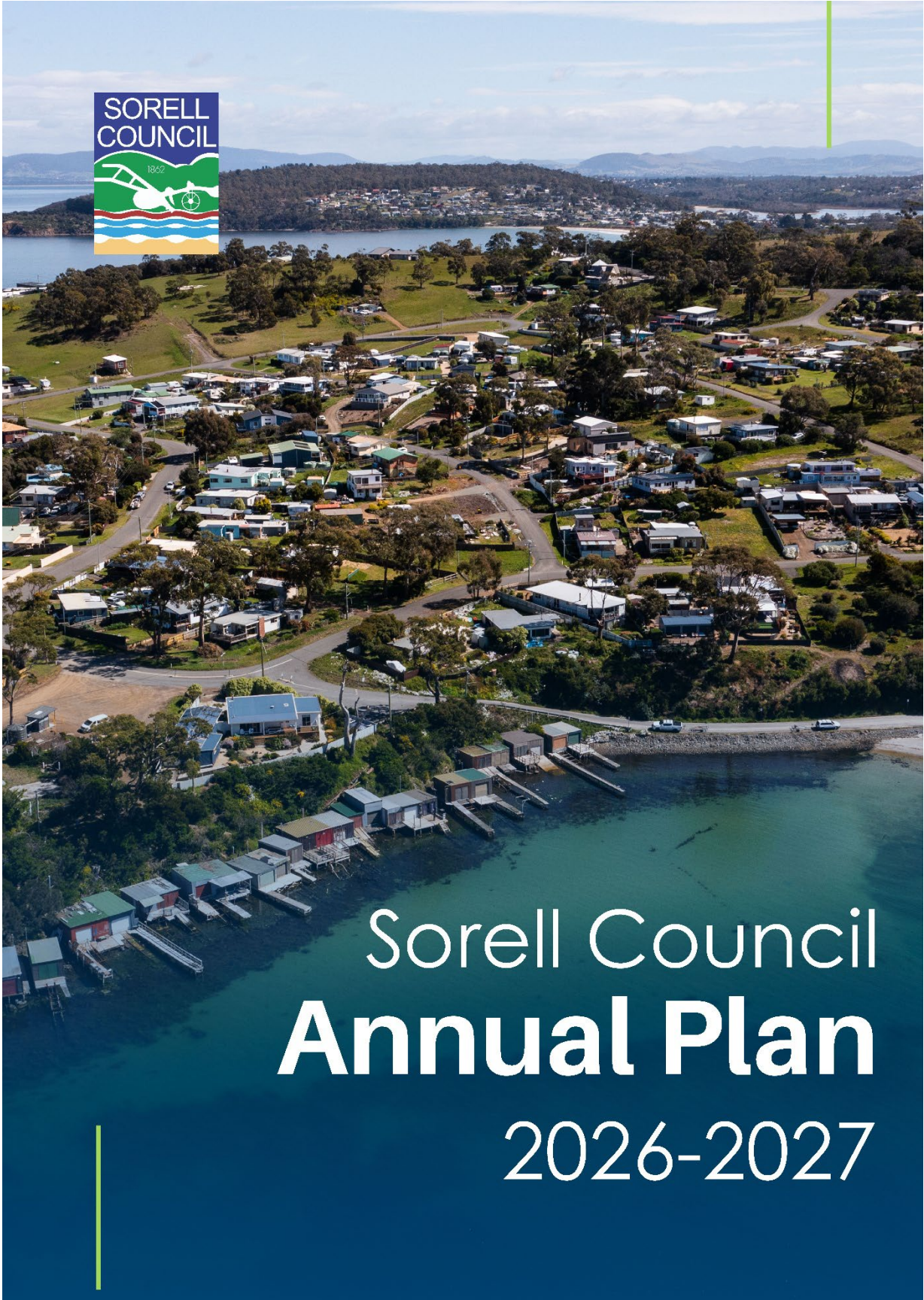
### 5.1 ADOPTION OF ANNUAL PLAN 2026-2027

#### RECOMMENDATION

“That in accordance with Section 71 of the *Local Government Act 1993*, Council resolves to adopt the Annual Plan for the 2026-2027 Financial year.”

ROBERT HIGGINS  
**CHIEF EXECUTIVE OFFICER**  
Attachments: (11)





# Sorell Council Annual Plan 2026-2027



**AGENDA**  
SPECIAL COUNCIL MEETING  
23 JUNE 2026

## Sorell Council Annual Plan 2026-2027

Sorell Council's Annual Plan for the 2026/2027 financial year has been prepared and adopted by Council in accordance with Section 71 of the *Local Government Act 1993* in that it:

- is consistent with Council's Strategic Plan 2019 – 2029;
- includes a statement of the manner in which Council is to meet the goals and objectives of the Strategic Plan;
- includes a summary of the budget estimates adopted by Council; and
- includes a summary of the major strategies to be used in relation to the Council's public health goals and objectives.

This Annual Plan outlines the priority actions for 2026/27 to progress Council objectives, guide delivery and support transparent reporting to the community and stakeholders.

### *Councillors* at 30 June 2026



Mayor  
Janet Gatehouse



Councillor  
Marisol Miro  
Quesada  
Le Roux



Councillor  
Natham  
Reynolds



Deputy Mayor  
Michael  
Larkins



Councillor  
Beth  
Nichols



Councillor  
Ben  
Shaw



Councillor  
Shannon  
Campbell



Councillor  
Melinda  
Reed



Councillor  
Carmel  
Torenus

### *Summary of the estimates* for the 2026/2027 Financial Year

Estimated Operating Revenue	\$28,487,493
Estimated Operating Expenditure	\$27,947,886
Estimated Borrowing	N/A
Estimated Capital Income	\$ 6,165,717
Estimated Capital Works	\$15,054,286

## Our Vision

A proud, thriving and inclusive South East Community.



## Our Values

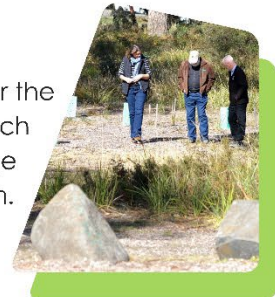
### Integrity

We work in good faith, are honest and forthcoming and take accountability for our decisions.



### Respect

We listen to and consider the opinions and input of each person and acknowledge each other's contribution.



### Unity

We work cohesively as one Council, supporting our community and each other to achieve better outcomes.



### Innovation

We are committed to finding new solutions, adapting to change and continuously improving in order to deliver the best outcomes for the community.



# Snapshot of Sorell

Community Buildings & Facilities  
**35** 



**1,075** \*\*  
Local Businesses  
supporting 4,221  
local jobs

**114 km**  
of Pathways 

**14**



Community Parks and recreation reserves

Estimated population \*  
**17,919**  


**# Retail**  
Largest industry  
(by employment)  
generating 5449  
local jobs.

Language other than English spoken at home **3.8%** \*\*

**4.8%** \*\*  
identify as Aboriginal or Torres Strait Islander

**2,138** \*\*  
Residents are registered volunteers



**2,544** \*\*  
Families

**10,215**   
total properties

**42** \*\* Median resident age



**\$1,369** \*\*  
Median weekly household income

  
**3,217**  
Registered dogs

**583 km<sup>2</sup>**  
 **TOTAL AREA OF LGA**

Stormwater pits **20,312**  
94km of Stormwater pipes

**4,691** \*\*  
**52.6%**   
of the workforce leave the community for work



**10.2%** \*\*  
Residents born overseas

**87**  
Bridges 

**14.8%** \*\*  
of our community are employed in retail trade

**10.6%** \*\*  
of our community are employed in construction

**11.8%** \*\*  
of our community are employed in health care and social assistance



**459**  
**TONNES**  
Bulk Hardwaste collected 25/26 (to end of May)



**3,299**  
**TONNES**  
General waste collected 25/26 (to end of May)

Gross Regional Product (GRP) #

Estimate of each region's unique contribution to the national economy.

**\$0.65 billion** 



**829**  
**TONNES**  
Greenwaste (kerbside) collected 25/26 (to end of May)



**889**  
**TONNES**  
Recycling collected 25/26 (to end of May)

4



**AGENDA**  
SPECIAL COUNCIL MEETING  
23 JUNE 2026

**Fauna Species**  
**1242+**  
 More than 1242 Fauna - 39 Species under EPBC 1999, 38 species under TSPA 1995



**351 km**  
 of road network  
 219km is sealed, and 132km is unsealed

Council formal and other reserves

**1698 ha**  
 Includes 7 formal Council reserves



**Ramsar 1 Wetland**  
**3,334 ha**

Site of International Importance  
 Pitt Water-Orielton Lagoon

**179 km** (total)  
 Shoreline

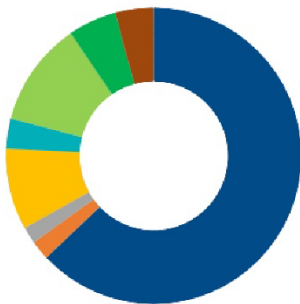


**Flora Species**  
**1363+**  
 More than 1363 Flora - 8 Species under EPBC Act 1999, 51 species under TSPA Act 1995



**Threatened Vegetation Communities**  
**6,222**  
 (ha total)  
 10 under NCA 2002

\* Source: Australian Bureau of Statistics, Regional Population Growth, Australia (3218.0)  
 \*\* 2021 Census  
 # National Institute of Economic and Industry Research 2023



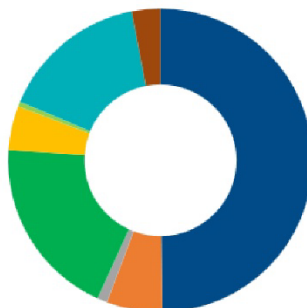
Rates and charges	\$21,819,510
Statutory fees and fines	\$ 734,545
User fees	\$ 633,285
Operating grants	\$ 3,080,016
Interest	\$ 1,126,316
Capital grants	\$ 3,972,888
Recognition of completed subdivisions	\$ 1,827,829
Other income	\$ 1,458,821

**Revenue**  
 Where does it come from?



Employee Benefits	\$ 9,071,607
Materials and services	\$ 8,900,223
Depreciation & amortisation	\$ 7,568,524
Finance costs	\$ 87,168
Other expenses	\$ 2,320,365

**Expenses**  
 Where is it Spent?



Roads and Infrastructure	\$241,415,800
Buildings	\$ 25,354,164
Assets under construction	\$ 4,595,709
Land	\$ 83,163,460
Bridges	\$ 20,241,810
Plant and Equipment	\$ 2,195,203
Stormwater	\$ 67,425,743
Land Improvements	\$ 13,014,697

**Assets**  
 This is what we own



## Objective 1

### Facilitate Regional Growth

**Outcome:** Support coordinated infrastructure, investment and partnerships that enable sustainable, managed and staged growth across the region.

		Strategic Plan Reference
1.1	Support the timely delivery of the final South East Traffic Solution projects (Causeway duplication and Arthur Highway upgrades) through continued engagement with State and Federal Government partners.	1.1, 1.8
1.2	Work with TasWater, TasNetworks, relevant State and Federal Government agencies and landowners to finalise: <ul style="list-style-type: none"> <li>• Infrastructure servicing strategies for Sorell;</li> <li>• Master planning for the expansion of the urban growth boundary; and</li> <li>• Delivery timeframes and funding commitments to enable progression of the Sorell East Growth Area and Inghams.</li> </ul>	1.2, 1.3, 1.4, 1.7, 1.8
1.3	Maintain ongoing engagement with the State Government through the newly restructured Building Tasmania Department, while strengthening effective partnerships with key agencies.	1.8
1.4	Enable sustainable investment and support job creation and local business by monitoring regional economic trends using NIEIR data and maintaining engagement with Regional Development Australia, the Sorell Business Association, Destination Southern Tasmania and Business Employment Southeast Tasmania (BEST).	1.4
1.5	Continue advocating to the State Government, the Office of the Coordinator-General and the proponent to finalise lease arrangements for the Dunalley Marina development.	1.8, 1.9
1.6	Support and promote SERDA programs and strategies, including: <ul style="list-style-type: none"> <li>• Finalisation of the regional advocacy document and engagement with State and Federal Governments on priorities.</li> <li>• Working with Glamorgan Spring Bay Council to progress the Wielangta Mountain Bike Trail Project, including partner engagement, project planning, grant funding exploration and establishment of a project working group.</li> </ul>	1.1, 1.5, 1.8, 1.10
1.7	Continue to support improvements in local education infrastructure by advocating for additional education capacity and contemporary Kindergarten–Year 12 facilities for the south-east region with Government and private sector providers.	1.6

## Objective 2

### Responsible Stewardship and a sustainable organisation

**Outcome:** Maintain a financially sustainable, well-managed organisation that delivers services responsibly and protects environmental values.

		Strategic Plan Reference
2.1	Review and adopt revenue-generation options required to meet the thresholds and objectives in the Financial Management Strategy.	2.1, 2.2
2.2	Provide cost-effective and environmentally responsible waste management services by: <ul style="list-style-type: none"> <li>Working with Southern Waste Solutions to undertake a feasibility assessment for a local waste transfer facility.</li> <li>Consulting on the potential closure of the Dodges Ferry Recycling Centre.</li> <li>Implementing a FOGO kerbside collection service, including community awareness and education.</li> <li>Investigate options to divert materials typically collected during hard waste from landfill.</li> <li>Participating in regional discussions with TasWaste South on soft plastics collection options.</li> </ul>	2.3, 2.4, 2.8, 2.10
2.3	Deliver the Primrose Beach water quality improvement program by continuing targeted catchment monitoring, particularly at Carlton Bluff to assess impacts from on-site wastewater systems and undertaking a feasibility assessment of improvement options, including stormwater and seepage treatment.	2.1, 2.4, 2.8
2.4	Implement the Southern Beaches Onsite Wastewater and Stormwater Strategy 2025 by: <ul style="list-style-type: none"> <li>Reviewing the specific area plan (SAP).</li> <li>Providing community education on operation, maintenance and stormwater management.</li> <li>Commencing periodic compliance checks of existing onsite wastewater systems.</li> </ul>	2.1, 2.3, 2.4, 2.8
2.5	Implement the NRM Strategy through achievable environmental actions, including: <ul style="list-style-type: none"> <li>Identifying biodiversity corridors and promoting backyard biodiversity.</li> <li>Promoting responsible cat ownership and protecting native species.</li> <li>Preparing priority weed actions and an eradication plan, supporting landholders in their implementation.</li> <li>Continuing to invest in nature reserves and Landcare partnerships.</li> </ul>	2.4, 2.8, 2.10
2.6	Strengthen proactive stakeholder engagement and issue-based advocacy, including advancing Regional Strengthening Projects and securing grant funding aligned with the Financial Management Strategy.	2.1, 2.2, 2.3, 2.4, 2.6, 2.7, 2.10

7

## Objective 3

### To ensure a liveable and inclusive community

**Outcome:** Strengthen community wellbeing, inclusion and access to services, facilities and public spaces.

		Strategic Plan Reference
3.1	Deliver a coordinated program of community development initiatives covering access and inclusion, health and wellbeing and arts and culture, providing meaningful opportunities for participation and connection.	3.1
3.2	Develop an operating model for the Community Precinct and activate it for community use.	3.2, 3.8
3.3	Develop the Access and Inclusion Advisory Group, in collaboration with Mission Australia, to reduce barriers to participation and support under-represented voices in decision-making.	3.2
3.4	Continue to lobby for affordable and increased public transport services in addition to park-and-ride facilities for the Southern Beaches and Sorell East.	3.3, 3.5
3.5	Review and update the Open Space Strategy, incorporating the 25/26 audit and playspace planning work.	3.4, 3.9
3.6	Progress a Coastal Action Plan and recommendations as the review and implementation mechanism for the Foreshore Access Management Strategy.	3.9
3.7	Develop business cases for active transport strategy priorities not currently included in the Financial Management Strategy.	3.2, 3.4
3.8	Continue implementation of Stage1 of the Social Strategy Implementation Plan for identified high priority actions, with short delivery timeframes.	3.2

## Objective 4

### Increased community confidence in Council

**Outcome:** Increase transparency, engagement and trust through effective governance, planning and communication.

		Strategic Plan Reference
4.1	Plan for and engage with newly elected members to ensure they are well informed on Council strategy and plans following the October Local Government elections.	4.1, 4.2
4.2	Progress key strategic land use planning activities, including completing structure plans for Sorell and the Southern Beaches, advancing associated rezonings and contributing to State and regional planning reforms.	4.2
4.3	Provide diverse opportunities for the community to engage with Council and provide feedback that informs decision-making.	4.6
4.4	Advocate for increased availability of affordable housing with Homes Tasmania and landowners.	4.4
4.5	Deliver Council's Communications and Engagement Strategy by implementing actions outlined in the 26/27 Communication and Engagement Plan.	4.6

## *Public Health* goals and objectives

In accordance with Section 71(2)(d) of the *Local Government Act 1993*, Council is required to include a summary of the major strategies to be used in relation to Council's public health goals and objectives.

Key activities that work towards achieving Council's public health goals are:

- Conduct a school immunisation program aligned with State and Federal Department of Health immunisation goals and targets and continue promotion of immunisation within our community.
- Ensure proper provision of sustainable on-site wastewater management in accordance within the current regulatory framework, codes, standards and best environmental practice.
- Undertake routine inspections of food premises, public events, public health risk activities, unhealthy housing, private water suppliers and water carriers to ensure compliance with relevant legislation.
- Promote safe food handling in our community through the use of media and social media platforms to provide current food safety advice and information to our community.
- Apply the Tasmanian food business risk classification system.
- Provide effective and efficient collection, recycling and disposal of solid waste to the community.
- Promptly investigate public and environmental health complaints.
- Maintain an effective monitoring and analysis program for food, recreational waters and general complaints.
- Continue to actively participate and contribute to policy and legislative development at a regional and State level to further the public and environmental health of our community.

## KEY PROJECTS & STRATEGIES

### *Projects*

- Develop the Community Precinct, including the construction of a new community building incorporating event and makers workshop spaces.
- Construct new Men's Shed facility at Penna.
- Complete Active transport footpath projects at Dunalley, Dodges Ferry and Carlton.
- Construction of the Blue Lagoon permanent outfall solution.
- South East Sporting Complex and Dodges Ferry Recreation Reserve LED lighting upgrades.
- Playground Consultation & Construction:
  - Primrose Sands Beach playground, toilet and car park.
  - Midway Point Hall / Neighbourhood House playground.
- Consult on the development of a concept plan for the redevelopment of Sorell Memorial Hall surrounds.

### *Strategy Review & Development*

- Finalisation of the Southern Beaches Structure Plan.
- Consult on the Sorell Structure Plan.
- Consult on the Coastal Access Plan.
- Asset Management Strategy to be endorsed by Council.
- Review of Financial Management Strategy & Long Term Financial Plan.

## 5.2 MUNICIPAL EMERGENCY MANAGEMENT COMMITTEE

### RECOMMENDATION

"That Council resolves to endorse the nomination of the following positions for appointment by the Minister for Police, Fire and Emergency Management to the roles of:

- Municipal Coordinator – Oliver Strickland, Development Officer Risk and Strategy
- Deputy Municipal Coordinator – Shane Wells, Manager Planning

### Introduction

In accordance with the Sorell Council Emergency Management Plan, Council have a central role in coordinating and facilitating a range of Emergency Management activities, as well as resourcing specific council responsibilities for emergency management. The Sorell Municipal Emergency Management Committee (MEMC) plays a pivotal role in meeting these requirements.

### Background

The strategic objectives of the MEMC are to:

- Maintain a Municipal Emergency Management Plan (MEMP), to guide the management of risks to the community arising from emergencies, through considering all elements of prevention and mitigation, preparedness, response and recovery (PPRR);
- Recognise the value of relationships and partnerships for emergency management, in particular the importance of:
  - Community contributions in emergency management and promoting community engagement as required;
  - Maintaining linkages with related bodies including the Southern Region Emergency Management Committee (SREMC); and
  - Identifying roles and responsibilities and integration processes between emergency management and Council management structures.
- Develop a progressive review system that is implemented for all emergency management elements and is based on continuous improvement principles; and
- Maintain an active and relevant municipal committee.

The MEMC is not expected to provide operational involvement in an emergency response, rather it has an important role in providing effective leadership and communications during and after an emergency.



## Strategic Plan

Objective 2.9 – Responsible Stewardship and a Sustainable Organisation – *Maintain a skilled workforce through training and development opportunities.*

Objective 2.10 – Responsible Stewardship and a Sustainable Organisation – *Maintain effective partnerships with government, industry and community organisations.*

## Annual Plan

N/A

## Policy

N/A

## Environmental implications

Nil

## Asset Management Implications

Nil

## Risk Management Implications

It is a risk to Council and our community not to have a current Sorell MEMC and be adequately prepared in the event of an emergency.

## Community implications

Ensuring we have a current MEMC is in the best interest of the community and ensures we are ready to respond in the event of an emergency.

## Statutory implications

*The Local Government Act 1993 provides for Councils to be responsible for (amongst other things): public health; safety; community wellbeing; sanitation; cleansing; and some water supply matters. These requirements support the partnership between state and local governments to reduce risks to communities through prevention and mitigation activities.*



## Report

A change in personnel at Council has resulted in the need to review the nominated employees on the Sorell Municipal Emergency Management Committee (MEMC) to ensure we are fulfilling our statutory obligations.

The following employee positions are nominated for appointment by the Minister for Police, Fire and Emergency Management to the roles of:

- Municipal Coordinator – Development Officer Risk & Strategy
- Deputy Municipal Coordinator – Manager Planning;

The Sorell Municipal Emergency Management Plan will also be updated to reflect these appointments.

JESS HINCHEN  
**GENERAL MANGER OPERATIONS**  
**18 JUNE 2026**



## 6.0 FINANCE



### 6.1 2026-2027 FINANCIAL MANAGEMENT STRATEGY, OPERATING AND CAPITAL BUDGETS

#### RECOMMENDATION

"That Council resolve pursuant to Section 70 and Section 82 of the *Local Government Act 1993* to accept and adopt the 2026-2027 Financial Management Strategy, Operating and Capital budget estimates."

#### SCOTT NICOL ACTING MANAGER FINANCE

Date: 18 June 2026

Attachments (49 pages)

- Operating Budget
- Capital Budget
- Financial Management Strategy
- Financial Management Strategy Addendum



<b>SORELL COUNCIL</b>			
<b>SUMMARY DEPARTMENTAL PROFIT &amp; LOSS</b>			
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>			
	<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>MOVEMENT</b>
<b>OPERATING INCOME</b>			
Rates and Charges	20,655,594	21,819,510	1,163,916
Statutory Fees and Charges	662,414	734,545	72,131
User Fees	581,279	633,285	52,005
Grants Operating	3,088,260	3,080,016	(8,243)
Contributions Received	331,393	150,000	(181,393)
Interest	1,194,099	1,126,316	(67,783)
Other Income	661,234	663,821	2,587
Investment Income from TasWater	419,904	280,000	(139,904)
<b>TOTAL OPERATING INCOME</b>	<b>27,594,176</b>	<b>28,487,493</b>	<b>893,316</b>
<b>EXPENSES</b>			
Employee Benefits	8,269,353	9,071,607	802,254
Materials and Services	8,366,468	8,900,223	533,755
Depreciation and Amortisation	7,269,626	7,568,524	298,898
Finance Costs	94,693	87,168	(7,525)
Other Expenses	2,036,868	2,320,365	283,496
<b>TOTAL EXPENSES</b>	<b>26,037,009</b>	<b>27,947,886</b>	<b>1,910,877</b>
<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>1,557,167</b>	<b>539,607</b>	<b>(1,017,561)</b>
<b>CAPITAL INCOME</b>			
Grants Capital	5,252,670	3,972,888	(1,279,782)
Contributions - Non Monetary Assets	2,509,519	1,827,829	(681,690)
Net Gain / (Loss) on Disposal	240,911	365,000	124,089
Share of Interest in Joint Ventures	-	-	0
<b>TOTAL CAPITAL INCOME</b>	<b>8,003,100</b>	<b>6,165,717</b>	<b>(1,837,383)</b>
<b>NET SURPLUS / (DEFICIT)</b>	<b>9,560,267</b>	<b>6,705,324</b>	<b>(2,854,944)</b>



**SORELL COUNCIL  
CASH SUMMARY  
BUDGET FOR THE PERIOD ENDED 30 JUNE 2027**

Net results	Budget 2026/2027 PNL	Budget 2026/2027 Cash
<b>Department Net result</b>		
GM & Councillors	(1,217,454)	(1,193,919)
Finance	18,424,327	18,531,477
Community & HR	(3,863,286)	(3,071,252)
Engineering, Regulatory Services, IT & Depot	(12,803,980)	(6,158,175)
<b>Total Operating Profit /(Loss)</b>	539,607	8,108,130
Increase/(Decrease) in Trade & Other Payables		48,000
(Increase)/Decrease in Trade & Other Receivables		(45,000)
		3,000
<b>Capital Expenditure</b>		
Renewal and Replacement (Less 2027/2028 Projects)		(5,427,947)
New / Upgrade		(9,626,339)
Total Capital Expenditure		(15,054,286)
<b>Grant Income</b>		
Grants Received for Capital Works	3,972,888	3,470,738
<b>Sale of Assets</b>		
Proceeds from Sale of Assets		628,500
<b>Borrowings</b>		
New Borrowings		-
Principal Repayment of Loans		(224,381)
<b>Net Cash Surplus / (Deficit) for 2026/2027</b>		<b>(3,068,299)</b>

<b>Cash &amp; Investments Forecast</b>	
Cash & Investments as at 01/07/2026	21,957,000
Add:	
PNL Cash Surplus	8,108,130
Grants Received for Capital Works	3,470,738
Proceeds from Sale of Assets	628,500
New Borrowings	-
Increase/(Decrease) in Trade & Other Payables	48,000
	12,255,368
Less:	
Capital Expenditure	(15,054,286)
Loan Repayments	(224,381)
(Increase)/Decrease in Trade & Other Receivables	(45,000)
	(15,323,667)
<b>Cash at Bank Forecast as at 30/06/2027</b>	<b>18,888,701</b>



<b>SORELL COUNCIL</b>			
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>			
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>			
<b>FOR COST CENTRE - All Cost Centres</b>			
	<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
<b>1000 OPERATING INCOME</b>			
<b>1100 Rates and Charges</b>			
1105 Rates - General/Ordinary/Residential	16,009,930	16,791,487	781,557
1110 Rates General Written Off	(8,600)	(7,000)	1,600
1115 State Grant Rates Remission	979,071	1,042,096	63,026
1120 Rates Pensioner Concession	(979,071)	(1,042,096)	(63,026)
1125 Domestic Waste Annual Charge	3,955,452	4,276,957	321,505
1130 Fire Rates Levy Income	717,912	770,253	52,341
1150 Other Remissions	(21,214)	(13,296)	7,918
1160 AWTS Maintenance Fee Received	2,114	1,109	(1,005)
<b>1199 Rates and Charges Total</b>	<b>20,655,594</b>	<b>21,819,510</b>	<b>1,163,916</b>
<b>1200 Statutory Fees and Charges</b>			
1210 132 & 337 Certificate Fees	182,876	205,462	22,586
1220 Town Planning Fees	456,929	507,101	50,172
1225 Animal Infringements & Fines	5,993	3,138	(2,855)
1230 Other Infringements Fines & Penalties	12,000	12,000	0
1235 Licences & Permits	2,816	5,344	2,528
1240 Street Stall Permit Fee	1,800	1,500	(300)
<b>1299 Statutory Fees and Charges Total</b>	<b>662,414</b>	<b>734,545</b>	<b>72,131</b>
<b>1300 User Fees</b>			
1303 Animal Management Sundry Income -collars,signs etc	0	0	0
1306 Building Assessment Fees	92,000	98,000	6,000
1318 Caravan Licences	21,197	22,172	975
1327 Dog Impounding & Release Fees	1,000	2,000	1,000
1330 Dog Registration & Renewal	112,000	117,712	5,712
1331 Kennel Licences	1,500	1,500	0
1333 Driveway Approval and Inspection Fees	10,968	4,068	(6,900)
1335 Engineering Inspections & 1% Approval Fee	16,565	30,000	13,435
1336 Fire Abatement Charges	15,000	15,000	0
1342 Food Licences	46,685	48,833	2,148
1351 Photocopy Charges	0	0	0
1354 Plumbing Application Fees	122,500	135,000	12,500
1357 Plumbing Inspection	111,498	120,000	8,502
1360 Amended Plan Fees	3,000	5,000	2,000
1363 Recreational Vehicle Income	27,366	34,000	6,634
1369 Building Administration Fee (0.1%)	0	0	0
1372 TBCITB Training Levy (0.2%)	0	0	0
<b>1399 User Fees Total</b>	<b>581,279</b>	<b>633,285</b>	<b>52,005</b>
<b>1400 Grants Operating</b>			
1405 Commonwealth Financial Assistance Grant	3,072,832	3,064,860	(7,971)
1410 Comm'th Grants & Subsidies	0	0	0
1415 State Grants & Subsidies	15,428	15,156	(272)
1420 Other Grants & Subsidies	0	0	0
1430 Training Incentive Payment	0	0	0
<b>1499 Grants Operating Total</b>	<b>3,088,260</b>	<b>3,080,016</b>	<b>(8,243)</b>
<b>1500 Contributions Received</b>			
1505 Public Open Space Contributions	279,000	150,000	(129,000)
1506 Car Parking Cash in Lieu Contributions	8,500	0	(8,500)
1507 Subdiv Traffic Management Treatment Contributions	0	0	0
1508 Stormwater Contributions	22,000	0	(22,000)
1510 Contributions Received Other	21,893	0	(21,893)
<b>1549 Contributions Received Total</b>	<b>331,393</b>	<b>150,000</b>	<b>(181,393)</b>



<b>SORELL COUNCIL</b>				
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>				
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>				
<b>FOR COST CENTRE - All Cost Centres</b>				
		<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
1550	<b>Interest</b>			
1560	Rates Interest Penalty	153,463	163,422	9,959
1565	Rates Interest Written Off	(400)	(1,500)	(1,100)
1570	Rates Legal Costs Recovered	5,723	5,723	0
1575	Interest Received Banks & Other	1,035,313	958,671	(76,642)
1599	<b>Interest Total</b>	<b>1,194,099</b>	<b>1,126,316</b>	<b>(67,783)</b>
1600	<b>Other Income</b>			
1605	Bad Debts Recovered	0	0	0
1610	Diesel Fuel Rebate	33,030	33,740	710
1615	Donations Received	0	0	0
1620	Hall Hire	77,038	76,640	(397)
1625	Lease/Rent Fees Received	209,800	182,327	(27,473)
1627	Lease Fees - Copping Tip	129,790	110,000	(19,790)
1630	Other Facility Hire	120,077	166,568	46,491
1635	Other Sundry Income	22,054	44,740	22,686
1637	Insurance Recoveries	5,836	0	(5,836)
1645	Vehicle FBT Recoveries	49,997	49,805	(192)
1655	Workers Compensation - Reimbursement	6,024	0	(6,024)
1656	Copping Public Cemetery Trust Net Income	6,000	0	(6,000)
1660	Grave Site Sales - Dunalley Hall	0	0	0
1662	Wheelie Bin Stabiliser Income	1,588	0	(1,588)
1689	<b>Other Income Total</b>	<b>661,234</b>	<b>663,821</b>	<b>2,587</b>
1690	<b>Investment Income from TasWater</b>			
1694	TasWater Interim Dividend	419,904	280,000	(139,904)
1695	SWS Interim Dividend			
1699	<b>Investment Income from TasWater Total</b>	<b>419,904</b>	<b>280,000</b>	<b>(139,904)</b>
1999	<b>Operating Income Total</b>	<b>27,594,176</b>	<b>28,487,493</b>	<b>893,316</b>
2000	<b>Capital Income</b>			
2100	<b>Grants Capital</b>			
2105	Roads to Recovery Funding	779,014	735,865	(43,149)
2110	Comm'th Grants new or upgraded assets	1,474,337	2,442,791	968,454
2115	State Grants for new or upgraded assets	2,716,719	744,232	(1,972,487)
2120	Other Grants for new or upgraded assets	282,600	50,000	(232,600)
2199	<b>Grants Capital Total</b>	<b>5,252,670</b>	<b>3,972,888</b>	<b>(1,279,782)</b>
2200	<b>Contributions - Non-monetary Assets</b>			
2205	Developer Contributions for assets	2,509,519	1,827,829	(681,690)
2299	<b>Contributions - Non-monetary Assets Total</b>	<b>2,509,519</b>	<b>1,827,829</b>	<b>(681,690)</b>
2300	<b>Net Gain/(Loss) on Disposal</b>			
2305	(Profit) / Loss on Disposal of Assets	198,526	365,000	166,474
2320	Recognition / De-recognition of Assets	42,385	0	(42,385)
2399	<b>Net Gain/(Loss) on Disposal Total</b>	<b>240,911</b>	<b>365,000</b>	<b>124,089</b>
2400	<b>Share of Interests in Joint Ventures</b>			
2410	Fair value adjustment - Investment in Associate	0	0	0
2420	Revenue from Investment in Associates	0	0	0
2499	<b>Share of Interests in Joint Ventures Total</b>	<b>0</b>	<b>0</b>	<b>0</b>
2899	<b>CAPITAL INCOME TOTAL</b>	<b>8,003,100</b>	<b>6,165,717</b>	<b>(1,837,383)</b>
2999	<b>TOTAL INCOME</b>	<b>35,597,276</b>	<b>34,653,210</b>	<b>(944,067)</b>



<b>SORELL COUNCIL</b>				
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>				
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>				
<b>FOR COST CENTRE - All Cost Centres</b>				
		<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
3000	<b>Expenses</b>			
3100	<b>Employee Benefits</b>			
3102	ADO Expense	3,139	918	(2,222)
3103	Annual Leave	597,745	644,457	46,713
3109	Conferences	7,960	11,960	4,000
3111	Drug and Alcohol Testing	3,000	3,000	0
3112	FBT Expenses - Gift Cards / Gifts	2,500	2,500	0
3114	Entertainment	5,700	5,700	0
3115	Fringe Benefit Taxes	36,464	38,704	2,240
3118	Health and Well Being	4,920	4,920	0
3124	Long Service Leave	223,453	208,151	(15,302)
3127	Medicals	3,960	3,960	0
3139	Overheads Recovered	(105,487)	(81,979)	23,508
3145	Payroll Tax	386,062	426,810	40,748
3148	Protective Clothing & Accessories	35,910	34,250	(1,660)
3151	Recruitment Costs	2,000	2,000	0
3154	Salaries	6,015,435	6,531,373	515,937
3156	Salaries transferred to WIP	(307,598)	(255,735)	51,862
3163	Staff Training	62,361	70,679	8,318
3166	Superannuation - Council Contribution	981,592	1,082,252	100,660
3169	Temp Staff Employed Through Agency	155,286	123,210	(32,076)
3172	Travel and Accommodation	1,500	1,500	0
3175	Uniforms / Clothes Purchased	14,400	14,400	0
3181	Workers Compensation Expense Claims	500	500	0
3184	Workers Compensation Insurance	138,551	198,078	59,527
3199	<b>Employee Benefits Total</b>	<b>8,269,353</b>	<b>9,071,607</b>	<b>802,254</b>



<b>SORELL COUNCIL</b>			
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>			
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>			
<b>FOR COST CENTRE - All Cost Centres</b>			
	<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
<b>3200 Materials and Services</b>			
3201 Abandoned Cars & Dumped Rubbish Disposal Costs	7,000	9,000	2,000
3202 Advertising	84,528	84,743	215
3204 AWTS Maintenance Charge	1,585	832	(754)
3206 Cleaning	363,214	377,295	14,081
3208 Computer Hardware / Hardware Maintenance	12,000	10,000	(2,000)
3212 Computer Software Maint and Licenses	323,182	415,691	92,509
3214 Consultants Other	509,091	619,433	110,342
3216 Contractors	604,980	633,958	28,978
3218 Copping Tip Disposal Costs	0	0	0
3220 Mornington Park transfer station disposal costs	109,512	166,523	57,011
3221 Electronic Notices / Reminders	0	0	0
3222 Electricity	268,340	267,172	(1,168)
3223 Emergency Management	2,000	2,000	0
3224 Fire Hazard Reduction (Private Land)	12,000	12,421	421
3226 Fuel	248,765	262,822	14,057
3227 FOGO Mobile Garbage Bin Collection	201,374	340,630	139,256
3228 FOGO Mobile Garbage Bin Disposal	86,831	191,222	104,391
3232 Internet, Telephone & Other Communication Charges	64,821	80,573	15,752
3234 Land Survey Costs	12,500	5,000	(7,500)
3236 Legal Fees (Advice etc)	159,184	103,500	(55,684)
3237 Line Marking	40,000	30,000	(10,000)
3239 Mobile Garbage Bin Replacement	76,000	83,680	7,680
3241 Operating Capital	148,088	23,000	(125,088)
3244 Plant & Motor Vehicle Repairs & Services	142,646	156,615	13,969
3246 Plant Hire - External	25,340	36,494	11,154
3248 Plant Hire - Internal Usage	17,600	18,252	652
3250 Plant Hire Recovered	(67,410)	(65,122)	2,288
3252 Plant Registration Fees	40,852	42,266	1,414
3254 Printing	45,026	43,623	(1,403)
3256 Recycling Centres	185,000	193,510	8,510
3257 Recycling Hub	2,839	4,000	1,161
3258 Registrations, Licenses and Permits	5,176	4,834	(342)
3259 CEMETERY Repairs and Maintenance	0	0	0
3260 Repairs and Maintenance	2,043,799	1,959,558	(84,241)
3261 Road Kill Collection Fees	4,563	4,812	249
3262 Kerbside Green Waste Collection	73,718	80,000	6,282
3263 Kerbside Green Waste Disposal	10,000	10,460	460
3264 Kerbside Hard Waste Collection	144,000	163,000	19,000
3265 Kerbside Hard Waste Disposal	38,473	51,069	12,596
3266 Kerbside Recycling Collection	348,845	373,051	24,206
3267 Kerbside Recycling Disposal	176,000	224,890	48,890
3268 Kerbside Garbage Collection	661,714	707,165	45,451
3269 Kerbside Garbage Disposal	349,632	463,169	113,537
3270 Security	23,273	22,789	(484)
3273 Signage & Guide Posts	92,100	85,127	(6,973)
3276 Settlement Costs ONLY	5,000	5,000	0
3278 Stationery & Office Consumables	40,908	35,234	(5,674)
3279 Street Bin Collection Contract	305,898	319,969	14,072
3280 Tools/Equipment Expensed (under \$1,000)	22,900	16,000	(6,900)
3282 Tyres	43,089	17,604	(25,486)
3284 Valuation Expenses	92,750	50,450	(42,300)
3290 Water Charges (Works Order)	157,742	156,910	(832)

Page 6



<b>SORELL COUNCIL</b>				
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>				
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>				
<b>FOR COST CENTRE - All Cost Centres</b>				
		<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
3292	Wheelie Bin Stabiliser Expenses	0	0	0
3299	<b>Materials and Services Total</b>	<b>8,366,468</b>	<b>8,900,223</b>	<b>533,755</b>
3390	<b>Impairment of Debts</b>			
3399	<b>Impairment of Debts Total</b>			
3400	<b>Depreciation and Amortisation</b>			
3405	Depreciation Expense	7,257,552	7,563,712	306,160
3410	Amortisation Expense	8,965	3,710	(5,254)
3415	Amortisation Expense (Right of Use Asset)	3,109	1,101	(2,008)
3499	<b>Depreciation and Amortisation Total</b>	<b>7,269,626</b>	<b>7,568,524</b>	<b>298,898</b>
3500	<b>Finance Costs</b>			
3505	Interest on Loans	94,622	87,136	(7,485)
3515	Interest on Overdue Accounts	0	0	0
3521	Interest Expense (Lease Liability)	71	31	(40)
3599	<b>Finance Costs Total</b>	<b>94,693</b>	<b>87,168</b>	<b>(7,525)</b>



<b>SORELL COUNCIL</b>				
<b>DEPARTMENTAL PROFIT &amp; LOSS</b>				
<b>BUDGET FOR THE PERIOD ENDED 30 JUNE 2027</b>				
<b>FOR COST CENTRE - All Cost Centres</b>				
		<b>MYBR 2025/2026</b>	<b>BUDGET 2026/2027</b>	<b>Movement</b>
3600	<b>Other Expenses</b>			
3604	Audit Fees	74,400	77,400	3,000
3606	Audit Panel Expenses	9,800	10,148	348
3608	Bad & Doubtful Debts	0	0	0
3612	Bank Fees & Charges	40,609	40,932	323
3616	Bank Fees Recovered	(5,771)	(4,548)	1,223
3620	Cashiers Rounding Adjustments	12	12	0
3624	Commissions Paid	33,351	30,133	(3,218)
3636	Councillor Allowances	165,620	179,139	13,519
3640	Councillor Expenses	2,000	2,000	0
3644	Councillor Vehicle Allowance	7,400	7,400	0
3656	Deputy Mayors Allowance	17,480	18,907	1,427
3660	Dog Pound & Other Animal Management Expenses	6,000	7,000	1,000
3661	Dog Home & Vet Fees	800	3,000	2,200
3664	Donations and Section 77 Expenses	70,000	65,000	(5,000)
3668	Election Expenses	12,860	162,890	150,030
3672	Employee Sub, Licences and Memberships	94,653	98,503	3,850
3676	Functions & Programs	102,600	135,500	32,900
3680	Insurance Claims Related Expenses	23,531	15,000	(8,531)
3688	Food & Beverages	8,282	7,788	(494)
3692	General Insurance	200,891	211,266	10,376
3704	Government Contribution (Voluntary)	689,196	739,443	50,247
3712	Immunisations	3,838	3,975	137
3720	Land Tax	104,115	111,553	7,438
3724	Mayor's Allowance	46,002	49,758	3,755
3731	NRM Expenses	34,750	47,200	12,450
3732	Motor Vehicle Insurance	46,258	51,101	4,843
3736	Other roundings	25	25	0
3740	Other Sundry Expenses	7,064	7,085	21
3744	Photocopier Leases & Operating Costs	13,720	7,920	(5,800)
3748	Postage	64,334	70,298	5,964
3752	Public Liability Insurance	117,217	123,078	5,861
3760	Reference Materials	2,750	0	(2,750)
3768	Sampling, Testing and Monitoring	13,500	13,500	0
3770	Storage Costs	1,339	1,460	121
3784	Contributions (SES)	28,243	26,500	(1,743)
3799	<b>Other Expenses Total</b>	<b>2,036,868</b>	<b>2,320,365</b>	<b>283,496</b>
3990	<b>EXPENSES TOTAL</b>	<b>26,037,009</b>	<b>27,947,886</b>	<b>1,910,877</b>
3995	<b>SURPLUS/(DEFICIT)</b>	<b>9,560,267</b>	<b>6,705,324</b>	<b>(2,854,944)</b>
	<b>OPERATING SURPLUS / (DEFICIT)</b>	<b>1,557,167</b>	<b>539,607</b>	<b>(1,017,561)</b>
	<b>CAPITAL INCOME</b>	<b>8,003,100</b>	<b>6,165,717</b>	<b>(1,837,383)</b>
	<b>NET SURPLUS / (DEFICIT)</b>	<b>9,560,267</b>	<b>6,705,324</b>	<b>(2,854,944)</b>



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>LAND IMPROVEMENTS (PARKS &amp; RESERVES)</b>							
Dodges Ferry Boat Ramp carpark	SD	2 x picnic tables and shelters - overlooking beach. Use common design from Play Street.					
Dodges Ferry Recreation Ground	BD	LED lighting upgrade @ minimum 150 LUX - includes 4 x poles.					
Midway Point between Hoffman Street and First Ave	BD	Playspace Action - New playground between Hoffman St and First Ave, north of multi-use courts.					
Primrose Sands Beach	CW	Playspace Action - New playground at northern end of beach - on Council lot PID 5943120.					
South East Sports Complex	BD	Masterplan Action - Upgrade existing soccer pitch lighting to LED x 6 towers @ minimum 200 LUX.					
Samuel Thorne Reserve, Lewisham	JM	Installation of seating, table and shelter. Use common design from PlayStreet.					
Dodges Ferry Rec Ground / School	SD	Installation of (cricket) ball net / fence between school / oval. Include installation of surface upgrade in front of interchange benches.					
Sweetwater Park, Midway Point	BD	Playspace Action - Upgrade Sweetwater Park - shade / shelter / possibly some seating (space restrictions).					
Community Hall, Primrose Sands	SD	Connection of Hall water tanks overflow to supply toilet on PS Road and outlet (locked) for TFS					
Sorell Memorial Hall	SG	Neil Davis memorial area / seating					
Primrose Sands Beach	SD	Seating and shelter x 2 at southern end of beach entrance / carpark. Use common design from PlayStreet.					
<b>TOTAL Land Improvements (Parks &amp; Reserves)</b>					\$ -	\$ 1,720,500	\$ 1,720,500



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>CARRY OVERS - LAND IMPROVEMENTS (PARKS &amp; RESERVES)</b>							
Madison Lyden Park, Sorell	CW	Irrigation, soil rehab and turf for Madison Lyden Park, Sorell					
Red Ochre Beach, Dodges Ferry	AW	Foreshore access steps / ramp					
Old Forcett Road Quarry	MJ	Fencing for land at Old Forcett Road Quarry.					
South East Sports Complex, Sorell	SD	Bench seating - prefab with slab x 16 units for senior (and possibly junior) oval. Plus tiered, covered seating for soccer ground @ 112 capacity.					
South East Sports Complex, Sorell	SD	Portable seating x 6 bays = 100 capacity. As per prior purchase type - can be used indoors or outdoors.					
Pump Track, Vancouver Park, Midway Point	CW	Vancouver Park Pump Track					
Sorell	AW	Sorell Streetscape upgrades					
Boat Park	AW/CW	Boat Park additional wastewater disposal area					
<b>TOTAL Carry Overs - Land Improvements (Parks &amp; Reserves)</b>					\$ -	\$ 790,979	\$ 790,979
<b>BUILDINGS</b>							
Community Precinct, Sorell	SG/JM	Makers workshop building with Toilets					
Primrose Sands Beach	AW	Double Cubicle DDA Toilet & disposal area at northern end of beach - if on Crown land (Leasehold Improvement) but presumed to be on Council lot.					
Sorell Memorial Hall	AW	Supper Room renewal					
<b>TOTAL Buildings</b>					\$ 18,000	\$ 2,195,250	\$ 2,213,250



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>CARRY OVERS - BUILDINGS</b>							
11 Fitzroy St, Sorell	AW	Upgrade / fitout to youth space to create an appropriate indoor / outdoor area at rear of building					
Hobart Vintage Machinery Club site, Penna	AW	Sorell Men's Shed Facility					
CAC & South East Stadium, Sorell	CW	Sorell Smart Solar Upgrades					
Dunalley Canal	SD	BBQ shelter - cost based on RC	OS101579				
Madison Lyden Park, Sorell	AW	Toilet for POS / Lyden Park - triple cubicle DDA & change table.					
South East Sports Complex, Sorell	BD	Scope and design to re-purpose old football change rooms plus netball concrete toilets / change room. Scope to also include a covered walkway between stadium and netball toilet/change room building.	BD100134				
<b>Total Carry Overs - Buildings</b>					\$ 53,516	\$ 1,242,763	\$ 1,296,279
<b>CARRY OVERS - LEASEHOLD IMPROVEMENTS</b>							
20 Marion Bay Road, Copping	JM	Land easement costs					
<b>TOTAL Carry Overs - Leasehold Improvements</b>					\$ -	\$ 11,025	\$ 11,025



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>PLANT &amp; EQUIPMENT</b>							
Depot	SN	New Isuzu DMax Single Cab Vehicle - SW crew - Project concept from MJ.					
Depot	MJ	Renew SW crew cab truck D60YQ with a smaller fit for purpose truck.					
Depot	MJ	Pressure Washer for footpath etc cleaning					
CAC & Depot	SN	Light Fleet Replacement					
Depot	MJ	Slide in Water Tank for new Volvo Truck HF-XX-089					
Depot	MJ	Zero Turn Commercial Mower					
Depot	MJ	Tipper Truck					
Depot	MJ	Bobcat 24" (600mm) Planer Attach					
Depot	MJ	Tri Axle Trailer					
Depot	MJ	Tipper Truck					
Depot	MJ	Dynapac Roller 1000cc					
Depot	JM	TerraTrip x 2					
<b>TOTAL Plant &amp; Equipment</b>					<b>\$ 685,700</b>	<b>\$ 292,580</b>	<b>\$ 978,280</b>
<b>CARRY OVERS - PLANT &amp; EQUIPMENT</b>							
CAC & Depot	SN/SP	Light fleet replacement.					
<b>TOTAL Carry Overs - Plant &amp; Equipment</b>					<b>\$ 62,464</b>	<b>\$ -</b>	<b>\$ 62,464</b>
<b>FIXTURES, FITTINGS &amp; FURNITURE</b>							
CAC, Sorell	JH	Various office alterations to accommodate seating					
<b>TOTAL Fixtures, Fittings &amp; Furniture</b>					<b>\$ -</b>	<b>\$ 10,500</b>	<b>\$ 10,500</b>



<b>SORELL COUNCIL</b>							
<b>CAPITAL WORKS BUDGET FOR 2026/2027</b>							
<b>Location</b>	<b>Project Manager</b>	<b>Detailed Description</b>	<b>Asset ID</b>	<b>Segment No.</b>	<b>Renewal/Replacement 2026/2027</b>	<b>Upgrade/New 2026/2027</b>	<b>Original Approved Budget 2026/2027</b>
<b>COMPUTERS &amp; TELECOMMUNICATIONS</b>							
CAC, Sorell	JM	Renew Access Control at CAC - approx \$50-60K					
Sorell, Midway Point	JM	Renew access control various sites i.e. PP change rooms, SMH entrances, Neighbourhood house / midway hall re-instatement - roughly \$4K each site = \$12K+ contingency and internal PM					
CAC, Sorell	JM	UPS renewals - \$3K each - need 4. Stadium, SMH, Jobs Hub, Depot.					
CAC, Sorell	JM	Physical phone handsets and headsets.					
<b>TOTAL Computers &amp; Telecommunications</b>					<b>\$ 106,750</b>	<b>\$ -</b>	<b>\$ 106,750</b>
<b>CARRY OVERS - COMPUTERS &amp; TELECOMMUNICATIONS</b>							
South East Stadium	JM	Renew South East Sports Stadium access control hardware and configure software.					
<b>TOTAL Carry Overs - Computers &amp; Telecommunications</b>					<b>\$ 21,631</b>	<b>\$ -</b>	<b>\$ 21,631</b>
<b>RECONSTRUCTION (ROADS)</b>							
Carlton River Road, Carlton	ML	Reconstruction	RD103410	29			
			RD103411	30			
Nugent Road, Wattle Hill	ML	Reconstruction - segment 15 only	RD103563	15			
				16			
Hurst Street, Lewisham	CW	Reconstruction	RD104531	1			
			RD104528	2			
Mary Street, Lewisham	CW	Reconstruction - segment 3 only (and junction portion of segment 2)	RD104630	1			
			RD104633	2			
Edith Close, Forcett	CW	Reconstruction	RD114580	1			
			RD114579	2			
Hobart Vintage Machinery Club site, Penna	AW	Gravel access road and carpark for Men's Shed.					
Vancouver Park, Midway Point	CW	Carpark x 12 spaces associated with new pump track.					
<b>TOTAL Reconstruction (ROADS)</b>					<b>\$ 2,539,288</b>	<b>\$ 134,000</b>	<b>\$ 2,673,288</b>
<b>CARRY OVERS - RECONSTRUCTION (ROADS)</b>							
Delmore Road / White Hill intersection, Forcett	ML	Partial reconstruction and reseal.	RD103430				
			RD103432				
<b>TOTAL Carry Overs - Reconstruction (Roads)</b>					<b>\$ 260,488</b>	<b>\$ -</b>	<b>\$ 260,488</b>



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>RESHEETING</b>							
Waterson Lane, Carlton	ML	New section of Waterson Lane off Josephs Rd - Municipal Road Map to be updated & approved by Council first by Paul M.					
Russell St & Bay St, Dunalley	ML	New section of Russell Street from Gellibrand to Bay St plus top section of Bay St - Municipal Road Map to be updated & approved by Council first by Paul M.					
Bankton Road	ML		RD103765				
Homewood Drive	ML		RD103766				
			RD103895				
			RD103897				
Kellevie Road, Kellevie	ML		RD103907				
			RD103909				
			RD103908				
			RD103910				
			RD103914				
			RD103915				
			RD103916				
			RD103921				
			RD103919				
			RD103922				
Nonesuch Road	ML		RD103973				
Nugent Road	ML		RD103981				
			RD103980				
			RD103978				
			RD103984				
			RD103985				
			RD103996				
			RD103994				
			RD103568				
Imlay St Dunalley	ML		RD105094				
			RD105096				
<b>TOTAL Resheeting</b>					<b>\$ 455,855</b>	<b>\$ 90,000</b>	<b>\$ 545,855</b>



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>RESEALS</b>							
Walker Street, Sorrell		Re-Seal segment 1-7 Asphalt (Based on Asphalt Reseal; \$30 URR)	RD104999 RD105002 RD105003 RD105001 RD105005 RD105007	1 2 3 4 5 6 7			
Beach Road, Connellys Marsh		Reseal Segments 1-4; Single Coat S/S					
Nugent Road, Sorrell		Reseal Segments 4, 9, 10-14 only in FY26/27, 24 & 25; Single Coat S/S	RD103561 RD103969 RD103971 RD103563				
Uplands Crescent, Forcett		Reseal 1 Segment; Single Coat S/S					
Arnott Street, Dodges Ferry		Reseal 1 Segment; Single Coat S/S					
Bally Park Road, Dodges Ferry		Reseal Segment 2 & 3; Single Coat S/S					
Colleen Crescent, Primrose Sands		Reseal Segment 2-4; Single Coat S/S					
<b>TOTAL Reseals</b>					<b>\$ 619,667</b>	<b>\$ -</b>	<b>\$ 619,667</b>
<b>CARRY OVERS - RESEALS</b>							
White Hill Road, Forcett	ML	Considerable drainage including culverts then reinforce seals.	RD103739 RD103744 RD103745 RD103746 RD103753	4 9 11 13 17			
<b>TOTAL Carry Overs - Reseals</b>					<b>\$ 115,890</b>	<b>\$ -</b>	<b>\$ 115,890</b>



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>FOOTPATHS &amp; CYCLEWAYS</b>							
Primrose Sands Road, Primrose Sands	TW	Upgrade footpath from RSL to Tamarix Road					
Bally Park Road, Dodges Ferry	TW	Bally Park Road, Rotuli to East Street					
Carlton Beach Rd - Provence Dve, Dodges Ferry	TW	Carlton Beach Road & Provence Drive asphalt footpath from Snake Hollow Park to Gate Five path - 1.3km x 1.8m wide.					
Community Precinct, Sorell	AW/SG	Community Precinct - provision for civic space upgrades					
Arthur Highway, Dunalley	TW	1360m x 1.8m gravel path along Arthur Hwy from Ryans Lane to Imlay St.					
Esplanade, Midway Point	TW	1 Midway Point Esp 85m x 1.8m path connecting footpath and loop track.					
Dubs & Co Drive, Sorell		Pedestrian Refuge x 1 and line marking.					
<b>TOTAL Footpaths &amp; Cycleways</b>					<b>\$ 210,000</b>	<b>\$ 1,266,150</b>	<b>\$ 1,476,150</b>
<b>CARRY OVERS - FOOTPATHS &amp; CYCLEWAYS</b>							
Carlton Beach Road, Dodges Ferry	TW	Carlton Beach Rd - East St to Raprinner St asphalt path @ 1.8m wide x 1800m - reduced width from #129 to #137. Propose southern side from #149 to Raprinner, northern side from East to Taranna, ped crossing at #125/127 then along frontages of #129 to 137.					
Pawleena Road, Sorell	RR	Pawleena Roundabout Footpath					
<b>TOTAL Carry Overs - Footpaths &amp; Cycleways</b>					<b>\$ -</b>	<b>\$ 510,660</b>	<b>\$ 510,660</b>
<b>STORMWATER</b>							
Provence Drive, Carlton	BD	Continuation of asphalt spoon drain - combine with asphalt path job					
Blue Lagoon, Dodges Ferry	CW	Permanent outfall as per CERMP design work that occurred under grant funding.					
<b>TOTAL Stormwater</b>					<b>\$ -</b>	<b>\$ 483,000</b>	<b>\$ 483,000</b>



SORELL COUNCIL							
CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>CARRY OVERS - STORMWATER</b>							
5 Jacobs Court, Dodges Ferry	BD	5 Jacobs Court - Solution required to drain natural floodway into approved subdivision. Prelim sum.					
Municipality - Various	MJ	Minor capital works					
South East Sports Complex, Sorell	ML/PM	Drainage improvement between cricket nets and stadium carpark.					
Gatehouse Detention Basin, Sorell	BD	Upgrade pipe and pit entrance above Gatehouse Detention Basin and headworks upgrade					
Main Road, Sorell	ML	Stormwater pipe and pit					
Southern Beaches, Coastal Outfalls	DP	Coastal & Estuarine Risk Mitigation Project (CERMP Grant). Upgrade stormwater and outfalls, rehabilitation, protection coastal estuary, weed control, improve ecological and hydrological study.					
Southern Beaches, Blue Lagoon	DP						
Southern Beaches, Carlton Estuary	DP						
<b>TOTAL Carry Overs - Stormwater</b>					<b>\$ 179,201</b>	<b>\$ 211,401</b>	<b>\$ 390,602</b>
<b>OTHER TRANSPORT</b>							
Penna Road, Penna	ML / MJ	Penna rd at Barilla Court intersection Guardrail					
Grevillea Street, Primrose Sands	ML/ MJ	Grevillea St Guardrail - 38m					
Carlton River Road, Carlton	ML/ MJ	Carlton river road Guardrail - 170m					
Carlton Beach Rd - opp shops	BD	35 Carlton Beach Rd					
<b>TOTAL Other Transport</b>					<b>\$ -</b>	<b>\$ 141,702</b>	<b>\$ 141,702</b>
<b>CARRY OVERS - OTHER TRANSPORT</b>							
Carlton Beach Road and Old Forcett Road, Dodges Ferry	TW	All Access Bus Stop Upgrade outside 17 Carlton Beach Road (existing bus stop at #21) & 550-552 Old Forcett Road, Dodges Ferry.					
Park & Ride, Sorell	BD	Bus stop upgrade.					
<b>TOTAL Carry Overs - Other Transport</b>					<b>\$ -</b>	<b>\$ 335,079</b>	<b>\$ 335,079</b>



SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2026/2027							
Location	Project Manager	Detailed Description	Asset ID	Segment No.	Renewal/Replacement 2026/2027	Upgrade/New 2026/2027	Original Approved Budget 2026/2027
<b>PRELIMINARY WORK</b>							
Sugarloaf Road, Carlton River	BD	Reconstruction below Sugarloaf Quarry (design completed) - may need geo-tech if deflection test poor.	RD103706	12			
The Circle, Sorell	BD	Reconstruction	RD104973	3			
Shark Point Road, Penna		Reconstruction near Brooklyn Drive - prelim for 27/28 and delivery 28/29	RD103687 RD103693 RD103689	12 13 14			
Greens Road, Orielton		Reconstruction - seg 1 & 6 TBC prelim for 27/28 and delivery 28/29	RD103483 RD103481	1 6			
Old Forcett Road, Dodges Ferry	BD	From Carlton River Rd north to Okines Rd - widening, turn treatments, shoulder upgrades, ped refuges and new paths - informed by GHD report - needs concept, then proposed staging then detailed design per delivery year. Refer Footpath & Cycleway job.					
Community Hall, Primrose Sands	CT	Dog exercise area behind Community Hall. Including fencing & seating. Refer to other jobs; pump track and playground.					
Madison Lyden Park, Sorell	CW	Playspace Action - Madison Lyden Park - staged over 2 years - shelters, seating, fencing, plantings - (TBC if capital).					
Sorell	CT	Entrance treatment off causeway - northern side.					
Snake Hollow Park, Carlton	CW	Playspace Action - New (additional) playground at Snake Hollow Park. Refer to Buildings for amenities job.					
Sorell Memorial Hall & RSL	AW/SG	RSL outdoor eating area / side, Cole St SMH entrance forecourt and improvements to parking / circulation areas.					
Bay St, Dunalley	CW	1.8m x 50m concrete path along and around 9 Bay St to Hwy to appropriate location to cross Hwy opposite #122 - needs VRU for crossing / widening (\$TBC)					
Florence St, Dunalley	TW	325m x 1.8m concrete path along Florence St (eastern side) from Hwy to golf club crossing over to other side at entrance then connecting with concrete path					
Nash St, Sorell	BD	Nash Street Pipe upgrade Pipe capacity (Headworks upgrade)					
Carlton River Rd, Dodges Ferry	BD	223-227 Carlton River Rd contribution to SW upgrade with salvo subdivision. Design to be completed prior to subdivision. Prelim during 2026/27.					
various Bridge sites. Design checks and recommendations	BD	AusSpan have a number of Bridges that require design checks and capital works for compliance - unknown as to whether certain bridges will require 'upgrades' or 'renewal to standard' - likely the latter.					







# FINANCIAL MANAGEMENT STRATEGY 2026 / 2036

29 May 2026



## Contents

<b>Executive Summary</b> .....	<b>2</b>
Strategic Projects.....	2
<b>Strategic Context</b> .....	<b>4</b>
Linkages with the Strategic Plan.....	4
Legislative Requirements .....	6
<b>Financial Principles</b> .....	<b>8</b>
<b>Key Financial Strategies &amp; Targets</b> .....	<b>9</b>
Rating Strategy .....	9
Cash Management Strategy .....	10
Borrowing Strategy.....	10
Asset Management Strategy .....	12
<b>Key Outcomes</b> .....	<b>13</b>
Financial Strategy Targets .....	13
<b>Basis of Preparation Modelling</b> .....	<b>18</b>
Key Influences and Risks.....	18
External Influences – items outside of Council's control .....	18
Internal Influences – items that Council can control .....	19
Modelling Methodology .....	19
Consumer Price Index (CPI) .....	20
Council Cost Index (CCI).....	20
<b>Financial Modelling</b> .....	<b>21</b>
Statement of Comprehensive Income.....	21
Recurrent Income.....	21
Recurrent Expenses.....	22
Statement of Financial Position.....	23
Statement of Cash Flows .....	23
<b>Appendix - Table Assumptions (%)</b> .....	<b>24</b>
<b>Appendix – Ten Year Upgrade / New Capital Projects 2025/26 – 2035/36</b> .....	<b>25</b>



## Executive Summary

Sorell Council's Financial Management Strategy ("FMS") is critical to our strategic planning process. It underpins Council's long-term financial sustainability while meeting the needs and expectations of our communities in delivering Council's strategic priorities.

Council is, and is forecast to be, in a sound financial position with strong liquidity and cash flow, low debt levels, assets that are in good condition, and an ability to satisfactorily fund its current asset renewal requirements. Council's operating position continues to improve and is sustainable with its recurrent expenses able to be fully met by its recurrent revenue streams.

The FMS includes Council's Financial Management Strategies and revised Long-Term Financial Plan ("LTFP") for the next 10-year period.

The FMS is pivotal in setting the high-level financial parameters that guide the development and refinement of Council's annual plan and budget estimates, and generates information that assists decisions about the mix, timing and affordability of future capital and operational outlays. More particularly, for new and upgraded assets and their associated operational costs and ensuring the LTFP generates both capital and operational funding and that this is done in a sustainable and responsible manner.

The FMS sets out to achieve the following:

- A financially sustainable operating position across all years.
- A minimum cash balance of \$7m at 30 June each year.
- A sustainable financial position with Council being able to comfortably meet its financial obligations as and when they fall due.
- Transparent rating strategy per head of population commensurate with level of Council services, asset provision and performance.

The key challenges ahead for Council in the 10-year planning horizon are meeting the asset and service needs and expectations of our rapidly growing communities and providing capacity to deal with unexpected events.

The FMS highlights the requirement for Council to self-fund new/upgrade capital projects of approximately \$19m and ongoing recurrent costs associated with the projects over the forecast period. This can be achieved by way of decreasing expenditure or increasing revenue streams (by way of development and user fees, population growth and rate increases).

If Council continues to generate an operating surplus consistent with the LTFP when setting its annual plan and budget, the LTFP will deliver an improving financial position and financial sustainability into the future.

### Strategic Projects

Council has adopted a range of masterplans and strategies in consultation with the community, government and private sector outlining future community aspirations. Where appropriate and sustainable, they have been included in the modelling over the forecast period inclusive of recurrent costs.

The modelling guides Council in how much it is likely to have at its discretion to allocate in future years and the extent and type of capital funding required for new and upgraded assets i.e. State and Federal grants, borrowings or from operating surplus.

## FINANCIAL MANAGEMENT STRATEGY

Projects that have been modelled to be delivered over the forecast period require \$26.7m in new / upgrade capital spending of which \$19m is self-funded. The projects are distributed over the following asset classes:

- Land Improvements – recreation and open space assets
- Buildings – community and recreation use assets
- Leasehold Improvements – Land Improvement, Building & Carpark assets built on Crown land
- Plant & Equipment
- Roads – carpark and road upgrade assets
- Bridges – road & pedestrian assets
- Footpaths & Cycleways – streetscape and path (gravel / concrete / asphalt) assets
- Stormwater – including kerb & channel assets
- Other Transport – bus stops, traffic management (safety) assets

In addition to the modelled projects, there are a range of projects to an estimated value of \$37m+ that have not been included in the financial modelling. Operational costs for these projects are similarly not included in the modelling (assumed in the order of 5% of the project capital cost @ 3% depreciation and 2% operating costs).

For these projects, the FMS clarifies the amount of funds Council will have at its discretion to allocate in future years including the extent to which Council may be capable of and required to co-contribute to grant funding. These projects are spread across all asset classes and respond to our strategic planning framework plus ratepayer, elected member and organisation requests.

Budgetary decision making will need to be guided by both demonstrated need and affordability of proposals having regard to Council's long-term financial sustainability (ability to afford additional operational costs) and be carefully planned and managed to ensure that rate increases are maintained at a reasonable level.

Grant funding opportunities will be actively pursued and will be an important funding source for Council to deliver on the above projects in future years.

The FMS is updated on an annual basis to account for changes to Council's operating environment including scheduling of projects, and to guide Council decision making.



## Strategic Context

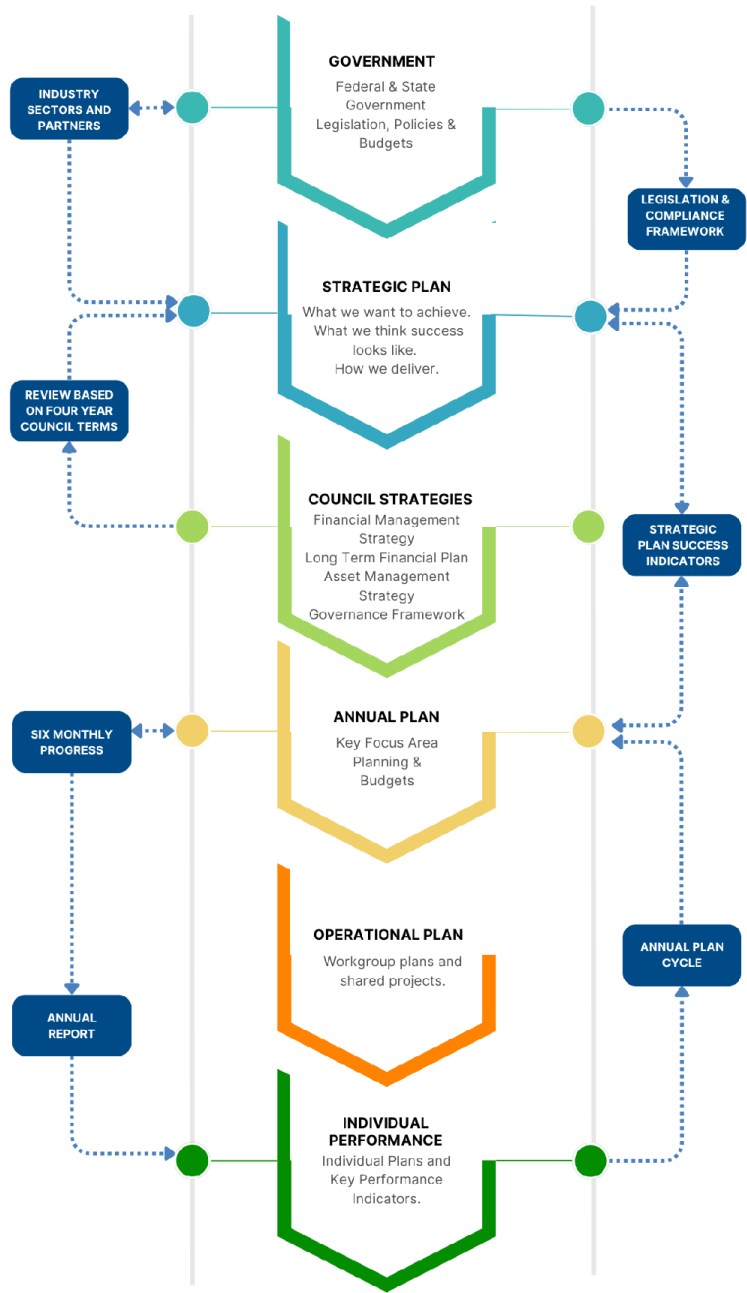
### Linkages with the Strategic Plan

Council's strategic planning framework guides Council in identifying community needs and aspirations over the long term (10 year Strategic Plan), medium term (4 year Strategic Plan review) and short term (Annual Plan and Budget Estimates), and is accountable and transparent through the Audited Financial Statements and Annual Report.

The Strategic Plan embodies the aspirations of our community and is a shared vision that informs Council's actions over a 10-year period. It gives Council a strong foundation to create and deliver more detailed service and management strategies.



FINANCIAL MANAGEMENT STRATEGY



## FINANCIAL MANAGEMENT STRATEGY

This FMS is aligned with the following Objectives and Outcomes set out in the Strategic Plan:

### Objective 1 – To facilitate Regional Growth

Outcomes:

- 1.1 Provision of necessary infrastructure and management of assets.
- 1.2 Increased business investment.
- 1.3 Increased employment opportunities, with local jobs for local people.
- 1.4 A regional centre for quality education with improved educational capacity and training outcomes.

### Objective 2 – Responsible Stewardship and a Sustainable Organisation

Outcomes:

- 2.1 Long-term financial sustainability.
- 2.6 Delivering the services our community requires.

### Objective 3 – To Ensure a Liveable and Inclusive Community

Outcomes:

- 3.1 Maintaining the 'Community, Coast and Country' lifestyle.
- 3.2 Sustained community health and wellbeing.
- 3.3 Improved access to regional services.
- 3.4 Increased connectivity within and between townships.
- 3.6 Increased recreational opportunities and participation levels.
- 3.7 Enhanced community capacity for local arts, culture and history.
- 3.8 Sustainable access to our natural environment.

### Objective 4 – Increased Community Confidence in Council

Outcomes:

- 4.1 Consistent and contemporary Council leadership.
- 4.4 A well informed community that is engaged with Council.

## Legislative Requirements

The *Local Government (Miscellaneous Amendments) Act 2013* mandates Tasmanian Councils to adopt and maintain a long-term financial management plan and strategy. The following sections set out the requirements under the Act: -

#### **70. Long-term financial management plans**

- (1) A council is to prepare a long-term financial management plan for the municipal area.
- (2) A long-term financial management plan is to be in respect of at least a 10-year period.

## FINANCIAL MANAGEMENT STRATEGY

- (3) A long-term financial management plan for a municipal area is to –
- (a) be consistent with the strategic plan for the municipal area; and
  - (b) refer to the long-term strategic asset management plan for the municipal area; and
  - (c) contain at least the matters that are specified in an order made under section 70F as required to be included in a long-term financial management plan.

**70A. Financial management strategies**

- (1) A council is to prepare a financial management strategy for the municipal area.
- (2) A financial management strategy for a municipal area is to –
- (a) be consistent with the strategic plan for the municipal area; and
  - (b) contain at least the matters that are specified in an order made under section 70F as required to be included in a financial management strategy.

The *Local Government (Contents of Plans and Strategies) Order 2014* under Section 70F of the Act outlines the minimum requirements for long-term financial management plans and strategies. This strategy complies with the disclosure requirements of the Order.



## Financial Principles

The following principles serve to guide Council in setting its financial management strategies.

**Principle 1: Managing the community's finances responsibly enables Council to invest more and enhance community wellbeing.**

Council will ensure it only raises the revenue it needs and will do so in the most efficient and equitable manner possible. Council will manage community funds according to best practice standards and ensure information regarding its financial management decisions is accessible to the community. Council will ensure it only delivers those services that cannot be delivered more efficiently and effectively by other providers.

**Principle 2: Council will maintain community wealth to ensure the wealth enjoyed by today's generation may also be enjoyed by tomorrow's generation.**

Council will seek to achieve equity across generations by recognising that each generation must pay its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes.)

**Principle 3: Council will apply user pays principles where it is appropriate to do so and there is a clearly identifiable cohort benefit from using those facilities and services.**

Council will ensure that the user pays approach continues as Council's preferred revenue collection method.

**Principle 4: Council's financial position will be robust enough to recover from unanticipated events and absorb the volatility inherent in revenues and expense.**

Council will ensure it accumulates and maintains enough financial resource and has the borrowing capacity to deal with volatility and unexpected events. Council's operational budget will be flexible enough to ensure volatility in revenues and expenses resulting from a changing economic environment can be absorbed.

**Principle 5: Resources will be allocated to those activities that generate community benefit.**

Council will ensure robust and transparent processes are in place for the allocation and prioritisation of resources through budgetary decision-making, as well as choosing the most effective methods for delivering specific services and projects. Strategies will include a cost-benefit analysis in preparing and assessing proposals that require significant funding. Council recognises its service obligations to the community in its decision-making.

## Key Financial Strategies & Targets

### Rating Strategy

Council ensures it only raises the revenue it needs and does so in the most efficient and equitable manner possible. Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its role and responsibilities.

The following factors influence the level of rates and charges:

- Distribution and level of Commonwealth and State funding
- Socio-economic profile of the area (capacity to pay)
- Limited commercial / industrial land with reliance on residential land
- User-pays policies
- Level and range of services including the level of regional responsibility
- Economic environment

In determining its rates each year Council considers the current economic climate and capacity to pay for services and will always minimise any increase in rates and charges by managing costs where possible throughout the annual budget process.

The aim of rates and charges decision-making is to spread the burden fairly across the community with those that have the greatest capacity to pay, paying more than those with a lesser capacity to pay.

When considering how the rate burden will be distributed, Council must balance capacity to pay with the benefit principle acknowledging there are some groups of the community that have more access to and benefit from specific services.

More information regarding how Council determines Rates and Charges is contained in Council's Rates and Charges Policy.

	Financial Strategy	Target
Operating Margin	Council will seek to achieve equity across generations by ensuring that rates are set at a level that ensures each generation pays its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes.)	Operating Margin Ratio = Greater than 1.0.
Underlying Surplus	Council will seek to achieve an appropriate positive result that assists in meeting the key sustainability benchmarks of the LTFP.	Underlying Surplus Ratio = > 0

## FINANCIAL MANAGEMENT STRATEGY

**Cash Management Strategy**

Cash reserves require careful management to achieve optimum investment income and to ensure cash is available when required. Council will accordingly manage its finances holistically and in accordance with its FMS, policy and risk appetite.

Council's Annual Plan and Budget Estimates will be used to provide direction on the term of investments to be placed, to ensure enough funds are on hand to meet all current liabilities. An assessment of Council's cash flow requirements up until the next investment maturity will be completed before new investments are purchased.

Council will ensure its investment portfolio maximises its return on investments while maintaining an acceptable level of risk and retaining flexibility in accessing funds.

Where current borrowing costs exceed the return otherwise able to be achieved on investment of funds, surplus funds may be applied to reduce the loan portfolio or to defer and/or reduce the level of new borrowings that would otherwise be required.

More information regarding how Council's decision-making regarding investment is contained in Council's Investment Policy.

	Financial Strategy	Target
Current Ratio	Council will maintain liquidity to ensure that it can meet its financial obligations as and when they fall due. It will do so by ensuring its short-term assets held are greater than its short-term liabilities as at 30 June each year.	Current Ratio = Greater than 1.0
Net Financial Liabilities	Council will seek to maintain its capacity to meet its financial obligations (net liabilities) from operating income.	Net Financial Liabilities Ratio = 0 – (50%)
Cash Reserves	Council will ensure it accumulates and maintains enough financial resources to deal with volatility, unexpected events and new / upgrade capital projects.	Cash of at least \$7m as at 30 June each year. Cash expense cover ratio of 3 – 6 months.

**Borrowing Strategy**

Council manages the financing and funding of future wants and needs through forward financial planning included in its long-term FMS (updated annually).

In considering new debt Council will consider the impact of borrowing costs on the sustainability of operating positions and capacity to repay debt.

**FINANCIAL MANAGEMENT STRATEGY**

Council's operating and capital expenditure decisions are made based on:

- (a) Identified community need and benefit relative to other expenditure options;
- (b) Cost effectiveness of the proposed means of service delivery; and
- (c) Affordability of proposals having regard to Council's long-term financial sustainability.

Council will ensure it maintains sufficient borrowing capacity to ensure it can respond to significant unexpected events.

Council recognises that borrowings are an important funding source as it provides the opportunity to bring unfunded projects forward and ensures that the full cost of infrastructure is not borne entirely by present-day ratepayers.

Borrowings may be used as an effective mechanism of linking the payment for long-term assets (i.e. debt repayments) to the populations who receive benefits over the life of the asset. This matching concept is frequently referred to as 'inter-generational equity'.

Surplus funds not immediately required to cover approved expenditure may be applied to reduce the loan portfolio where possible or to defer and-or reduce the level of new borrowings that would otherwise be required.

Council shall raise all external borrowings at the most competitive rates available including when the State Government offers interest free loans.



## FINANCIAL MANAGEMENT STRATEGY

### Asset Management Strategy

A key objective of Council's Asset Management is to maintain Council's existing assets at desired condition levels. If funding is not sufficiently allocated to asset renewal, then Council's investment in those assets will reduce along with the capacity to deliver services to the community. Asset management involves the balancing of costs, opportunities and risks against the desired performance of the asset to achieve organisational objectives.

The Asset Management Strategy outlines Council's approach to improve the way it delivers services from its infrastructure and shows how its asset portfolio will meet service delivery needs into the future. The strategy shows how Council's asset management policy and plans will be achieved and integrated into Council's long-term planning.

The Asset Management Policy ensures that adequate provision is made for the long-term replacement of major assets by:

- Ensuring Council's services and infrastructure are provided reliably, with the appropriate quality levels of service to residents, visitors and the environment.
- Safeguarding Council assets including physical assets and employees by implementing appropriate asset management strategies and appropriate financial treatment of those assets.
- Creating an environment where all Council employees will take an integral part in overall management of Council assets (creating an asset management awareness throughout Council.)
- Meeting legislative compliance for asset management.
- Ensuring resources and operational capabilities are identified and responsibility for asset management is allocated.
- Transparent and responsible asset management processes aligned with demonstrated best practice utilising condition and age base drivers appropriately.

	Financial Strategy	Benchmark
Asset Renewals	<p>Council will replace assets as they are wearing out and will fund its asset renewal program through cash provided from operating activities.</p> <p>Council will maintain current asset management plans with predicted 'required capital expenditure' over a 10-year period based on asset condition, in order to calculate a more representative asset renewal funding ratio.</p>	Asset Renewal Funding Ratio = At Least 100%
Asset Consumption	<p>Council will maintain sufficient and proportional 'as new' condition capability across the depreciable asset base through maintenance practices, frequency based inspections and 5-10 year renewal program. # Refer below.</p>	Asset Consumption Ratio = > 60%

FINANCIAL MANAGEMENT STRATEGY

## Key Outcomes

### Financial Strategy Targets

The following table provides a summary of the key targets and whether or not the financial modelling achieves each of Councils identified targets. Explanatory notes on each of the targets is provided below.

Financial Strategy	Modelling Results																																				
<p><b>Operating Margin</b></p> <p>Council will seek to achieve equity across generations by ensuring that rates are set at a level that ensures each generation pays its way with respect to recurrent expenses being met from recurrent revenue (the full cost of the service it consumes).</p> <p><i>Target = Greater than 1.0</i></p>	<table border="1"> <caption>Operating Margin Ratio Data</caption> <thead> <tr> <th>Year</th> <th>Modelling</th> <th>Target</th> </tr> </thead> <tbody> <tr><td>2026</td><td>1.06</td><td>1.00</td></tr> <tr><td>2027</td><td>1.02</td><td>1.00</td></tr> <tr><td>2028</td><td>1.00</td><td>1.00</td></tr> <tr><td>2029</td><td>1.00</td><td>1.00</td></tr> <tr><td>2030</td><td>1.00</td><td>1.00</td></tr> <tr><td>2031</td><td>1.00</td><td>1.00</td></tr> <tr><td>2032</td><td>1.00</td><td>1.00</td></tr> <tr><td>2033</td><td>1.01</td><td>1.00</td></tr> <tr><td>2034</td><td>1.02</td><td>1.00</td></tr> <tr><td>2035</td><td>1.03</td><td>1.00</td></tr> <tr><td>2036</td><td>1.04</td><td>1.00</td></tr> </tbody> </table>	Year	Modelling	Target	2026	1.06	1.00	2027	1.02	1.00	2028	1.00	1.00	2029	1.00	1.00	2030	1.00	1.00	2031	1.00	1.00	2032	1.00	1.00	2033	1.01	1.00	2034	1.02	1.00	2035	1.03	1.00	2036	1.04	1.00
Year	Modelling	Target																																			
2026	1.06	1.00																																			
2027	1.02	1.00																																			
2028	1.00	1.00																																			
2029	1.00	1.00																																			
2030	1.00	1.00																																			
2031	1.00	1.00																																			
2032	1.00	1.00																																			
2033	1.01	1.00																																			
2034	1.02	1.00																																			
2035	1.03	1.00																																			
2036	1.04	1.00																																			

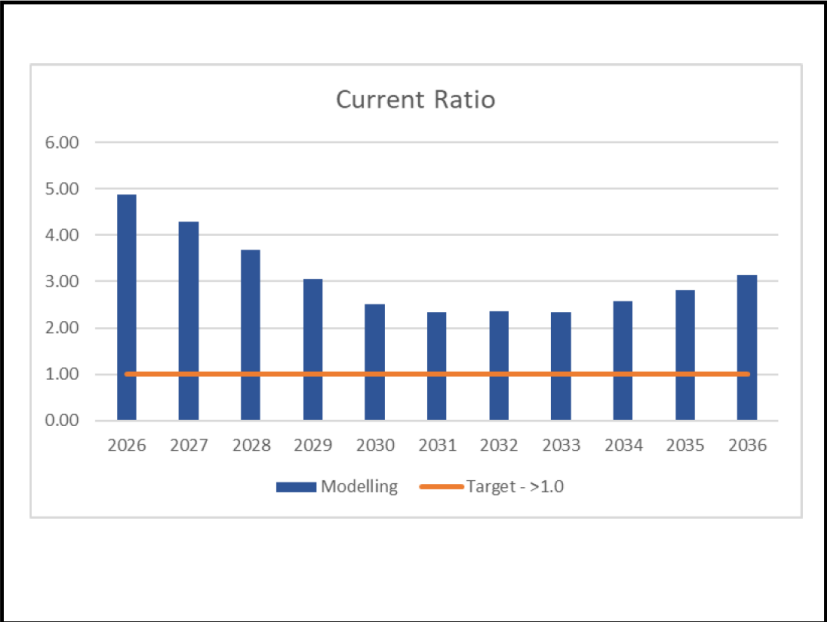


FINANCIAL MANAGEMENT STRATEGY

**Current Ratio**

Council will maintain liquidity to ensure that it can meet its financial obligations as and when they fall due. It will do so by ensuring its short-term assets held are greater than its short-term liabilities as at 30 June each year.

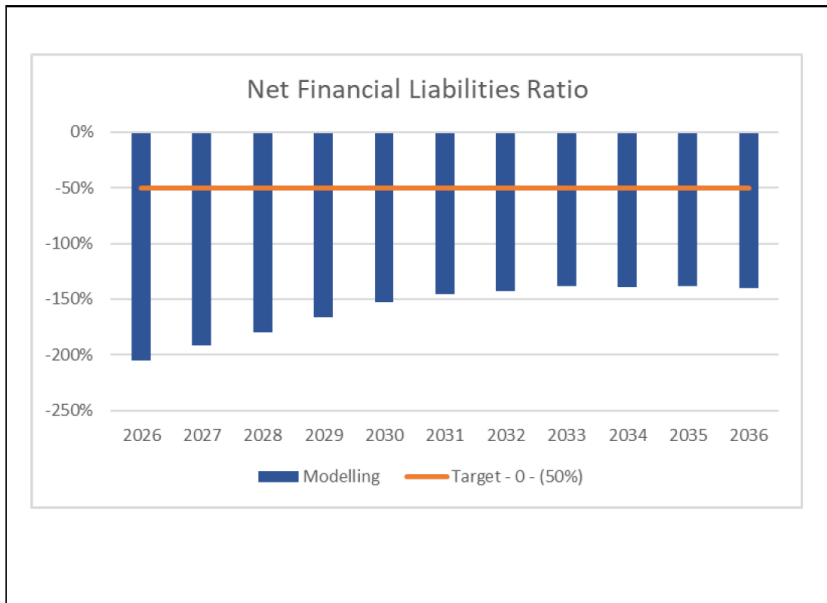
*Target = Greater than 1.0*



**Net Financial Liabilities**

Council will seek to strengthen its capacity to meet its financial obligations (net liabilities) from operating income.

*Target = 0 - (50%)*



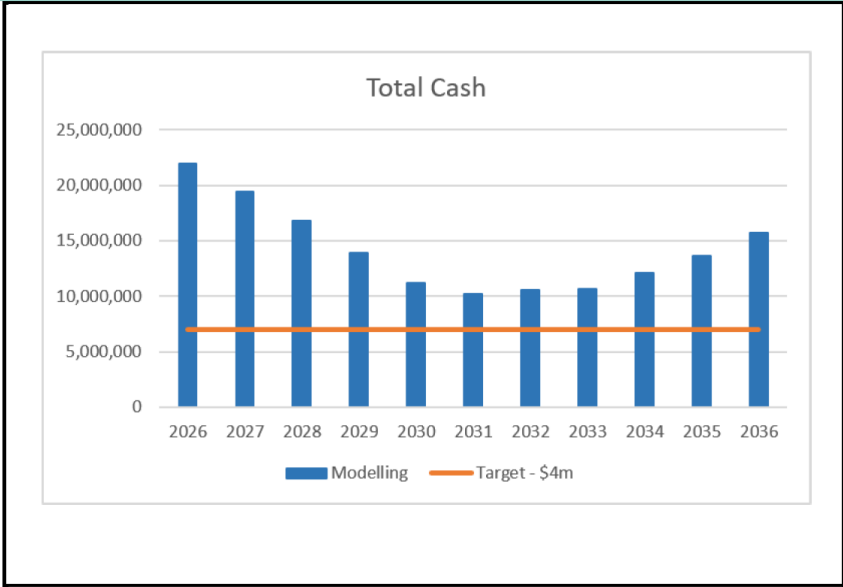
FINANCIAL MANAGEMENT STRATEGY

**Minimum Cash**

Council will ensure it retains enough cash in reserve to respond to volatility.

Council will ensure it accumulates and maintains enough financial resources to deal with volatility and unexpected events.

*Target = Cash of at least \$4m as at 30 June each year*



**Asset Sustainability Funding**

**Asset Sustainability**

Council will maintain a balanced asset renewal investment program across all asset classes.

*Target = > 100%*

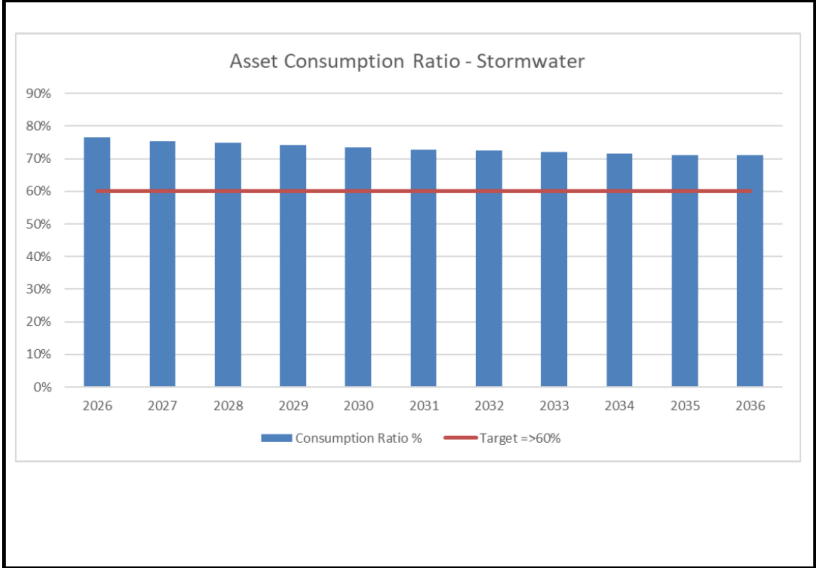


FINANCIAL MANAGEMENT STRATEGY

**Asset Consumption**

Council will maintain sufficient and proportional 'as new' condition capability across the depreciable asset base through maintenance practices, frequency based inspections and 5-10 year renewal program.

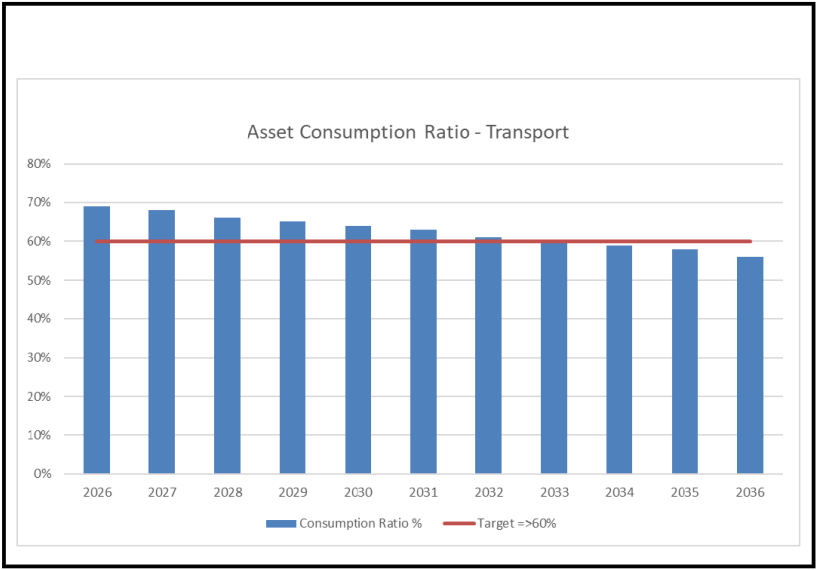
*Target = > 60%*



**Asset Consumption**

Council will maintain sufficient and proportional 'as new' condition capability across the depreciable asset base through maintenance practices, frequency based inspections and 5-10 year renewal program.

*Target = > 60%*

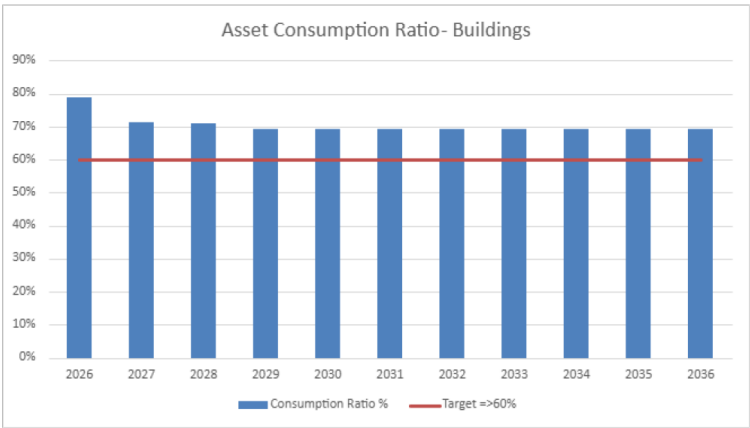


FINANCIAL MANAGEMENT STRATEGY

Asset Consumption

Council will maintain sufficient and proportional 'as new' condition capability across the depreciable asset base through maintenance practices, frequency based inspections and 5-10 year renewal program.

Target = > 60%



The consumption ratios and remaining service potential should be read and understood alongside Councils Asset Management Plans whereby condition based audits have taken place to provide Council with a better understanding for Council's renewal requirements

# Asset Consumption Ratio: Remaining Service Potential.

This ratio is a financial representation of the average proportion of assets remaining in 'as new' condition. It is intended to highlight the extent to which depreciated assets have been consumed by comparing their current written down value to their 'as new' or current replacement cost.

The remaining service potential aims to represent the future economic benefits left in Council's assets. It is a means of quantifying the remaining service life. Council's asset management strategy is to renew and maintain assets such that they do not deteriorate prematurely based on their useful lives.



## Basis of Preparation Modelling

The financial statements included in the FMS portray the projected long-term financial position and performance of the Council over the next ten years in the form of the following statements:

### Comprehensive Income Statement

The projected Comprehensive Income Statement shows the expected operating result over the next 10-year period reflecting Council's known recurrent income and recurrent expenditure.

### Statement of Financial Position

The projected statement of financial position shows the expected net current asset, net non-current asset and net asset positions over the next 10-year period.

The statements are prepared on current knowledge and will be affected by various events that will likely occur in future years. It is important that the long-term financial projections in this strategy be revisited and updated on an annual basis.

The model is a guiding document to be used during the budget deliberation process and if followed, Council will maintain financial sustainability.

## Key Influences and Risks

There are a number of risks inherent in the long-term financial modelling. In order to manage these risks Council reviews and updates this strategy on a regular basis and ensures that the most recent economic data and forecasts are used as the basis for developing Council's LTFP.

In addition, Council reviewed the risk management framework inclusive of elected member and leadership team risk appetite and tolerance workshops which has informed this updated FMS.

### External Influences – items outside of Council's control

This section sets out the key estimate influences arising from the external environment within which the Council operates.

1. Unforeseen economic changes or circumstances such as:
  - a) interest rates fluctuations;
  - b) localised economic growth – residential development & new business;
  - c) inflation;
  - d) civil and building construction markets; and
  - e) changes in specific programs such as Federal Assistance Grants.
2. Unforeseen political changes or circumstances such as:
  - a) cost of natural resources and utilities such as fuel, power and water including waste management;
  - b) a change in the level of legislative compliance; and
  - c) changes to government policy as it affects local government other than fiscal measures.

## FINANCIAL MANAGEMENT STRATEGY

3. Variable Climatic Conditions such as:
  - a) storm events;
  - b) flooding;
  - c) bushfire; and
  - d) drought.
4. Community needs and expectations.
5. Dividends paid by Tas Water, Southern Waste Solutions.

### Waste and Resource Recovery Bill

The state government introduced a waste levy in Tasmania which came into effect 2022-2023.

The levy was staggered over three stages, starting at \$20 per tonne and rising to \$70 per tonne in 2026-27. The level of waste service charges on the Sorell community will increase to recover the additional cost to Council. Led by Southern Waste Solutions, Council along with other Participating Councils of the Copping Joint Authority are pursuing a FOGO facility to be operational (staged) commencing FY 26/27.

The financial projections currently include the increase.

Contractor availability for bulk green and hard waste collections is unknown beyond FY 26/27.

### **Internal Influences – items that Council can control**

This section sets out the key estimate's influences arising from the internal environment within which the Council operates.

1. agreed service level review outcomes (both customer / regulatory service and asset condition);
2. infrastructure asset management including depreciation (valuations can be considered an external influence);
3. requests to Council to support climate change adaptation for public and private property and assets;
4. rate increases and other financial influences;
5. performance management;
6. efficiencies in service delivery and administrative support; and
7. salaries and wages.

### **Modelling Methodology**

Following each statement are descriptions of the assumptions specifically applied to produce the long-term estimates. Broad percentages have not been applied universally in the modelling.

The forecast results as at 30 June 2026 have been used as the base point for the long-term modelling. Adjustments have been made to the baseline forecast for impacts that are one-off in nature and not expected to be ongoing including economic recovery grants / targeted capital grants.



## FINANCIAL MANAGEMENT STRATEGY

**Consumer Price Index (CPI)**

Price indexes published by the Australian Bureau of Statistics (ABS) provide summary measures of the movements in various categories of prices over time. They are published primarily for use in Government economic analysis. The CPI reflects the general movement in costs in terms of groceries and other consumables.

<b>Consumer Price Index (CPI)</b>	
<b>All Groups Hobart</b>	
April 2021 to March 2022	5.80%
April 2022 to March 2023	6.90%
April 2023 to March 2024	3.10%
April 2024 to March 2025	1.40%
April 2025 to March 2026	5.10%
<b>5 year average</b>	<b>4.46%</b>

**Council Cost Index (CCI)**

While CPI is a useful guide to understand shifts in the price of consumables such as groceries and organisational costs, it does not tell the full story around a council's costs.

The Local Government Association Tasmania calculate a Council Cost Index (CCI) each year. The CCI enables councils to consider the specific nature and costs of the services they provide and is affected by factors such as the costs of construction for roads and bridges.

It applies to many of the activity's Council undertake across the municipal area: from community services to general construction of roads, bridges, parks and community facilities as well as ongoing maintenance.

The Council Cost Index (CCI) differs from the CPI in that it provides an indication of how council expenditure might change over a period even though what Council is spending money on has not changed.

The CCI is based on ABS data. The CCI formula as at March 2026 comprises wage price index (WPI) (25%), road and bridge construction index (30%) and the consumer price index (CPI) for Hobart (45%). Note these ratios can vary from year to year.

<b>Council Cost Index (CCI)</b>	
March 2022	4.06%
March 2023	8.11%
March 2024	3.74%
March 2025	3.13%
March 2026	3.55%
<b>5 year average</b>	<b>4.52%</b>

## Financial Modelling

### Statement of Comprehensive Income

The Comprehensive Income Statement has been prepared by setting percentage increases for the various classes of expenditure and income and then reviewing each general ledger account for areas where a variance to this pattern is likely to occur.

#### [Long Term Financial Plan 2026-2027](#)

### Recurrent Income

#### Rates and Charges

Rates & Charges are an important source of revenue for Council representing some 76% of the total operating revenue estimated to be received by Council in 2026-27.

Council must balance its service levels with the needs and expectations of the community and set appropriate levels of tax to adequately fulfil its roles and responsibilities. Rates must be set in the context of a council's Strategic Plan, reflecting community needs and decisions about the level of services.

It is necessary to balance the importance of rate revenue as a funding source and increase rates in line with rising costs to be financially sustainable. The FMS recognises that the price of delivering services to the community over time will increase. This is the case even where the level of service provided remains unchanged.

It has been modelled that rates and charges will be required to increase by 3.9% for 2026-27, 3.9% for 2027-28, 3.5% for 2028-29, 3.5% for 2029-30 and then an average LTFP forecast of 3.0%.

Fire levies are set by the State government and are outside the control of Council. It has been assumed that levies will increase in line with the 5-year average Consumer Price Index (all Groups). It should be noted however that in recent years the increase to the community has been higher.

The state government introduction of a waste levy in Tasmania came into effect 2022-2023 and was staggered over three stages starting at \$20 per tonne and rising to \$70 in 2026/27. The level of waste service charge increase to offset this has been included in the overall revenue indexation in the LTFP.

An allowance of 1.0% has been made for rate growth in line with prior LTFP's over the past 5+ years.

#### User Charges

User charges relate to the recovery of service delivery costs through the charging of fees to users of Council's services. Some charges are levied in accordance with legislative requirements. They include building and planning fees, animal registrations, and the hire of public halls, facilities and sporting grounds.

It has been modelled that user charges will increase by 4.6% for 2026-27 then as per the average LTFP overall revenue indexation forecast of 2.5%.

#### Grants

The main source of recurrent grant revenue is from the State Grants Commission (SGC) in the form of Financial Assistance Grants (FAG). FAG funding levels can increase or decrease with population growth, development sector activity and Council's financial performance. Based on ABS data and Dept. of

Treasury forecasts, it has been assumed that the population growth will remain constant over the FMS 10 year period and the current base funding will continue.

Recurrent grants (principally FAGs) have been indexed at a 2% increase.

#### Interest

Interest on investments has been calculated based on the estimated average level of investments held during the year. A rate of 4.28% has been used for 2026-27, 3.5% for 2027-28, 3.0% for 2028-29 and then an average LTFP forecast of 2.52%.

#### Dividends from Water Corporation

Council owns a 1.40% equity interest in the Tasmanian Water & Sewerage Corporation (Tas Water).

Tas Water's Corporate Plan indicates that owners can expect to receive dividends in the order of \$40m per annum. Based on Council's equity interest in the entity the estimated distribution for the 2026-27 financial year is \$280k.

The level of distribution is outside the control of Council and there is some risk that dividends will not be paid in line with the entity's Corporate Plan.

Council relies on this revenue stream as a funding source for recurrent expenditure and therefore if material changes to the distributions occur, Council will need to review its reliance on the dividends as a funding source.

#### Recurrent Expenses

##### Employee Costs

Council's current Enterprise Agreement (EA) is effective until EOY 2027/28. An increase of 3.5% has been allowed for in 2026/27 and 3.5% or CPI capped at 4.5% in 2027/28 in line with the current agreement.

Employment wage increases beyond 2028 are unknown but have been incorporated into the overall expenditure (materials and contracts and employee costs) indexation of 3.0% between 2029 and 2036 with current staffing levels generally remaining constant as proposed in the 2026-27 operating budget.

The Superannuation Guarantee Scheme (SGC) rate is currently 12%. Existing Council contribution rate has been modelled at 15.5% in line with the EA.

##### Materials and Contracts

It has been assumed that materials and contracts will increase by 3.55% (26/27) then 3.0% through to 35/36.

##### Depreciation and amortisation

Depreciation is an accounting measure which allocates the value of an asset over its useful life. It is the financial representation of the consumption of the service potential inherent in Council's assets.

The modelling allows for additional operational costs including depreciation for new / upgrade capital projects expected to be completed over the next forecast period and that are funded. These projects cover all four major asset classes with an estimated value of \$26.7m.

The factors affecting the 'consumption' of an asset are:

- the quality of the original asset;
- the wear and tear to which the asset is subjected;
- the environment in which the asset is operated or constructed;
- the maintenance provided to the asset;
- technical obsolescence; and
- commercial obsolescence.

#### State Levies

State levies include levies paid to the state government for land tax and fire levies. It has been assumed that state levies will increase by CPI each year.

#### Borrowing Costs

Borrowing Costs relate to interest charged by financial institutions on funds borrowed. The level of borrowings and the level of interest rates influence borrowing costs.

Costs have been allowed for in line with the terms and conditions for existing loans. The Strategy does not include any new borrowings.

#### Remissions and Discounts

Post the Covid-19 period, during which there was limited take-up of higher remissions and discounts, the assumption applied is that the level of remissions and discounts will remain consistent with any increase in rates and charges each year.

#### Other Expenses

Other expenses include elected member expenses, audit costs and operational grant expenditure. It has been assumed that other expenses will increase by CPI each year.

### Statement of Financial Position

The projected statement of financial position shows the expected net financial asset, net non-financial asset and net asset positions over the next 10-year period.

[Long Term Financial Plan 2026-2027](#)

### Statement of Cash Flows

The projected statement of cash flows shows how cash moves in and out of Council during the year over the next 10-year period.

[Long Term Financial Plan 2026-2027](#)

## Appendix - Table Assumptions (%)

The following table provides a summary of all assumptions used in determining Councils recurrent income and expenditure in the financial modelling.

[Long Term Financial Plan 2026-2027](#)



Appendix – Ten Year Upgrade / New Capital Projects 2025/26 – 2035/36

TBC



**AGENDA**  
SPECIAL COUNCIL MEETING  
23 JUNE 2026

## Attachment 7 - Financial Management Strategy 2026-2027 Addendum

**Sorell Council Long-term Financial Plan**  
**Summary of Financial Performance and Position for the Years Ending 30 June 2025 to the 30 June 2035**

STATEMENT OF COMPREHENSIVE INCOME											
Year Ending 30 June:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
<b>Operating Revenue</b>											
Rates	15,980	16,771	17,600	18,398	19,237	20,007	20,813	21,652	22,525	23,432	24,377
Charges	4,675	5,048	5,175	5,304	5,436	5,572	5,712	5,855	6,001	6,151	6,305
Statutory Fees	662	735	753	772	791	811	831	852	873	895	917
User Fees	627	633	649	665	682	699	717	734	753	772	791
Grants - Commonwealth Financial Assistance Grants (Note: pre-payment removed 2026)	3,073	3,065	3,126	3,189	3,252	3,318	3,384	3,452	3,521	3,591	3,663
Grants - Other	15	15	15	15	15	15	15	15	15	16	16
Contributions - Cash	331	150	-	-	-	-	-	-	-	-	-
Investment (Interest) Income	1,194	1,126	680	503	350	283	257	267	267	306	345
Other Income	661	664	680	697	715	733	751	770	789	809	829
Tas Water Investment Income	420	280	280	280	280	280	280	280	280	280	280
<b>Total Operating Revenue</b>	<b>27,640</b>	<b>28,487</b>	<b>28,958</b>	<b>29,823</b>	<b>30,754</b>	<b>31,718</b>	<b>32,760</b>	<b>33,876</b>	<b>35,024</b>	<b>36,251</b>	<b>37,522</b>
<b>Operating Expenses</b>											
Employee Benefits	8,769	9,072	9,389	9,671	9,961	10,260	10,568	10,885	11,211	11,547	11,894
Materials and Services - Other	6,335	6,941	7,149	7,363	7,584	7,812	8,046	8,288	8,536	8,792	9,056
Materials and Services - Repairs and Maintenance	2,044	1,960	2,075	2,228	2,437	2,639	2,911	3,068	3,230	3,390	3,572
Asset Impairment	-	-	-	-	-	-	-	-	-	-	-
Depreciation and Amortisation	7,270	7,569	7,773	7,893	7,957	8,022	8,058	8,076	8,089	8,105	8,124
Finance Charges	95	87	83	75	66	58	49	49	42	35	30
Other	2,017	2,320	2,240	2,307	2,376	2,598	2,526	2,601	2,679	2,910	2,847
<b>Total Operating Expenses</b>	<b>26,029</b>	<b>27,948</b>	<b>28,709</b>	<b>29,537</b>	<b>30,381</b>	<b>31,388</b>	<b>32,157</b>	<b>32,967</b>	<b>33,788</b>	<b>34,780</b>	<b>35,472</b>
<b>Operating Surplus / (Deficit)</b>	<b>1,611</b>	<b>540</b>	<b>249</b>	<b>286</b>	<b>373</b>	<b>329</b>	<b>603</b>	<b>910</b>	<b>1,236</b>	<b>1,471</b>	<b>2,050</b>
		<b>1.89%</b>	<b>0.86%</b>	<b>0.96%</b>	<b>1.21%</b>	<b>1.04%</b>	<b>1.84%</b>	<b>2.69%</b>	<b>3.53%</b>	<b>4.06%</b>	<b>5.46%</b>
Physical Resources Received Free of Charge (Contributions - Non Monetary Assets)	2,510	1,828	1,282	1,282	1,282	1,282	1,282	1,282	1,282	1,282	124
Capital Grants received specifically for new or upgraded assets	4,474	3,237	-	-	-	-	-	-	-	-	-
Capital Grants received specifically for renewal or replacement assets	779	736	775	596	682	682	682	682	682	682	682
Gain / (Loss) on Disposal	241	365	-	-	-	-	-	-	-	-	-
Recognition/ Derecognition of Property and Infrastructure Assets	-	-	-	-	-	-	-	-	-	-	-
Joint Venture Profit Share	-	-	-	-	-	-	-	-	-	-	-
Fair value adjustments for investment property	-	-	-	-	-	-	-	-	-	-	-
<b>Net Surplus / (Deficit)</b>	<b>9,614</b>	<b>6,705</b>	<b>2,305</b>	<b>2,164</b>	<b>2,336</b>	<b>2,293</b>	<b>2,564</b>	<b>2,873</b>	<b>3,199</b>	<b>3,435</b>	<b>2,856</b>
<b>Other Comprehensive Income</b>											
Fair Value Adjustments	-	-	-	-	-	-	-	-	-	-	-
Other Comprehensive Income	-	-	-	-	-	-	-	-	-	-	-
<b>Total Comprehensive Income</b>	<b>9,614</b>	<b>6,705</b>	<b>2,305</b>	<b>2,164</b>	<b>2,336</b>	<b>2,293</b>	<b>2,564</b>	<b>2,873</b>	<b>3,199</b>	<b>3,435</b>	<b>2,856</b>



**Sorell Council Long-term Financial Plan**  
**Summary of Financial Performance and Position for the Years Ending 30 June 2025 to the 30 June 2035**

## STATEMENT OF FINANCIAL POSITION

Year Ending 30 June:	2024	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
<b>ASSETS</b>											
<b>Financial Assets</b>											
Cash and Cash Equivalents	5,140	4,000	4,000	4,000	4,000	4,000	4,395	4,010	5,512	5,553	6,051
Investments	16,817	15,429	12,763	9,895	7,231	6,207	6,207	6,602	6,612	8,124	9,677
Trade & Other Receivables	1,759	1,840	1,886	1,933	1,981	2,031	2,081	2,133	2,187	2,241	2,297
Current Other Financial Assets	-	-	-	-	-	-	-	-	-	-	-
Non Current Other Financial Assets	35,447	35,447	35,447	35,447	35,447	35,447	35,447	35,447	35,447	35,447	35,447
<b>Total Financial Assets</b>	<b>59,163</b>	<b>56,716</b>	<b>54,096</b>	<b>51,275</b>	<b>48,660</b>	<b>47,685</b>	<b>48,131</b>	<b>48,193</b>	<b>49,758</b>	<b>51,366</b>	<b>53,472</b>
<b>Non Financial Assets</b>											
Inventories	39	39	39	39	39	39	39	39	39	39	39
Investment Property	753	753	753	753	753	753	753	753	753	753	753
Infrastructure, Property, Plant & Equipment	438,739	447,789	452,599	457,455	462,272	465,401	467,516	470,325	471,954	473,807	474,628
Other Assets	856	856	856	856	856	856	856	856	856	856	856
<b>Total Non Financial Assets</b>	<b>440,386</b>	<b>449,436</b>	<b>454,247</b>	<b>459,102</b>	<b>463,919</b>	<b>467,048</b>	<b>469,163</b>	<b>471,973</b>	<b>473,601</b>	<b>475,454</b>	<b>476,276</b>
<b>Total Assets</b>	<b>499,549</b>	<b>506,152</b>	<b>508,342</b>	<b>510,377</b>	<b>512,579</b>	<b>514,733</b>	<b>517,294</b>	<b>520,166</b>	<b>523,359</b>	<b>526,820</b>	<b>529,748</b>
<b>LIABILITIES</b>											
<b>Current Liabilities</b>											
Trade & Other Payables	1,521	1,575	1,623	1,671	1,722	1,773	1,826	1,881	1,938	1,996	2,056
Borrowings	223	231	239	248	256	126	125	133	105	63	66
Provisions	1,397	1,446	1,497	1,542	1,588	1,636	1,685	1,735	1,787	1,841	1,896
Trust Funds and Deposits	569	572	575	578	581	584	587	590	593	596	599
Contract Liabilities	1,151	1,151	1,151	1,151	1,151	1,151	1,151	1,151	1,151	1,151	1,151
Other Liabilities	3	3	3	3	3	3	3	3	3	3	3
	<b>4,865</b>	<b>4,979</b>	<b>5,088</b>	<b>5,193</b>	<b>5,300</b>	<b>5,272</b>	<b>5,377</b>	<b>5,493</b>	<b>5,576</b>	<b>5,649</b>	<b>5,770</b>
<b>Non-current Liabilities</b>											
Borrowings	2,037	1,806	1,567	1,319	1,063	938	812	679	574	511	445
Provisions	432	447	462	476	490	505	520	536	552	569	586
Other Non-current Liabilities	2	2	2	2	2	2	2	2	2	2	2
	<b>2,470</b>	<b>2,254</b>	<b>2,031</b>	<b>1,797</b>	<b>1,555</b>	<b>1,444</b>	<b>1,334</b>	<b>1,217</b>	<b>1,128</b>	<b>1,081</b>	<b>1,032</b>
<b>Total Liabilities</b>	<b>7,336</b>	<b>7,233</b>	<b>7,118</b>	<b>6,989</b>	<b>6,855</b>	<b>6,716</b>	<b>6,711</b>	<b>6,709</b>	<b>6,704</b>	<b>6,730</b>	<b>6,802</b>
<b>Net Assets</b>	<b>492,213</b>	<b>498,919</b>	<b>501,224</b>	<b>503,388</b>	<b>505,724</b>	<b>508,017</b>	<b>510,583</b>	<b>513,456</b>	<b>516,655</b>	<b>520,090</b>	<b>522,946</b>
<b>EQUITY</b>											
Accumulated Surplus	166,828	173,534	175,839	178,003	180,339	182,632	185,198	188,071	191,270	194,705	197,561
Reserves	325,385	325,385	325,385	325,385	325,385	325,385	325,385	325,385	325,385	325,385	325,385
<b>Total Equity</b>	<b>492,213</b>	<b>498,919</b>	<b>501,224</b>	<b>503,388</b>	<b>505,724</b>	<b>508,017</b>	<b>510,583</b>	<b>513,456</b>	<b>516,655</b>	<b>520,090</b>	<b>522,946</b>



**Sorell Council Long-term Financial Plan**  
**Summary of Financial Performance and Position for the Years Ending 30 June 2025 to the 30 June 2035**

## STATEMENT OF CASH FLOWS

Year Ending 30 June:	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
	Year 0 Actual \$'000	Year 1 Budget \$'000	Year 2 Plan \$'000	Year 3 Plan \$'000	Year 4 Plan \$'000	Year 5 Plan \$'000	Year 6 Plan \$'000	Year 7 Plan \$'000	Year 8 Plan \$'000	Year 9 Plan \$'000	Year 10 Plan \$'000
	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
<b>Cash flows from operating activities</b>											
Rates	16,401	17,192	18,020	18,819	19,653	20,428	21,234	22,073	22,946	23,432	24,377
Statutory fees and fines	1,290	1,368	1,402	1,437	1,473	1,510	1,548	1,586	1,626	1,667	1,708
User charges and other fines	4,675	5,048	5,175	5,304	5,436	5,572	5,712	5,855	6,001	6,151	6,305
Grants	3,088	3,080	3,141	3,204	3,267	3,333	3,399	3,467	3,536	3,607	3,679
Contributions - cash	331	150	-	-	-	-	-	-	-	-	-
Reimbursements											
Interest received	1,194	1,126	680	503	350	283	257	267	267	306	345
Rents											
Dividends											
Investment revenue from water corporation	420	280	280	280	280	280	280	280	280	280	280
Other receipts	661	664	680	697	715	733	751	770	789	809	829
Net GST refund/(payment)	(475)	(502)	(467)	(468)	(469)	(471)	(471)	(473)	(474)	(56)	(55)
Payments to suppliers	(10,349)	(11,167)	(11,414)	(11,850)	(12,347)	(12,997)	(13,429)	(13,902)	(14,389)	(15,034)	(15,365)
Payments to employees	(8,191)	(9,008)	(9,323)	(9,612)	(9,900)	(10,197)	(10,503)	(10,818)	(11,143)	(11,477)	(11,822)
Finance costs paid	(95)	(87)	(83)	(75)	(66)	(58)	(49)	(49)	(42)	(35)	(30)
<b>Net cash provided by (used in) operating activities</b>	<b>8,952</b>	<b>8,145</b>	<b>8,090</b>	<b>8,239</b>	<b>8,392</b>	<b>8,415</b>	<b>8,728</b>	<b>9,054</b>	<b>9,397</b>	<b>9,649</b>	<b>10,251</b>
<b>Cash flows from investing activities</b>											
Payments for property, infrastructure, plant and equipment	(13,011)	(15,054)	(11,302)	(11,467)	(11,492)	(9,869)	(8,891)	(9,604)	(8,436)	(8,677)	(8,821)
Proceeds from sale of property, infrastructure, plant and equipment	168	629	-	-	-	-	-	-	-	-	-
Capital grants	5,253	3,973	775	596	682	682	682	682	682	652	682
Payments for investment property	-	-	-	-	-	-	-	-	-	-	-
Proceeds from sale of investment property	-	-	-	-	-	-	-	-	-	-	-
Proceeds/(payments) for investments	(3,593)	-	-	-	-	-	-	(395)	(10)	(1,512)	(1,553)
Proceeds from sale of investments	-	1,389	2,666	2,868	2,664	1,024	-	-	-	-	-
Loans and advances to community organisations											
Repayment of long term recoverable property debt											
<b>Net cash provided by (used in) investing activities</b>	<b>(11,192)</b>	<b>(9,064)</b>	<b>(7,861)</b>	<b>(8,003)</b>	<b>(8,147)</b>	<b>(8,163)</b>	<b>(8,210)</b>	<b>(9,317)</b>	<b>(7,764)</b>	<b>(9,507)</b>	<b>(9,692)</b>
<b>Cash flows from financing activities</b>											
Proceeds from trust funds and deposits	3	3	3	3	3	3	3	3	3	3	3
Repayment of trust funds and deposits	-	-	-	-	-	-	-	-	-	-	-
Repayment of lease liabilities (principal repayments)	-	-	-	-	-	-	-	-	-	-	-
Proceeds from interest bearing loans and borrowings	-	-	-	-	-	-	-	-	-	-	-
Repayment of interest bearing loans and borrowings	(216)	(223)	(231)	(239)	(248)	(256)	(126)	(125)	(133)	(105)	(63)
<b>Net cash provided by (used in) financing activities</b>	<b>(213)</b>	<b>(221)</b>	<b>(228)</b>	<b>(236)</b>	<b>(245)</b>	<b>(253)</b>	<b>(123)</b>	<b>(122)</b>	<b>(130)</b>	<b>(102)</b>	<b>(60)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(2,453)</b>	<b>(1,140)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(1)</b>	<b>396</b>	<b>(385)</b>	<b>1,502</b>	<b>40</b>	<b>499</b>
Cash and cash equivalents at the beginning of the financial year	7,593	5,140	4,000	4,000	4,000	4,000	4,000	4,395	4,010	5,512	5,552
<b>Cash and cash equivalents at the end of the financial year</b>	<b>5,140</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,395</b>	<b>4,010</b>	<b>5,512</b>	<b>5,552</b>	<b>6,051</b>

**Sorell Council Long-term Financial Plan**  
**Summary of Financial Performance and Position for the Years Ending 30 June 2025 to the 30 June 2035**

## Cash flows from financing activities

Proceeds from trust funds and deposits	3	3	3	3	3	3	3	3	3	3	3
Repayment of trust funds and deposits	-	-	-	-	-	-	-	-	-	-	-
Repayment of lease liabilities (principal repayments)	-	-	-	-	-	-	-	-	-	-	-
Proceeds from interest bearing loans and borrowings	-	-	-	-	-	-	-	-	-	-	-
Repayment of interest bearing loans and borrowings	(216)	(223)	(231)	(239)	(248)	(256)	(126)	(125)	(133)	(105)	(63)
<b>Net cash provided by (used in) financing activities</b>	<b>(213)</b>	<b>(221)</b>	<b>(228)</b>	<b>(236)</b>	<b>(245)</b>	<b>(253)</b>	<b>(123)</b>	<b>(122)</b>	<b>(130)</b>	<b>(102)</b>	<b>(60)</b>
<b>Net increase (decrease) in cash and cash equivalents</b>	<b>(2,453)</b>	<b>(1,140)</b>	<b>(0)</b>	<b>0</b>	<b>0</b>	<b>(1)</b>	<b>396</b>	<b>(385)</b>	<b>1,502</b>	<b>40</b>	<b>499</b>
Cash and cash equivalents at the beginning of the financial year	7,593	5,140	4,000	4,000	4,000	4,000	4,000	4,395	4,010	5,512	5,552
<b>Cash and cash equivalents at the end of the financial year</b>	<b>5,140</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,000</b>	<b>4,395</b>	<b>4,010</b>	<b>5,512</b>	<b>5,552</b>	<b>6,051</b>

**Sorell Council Long-term Financial Plan**  
**Summary of Financial Performance and Position for the Years Ending 30 June 2025 to the 30 June 2035**

<b>ASSUMPTIONS</b>											
<b>Year Ending 30 June:</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
CPI (%)	3.20%	4.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Rates Growth (%)	3.13%	3.90%	3.90%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Rate Base Growth (%)	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Cwth Financial Assistance Grants Revenue Growth (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Cash Rate (%)	4.10%	4.35%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%	2.02%
Interest Rate Revenue (%)	4.60%	4.28%	3.50%	3.00%	2.52%	2.52%	2.52%	2.52%	2.52%	2.52%	2.52%
Weighted Average Increase in Employee Costs (%)	4.50%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Depreciation Rate (Impaired Assets) (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%
Expenditure Growth (%)	3.13%	3.55%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Trade & Other Receivables Growth (%)	3.20%	4.60%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Trade & Other Payables Growth (%)	3.13%	3.55%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Provisions Growth (%)	4.50%	3.50%	3.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Trust Funds & Deposits Growth (%)	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%	0.50%
Capital Expenditure Growth - New & Replacement Assets (%)	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%	2.00%



## 6.2 2026-2027 RATES AND CHARGES RESOLUTION

### RECOMMENDATION

"That in accordance with the provisions of the *Local Government Act 1993* and the *Fire Services Act 1979*, Council adopt the following 2026-2027 Rates and Charges Resolution for rateable land within the Council's municipal area for the period 1 July 2026 to 30 June 2027."

**SCOTT NICOL**  
**ACTING MANAGER FINANCE**

Date: 18 June 2026

Attachments (5)



# RESOLUTION

## 2026-2027 RATES AND CHARGES



### Local Government Act 1993 (Tas) – Part 9

In accordance with the provisions of the *Local Government Act 1993 (Tas)*, the Sorell Council (the '**Council**') hereby makes the following rates and charges upon rateable land within the municipality of Sorell ('the municipal area') for the period commencing 1 July 2026 and ending 30 June 2027:

#### 1. DEFINITIONS AND INTERPRETATION

- (1) '**the Act**' means the *Local Government Act 1993 (Tas)*;
- (2) '**land**' means land as defined in Section 86 of the Act; and
- (3) '**rateable land**' is the land referred to in Section 87(1) of the Act.

#### 2. GENERAL RATE & VARIATIONS

2.1. Pursuant to Sections 90 and 91 of the Act, Council hereby makes the following two- part general rate for all rateable land within the municipal area for the financial year commencing on 1 July 2026 and ending on 30 June 2027:

- (a) a rate of **3.473014** cents in the dollar of Assessed Annual Value (AAV); and
- (b) a fixed charge in the amount of **\$611.57**

(here referred to as the '**General Rate**')

2.2. Pursuant to Section 107(1)(a) of the Act and Regulation 33(c) of the *Local Government (General) Regulations 2015 (Tas)*, Council hereby varies the General Rate (as previously made) according to the subcategories of use or predominant use of the land set out as uses of land in the most recent Land Use Codes provided by the Valuer-General in accordance with the following table:

Land Use Code Use Subcategories	General Rate Variation
•C14 (Shopping Centre)	the rate of <b>3.473014</b> is increased to <b>16.609258</b> cents in the dollar of AAV

<ul style="list-style-type: none"> <li>•C34 (Car Park)</li> <li>•C8 (Marine Services)</li> <li>•C40 (Hotel/Motel)</li> <li>•C41 (Tavern)</li> <li>•P822 (Medical Centre - Authority)</li> <li>•C51 (Private Hotel/Boarding House)</li> <li>•C52 (Holiday Apart / Resident. Club)</li> <li>•C54 (Tourist Complex)</li> <li>•C (Commercial)</li> <li>•C0 (Business and Residence)</li> <li>•C180 (Service Station –self serve)</li> <li>•C181 (Service Station – not self-serve)</li> <li>•C21 (Bank)</li> <li>•C22 (Professional Room)</li> <li>•C3 (Commercial Services)</li> <li>•C33 (Restaurant)</li> <li>•P11 (Telecom. Services Incls Post)</li> <li>•C1 (Retail/Business)</li> <li>•C9 (Service Industry)</li> <li>•C10 (Shop)</li> <li>•C11 (Department Store)</li> <li>•C12 (Mixed Shops/Offices)</li> <li>•C13 (Showroom/Store)</li> <li>•C15 (Supermarket)</li> <li>•C16 (Nursery/Roadside outlet – Retail)</li> <li>•C17 (Yard- Motor)</li> <li>•C2 (Office Space)</li> <li>•C20 (Office)</li> <li>•C31 (Studio/Atelier)</li> <li>•S21 (Indoor Sport – Private)</li> <li>•I0 (Warehouse)</li> <li>•I10 (Manufacturing Workshop)</li> <li>•I11 (Manufacturing Factory)</li> <li>•I111 (Manuf. Factory – Not Food Processing)</li> </ul>	<p>the rate of <b>3.473014</b> is increased to <b>8.225003</b> cents in the dollar of AAV</p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------

Land Use Code Use Subcategories	General Rate Variation
<ul style="list-style-type: none"> <li>•I1 (Manufacturing)</li> <li>•I112 (Manufacturing others)</li> <li>•I13 (Sawmill)</li> <li>•I17 (Storage Compounds) (Ltd Bldgs)</li> <li>•Q1 (Mine)</li> <li>•Q11 (Mine-Private)</li> <li>•Q2 (Quarry – Sand, Gravel etc.)</li> </ul>	
<ul style="list-style-type: none"> <li>•C6 (Day Care Centres/Child Minding)</li> <li>•P20 (School – Primary, Secondary)</li> <li>•P201 (School – Primary, Secondary - Private)</li> <li>•P202 (School – Primary, Secondary - Public)</li> <li>•P21 (Colleges – Tertiary)</li> </ul>	<p>the rate of <b>3.473014</b> is increased to <b>6.725313</b> cents in the dollar of AAV</p>

### 3. SEPARATE SERVICE CHARGES - WASTE MANAGEMENT SERVICES

Pursuant to Section 94 of the Act, the Council hereby makes the following separate service charges for waste management services supplied by Council for the period commencing on 1 July 2026 and ending on 30 June 2027:

Description of Service Charge	Charge (\$)
Community Waste Charge	167.40
General Waste Collection 80L	135.80
General Waste Collection 120L	143.60
General Waste Collection 140L	143.60
General Waste Collection 240L	167.50
Recycling Service 140L	76.00
Recycling Service 240L	92.20
FOGO Service 240L	81.70

### 4. FIRE SERVICE CONTRIBUTION

Pursuant to Sections 93 and 93F of the Act, the Council hereby makes the following service rates for the purpose of collecting the fire service contribution from all rateable land in the municipality sufficient to pay the contribution that Council is required to make pursuant to the notice received by Council from the State Fire Commission given in accordance with Section 81B of the *Fire Service Act 1979* (Tas) for the period commencing on 1 July 2026 and ending on 30 June 2027:

- (a) for all lands within the **volunteer brigade rating district**, a rate of **0.282252** cents in the dollar of AAV, subject to a minimum amount payable of **\$52.00**; and
- (b) for all **general land in the municipal area**, a rate of **0.235402** cents in the dollar of AAV, subject to a minimum amount payable of **\$52.00**.

## 5. PAYMENT OF RATES AND CHARGES

- 5.1. Subject to clauses 5.2 and 5.3, pursuant to Section 120(5)(b) and Section 124 of the Act, the rates and charges set out in parts 2, 3 and 4 of this resolution can be paid by four (4) instalments in accordance with the following payment schedule:
- (a) First instalment due 12 August 2026
  - (b) Second instalment due 14 October 2026
  - (c) Third instalment due 13 January 2027
  - (d) Fourth and final instalment due 10 March 2027
- 5.2. Pursuant to Section 120(5)(a) of the Act, the rates and charges set out in parts 2, 3 and 4 of this resolution can be paid in full by 09 September 2026.
- 5.3. Pursuant to Section 124 of the Act, upon request being made by a ratepayer the Council may enter into an agreement with that ratepayer whereby the Council may permit that ratepayer to pay the rates and charges set out in parts 2, 3 and 4 of this resolution by regular instalments at intervals other than those set out in the payment schedule in clause 5.1 and 5.2 through a direct debit facility with the ratepayer's financial institution.

## 6. Late Payments

- 6.1. Pursuant to Section 128(1)(c) of the Act, if any rate, instalment or charge is not paid on or before the date that it falls due for payment then:
- (a) There is payable a penalty of 8.50% of the unpaid amounts of the rate, instalment or charge; and
  - (b) Interest of 3.00% per annum calculated on a daily basis will be charged on the unpaid amounts of the rate, instalment or charge for the period during which it is unpaid.

### 6.3 2026-2027 RATES AND CHARGES POLICY

#### RECOMMENDATION

"That Council resolve in accordance with Section 86B of the *Local Government Act 1993* to adopt the amended Rates and Charges Policy"

**SCOTT NICOL**  
**ACTING MANAGER FINANCE**  
Date: 18 June 2026  
**Attachments (9)**





## RATES AND CHARGES POLICY

TITLE	RATES AND CHARGES POLICY
RESPONSIBLE PERSON	MANAGER FINANCE
APPROVED BY COUNCIL	10 JULY 2012
RESOLUTION NO	67/2012
AMENDED ON	JUNE 2026
RESOLUTION NO	XXXX
REVIEW DATE	JUNE 2027



## 1. INTRODUCTION

- 1.1 Rates and charges are an important revenue source for local government, comprising approximately 77% of Council's operating income. In setting its rates and charges Council has the challenge of balancing the need to fund existing services, the continual demand for increased services, the need to maintain and renew essential infrastructure and the desire to keep increases to rates and charges to a minimum.
- 1.2 The other 23% of Council's operating income is sourced from the following:
- Statutory and user charges – charges raised from the provision of goods and services, such as: animal management; environmental and health control; engineering development; building and plumbing applications and inspections; and town planning and development fees.
  - Grants and subsidies – funds provided by other levels of government, that are either general purpose grants or grants provided for the provision of specific projects.
  - Contributions received – funds received in respect to development applications for the provision of specific infrastructure, including public open spaces, car parking, stormwater and subdivision traffic management.
  - Investment income – the investment of temporarily surplus funds generates interest revenue.
  - Other Income – primarily made up of reimbursements, leasing of Council assets and the usage of parks and reserves, sporting facilities and community halls.
  - Investment income from Taswater – dividend revenue received from Taswater.

## 2. POLICY STATEMENT

- 2.1 This policy is designed to explain to ratepayers within the Sorell municipality how Council underpins its annual rates and charges.
- 2.2 This policy is to communicate to ratepayers that rates are a method of taxation and as such the total amount of rates paid may not directly relate to the services used by each ratepayer.
- 2.3 Property values (set by the Office of the Valuer-General) are critical in determining how much each individual ratepayer contributes to the cost of delivering Council services and activities.
- 2.4 All land within the Council area, except for land designated under the *Local Government Act 1993* (The Act) as exempt, is rateable. Council also raises revenue through fees and charges, which are established based on the cost of the service provided.



### 3. OBJECTIVE

- 3.1 The purpose of this policy is to communicate to all ratepayers and other stakeholders, Council's long term strategic focus in determining rates to ensure ongoing sustainability and efficiency in the provision of services to the Sorell municipality.

### 4. LEGISLATION AND REFERENCES

- 4.1 This policy is intended to complement and be implemented in conjunction with:
- Part 9 of the *Local Government Act 1993* (Tas);
  - *Valuation of Land Act 2001* (Tas);
  - *Fire Service Act 1979* (Tas);
  - Sorell Council Strategic Plan 2019-2029;
  - Sorell Council Long Term Financial Plan 2025-2036;
  - Sorell Council Asset Management Policy and Strategy (2018-2025);
  - Sorell Council Rates Resolution 2026-2027;
  - Sorell Council Charitable Remissions Procedure; and
  - Sorell Council Financial Hardship Assistance Policy.

### 5. DEFINITIONS

- 5.1 Part 9, Section 86 of the Act comprises the definitions of key terms applicable to the rating processes of local government.

### 6. COUNCIL SERVICES

- 6.1 Council delivers a wide range of services to the community. The table below lists examples to improve ratepayers and other stakeholders understanding of the services provided by Council:

Infrastructure	Animal Management
<ul style="list-style-type: none"> <li>➤ Street lighting</li> <li>➤ Maintenance of roads, footpaths, walkways, bridges and marine structures</li> <li>➤ Stormwater &amp; water infrastructure</li> <li>➤ Buildings</li> <li>➤ Land improvements (parks &amp; reserves)</li> </ul>	<ul style="list-style-type: none"> <li>➤ Dog registration</li> <li>➤ Dog control</li> <li>➤ Dealing with complaints including roaming, barking or dangerous dogs</li> <li>➤ Kennel licenses</li> <li>➤ Management of dog exercise areas</li> </ul>

Environmental	Health
<ul style="list-style-type: none"> <li>➤ Fire hazard management/control</li> <li>➤ Environmental protection</li> <li>➤ Tree and weed management</li> <li>➤ Household waste, recycling and organics waste collection</li> <li>➤ Roads and footpaths, street cleaning, kerb and gutter crossovers and driveway care</li> <li>➤ Operation of Sorell recycling station</li> </ul>	<ul style="list-style-type: none"> <li>➤ Public health announcements</li> <li>➤ Water quality</li> <li>➤ Air quality</li> <li>➤ Noise control/complaints</li> <li>➤ School based immunisation program</li> <li>➤ Food safety training</li> <li>➤ Food business inspections</li> <li>➤ Food business registration</li> <li>➤ Temporary permits</li> </ul>
Development	Community
<ul style="list-style-type: none"> <li>➤ Traffic control</li> <li>➤ Town planning and development control</li> <li>➤ Process building and plumbing applications</li> </ul>	<ul style="list-style-type: none"> <li>➤ Australia Day awards</li> <li>➤ Community grants program</li> <li>➤ Community facilities and hire</li> <li>➤ Maintenance of sports and recreational facilities and sportsgrounds</li> <li>➤ Maintenance of parks reserves and playgrounds</li> <li>➤ Management of two cemeteries (Copping and Dunalley)</li> </ul>

6.2 Council has a number of internal functions, which support the provision of these services, including customer service and administration, finance, information technology, human resources, communications, risk management and governance.

## 7. RATES & CHARGES IN SORELL

7.1 Council has chosen to raise part of its general rate as a fixed rate applicable to all ratepayers. As per Section 91 of the Act, Council has set a fixed general rate representing around 37% of the total 2026-2027 general rate revenue.

7.2 The remaining 63% of Council's general rate revenue is derived from having a variable rate, calculated on a rate in the dollar applied to the Assessed Annual Value (AAV) of the rateable property.

7.3 AAV is the estimated gross annual rental value of the property. The AAV takes into account the economic circumstances of each property, including the location of the property and the predominant use of the property. On this basis Council has approved AAV as the valuation approach to calculate its variable rate.



- 7.4 Council has chosen to vary its variable rate in accordance with Section 107 of the Act, according to the subcategory of use or predominant use of the land, set out as uses of land in the most recent Land Use Codes provided by the Valuer-General.
- 7.5 Annual service charges apply for the collection and disposal of garbage, recycling, food organics and garden organics (FOGO) (only for properties within the collection area) on a per waste bin basis in accordance with the rate charge specified in Council's Rates Resolution.
- 7.6 The minimum waste management rates apply to all properties with a residential dwelling, business or industry regardless of whether the building is occupied or not. The rate may be remitted for businesses or industries that already have their own commercial waste and recycling service.
- 7.7 The minimum waste management service provided is an 80L garbage (weekly) and 140L recycling (fortnightly) kerbside collection service. A 240L FOGO (fortnightly) kerbside collection applies to properties within the designated FOGO collection area.
- 7.8 All properties will pay an additional community waste charge specified in Council's Rates Resolution. This charge will be inclusive of waste management services incorporating recycling centres, Mornington Park waste levy, collection of waste from public bins situated in streets, parks and reserves and managing dumped waste. It also includes (within designated collection areas) having access to a pre-booked green waste (quarterly) and hard waste (bi-annual) service.
- 7.9 A property owner may make an application for a larger or smaller size garbage or recycling bin and the rates will be adjusted accordingly, as per the rates charges specified in Council's Rates Resolution. If an application is received from a tenant the application must be signed by the property owner, unless the tenant is the ratepayer.
- 7.10 Annual service charges also apply for wastewater treatment systems if an individual contract has not been signed with an authorised maintenance contractor.
- 7.11 Council collects fire rate levies on behalf of the State Fire Commission, based on a cents in the dollar applied to the AAV of the rateable property, with a minimum fire levy charge. The fire levies will be in accordance with the charge specified in Council's Rates Resolution.
- 7.12 Council has no role in the assessment of objections to valuations. The lodgement of an objection does not alter the due date for the payment of rates. Rates must be paid in accordance with the rates notice until otherwise notified by Council.

## 8. REBATES AND REMISSIONS



- 8.1 Under Section 87 of the Act, Council is required to grant a rebate of the General Rate to specific properties that are owned for specific purposes outlined in the Act.
- 8.2 Applications for the rebate of rates under Section 87 of the Act must be made in writing and include appropriate documentation to support the application.

## 9. PENSION REMISSIONS

- 9.1 The State Government's pensioner rates remission provides a remission for Council rates. Eligibility of a pensioner remission is determined by the State Government Department of Treasury and Finance.
- 9.2 Eligible pensioners will receive the following remissions, noting that limits apply:
- State Government – 30% (maximum limits apply).
  - State Fire Commission – 20% (of the fire levy service rate).

To be eligible to receive a remission as at 1 July each year:

1. You must be the liable to pay the rates on the property for which you are claiming a remission and the property must be your principal place of residence.
2. You must hold one of the following valid cards:
  - Pensioner Concession Card (PCC)
  - Health Care Card (HCC) – Seniors Cards do not qualify
  - Department of Veteran Affairs 'Gold Card' endorsed with TPI or War Widow

The date the card was granted on must be on or before 1 July of the current financial year. The card must be presented to Council's Customer Service Officers when submitting an application form. **A photo copy of the card must be provided when submitting an online application form.**

In the case of joint property ownership, at least one of the owners must meet the above eligibility criteria. There is a limit of one remission per year per pensioner household.

Applications for pensioner rate remissions cannot be received prior to 1 July of the current financial year. All applications must be received by 31 March to receive the remission for the current financial year.

Retrospective applications can be submitted, however, conditions apply.

- 9.3 Ratepayers seeking a rate concession are not to withhold payment of rates pending assessment of an application by the State Government. Rates must be paid in accordance with the rates notice.

- 9.4 A refund will be paid to an eligible person if Council is advised a concession applies and rates instalments have already been paid in full.

## 10. CHARITABLE REMISSIONS

- 10.1 Section 87(1)(d) of the Act specifies that land or part of land owned and occupied exclusively for charitable purposes is exempt from general and separate rates, averaged area rates, rates collected on behalf of statutory authorities (Section 88 of the Act) and construction rates and charges (Section 97 of the Act).

Council requires a written request for consideration of a remission of the general rate under Sections 87(1)(d), 88 and 97 of the Act. The written request must be supported by a statutory declaration (available from Council) and a copy of the Australian Taxation Office (ATO) tax concession status. The written request needs to be completed on a per annum basis and submitted to the Rates Division of Council's Finance Department.

## 11. PAYMENT OF RATES

- 11.1 There are three methods for paying Council rates:

- Council rates are paid in one payment (paid in full). Paid in full payments due **9 September 2026**.
- Council rates are paid by four (4) approximately equal instalments. The instalment dates are **12 August 2026**, **14 October 2026**, **13 January 2027** and **10 March 2027**.
- Council rates are paid by approximately equal regular instalments through a direct debit facility with an approved financial institution. This direct debit payment method is only available if Council and a ratepayer enter into a suitable agreement.

- 11.2 Any ratepayer who may, or is likely to, experience difficulty with meeting the standard quarterly payment should contact the Rates Division of Council's Finance Department to discuss alternative payment arrangements. Enquiries are treated confidentially by Council. If an alternative payment arrangement is agreed with Council, Section 12 of this Policy (Late Payment of Rates) will apply to payments under that payment arrangement.

- 11.3 Any ratepayer who is experiencing genuine and serious financial hardship can apply for an appropriate level of rates relief in accordance with the Council's Financial Hardship Assistance Policy.

## 12. LATE PAYMENT OF RATES

- 12.1 Council has determined that interest and penalties for late payments will be

imposed in accordance with Section 128(1)(c) of the Act.

- 12.2 In the event that any rates or charges payable to Council are not paid by the due date, a penalty of 8.50% of the unpaid rate or instalment will be charged.
- 12.3 In the event that any rates or charges payable to Council are not paid by the due date, interest of 3.00% per annum, calculated on a daily basis, will be charged on the unpaid rate or instalment for the period during which it is unpaid.
- 12.4 Pursuant to Section 129 of the Act, a ratepayer may apply to the Council for remission of all or part of any rates paid or payable or any penalty imposed or interest charged under Section 128 of the Act.

If a ratepayer incurs penalty and/or interest for the late payment of a rates instalment, they may apply for a remission of the penalty and/or interest. Requests for penalty and interest remissions should meet the following conditions:

- Requests are to be made in writing to **the Chief Executive Officer**.
- A good payment history, which means the ratepayer has not been late in paying an instalment in the previous three (3) years.
- The ratepayer attempted to have the amount paid on time/or extenuating circumstances exist for its non-payment on time.
- The ratepayer qualifies for a remission under Council's Financial Hardship Assistance Policy.
- Other extenuating circumstances exist, which are not outlined above, that are considered reasonable by the Manager Finance.

### 13. RECOVERY OF RATES

- 13.1 The Rates Division of Council's Finance Department will institute debt management practices to rate debtors. This includes an ongoing review of rates in arrears and following a systematic debt recovery approach.
- 13.2 Rates, which remain in arrears past the paid in full due date or the instalment due date, will be subject to recovery action.
- 13.3 Council can seek to recover a rate debt in accordance with Section 133(3) of the Act.
- 13.4 Prior to taking legal action, Council will take all reasonable steps to establish a payment arrangement or negotiate settlement of the outstanding debt.
- 13.5 If Council take legal action against a ratepayer, the ratepayer will be liable for the legal costs associated with the action.

### 14. OBJECTIONS TO RATES NOTICE

- 14.1 Council will consider any objections to a rates notice in accordance with Section 123 of the Act.



## 15. SALE OF LAND FOR NON-PAYMENT OF RATES

15.1 Division 11 of Part 9 of the Act provides that a Council may sell any property where the rates have been in arrears for a period of three years or more. Council is required to;

- (a) Notify the owner of the land of its intention to sell the land;
- (b) Provide the owner with details of the outstanding amounts; and
- (c) Advise the owner of its intention to sell the land if payment of the outstanding amount is not received within 90 days. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

**Robert Higgins**

**CHIEF EXECUTIVE OFFICER**



## 7.0 ACRONYMS



AGM	Annual General Meeting
AFL	Australian Football League
AIR	Australian Immunisation Register
ASU	Australian Services Union
ATO	Australian Taxation Office
AWTS	Aerated Wastewater Treatment Systems
BEST	Business and Employment Southeast Tasmania
CAC	Community Administration Centre
CEO	Chief Executive Officer
CLRS	Councillors
CRM	Customer Request Management
CRDSJA	Copping Refuse Disposal Site Joint Authority
DEDTA	Department Economic Development, Tourism & The Arts
DECYP	Department for Education, Children and Young People
DPAC	Department of Premier & Cabinet
DPFEM	Department of Police, Fire and Emergency Management
DSG	Department of State Growth
DST	Destination Southern Tasmania
EBA	Enterprise Bargaining Agreement
EOI	Expressions of Interest
EOFY	End of Financial Year
EPA	Environment Permit Authority
EWaste	Electronic Waste
FMAC	Fire Management Assessment Committee
GM	General Manager
LGAT	Local Government Association of Tasmania
LPS	Local Provisions Schedule
LTFP	Long Term Financial Plan
MAST	Marine & Safety Tasmania
MEMC	Municipal Emergency Management Committee
NRE	Department of Natural Resources and Environment Tasmania
NRM	Natural Resource Management
PWS	Parks and Wildlife Service
RDA	Regional Development Australia
RTI	Right to Information
SBIP	School Based Immunisation Program
SEI	South East Irrigation
SERDA	South East Region Development Association
SES	State Emergency Service
SPA	Sorell Planning Authority
STCA	Southern Tasmanian Councils Association
STRWA	Southern Tasmanian Regional Waste Authority
STRLUS	Southern Tasmania Regional Land Use Strategy
SWSA	Southern Waste Strategy Association
SWS	Southern Waste Solutions
TasCAT	Tasmanian Civil and Administrative Tribunal
TAO	Tasmanian Audit Office

