



COUNCIL MEETING **AGENDA**

21 OCTOBER 2025

COUNCIL CHAMBERS
COMMUNITY ADMINISTRATION
CENTRE (CAC)

NOTICE OF MEETING

Notice is hereby given that the next meeting of the Sorell Council will be held at the Community Administration Centre (CAC), 47 Cole Street, Sorell on Tuesday, 21 October 2025 commencing at 6.00 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
16 OCTOBER 2025



AGENDA

FOR THE COUNCIL MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,
SORELL ON 21 OCTOBER 2025

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

3.0 APOLOGIES

[^](#)

Councillor S Campbell

4.0 DECLARATIONS OF INTEREST

[^](#)



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ORDINARY COUNCIL MEETING
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5.0 CONFIRMATION OF THE MINUTES



5.1 CONFIRMATION OF THE MINUTES FROM THE COUNCIL MEETING 16 SEPTEMBER 2025.

RECOMMENDATION

"That the Minutes of the Council Meeting held on 16th September 2025 be confirmed."

5.2 CONFIRMATION OF THE MINUTES FROM THE SPECIAL COUNCIL MEETING 07 OCTOBER 2025.

RECOMMENDATION

"That the Minutes of the Special Council Meeting held on 7th October 2025 be confirmed."

6.0 MAYOR'S REPORT



RECOMMENDATION

"That the Mayor's communication report as listed be received."

This communication is provided as a courtesy, any items that require Council action and/or decision will be listed as separate agenda items. Any Councillor requiring information on any matter contained in the communication report please contact the Mayor at any time.

- Mayors Round Table – Launceston – Talk by Lisa Denny on Demographics and presentation on Local Government Reform.
- Bream Creek Show Strategic Meeting.
- Opening of State BMX Championship.
- SENA SUNS Netball Presentation.
- "Out of the Shadows Walk" in recognition of those who have taken their own lives.
- Young Group's Development open day 24 Clifton Drive. Look around the new houses being built and the masterplan for the site. A mixed development of 1 to 3 bedroom homes, shop and childcare. Built with community building in mind.



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- Met with Mike Banks and Geoff Clow from Sorell Lions to discuss management and location of alternative spaces to store equipment and meet.
- Met with Guy Cuthbertson discussing the masterplan for the South East Sporting complex and the impacts and possibilities for the Dodges Ferry Horse Riding Club.
- Men's Shed AGM. Council was asked for different forms of communication, maybe, a newsletter of more updates on their notice board.
- Rotary 40th Anniversary Celebrations. Presentation at Government House and dinner after.
- BEST AGM.
- NRM South AGM.
- Joint Southern Waste Solutions and Joint Authority workshop.
- Midway Yacht Club Opening season.
- Marina and Paula from Reconciliation Tas. Made the decision to pause any plans we had and reassess our position as Council and partnering organisation. Have since met with Pauline CEO and have plans for an ongoing conversation about addressing the Tasmanian Aboriginal topic in our community.
- Airport meeting to discuss CACG meeting. The purpose of the group and changes to terms of reference.
- Launch of Kinetic Bus emblazoned with our local hero Andrew Hyatt on the side another step in our joint Anti Racism Campaign.
- SERDA meeting. Priority projects identified which are, the continuance of the Wielangta Bike trail project and advocating for essential infrastructure to enable growth (Roads and TasWater mainly). There is still an opportunity to nominate for the RDA Tasmanian Regional Development Champion Award.
- NRME Advisory Group. Cat trapping has begun in Midway Point. Lots of Coast Care and Land Care projects underway, supported and run by the community.
- Minister for Small Business and Deputy Premier Guy Barnett met with small businesses owners (including Councillors Michael Larkins and Shannon Campbell both owners of small businesses invested in staying in our municipality) and walked around Sorell. Identifying challenges for growing businesses in our location. Then onto the Jobs Hub to further talk about growth and learning opportunities in the hub.
- Sorell Freemasons, Instillation Ceremony.
- Bream Creek Show Cocktail Party.
- Visit to Sorell by Josh Willie, interested in new housing developments.
- SWS shortlisting for new director meeting.



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- Meeting with Carlo Di Falco MP.
- Bream Creek Show Meeting.
- Seniors Week Events.
- Meeting Brian Mitchell MP.
- Small Business Round Table.
- Opening of Arthur Street Child Care Centre, I have been involved with this development since being elected to Council in 2022. Supporting the owner operator through the process and connecting her to the community.
- Sorell Football Club Blue and Gold Ball.
- Information session on Local Government Reform.
- Ben Shaw new Councillor, meet and induction session.
- Mayor and Management Workshop.
- Media opportunities.
- Various Volunteering Roles.
- Council Workshops.
- Community Queries.
- Sorell Planning Authority Meeting.

7.0 SUPPLEMENTARY ITEMS



RECOMMENDATION

"That the Council resolve by absolute majority to deal with any supplementary items not appearing on the agenda, as reported by the General Manager in accordance with the *Local Government (Meeting Procedures) Regulations 2015*."

In accordance with the requirements of Part 2 Regulation 10 (7) of the *Local Government (Meeting Procedures) Regulations 2025*, the Council by absolute majority may approve the consideration of a matter not appearing on the agenda, where the General Manager has reported:

- a) The reason it was not possible to include the matter on the agenda; and
- b) That the matter is urgent; and
- c) That advice has been provided under section 65 of the *Local Government Act 1993*.



8.0 COUNCIL WORKSHOPS REPORT



The following Council Workshop was held:

Date	Purpose	Councillor Attendance	Councillor Apologies
7 th October 2025	• 25/26 Operational Plan • Governance ◦ Proposal to reduce Councillor numbers ◦ NRMEAG Terms of Reference Review ◦ Governance Framework Review ◦ Deputy Mayor election procedure. • Southern Beaches Structural Plan draft RFQ • Councillor Items ◦ GM Performance review ◦ Security during Council meetings/locking doors ◦ Ferry Hall/School Rec Centre/Gym Community Feedback	• Gatehouse, Nichols, Torenus, Miro Quesada, Reynolds, Larkins, Campbell, Reed	•

9.0 COUNCILLOR QUESTIONS ON NOTICE



10.0 COUNCILLOR MOTIONS ON NOTICE



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11.0 WORKGROUP REPORTS



RECOMMENDATION

"That the workgroup reports as listed be received."

11.1 OFFICE OF THE CEO – ROBERT HIGGINS



- Attended Red Handfish project update with IMAS – 21st Aug
- Copping waste management site meeting with Planning Workgroup Manager and Southern Waste Solutions – 21st Aug
- Attended Copping Refuse Disposal Site Joint Authority meeting – 21st Aug
- Met with GHD and Planning Workgroup Manager to discuss Old Forcett Rd traffic assessment scope – 22nd Aug & 7th Oct
- Met with Playspace Audit consultant and project team – 22nd Aug
- Attended Audit Panel meeting – 27th Aug
- Attended Greater Hobart Sport & Recreation Infrastructure Study project update meetings – 27th Aug and 6th Oct
- Attended SERDA meeting – 28th Aug
- Attended Dodges Ferry School Association meeting – 28th Aug
- Leave – 1st Sep to 26th Sep
- Attended Hobart Airport Corp CACG terms of reference discussion with Mayor – 8th Oct
- Met with Carlo DiFalco and Mayor – 14th Oct
- Met with Mayor and Councillor Ben Shaw – declaration – 14th Oct
- Met with SERDA Chair, Tasman GM and Oliver Strickland to progress strategic projects advocacy scope – 16th Oct
- Met with Brian Mitchell and Mayor – 17th Oct
- Staff meetings, Leadership Team meeting, weekly Greater Hobart councils GM/CEO Teams meeting, workshops and SPA meetings.

EMPLOYEE SUPPORT COORDINATOR – HR

RESIGNATION:

- **Engagement Officer** - Penny Goodland resigned 2 October 2025.
- **Finance Support Officer** - Jade Balckwell resigned 14 October 2025.
- **Plumbing Surveyor** – Ross Young resigned 24 October 2025.

RETIREMENT:

- **Planning Officer** - Jenny Richmond retires 30 October 2025.



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RECRUITMENT:

- **Municipal Worker – Sealed Roads** - Applications closed 22 September 2025.
- **Planner** - Applications closed 24 September 2025.
- **Youth Development Officer** - Applications closed 6 October 2025.
- **Project Manager** – Applications closed 13 October 2025.
- **Plumbing Surveyor** – Applications closed 13 October 2025.

APPOINTMENTS:

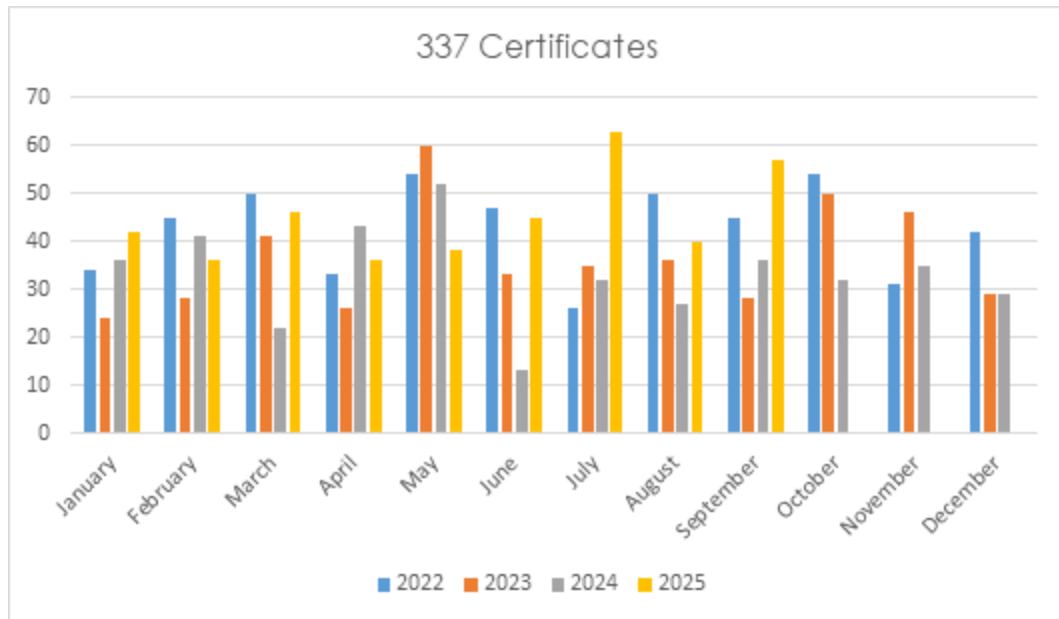
- **Customer & Business Support Officer (casual)** - Michelle McAndrew commenced 9 September 2025.
- **Project Manager** – Damien Hayes commenced 7 October 2025.
- **Compliance Officer** – Jason Arnol will commence 4 November 2025.

CUSTOMER & BUSINESS SUPPORT

CRMs created for the month of September

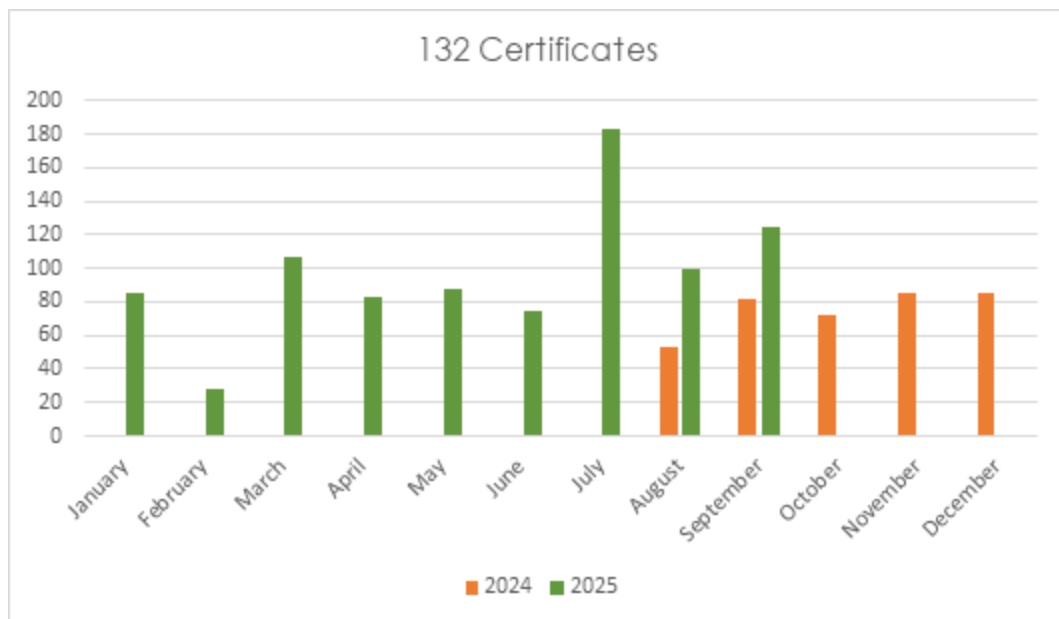
**337 Certificates**

Council processed 57 - 337 Certificates in September which relate to the sale of properties as detailed in the graph below.



132 Certificates

Council processed 124 - 132 Certificates in September which relate to the sale of properties and rates owed at time of sale as detailed in the graph below.



11.2 FINANCE – SCOTT NICOL, ACTING MANAGER



Financial Management

During the month of September, the following key financial management tasks were completed:

- End-of-month (EOM) procedures for August, including the completion of EOM processing and balance sheet reconciliations and the submission of Council's monthly Business Activity Statement (BAS) to the Australian Tax Office (ATO).
- The 2025/2026 financial year variance reporting schedule has been developed and agreed upon with workgroup managers. Workgroup managers will complete comprehensive variance reporting on actual to budget income and expenditure four times during the financial year. Variance reporting was completed by all workgroup managers in September.
- Phase 1 of the 2024/2025 Consolidated Data Collection Survey was completed and submitted to KPMG prior to the 12 September 2025 due date.
- Work commenced on Phase 2 of the 2024/2025 Consolidated Data Collection Survey.
- South East Region Development Association (SERDA) ad-hoc and monthly financial tasks.
- Finance staff completed the following grant related reports:
 - Assisted with Final reporting in relation to the State Government Department of State Growth funding of the South East Jobs Hub.
 - Assisted with the Instalment report for the Invest in Our Communities Program – Memorial Hall to Australian Government Department of Infrastructure, Transport, Cities and Regional Development.

Rates

- The rates paid in full date was 10 September 2025.
- At the end of September, 41.7% of rates had already been paid, compared to 39% at the same time last year.
- Supplementary valuations were received from the Office of the Valuer-General, year to date totalling \$12.1k in general rates, \$9.7k in waste charges and \$506 in fire levy income.
- Penalty relating to the 1st rates instalment date (13 August 2025) was applied.
- 2nd instalment (15 October 2025) reminders were sent out.



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Audit

- The Tasmanian Audit Office (TAO) were on site the week starting Monday 15 September 2025 completing the 2024/2025 end of financial year audit. Finance staff worked with TAO to finalise the audit during the full week.
- TAO issued the Report to Those Charged with Governance – Year Ended 30 June 2025, on 24 September 2025. The report noted that the audit did not identify any uncorrected misstatements that, in TAO's judgement, either individually or in aggregate, could have a material effect on the financial report. The report noted two corrected misstatements, which effected balances in the financial report above thresholds. These were corrected by management.
- The Acting Manager Finance and the Acting General Manager signed the audit Management Representation Letter and provided certification of the Annual Financial Report for the year ended 30 June 2025, on 26 September 2025.
- TAO issued the unqualified Independent Auditor's Report of the Annual Financial Report for the year ended 30 June 2025, on 29 September 2025.
- TAO will not issue a final Financial Audit Outcomes Report in October 2025 per the Audit Strategy. This is because no additional audit findings were identified during the final audit. A detailed Memorandum of Audit Findings was issued by TAO after the interim audit visit.
- Finance staff completed and circulated the Audit Panel minutes for the meeting held on the 27 August 2025. Meeting actions were also completed.

Grants & Funding

During the month of September, the following grants were invoiced:

- Instalment five for the South East Jobs Hub an amount of \$450k was invoiced to the State Government Department of State Growth. The invoice has been paid.

During the month of September, the following grants were received:

The fourth milestone reporting for the South East Jobs Hub payment of \$600k was received from the Federal Government Department of Infrastructure, Transport, Regional Development, Communications, Sport and the Arts, in line with the payment schedule.



Insurance

- The claim lodged with JMAPP (JLT Insurance) for property damage at the South East Stadium continued to progress.

11.3

COMMUNITY RELATIONS – STACEY GADD, MANAGER



COMMUNICATIONS & ENGAGEMENT

- Playspace Audit and Plan – Preparing consultation Plan for final round of community engagement.
- NRM Environment Advisory Group – NRMEAG meeting held on Thursday 9 October. NRM Strategy action plan finalised with group ready for implementation.
- South East Sports Complex Master Plan – Preparing consultation Plan for final round of community engagement.
- We Stand Together Against Racism – Photo opp with Andrew Hyatt (local ambassador), Mayor Gatehouse and Kinetic bus advert in Park and Ride. Currently preparing a video for social media to promote the campaign and its key messages.
- Primrose Sands Community Engagement Session – Planning and promotions well underway for all of Council engagement session at Primrose Sands Community Hall on Tuesday 28 October, 5pm – 7pm.
- Weed Management Plan - Consultation Plan for community engagement finalised and underway with survey and pop-ups scheduled.
- Sorell Community Cultural Precinct Reference Committee – Meeting scheduled for 7 November to discuss feedback on concept precinct plans and developments and opening of Carriage Shed.

COMMUNITY DEVELOPMENT

- Meeting with Beacon Foundation re: programs in Schools and Youth Hub.
- Access and Inclusion – Aboriginal Tasmania 2025 training, meetings with B Kinder Foundation and Mission Australia.
- Senior Advisory Group Meeting held 16 September.
- Festive Streets Project – Collaboration with local schools and businesses to share inclusive messaging and festive spirit in our townships.
- Consultation with Lions Club, CWA and Men's Shed regarding relocations.
- Service Providers Meeting scheduled for October.
- Community Art Project - Engaged Kerry Howlett to work with Indie School students and other community groups to mosaic the water



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tanks at Dodges Ferry Boat Park. Community art day with free BBQ organised to finish the project was rescheduled due to severe weather.

- Signal Boxes Art Project – Commenced collaboration with TasNetworks and Sorell School to cover signal boxes in Gordon Street to deter vandalism and beautify the street with public art.

COMMUNITY GRANTS PROGRAM

Community Grants

- The Historical Society of the Municipality of Sorell - \$2,000 for Redevelopment of Historical Display and Archival Storage Areas.

Quick Response

- Dodges Ferry Horse Riding Club - \$500.00 for mowing project

Individual Achievement

- Oscar Stark - \$250.00 for selection in Tasmanian State U15 Boys Water Polo to compete in the National State Championships in Canberra 2025.

CORPORATE ADMINISTRATION

Policies under review

Policy	Policy Type	Update
Code of Tendering	Council	Officer review underway.
Acknowledgement of Traditional Owners Policy	Council	Officer review complete. Consultation with Aboriginal representatives underway.
Asset Management Policy	Council	Officer review underway.
Workplace Health and Safety Policy	Management	Officer review – Draft completed.

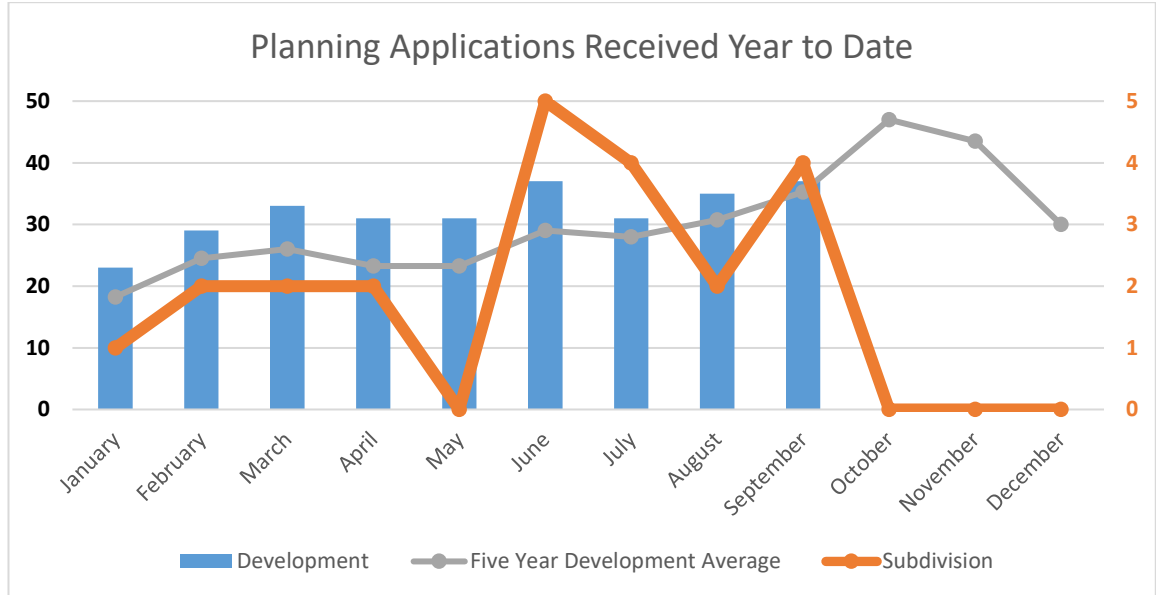


11.4 PLANNING – SHANE WELLS, MANAGER



Planning Applications Received

Planning applications received for calendar year to date.



Planning Approvals Summary

	New Dwellings (Net)	New Lots Approved	New Lots Sealed
Year to Date	124	18	39
2024	154	94	80
2023	159	232	107
2022	141	39	108
2021	195	386	132
2020	224	291	80

Planning Decisions

Planning Determinations – September 2025			
Description	Type	Decision	Property Address
Addition to Outbuilding	Discretionary	Delegation	7 Norfolk Crescent, Primrose Sands
Dwelling	Discretionary	Delegation	64 Friendship Drive, Sorell
Pool House	Discretionary	Delegation	294 Arthur Highway, Sorell



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Additions and Alterations	Discretionary	Delegation	11 Rotuli Street, Dodges Ferry
Dwelling	Discretionary	Delegation	10 Downward Way, Sorell
Dwelling	Discretionary	Delegation	39 Sunningdale Close, Midway Point
Change of Use (Dwelling to Visitor Accommodation)	Discretionary	Delegation	119 Carlton Beach Road, Dodges Ferry
Secondary Dwelling	Discretionary	Delegation	241 Carlton Beach Road, Carlton
Change of Use - Dwelling to Visitor Accommodation	Discretionary	Delegation	37 Connellys Marsh Road, Connellys Marsh
Additions (Extension of Verandah)	Permitted	Delegation	394 Arthur Highway, Sorell
Outbuilding (Demolition of Existing) & Alterations to Dwelling	Discretionary	Delegation	2 Jetty Road, Dodges Ferry
Change of Use - Dwelling to Visitor Accommodation	Permitted	Delegation	222 Carlton River Road, Carlton
Outbuilding	Discretionary	Delegation	209-221 Arthur Highway, Dunalley (access from Booth Street)
Change of Use - Dwelling to Visitor Accommodation	Discretionary	Delegation	3 Tasman Highway, Midway Point
Alterations and Additions	Discretionary	Delegation	2802 Tasman Highway, Orielton
Ancillary Dwelling and Outbuilding (Carport)	Discretionary	Delegation	23 Parnella Road, Dodges Ferry
Dwelling	Discretionary	Delegation	59 Friendship Drive, Sorell
Minor Amendment - Changes to Floor Plan, Increased Roof Pitch and Area	Discretionary	Delegation	1 Stanford Court, Sorell
Minor Amendment - Change to Floor Plan and Upgrade to Waste Water System	Discretionary	Delegation	96 Carlton Beach Road, Dodges Ferry
Outbuilding (Carport)	Discretionary	Delegation	8 North Street, Dodges Ferry
One Lot Subdivision & Boundary Adjustment	Discretionary	Delegation	131 Shrub End Road, Pawleena and land to the north (CT 197953/1)
Final Survey Plan X14 Lots (Lot 31, 32, 48, 52, 64, 65, 66, 67, 70, 71, 72, 73, 74 & 89)	Permitted	Acting - GM	195-227 Penna Road, Midway Point
Minor Amendment - Amendment to Staging - Stages 9 & 18	Discretionary	Delegation	37 Pawleena Road (CT180370/1) & others



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APPEALS

Item	Appeal Status
Appeal by applicant re refusal of subdivision at Marchwiell Road	Mediation Ongoing
Appeal by applicant re refusal of subdivision at Arthur Highway, Copping	Mediation Ongoing
Appeal (two) by third parties re approval of tourist operation (wake park) at Old Forcett Road	Directions hearing held 5 September 2025

STRATEGIC PLANNING

Item	Status (* indicates update since prior month)
Tasmanian Planning Policies.	* Update expected October 2025
Regional Land Use Strategy.	* Consultation expected November 2025

DEVELOPMENT ENGINEERING

Engineering Audits for the construction of new municipal infrastructure (including roadways, kerb & gutter, footpaths, driveways, and stormwater pipeline and manhole infrastructure) are consistently required to meet current construction standards.

Current Engineering Drawings fee received and approved application:

- 7.2025.9.1 - 3208 Tasman Highway, Orielton - 1 Lot Sub-division

Developments under construction are as follows:

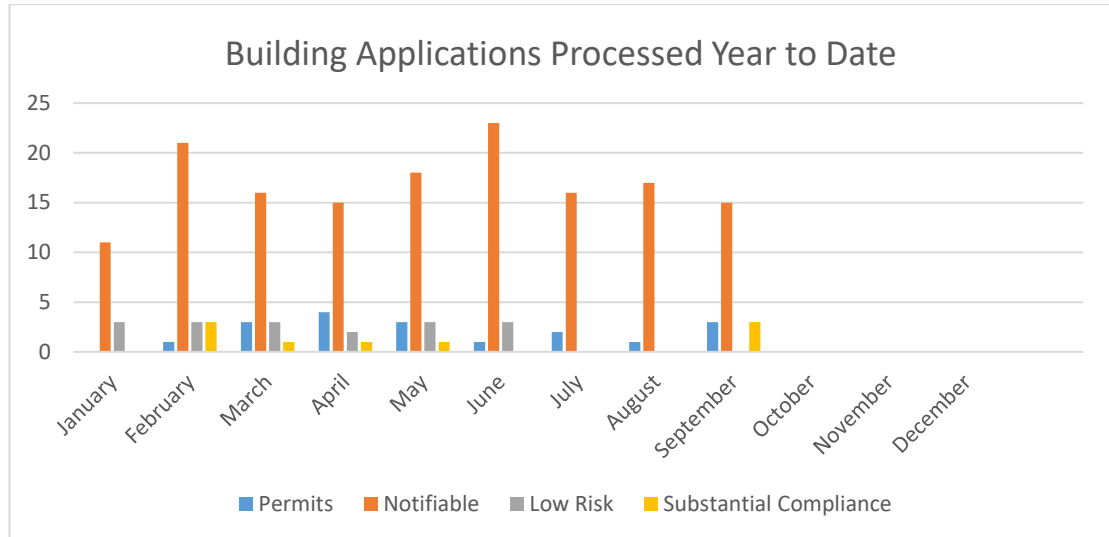
- 7.2020.17.1 - 37 Pawleena Road, Sorell – Stage 8 and 9 – 47 lots subdivision
- 7.2022.4.1 - 3 Gate Five Road, Carlton River – 2 Lot Subdivision
- 7.2024.4.1 - 9 Valleyfield Road & 123 Rosendale Road, Sorell – 16 Lot Sub-division
- 7.2020.6.3 - 195-227 Penna Road, Midway Point -Stage 9 – 9 Lot Sub-division
- 7.2023.19.1 - 40 Erle Street, Carlton River - 6 Lot Sub-division
- 7.2024.26.1 - 1 Correa Street, Primrose Sands – 1 Lot Sub-division
- 7.2024.17.1 - 179 Greens Road, Orielton - 1 Lot Sub-division
- 7.2025.1.1 - 67 Allambie Road, Orielton – 2 lot Subdivision plus balance



11.5

HEALTH AND COMPLIANCE – GREG ROBERTSON, MANAGER**BUILDING**

Analysis of applications approved year to date including September 2025. These include (Permit/Notifiable/Low Risk/Substantial Compliance).



Details of applications that were approved in September 2025 (details below). These include:

- 3 Permit
- 15 Notifiable
- 0 Low Risk
- 3 Substantial Compliance

BUILDING COMPLIANCE

During the month of September 2025:

- 2 new complaints were received, requiring further investigation.
- 2 on-site inspections were completed

Below statistics reflective of Notices/Orders issued for September 2025:

Building Notices issued:	2
Building Order issued:	8
Building Order (Including Notices) revoked:	4
Infringement Notices issued:	0
Emergency Order issued:	0

PLUMBING

Analysis of applications approved year to date including September 2025. These include (Permit/Notifiable/Low Risk).

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Details of applications that were processed in September 2025 (details below). These include:

- 12 Permits
- 9 Notifiable
- 6 Low Risk

PLUMBING COMPLIANCE

Below statistics reflective of Plumbing Notices/Orders issued for September 2025:

Plumbing Inspection Direction:	0
Plumbing Notices issued:	1
Plumbing Order issued:	0
Plumbing Order (Including Notices) revoked:	0
Infringement Notices issued:	0
Emergency Order issued:	0

ENVIRONMENTAL HEALTH/WASTE MANAGEMENT

- Commenced enforcement for non-compliance with an Environment Protection Notice for a commercial property in the Southern Beaches.
- EHO participated in the Tasmanian food sampling program, which included collecting swabs from high-risk food businesses.
- Council is preparing a FOGO educational video for the new service that commences in July 2026.
- TasWaste South are conducting a hazardous waste collection for residents of Sorell municipal area (behind the Memorial Hall) on Saturday 4 October 2025.
- A total of 10 submissions on the Southern Beaches Onsite Wastewater and Stormwater strategy were received. These responses are being reviewed.
- Primrose Beach Water Quality investigation is continuing; consultants have provided advice on mitigation options and how to better quantify the extent of pollution impacts.
- Litter Locks that fit to wheelie bins and prevent recycling or garbage coming out when bins fall over have been purchased and will be made available for residents to purchase.

COMPLIANCE

- Council officers investigated several dog attacks on people, livestock and other dogs resulting in compliance action being taken against dog owners, including one dog seizure.
- Official dog barking complaints are being investigated.
- Illegal parking continues to be problematic, primarily parking on footpaths and blocking access.



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11.6 INFRASTRUCTURE AND ASSETS – JULIE MANN, MANAGER



CAPITAL WORKS - TRANSPORT AND STORMWATER

There are several Capital Works projects that are being designed, advertised for construction, about to commence construction, have commenced or achieved practical completion across our Municipality.

Transport & Stormwater projects within the design phase:

- Whitlam Court, Lewisham – Stormwater – Land easement and negotiation with property owner delays – currently looking at an amicable solution – ongoing.
- Edith Court, Forcett – Reconstruction including stormwater, survey to be undertaken.
- Southeast Sports Complex – drainage works, materials quotation received from TEFCO. Additional works required, upstream pipe shows signs of significant damage, looking at a more inclusive re-design.

Transport & Stormwater construction projects within the procurement process:

- Carlton River Road footpath tender has been awarded and work onsite will commence January 2026 subject to weather conditions.
- Carlton Beach Road from East Street to Raprinner Street footpath tender has been awarded and work onsite will commence December 2025 subject to weather conditions.
- Gatehouse Drive to Weston Hill Road footpath tender has been awarded and work onsite will commence November 2025 subject to weather conditions.
- Shark Point Road and Penna Road – Combined Road Reconstruction projects tender closed on 8 October 2025. Assessment is currently underway. Contract to be awarded in November 2025.
- Re-sheeting Program for 2025/26 is out for tender, closing on 22 October 2025.
- Re-sealing Program for 2025/26 is out for tender, closing on 22 October 2025.

Transport & Stormwater projects under active construction:

- Allambie Road, Orielton – Road Reconstruction works are ongoing. Project has encountered significant delays, minor maintenance works carried out by contractor. Expectation to complete two coat seal in late October 2025 subject to weather conditions.



CAPITAL WORKS - LAND IMPROVEMENTS AND BUILDINGS

Men's Shed - Relocation

- A land survey is being carried out late October for the proposed site, also to specify the lease agreement.
- Building floorplans are being finalised with consultants engaged.
- The Development Application which shortly be sent to Council for assessment post engagement with Men's Shed.

Sorell Memorial Hall - Extension

- Creation of a new forecourt area in front of the new extension is complete. Once the concrete sealing is complete, the landscaping can commence.

PARKS AND RESERVES

Madison Lyden Park

- Amenities Building
 - Concept plans for the amenities block are complete.
 - Design consultants have produced designs, and the set have now been lodged with the building surveyor.
 - Cost estimate will be completed and sent to Council for budget adjustment – most likely in November.
 - Depending on the cost estimate, hoping to send out for quotes, or advertise for tender by early December.
- Car Park
 - Additional car parking cost estimate to be developed and put to Council for consideration – No change.

ASSETS, GIS & ICT UPDATES

Footpath Condition Assessment Project commenced.

- SW CCTV Survey Candidates finalised and sent for quotation.
- Q1 Capitalisation Completed.
- LGAT funded CCTV program is complete for current scope:
 - TasPol have been set up with Council Fibre connection to view CCTV footage directly.
 - Negotiating further funding for Flyway Park CCTV renewal with LGAT. Council contribution may be required.



11.7 ROADS AND STORMWATER - MATT JONES, ACTING MANAGER



Road Maintenance and Repairs

Unsealed Road Crew

- **Grading:** Marchwiell Road, Bream Creek Road, Kellevie Road, Nugent Road, Allanby Street, Prebbles Road, and Masons Road.
- **Potholes:** Woods Road, Wooleys Road, Taranna Street, and Shrub End Road.
- **Drain prep for resheeting:** Dransfields Road, Bryans Road, Browns Road, Pawleena Road, and Shrub End Road.
- **Clean drains:** Townsend Lane.
- **Tree Trimming:** Leenaa Street, and Promenade.
- **Roadside furniture:** Signs on Delmore Road.

Sealed Road Crew

- **Potholes:** Jeannie Drive, Carlton River Road, Orielson Road, Walsh Lane, Edith Close, Josephs Road, and Sugarloaf Road.
- **Edge break:** Valley View Close.
- **Shoulders:** Giblin Drive.
- **Clean Drains:** Junction Street.
- **Tree Trimming:** Colleen Crescent, Elizabeth Street, Boyd Street, Carlton Beach Road, Midway Street, Hoffman Street, Riaweena Road, Delmore Road, Arthur Highway, Carlton River Road, and Ridge Road.
- **Linemarking:** Sunnyside Bridge
- **Roadside Furniture**
 - Signs at San Francisco Street, Promenade, Kiribati Road, View Street, Harback Court, Ollie Drive, Booth Street, Pelham Street, and Wellington Parade.
 - Guideposts on Deakin Court and Mary Street.
 - Bollards at MWP Yacht Club Access.
 - Bus Stop on Carlton Bluff Road and Carlton Beach Road.

Stormwater Crew

- **Clean drains:** Forcett Street, Whitelea Court, Franklin Street, Second Avenue, Barilla Court, Wattle Road, Stores Lane, Marion Bay Road, Shark Point Road, Attunga Drive, Carlton Beach Road, Federation Drive, Fresne Way, Montagu Street, Elise Drive, Penna Road, and Freedom Close.
- Replace Pit on Cole Street.
- Install Pit on Primrose Sands Road.



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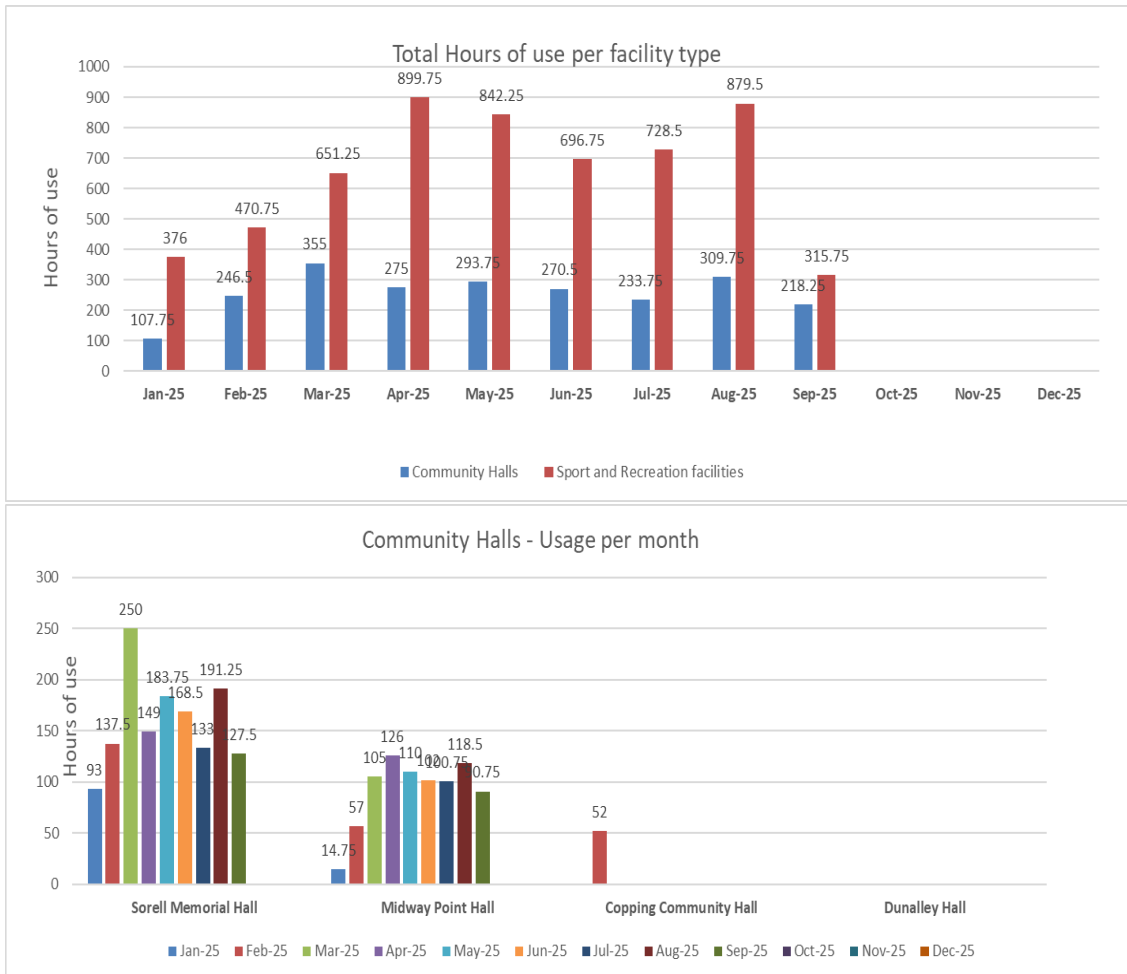
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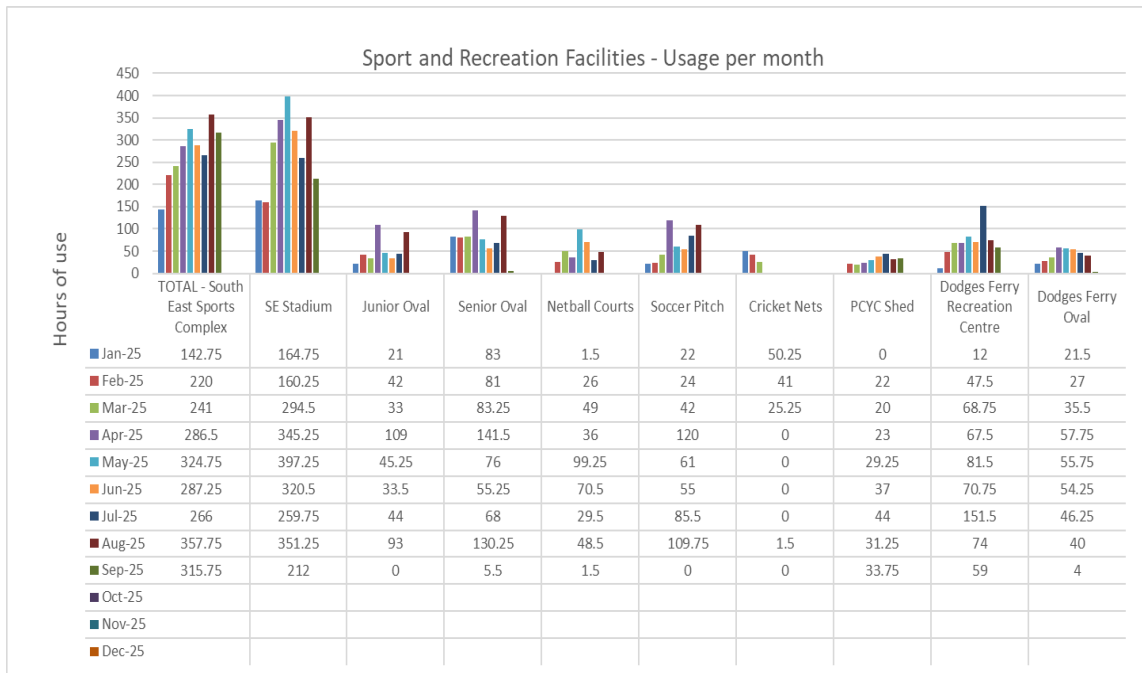
- Sink Hole Repair on Lewisham Scenic Drive.
- Camera pipe in Zone 3, and Norfolk Crescent.
- Kerb Repair in Zone 1.
- Vac GPTs in Zone 1, Zone 2, Arthur Street, Fresne Way, Spoonbill Loop, and Parsonage Place.
- Routing in Zone 1, Zone 2, and Zone 3.
- Clean Up Sugarloaf Quarry.

11.8 FACILITIES AND RECREATION – BEN BUCKLAND, MANAGER



FACILITY USAGE





LAND IMPROVEMENTS

- Spring Oval Renovations/Football Posts removed/Cricket Pitches uncovered
- Preparation work for DF & Pembroke Goal Netting
- No spray register coordination

NATURAL RESOURCE MANAGEMENT

Following key activities were conducted:

- Weed management strategy draft is being prepared.
- Various site plans are being developed with partner properties under Rivers to Ramsar (Urban River grant program) project. The project aims to restore riparian ecology in three rivers; Sorell rivulet, Orielton rivulet and Frogmore creek.
- CERMP outfall works progressing in various locations within southern beaches.
- Cat trapping is in progress in Midway Point private properties with the help of volunteers and local residents.

Facilities & Recreation

- SE Stadium Floor repairs project scheduling, insurer and builder liaison.
- Project Management Fenton St Park N Ride (DSG Communication).
- Roadside mowing tender finalisation.
- Complete Pembroke Pathways interconnector project.



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12.0 PETITIONS STILL BEING ACTIONED



Petition	Tabled at Council Meeting	Status
Withdrawal of the Blue Lagoon Draft Management Plan	18 th July 2023 ordinary Council meeting – S.58(2) LGA 1993.	Council laid the matter on the table for further consultancy on review and options assessment for stormwater management at Blue Lagoon. Variation to the operating budget approved at August 2023 Council meeting to facilitate this - \$50k. Final consultant reports received April 2024. Council staff continue to progress matters with Red Handfish research team (NHRT) in first instance through exchange of consultant reports, development of an interim water level management SOP and ongoing engagement prior to determining further actions. Exchange of all project materials expanded to relevant state and federal agencies. Engagement with NRM EAG has also occurred. Alternative permanent outfall design exiting at Boat Ramp underway. Detailed LIDAR survey and tidal level data indicate drain grade and tidal inundation limitations. Alternate approaches being investigated between Council and consultant. Two options completed. Original concept via Kannah and Boat Park to ramp most feasible / least cost. Revised PM Plan required to finalise planning, required budget and impacts of associated maintenance works of lagoon as per mechanical cumbungi removal.

13.0 PETITIONS RECEIVED



At the time of preparation of this agenda no petitions had been received.



14.0 LAND USE PLANNING



The Mayor advised in accordance with the provisions of Part 2 Regulation 29 of the Local Government (Meeting Procedures) Regulations 2025, the intention of the Council to act as a planning authority pursuant to the *Land Use Planning and Approvals Act 1993* is to be noted.

In accordance with Regulation 29, the Council will act as a planning authority in respect to those matters appearing under item 14 on this agenda, inclusive of any supplementary items.

14.1 SORELL PLANNING AUTHORITY MINUTES



RECOMMENDATION

"That the minutes of the Sorell Planning Authority ("SPA") Meeting of 7th October 2025 be noted."



15.0 GOVERNANCE



15.1 PROPOSED DISPOSAL OF PUBLIC LAND – PART OF 532 OLD FORCETT ROAD, DODGES FERRY – CT 101072/1&3

RECOMMENDATION

"That Council resolves to dispose of public land described in Certificate of Title Volume 101072, Folios 1 & 3, Part of 532 Old Forcett Road, Dodges Ferry pursuant to Section 178 of the *Local Government Act 1993*."

Introduction

Council at its ordinary meeting on 19 August 2025 resolved to commence the statutory notification process regarding their intention to dispose of the Dodges Ferry Recreation Centre ("the Facility") and associated strata-titled public land ("the Land") located within the Dodges Ferry Primary School site at Old Forcett Road, Dodges Ferry. It is intended that the identified facility and land parcel be transferred to the Tasmanian Government, Department for Education Children and Young People, at no cost.

The purpose of this report is to consider the submissions / objections lodged and if to progress with the disposal process.

Background

A detailed background report of the Facility, Land and statutory process was provided in the August 2025 Council Meeting Agenda Report. The report included an options assessment and recommendation to resolve to notify an intention to dispose of the Facility and associated strata-titled public Land to the DECYP, at no cost.

Strategic plan

The proposed disposal relative to the Strategic Plan was considered in the August agenda Report.

Council received five (5) representations in response to the public notification of its intent to dispose. The following comments address each representation and assess its impact on the strategic plan considerations underpinning the proposed disposal.

Representation 1 Response:

This representation does not directly oppose the disposal of the Facility and the Land but raises concerns about transparency and the future of



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Ferry Hall, which is not included in the disposal proposal. The strategic plan considerations remain unchanged.

Representation 2 Response:

This submission relates to broader community infrastructure planning rather than the disposal of the Facility and the Land. It does not alter the strategic alignment of the proposal, which is focused on education infrastructure and intergovernmental partnership. Council notes the importance of community access and will consider this feedback in future asset planning and engagement processes.

Representation 3 Response:

While this representation does not object to the disposal itself, it raises concerns about consultation and cultural infrastructure. The strategic plan includes commitments to transparent governance and community partnerships (Strategic Objectives 2.7 and 2.10). Council acknowledges the need to reinforce these commitments through engagement and communication practices. However, Council must meet the requisite statutory notification requirements of the Act, as is the case with DA and related notifications, which is the correct approach. It is acknowledged that community expectations are often higher but also not consistent.

Representation 4 Response:

This representation supports continued community access, which aligns with Council's strategic objectives to support education and community partnerships (Objectives 1.6 and 2.10). The proposal does not change in strategic direction, but Council will work with DECYP to ensure that community use arrangements are maintained under DECYP's Community Use of School Facilities Policy.

Representation 5 Response:

This submission supports the disposal and reinforces its strategic alignment with operational efficiency and partnership objectives. Concerns about Ferry Hall are noted but fall outside the scope of the current proposal. Council will consider these concerns in broader community infrastructure planning.

Conclusion:

None of the representations received directly challenge the strategic plan considerations supporting the disposal of the Facility and the Land. The proposal remains consistent with Council's objectives for regional growth, financial sustainability, asset management, and intergovernmental collaboration.

Annual plan

The proposed disposal relative to the Annual Plan was considered in the August agenda Report.



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The following comments assess each representation in relation to the Annual Plan objectives under Strategic Actions 1.6, 2.1, and 2.2.

Representation 1 Response:

This representation does not challenge the disposal's alignment with Annual Plan Objective 1.6, which focuses on education infrastructure. Ferry Hall is not part of the disposal proposal. However, the submission highlights the need for clear communication regarding the broader master planning process referenced in the Annual Plan. The disposal remains consistent with the Annual Plan, but Council acknowledges the importance of transparency in distinguishing between assets.

Representation 2 Response:

This submission relates to broader community infrastructure needs and does not alter the Annual Plan consideration of the disposal. The proposal supports Objective 1.6 by enabling DECYP's masterplan for education infrastructure. While Ferry Hall is referenced in the collaborative review of the masterplan, its future is not determined by this disposal. Council will consider this feedback in future planning under the broader infrastructure review.

Representation 3 Response:

This representation raises concerns relevant to governance and community engagement, which are indirectly related to Objective 2.2 (risk management) and Objective 2.1 (financial sustainability). While it does not oppose the disposal, it suggests that Council should reinforce its commitment to transparent decision-making and risk mitigation through improved consultation practices. The disposal remains aligned with the Annual Plan, but Council acknowledges the statutory notification process limitations (refer above) against community engagement expectations.

Representation 4 Response:

This submission supports continued community access, which complements Objective 1.6 by reinforcing the social value of education infrastructure. The disposal does not change direction under the Annual Plan, but Council will work with DECYP to ensure community use arrangements are maintained under DECYP's Community Use of School Facilities Policy.

Representation 5 Response:

This submission supports the disposal and confirms its alignment with Objectives 1.6, 2.1, and 2.2. Concerns about Ferry Hall are noted but do not affect the Annual Plan consideration of the disposal. Council will seek to address these concerns through the collaborative masterplan review referenced in Objective 1.6 with DECYP.

Conclusion

None of the representations received alter the Annual Plan considerations underpinning the proposed disposal. The proposal remains consistent with Council's objectives to support education infrastructure, deliver financially



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sustainable outcomes, and manage asset and risk profiles responsibly. Council acknowledges community interest in Ferry Hall with the opportunity to address these concerns through future planning and engagement aligned with the broader masterplan in conjunction with DECYP (and TasWater).

Policy implications

The proposed disposal relative to the Policy implications was considered in the August agenda Report.

The following comments assess whether the representations received alter this policy-based rationale.

Representation 1 Response:

This representation does not challenge the policy alignment of the disposal. Ferry Hall is not part of the asset being divested. The concern highlights a need for improved transparency but does not affect the strategic divestment principles or the alignment with Council's asset management and financial sustainability policies.

Representation 2 Response:

This submission relates to broader community infrastructure planning and does not alter the policy rationale for disposal. The proposal remains consistent with Council's policy objectives by divesting a depreciated asset and reallocating resources toward higher value, strategically aligned infrastructure. The feedback may inform future asset planning but does not impact the current disposal's policy alignment.

Representation 3 Response:

This representation raises governance and engagement concerns, which are relevant to broader policy implementation but do not affect the disposal's alignment with asset management and financial sustainability policies. Council acknowledges the need to reinforce responsible stewardship through improved consultation, notwithstanding the limitations of statutory notification processes, but the disposal itself remains consistent with adopted policy frameworks.

Representation 4 Response:

This submission supports continued community access, which complements Council's policy objective of ensuring assets deliver long-term social value. The disposal remains aligned with policy considerations, and Council will work with DECYP to ensure community use is maintained under existing policies governing school facilities.

Representation 5 Response:

This submission supports the disposal and confirms its alignment with Council's asset management and financial sustainability policies. Concerns

about Ferry Hall are noted but do not affect the policy rationale for the current disposal. Council will consider these concerns in future infrastructure planning.

Conclusion

None of the representations received alter the policy implications underpinning the proposed disposal. The proposal remains consistent with Council's adopted policies on asset management and financial sustainability. It reflects a responsible and strategic approach to divestment, ensuring efficient resource allocation and minimisation of financial and operational risk. Council acknowledges community concerns and commits to addressing broader infrastructure issues through future planning and engagement.

Environmental implications

N/A

Asset management implications

The proposed disposal relative to the Asset management implications was considered in the August agenda Report.

The following comments assess whether the representations received alter this asset management rationale.

Representation 1 Response:

This representation does not challenge the asset management rationale for disposing of the Facility. Ferry Hall is not part of the asset being divested. The concern highlights a need for clearer communication but does not affect the strategic asset management principles underpinning the disposal.

Representation 2 Response:

This submission relates to broader community infrastructure planning and does not alter the asset management justification for disposal. The proposal remains consistent with Council's asset management principles by divesting a depreciated asset and reallocating resources toward assets with higher strategic value.

Representation 3 Response:

This representation raises governance and engagement concerns, which are relevant to broader planning processes but do not affect the asset management rationale. The disposal remains consistent with Council's principles of reducing lifecycle costs and transferring operational responsibility to a more appropriate agency.

Representation 4 Response:

This submission supports continued community use, which complements Council's goal of ensuring assets deliver long-term social value. The disposal remains aligned with asset management principles, and Council will work with DECYP to ensure community use is maintained under existing policies.

Representation 5 Response:

This submission supports the disposal and confirms its alignment with Council's asset management principles. Concerns about Ferry Hall are noted but do not impact the rationale for disposing of the Facility. Council will consider these concerns in future infrastructure planning.

Conclusion

None of the representations received alter the asset management implications underpinning the proposed disposal. The proposal remains consistent with Council's principles of responsible asset divestment, financial sustainability, and operational efficiency. Council acknowledges community concerns and commits to addressing broader infrastructure issues through future planning and engagement.

Risk management implications

The proposed disposal relative to Risk management implications was considered in the August agenda Report.

The following comments assess whether the representations received alter this risk management rationale.

Representation 1 Response:

This representation does not challenge the risk management rationale for disposing of the Facility. Ferry Hall is not part of the asset being divested. The concern highlights a need for clearer communication but does not affect the disposal's alignment with Council's risk reduction strategy.

Representation 2 Response:

This submission relates to broader community infrastructure planning and does not alter the risk management justification for disposal. The proposal remains consistent with Council's approach to transferring operational responsibility and reducing exposure to compliance and maintenance risks.

Representation 3 Response:

This representation raises concerns about governance and engagement, which are relevant to reputational risk. While it does not oppose the disposal, it suggests that Council should reinforce its commitment to transparent processes to mitigate residual community concerns. The disposal remains aligned with Council's risk management framework noting limitations with statutory notification processes.

Representation 4 Response:

This submission supports continued community access, which helps mitigate residual risks related to public dissatisfaction. The disposal remains consistent with Council's risk management objectives, and Council will work with DECYP to ensure community use is maintained under DECYP's Community Use of School Facilities Policy.

Representation 5 Response:

This submission supports the disposal and confirms its alignment with Council's risk management strategy. Concerns about Ferry Hall are noted but do not affect the rationale for transferring the Facility. Council will consider these concerns in broader infrastructure planning to ensure community needs are addressed.

Conclusion

None of the representations received alter the risk management implications underpinning the proposed disposal. The proposal remains consistent with Council's strategy to reduce operational, compliance, and liability risks, and to ensure responsible governance through the transfer of asset responsibilities to DECYP. Council acknowledges community concerns associated with statutory notification processes and commits to mitigating residual risks with DECYP through continued community access.

Community implications

The land is considered Public Land per s178 of the Act.

Under s178(6) of the Act, Council must:

- (a) Consider any objections received; and
- (b) Within 7 days of making a decision, notify each person who lodged an objection in writing, advising:
 - (i) what decision was made; and
 - (ii) That they have the right to appeal the decision under section 178A of the *Local Government Act 1993*.

Under s178A, an appeal may only be made on the ground that the decision of the Council would result in the following:

- 178A(3)(a): Whether the community may suffer undue hardship due to the loss of access to, and the use of, the public land; or
- 178A(3)(b): Whether there is no similar facility available to the users of that facility.

The following commentary assesses each representation against the above provisions.

Representation 1 Response:



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This representation does not demonstrate that the disposal of the Facility and the Land will result in undue hardship or a lack of access to similar facilities. Ferry Hall is not part of the disposal proposal.

Representation 2 Response:

This submission relates to broader community infrastructure planning and does not directly oppose the disposal of the Facility and the Land. It does not establish that the community will suffer undue hardship or that no similar facility is available.

Representation 3 Response:

While this representation raises concerns about cultural infrastructure and engagement, it does not demonstrate that the disposal will result in undue hardship or the absence of similar facilities. Continued community access is expected under DECYP's Community Use of School Facilities Policy.

Representation 4 Response:

This submission supports continued community use and does not oppose the disposal. Council will work with DECYP to ensure access is maintained. There is no indication of undue hardship or lack of similar facilities.

Representation 5 Response:

This submission supports the disposal and does not demonstrate that the community will suffer undue hardship or lack access to similar facilities. Concerns about Ferry Hall are noted but fall outside the scope of the current disposal.

Conclusion

It is submitted that proceeding with the proposed disposal of the Facility and Land would not fail the public interest tests for appeal under s178A(3) of the Act. The disposal of the Facility and the Land does not result in undue hardship due to the loss of access to, and the use of, the public Land or the absence of similar facilities. Council may proceed with the disposal in accordance with the statutory framework.

Statutory implications

The proposed disposal of Council's strata-titled interest in the Dodges Ferry Recreation Centre and associated land complies with the statutory requirements under s178 and s178A of the Act.

Council must resolve to dispose of the public land by absolute majority in accordance with s178(3).

The General Manager has fulfilled the notification requirements under s178(4), including:



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- Publishing notices in a daily newspaper on two occasions (30 August and 3 September 2025),
- Displaying four site notices at the premises,
- Allowing 21 days for public objections.

Five representations were received and have been considered in this report. Council must notify each objector in writing within 7 days of making its decision, advising:

- The decision made, and
- Their right to appeal under s178A.

Under s178A(1), objectors may appeal to the Appeal Tribunal within 14 days of receiving notice of Council's decision.

Appeals may only be made on the ground that the decision is not in the public interest, specifically:

- s178A(3)(a): The community may suffer undue hardship due to the loss of access to the public land; or
- s178A(3)(b): There is no similar facility available to users of that facility.

The Facility and Land will remain accessible under DECYP's *Community Use of School Facilities Policy*, and no evidence has been presented of undue hardship or lack of similar facilities.

Council must not proceed with the disposal if:

- An objection is still under consideration,
- An appeal has been lodged and not yet determined,
- The disposal would contravene a Tribunal determination.

Subject to issuing written notices and the outcome of any appeal period, Council may then proceed with the disposal.

Report

The Facility and the Land is zoned Community Services and is considered Public Land under s178 of the Act. Council has complied with all statutory requirements, including public notification through newspaper advertisements and site signage, and has considered five representations received during the objection period. Subject to Council resolving by absolute majority and issuing written notices to objectors, the disposal may proceed following the statutory appeal period, in accordance with the Act.



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Consent is sought from Council to authorise the General Manager to progress with the disposal process.

Oliver Strickland

DEVELOPMENT OFFICER RISK & STRATEGY

Attachments: (7) pages



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From: [REDACTED]
To: [Sorell Council](#)
Subject: Future of the Dodges Ferry Recreation Centre
Date: Saturday, 13 September 2025 9:34:20 PM

The General Manager, Sorell Council

I am responding to the item of this name on the Sorell Council website.

The article makes no mention of Ferry Hall, which was moved to the site at the expense of ratepayers. If relocated to the Okines Community House precinct, this would enhance the opportunity for community events in the district. There are other potential uses for the building.

The article on Council's website makes no mention of Ferry Hall. Is it Council's intention to also give Ferry Hall to the Education Department? I hear the Education Department intends to demolish it.

Please advise me whether the disposal of Ferry Hall is part of the proposal on Council's website. If it is, the call for submissions is misleading, because it makes no mention of Ferry Hall.

[REDACTED]



12 September 2025

Mr Robert Higgins
General Manager
Sorell Council
sorell.council@sorell.tas.gov.au

Dear General Manager

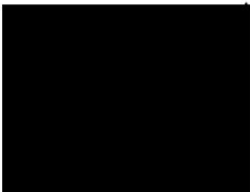
Re: transfer ownership of the Dodges Ferry Recreation Centre (titles CT101072/1 & CT101072/3) (gymnasium) and kitchen facilities to the Department for Education, Children and Young People (DECYP).

I write to express concern that the original Dodges Ferry Hall (Ferry Hall) is not being considered for transfer, back to community ownership, as a part of the above-mentioned transfer. Prior to the school taking over Ferry Hall, and converting to use as classrooms, it was much loved and widely used by community.

Community understood, with its additional rates contribution, that the new Dodges Ferry Recreation Centre and GP Room would be an improved facility for community. The gym is an asset; however access to the gym and GP room is limited with the GP Room being used as a full-time classroom over the past few years. Although DECYP's Community Use of School Facilities Policy is in place, I find it difficult to see how access will be improved with the transfer of these facilities to DECYP. Okines Community House has filled the gap somewhat; however it has its limitations.

I am concerned and saddened to hear that it is intended that Ferry Hall be dealt with by the builder appointed for the school redevelopment and that will most likely lead to the demolition of Ferry Hall. Ferry Hall holds a significant place in the history of Dodges Ferry and could be converted for many great uses by the growing Southern Beaches community. I ask Council to consider how it can return Ferry Hall to community use.

Yours sincerely



22 September 2025

Dear General Manager,

I am writing a submission to express my concerns regarding the proposed transfer of ownership of the Dodges Ferry Recreation Centre (gymnasium) and kitchen facilities to the DECYP. My concerns and thoughts are listed below.

- This intention has not been adequately advertised. There has been no mention of it on Sorell Council's social media and no community meetings scheduled. Most people are completely unaware of the potential repercussions.
- The community apparently contributed to this building via a rates levy for 10 years, so it could be said the community 'owns' the gym. Therefore, the community needs to
 - A) be fully made aware of council's intentions in a fully transparent manner
 - B) be consulted in an inclusive manner ie a community meeting, where the pros and cons of such a transfer are clearly communicated.
- "The facilities will continue to be made available for community use outside of school hours in accordance with *DECYP's Community Use of School's Facilities Policy*" I was unable to find any said policy on the DECYP website, phoned the DECYP and was informed there is no policy, that it is up to the school's discretion regarding community use of the hall. This is potentially problematic. While the school may be amenable to after-hours pickle ball, they may not be to large scale community events, such as World Wetlands Day and Jazz by the Sea, which were highly successful environmental, sustainable, arts events held in the gym. They may not be amenable to patrons enjoying a glass of wine on site, a bush dance on the gym floor, or a political film.
- The proposed transfer of the Recreation Centre leaves the community without a hall - again. There is a history of community assets being acquired or co-opted for other purposes. Most recently, the GP room and Ferry Hall. The fate of Ferry Hall, another 'community' hall, must be considered in concert with this decision and ideally, going forward, a cultural and arts strategy adopted for this area.
- The Southern Beaches, as a popular and fast-growing area, attracts more than its fair share of professional creatives – award winning musicians, exhibiting artists, published writers, highly regarded live performers plus experienced sound engineers, lighting technicians and events coordinators. It is imperative that we keep local venues for local artists and future community initiatives.
- Past large scale events, held in the gym, have included
 - Jazz By The Sea
 - World Wetlands Day
 - Don't Need Drinks To Dance youth event
 - Bush Poetry weekend by Cheryl Holmes
 - Festival of the Five Toes – Kerry and George Degrassi

The value and patronage of the arts in this area is evidenced by multiple past events, such as the Okines Garden Music Soirees and most recently the highly successful Small Town Markets and the Artists Co op shop. We cannot afford to be giving away and / or demolishing precious community venues.



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- My questions to Sorell Council include how is giving away the recreation centre the 'best result' for the community? What are the 'operational and maintenance' responsibilities that are challenging and how can they be mitigated to ensure the best outcome for community?

There is so much potential here for community assets to be utilised, with boundless opportunities for the Okines area. With Ferry Hall in place and **unconditional** use of the gym, there are many future possibilities, such as;

- a writers and arts festival with multiple venues and workshops, involving the school and wider community.
- A music festival for disengaged youth, with again, multiple venues.
- An environmental festival such as World Wetlands Day / A Day on the Marsh.
- Fundraisers for voluntary organisations in this area, such as Sea Rescue and Landcare.
- Art exhibitions and workshops.
- Food and cultural events.

The relocation of Ferry Hall in the Okines area would enable a venue for undercover markets, a potential practice space for bands, a space for spoken word / slam poetry, music, film and theatrical productions. Ferry Hall could potentially be included in the 'Festival of Small Halls' and Ten Days On the Island's 'Writers in Halls'.

Ferry Hall was built in 1926 – the centenary is next year. There is potential for a terrific event, celebrating the long history of a hall, that is quite revered in this community and holds so much history and fond memories.

Please know that the presumably low number of submissions received for this proposal do not at all reflect community concern, as very few people regularly peruse the Council website news feed. I am concerned and justifiably outraged at the possibility of losing two halls in one hit, and along with it, the potential for countless enriching events and opportunities.

Yours sincerely,

██████████

From: [REDACTED]
To: [Sorell Council](#)
Subject: Dodges Ferry Recreation Centre - proposed transfer to DECYP
Date: Monday, 22 September 2025 1:58:17 PM

To the General Manager of Sorell Council.

I write on behalf of Dodges Ferry volleyball players regarding the proposed transfer of the Dodges Ferry Recreation Centre from Sorell Council to DECYP.

Volleyball has been played weekly at the Dodges Ferry Recreation Centre gymnasium for 20+ years. At no point during this time have we been a private organisation, nor have we had affiliation with any governing body of the sport. Rather, we are a group of community residents, who have kept the tradition going for the love of the sport, the physical benefits of exercise, and the social interaction with the community. We are covered by the Okines public liability insurance.

During this time, the fees for facility hire have remained relatively low, such that each player's cost is rarely prohibitive. Players pay per session and are not committed to bulk payment. Storage within the facility is ample and all equipment is housed securely onsite. The court and sidelines are painted into the floor, streamlining the setup for each session. Thus, the barriers of entry are low for players and also those organising the sessions every week. As a result, over the years we have seen participation from a varied representation of the municipality - all ages, all physical abilities, all levels of competition. We also have several players who have been routinely playing for one to two decades.

I request that if the transfer does take place, no amenities to Dodges Ferry Volleyball are lost.

Thank you

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]





Dodges Ferry Primary School Association

dfpsassociation@gmail.com



20 September 2025

RE: Submission for the transfer of assets to DECYP

To the General Manager, Sorell Council,

On behalf of the Dodges Ferry Primary School Association, I am writing in regard to Sorell Council's decision to undertake the formal process required under the Local Government Act to transfer ownership of part of the Dodges Ferry Recreation Centre (Community Hall / Gym, Canteen, Amenities etc) on titles CT101072/1 & CT101072/3, to the Department for Education, Children and Young People (DECYP).

As the School Association, we understand the challenges that this mixed ownership has created for the day-to-day management of the school. We are supportive of the change of ownership and believe this will be beneficial to the Dodges Ferry Primary School community.

We would, however, like to take this opportunity to note our concerns around the decrease in community facilities available for public use in the Southern Beaches.

- In the early 1980s the Lewisham Community Hall was moved to its current location to become a community facility, then known as the Dodges Ferry Recreation Park Hall. It was used for public meetings, fundraising events, community celebrations, a community voting centre and a regular youth group.
- The building officially became part of Dodges Ferry Primary School in the mid 1990s and became known as Ferry Hall - at which point it was no longer available for community use, despite the original intent of the building.
- The General Purpose (GP) Room at the Recreation Centre (adjacent to the school gymnasium and kitchen facilities) then became available to community groups as well as the school, becoming a venue for community meetings, numerous indoor sports, Outside School Hours Care (OSHC), Christmas Day services, exercise classes, film nights and more.
- As student numbers have expanded, public access to the council-managed canteen and gymnasium and the school-managed GP Room has become increasingly restricted and essentially absorbed by the school. The canteen is now dedicated for school use; the GP Room is a full time music classroom; and the public meeting room off the gym has become a storage room for the School Association and others.

The growth of the Southern Beaches is well documented, yet there is no other large hall facility available for public use in the Southern Beaches.

- The community-owned Forcett Hall has a commercial business operating out of it on a permanent, ongoing basis and is no longer available for community use.
- Okines Community House, adjacent to the school, is well used for community meetings, school breakfast club, exercise and art classes and other events, though lacks capacity for larger group meetings or indoor sporting activities.

While Sorell Council states that the Dodges Ferry Recreation Centre and kitchen facilities will continue to be made available for community use, once ownership is transferred, DECYP is under no obligation to continue to make the facilities available for public use, and thus this cannot be guaranteed into the future.

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Dodges Ferry Primary School Association

dfpsassociation@gmail.com



We are aware of community interest in establishing community-run groups such as Scouts, Girl Guides and other indoor sports, but the lack of public facilities in the Southern Beaches is a major barrier.

The genesis of Ferry Hall was to provide a community facility for public use and benefit. Since at least 2014 there has been significant local community support for the repurposing of Ferry Hall and we believe this work needs to take place in parallel to the Dodges Ferry Primary School redevelopment.

The Dodges Ferry Primary School Association would like to meet with Sorell Council, DECYP and other local stakeholders as a matter of urgency to consider ways to preserve the heritage of Ferry Hall and have the building relocated and repurposed for future community use, in line with its original intent when it was relocated in the early 1980s.

We look forward to hearing from you at your earliest convenience.

Yours sincerely,

[Redacted signature]

Secretary

On behalf of the Dodges Ferry Primary School Association

E: dfpsassociation@gmail.com

[Redacted contact information]



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15.2 REFORMS TO COUNCILLOR NUMBERS AND ALLOWANCES

RECOMMENDATION

"That Council resolve to endorse the positions outlined in the body of this report as the formal submission to the Discussion Paper: Reforms to Councillor Numbers and Allowances."

Introduction

All Tasmanian councils have been invited to lodge a submission with the Tasmanian Government on the Reforms to Councillor Numbers and Allowances Discussion Paper – attached.

Background

The Discussion Paper proposes reforms to councillor numbers and allowances across all 29 Tasmanian councils. The proposal aims to reduce councillor numbers statewide from 263 to 203 with an associated increase in allowance to rise on average by 14.25%. The Government's review is to align councillor pay with the scale and complexity of council governance and regularise reviews through legislation to ensure fairness over time.

The objectives of the review are to:

- ensure allowances reflect the growing complexity of councillor's roles;
- create consistent representation across councils;
- strengthen local governance; and
- maintain cost neutrality by funding higher allowances through reductions in overall councillor numbers where possible.

The paper seeks sector feedback from the sector with some key matters as per:

- whether superannuation equivalent payments should be paid into councillors nominated superannuation funds;
- whether quorum guidance should be legislated;
- whether the methodology for determining councillor numbers and allowances should be embedded in legislation.

The paper has been circulated and subsequently discussed at the October Council workshop with each Councillor provided the opportunity to provide feedback to establish a Council position for the purposes of submitting a majority Council view. In addition, Councillors have been provided the opportunity to make their own separate submission as an individual Councillor as per our normal practice.



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Strategic plan

Applicable Strategic Plan matters in considering and responding to the Discussion Paper include:

Objective 2 - Responsible Stewardship and a Sustainable Organisation

Outcome 2 - Contemporary governance and compliance practices

Direction 7 – Commitment to transparent and accountable governance and well informed decision making.

Objective 4 – Increased Community Confidence in Council

Outcome 1 – Consistent and contemporary Council leadership

Direction 1 – Encourage elected members to be well informed and engaged, and to represent whole of community interests.

Annual plan

Consideration of, and responding to, the Discussion Paper is consistent with Objective 2.4 and 2.6 of the Annual Plan:

2.4 – continuing elected member engagement with DPAC and LGAT LG Learning and Development Framework, LG Reform program and review of Council Governance Framework.

2.6 – Strengthen proactive stakeholder relations and issue-based advocacy, including for Regional Strengthening Projects and required grant funding consistent with Financial Management Strategy.

Policy implications

N/A

Environmental implications

N/A

Asset management implications

N/A

Risk management implications

Refer below - Report



Community implications

Refer below – Report

Statutory implications

Refer below - Report

Report

Proposed Council Submission -

For many years Sorell Council has continued to be an active supporter of comprehensive reform of local government in Tasmania.

- Sorell Council has previously proactively reduced councillor numbers from 12 to 9.
- From 2015 to 2018 we fully participated in the State Government and subsequent Local Government Board process for potential council mergers in the south-east, culminating in the rejection of the Sorell-Tasman merger by the Tasman Council in both 2018 and 2019.
- We supported the Local Government Board's *Future of Local Government Review* recommendations (Oct 2023).

We already support reduction in councillor numbers as part of more comprehensive reforms and detailed review, as a product of the redesign of council boundaries based on demographic, economic, asset and service provision catchment analysis and applicable benchmarking.

We generally support the proposed reductions to councillor numbers based on an agreed comparative assessment that achieves like for like outcomes across the state.

- Practical detail on how smaller councils can legitimately represent their communities in practice, particularly in ways that engage effectively with communities as well as attend formal meetings, managing quorum matters and handling the increasing demands of the role is recommended.
- The increased risk of geographic 'loading' with fewer Councillors in peri-urban councils may need further consideration.
- Councillor numbers is one coarse metric to achieve an effective and representative community 'Board'. Ensuring there is a sufficient distribution and mix of requisite skills, experience and qualifications within the councillor cohort is vital. The proposed reforms therefore only partially address this.
- Methodology for setting councillor numbers and allowances should be embedded in legislation. The proposed methodology contained in the Discussion Paper with associated national comparative data is considered an appropriate initial mechanism.

For most councillors, allowances will remain comparatively very low.



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- The relatively small increase in already inadequate allowances could be viewed as tokenistic.
- Many people assume councillors receive a full-time salary or large allowances equivalent to the average wage or professional (non-executive) Board position.
- Highlighting the quantum rather than percentage would be more relatable for the average person and show the true differences.
- The increased allowances as proposed will have little impact on attracting skilled and diverse candidates.
- Particularly for smaller and mid-size councils, we doubt that redistribution of a few thousand dollars will offset the potential disruption and reduction in community representation at this time.

The superannuation treatment proposed is welcome for clarity and fairness noting there may be some councillors who would prefer to manage their own superannuation matters and particularly if taxation arrangements remain unchanged.

The tax treatment of allowances could be reviewed to make the payment more attractive to candidates.

- Enable salary sacrifice equivalents.
- Enable novated leasing options.
- Deduct tax from the monthly payments (as is common for director fees on boards and advisory groups).
- Review applicable tax brackets for allowances not to be considered as additional employment thereby avoiding a higher tax rate.

In summary, a fairer and more consistent framework is welcome, however, reducing councillor numbers without deeper reforms seems piecemeal and risks becoming a tokenistic exercise. It is distracting from the more challenging reforms that we know local government in Tasmanian urgently needs, that Sorell Council has been advocating for over 10 years and, that our communities deserve.

Robert Higgins
CHIEF EXECUTIVE OFFICER
 Attachments: (36) pages



Discussion paper

Reforms to Councillor Numbers and Allowances

Office of Local Government
Department of Premier and Cabinet



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Executive summary

Tasmania's local government system needs reform to ensure fair representation and adequate pay for councillors while keeping costs manageable for communities. This Discussion Paper proposes changes to the number of councillors and their allowances across Tasmania's 29 councils, aiming to deliver more effective, equitable, and professional local governance. The reforms are designed to be cost-neutral overall, meaning no extra burden on ratepayers, and are open for public feedback until 7 November 2025.

Why reform is needed

- **High number of councillors:** Tasmania has one of the highest numbers of councillors per person in Australia, which can lead to inefficiencies and, in some cases, undemocratic election outcomes where candidates win with very few votes.
- **Inconsistencies in representation:** Historical reviews of numbers targeted at a small number of councils, have left councils of similar size with different numbers of councillors, creating inequitable variations.
- **Low pay for councillors:** Current allowances do not reflect the growing complexity of councillors' roles, discouraging diverse and talented candidates and indirectly limiting the time some councillors can devote to their duties.
- **Outdated system:** The current method for setting allowances, based on registered voters and operating revenue, has notable flaws - failing to account for population size or council responsibilities, and is susceptible to volatile changes from grant revenue.

What we propose

The Government proposes a new, fair, and data-driven system to set councillor numbers and allowances, using factors like population, development activity, infrastructure, urbanisation, and road networks. Key changes include:

- **Fewer councillors:** Reducing the total number of councillors from 263 to 203, with councils having 9, 7, or 5 councillors based on their size and complexity.
- **Higher allowances:** Increasing councillor allowances by 14.25% on average, funded by savings from fewer councillors.
- **A fairer framework:** Aligning councillor numbers and pay to council responsibilities, ensuring equal pay for equal work and consistency across similar councils.

- **Ongoing reviews:** Establishing regular, four-yearly reviews to keep the system up-to-date and responsive to community needs.
- **Additional support:** Exploring whether to require councils to pay the 12% superannuation equivalent allowance into councillors' super funds.

Benefits of the reforms

- **Strengthened governance:** Fewer, better-paid councillors will assist in attracting skilled and diverse candidates, improving decision-making and professionalism.
- **Fairer pay:** Higher allowances reflect councillors' growing responsibilities, supporting their commitment to communities.
- **Fair representation:** The new system ensures councils have the right number of councillors for their size and needs, reducing inconsistencies.
- **No extra cost:** Savings from fewer councillors will fund higher allowances, keeping the reforms cost-neutral for ratepayers overall.
- **Stronger democracy:** Higher election vote thresholds will enhance the legitimacy of elected councillors.
- **Future-proof system:** Regular reviews and stable metrics will keep the system fair and sustainable over time.

How the reforms will happen

It is proposed the changes will be implemented through amendments to the *Local Government Act 1993* before the October 2026 local government elections. This approach ensures timely delivery and broad support from communities, councils, and Parliament. The reforms complement other improvements, such as councillor education, stronger sanctions for poor behaviour, paid parental leave, and flexible meeting attendance, to make the being a councillor more accessible and appealing.

Your feedback matters

We want to hear from you to ensure these reforms meet community needs. Key questions include:

- Should we consider any strategies/guidance for council decision making where a quorum cannot be maintained?
- Should it be mandatory for councillors' existing superannuation equivalent payments to be directed into a nominated superannuation fund?
- Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation?

Please share your views by 7 November 2025:

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- **Email:** lg.consultation@dpac.tas.gov.au
- **Post:** Office of Local Government, PO BOX 123, Hobart, Tasmania 7000

Your input will shape a stronger, fairer, and more effective local government system for Tasmania.



Introduction

The need for reform

The Government believes it is timely to reform councillor numbers and allowances across the local government sector. Having the 'right' number of councillors in a local government area (LGA) is critical to ensuring effective and efficient governance, representation, and service delivery. There is also a natural relationship between levels of representation and appropriate pay, reflecting the individual circumstances of a council, such as population size, geographic spread, asset value, and development activity. However, evidence suggests that Tasmania's current system is not delivering the best outcomes for the sector or the broader community, and change is needed to achieve more efficient, effective, and consistent local representation.

Current challenges

Tasmania has the highest number of local government elected officials per capita (except for the Northern Territory) and, particularly for smaller councils, some of the lowest comparable levels of remuneration. Since the *Local Government Act 1993* established the current 29-council system a small number of ad-hoc reviews of councillor numbers have led to inconsistent representation across municipalities. Similarly, councillor allowance reviews (conducted in 2000, 2004, 2008, and 2018) have been infrequent, with only minor changes since 2004 aside from annual indexation. This has resulted in allowances that do not reflect the increasing complexity of councillors' roles, community expectations, or statutory responsibilities.

Stakeholder feedback

During the Future of Local Government Review (FoLGR), the Local Government Board heard strong concerns that existing councillor allowances:

- do not encourage a diverse range of candidates to run for council
- fail to reflect the effort required, given the role's growing demands
- may deter talented councillors and limit their ability to devote sufficient time to their duties.

A 2021 Australian National University study, cited by councils, found that low remuneration in New South Wales led to dissatisfaction, with 81% of councillors

reporting their role as unrewarding¹. In Tasmania, several high-profile councillors cited low allowances as a reason for not recontesting the 2022 elections.

Balancing community needs

While higher councillor pay is widely supported, it must be balanced against community cost-of-living pressures and fiscal constraints to avoid unduly burdening Tasmanians. During FoLGR the Local Government Board noted that "...consideration should be given to how many elected representatives are needed to effectively serve the needs of a particular community, and the merits of having, for example, fewer councillors who are remunerated at a higher level versus a greater number of councillors on relatively lower allowances." The Board recommended that, following any voluntary amalgamation program, the Tasmanian Government commission an independent review of councillor numbers and allowances to support a structural reset of the sector².

Government response

In its [Response to the Future of Local Government Review](#), the Government supported this recommendation in principle and committed to:

- Review allowances using the existing methodology for inclusion in the remade *Local Government (General) Regulations* by June 2025.
- Conduct a comprehensive review of councillor numbers and allowances after the October 2026 elections.

However, to ensure reforms support high-quality candidates for the 2026 elections and address strong sectoral advocacy for fairer pay, the Government is now proposing to bring forward its comprehensive review. This decision is driven by:

- the need to attract and retain high-quality candidates for the 2026 elections and beyond
- the current allowance methodology's failure to deliver meaningful change for most councils
- the progression of the voluntary amalgamation program not precluding a review before the end of 2026
- strong sectoral advocacy for fairer remuneration in the immediate term.

¹ Local Government NSW 2022. Submission to the Local Government Remuneration Tribunal. February 2022. (www.lgnsw.org.au/common/Uploaded%20files/Submissions/2022/Submission-to-the-Local-Government-Remuneration-Tribunal_Feb2022.pdf).

² See Recommendation 34 of the [Future of Local Government Review Final Report](#).

Supporting broader reforms

Through the [Local Government Priority Reform Agenda 2024-26](#), the Government is already making the councillor role more appealing and accessible by:

- introducing compulsory councillor education
- allowing remote meeting attendance in certain circumstances
- providing parental leave for councillors
- increasing the superannuation equivalent component of allowances by 3%, to 12%
- delivering stronger sanctions for serious councillor misconduct.

The proposed reforms to councillor numbers and allowances complement these changes, aiming to deliver better outcomes for councils and communities starting in late 2026.

Reform proposal summary

This Discussion Paper presents a fair and structured approach to setting councillor numbers and allowances in Tasmania's local government, and we seek your feedback to shape it. The proposal is detailed further in the sections below.

If taken forward, the proposed approach presented would see a reduction in elected members across Tasmania's 29 councils and a fair increase in allowances for all elected members compared to their current remuneration, at no net cost to the Tasmanian community.

The proposal simplifies and aligns councillor numbers and pay based on clear, common factors, delivering consistency and fairness across councils.

In simple terms, the proposal would:

- Assign councils to one of three categories (9, 7, or 5 councillors) using a scoring system based on factors like population, infrastructure, development activity, and geographic size.
- Utilise six allowance categories, with pay levels set using the same scoring system to create fair 'bands' within each councillor category.
- Ensure consistent representation for similar councils, reducing the total number of councillors by 60 to 203 statewide.
- Use savings from fewer councillors to fund a cost-neutral 14.25% increase to all allowance bands (this increase being considered appropriate in the context of fewer councillors, and in recognition of the growing complexity and importance of the role of councillors).

- Create a sustainable model for regular reviews of councillor numbers and allowances every four years.
- Implement the new framework through amendments to the *Local Government Act 1993*, streamlining the process without needing separate reviews.

Key consultation issues

While the Government is seeking feedback on all aspects of the reform proposal, several issues relating to the operation of a new numbers and allowances framework have been identified where specific input is particularly welcomed.

Quorum management

Question – Should the Government consider any strategies/guidance for council decision making where a quorum cannot be maintained?

For councils with five councillors, maintaining quorums may occasionally be challenging if multiple councillors are absent, but proposed reforms like flexible meeting attendance aim to ensure effective decision-making.

While there have been no observable issues in five or six councillor councils in other jurisdictions, a quorum may still be impacted in rare instances where there are a number of absences and/or conflicts of interest which preclude voting on a matter.

It is noted the Government's broader reform agenda seeks to make council attendance more flexible and accessible, which should limit or reduce absences.

However, it is also noted that section 67 of the Victorian *Local Government Act 2020* allows councils to make decisions in an 'alternative manner' where a quorum cannot be maintained due to a number of councillors having a conflict of interest in a matter. This includes:

- resolving to split the matter into 2 or more separate parts, so that a quorum can be maintained for each separate part
- making prior decisions on component parts of the matter at a meeting for which a quorum can be maintained, before deciding the overall matter at a meeting for which a quorum can be maintained.

Feedback is sought on whether a similar provision should be included in Tasmania's Local Government Act, where the broader numbers and allowances reform proposal proceeds.

Superannuation

Question – Should the *Local Government Act 1993* be amended to require councils to pay a 12% superannuation equivalent payment from allowances into a councillor's nominated superannuation fund?

Councillors are not regarded as employees for taxation and superannuation purposes. This means councils are not obliged to pay superannuation contributions on behalf of councillors. It is currently an option open to councillors (or indeed councils by resolution) to self-manage any voluntary contributions, should they wish to.

Since 2004, Tasmanian councillors have received a 9% superannuation equivalent payment as part of their allowances (increased to 12% from June 2025). However, there is no requirement for this amount to be paid into a superannuation fund (even though councillors can make voluntary contributions).

This has led to a general misunderstanding that councillors do not receive any allowances in lieu of super, which would be mitigated by the requirement for the equivalent amount to be paid into a fund.

Setting the foundation for future reviews

Question – Should the methodology and ongoing review framework for councillor allowances and numbers be embedded in legislation to provide certainty and transparency to the sector and community?

There are deficiencies with the current processes for reviewing councillor numbers and allowances - including a lack of structure and transparency around the scope, timing and conduct of regular reviews.

The framework proposed in this paper provides the opportunity to provide certainty around future reviews and transparency into how they are to occur.

The Government is considering changes to the Act to include the methodology and establish a mandatory schedule for regular reviews (for example, once every term of council). This would see the re-application of the methodology to councils on a regular basis, ensuring council numbers and allowances remain fair and equitable on an absolute and relative basis over time in response to demographic and other changes.

Submissions are open for eight weeks until 7 November 2025, and can be made:

- by email to lq.consultation@dpac.tas.gov.au

- in writing to the Office of Local Government, PO BOX 123, Hobart Tasmania 7000.



Detailed exploration: the case for a new framework

Overrepresentation on a national scale, and democratic impacts

Tasmania has the second highest proportion (after the Northern Territory) of councillors per head of population in Australia. Tasmania's small, dispersed population contributes to this, but aligning representation with other jurisdictions can enhance fairness and efficiency.

Figure 1 - Average population per councillor – jurisdictional comparison

Jurisdiction	Number of councils	Number of councillors ³	Population (ABS 2021)	Population per councillor
NSW	128	1259	8,072,163	6412
Vic	79	618	6,503,491	10523
QLD	77	600*	5,156,138	8594
WA	139	1200*	2,660,026	2217
SA	68	630	1,781,516	2828
Tas	29	263	557,571	2120
NT	17	159	232,605	1463

While local democratic representation is undoubtedly important, there are democratic and financial impacts associated with overrepresentation. Existing levels of representation in Tasmania, particularly in instances of recounts, can lead to undemocratic outcomes, where candidates can be elected with very few primary votes.

[Appendix B, figure 4](#) shows the deidentified results of all 27 recounts undertaken since 2022 – including the total number of ballots submitted and the number and percentage of first preference votes achieved in the 2022 local government elections. Of the recounts since the 2022 elections there was one candidate being elected to a small council on 17 first preference votes and another in a large urban council who received 0.89% of the total first preference votes in that municipality. This calls into question the democratic mandate and legitimacy of some elected members and suggests benefits of reforming councillor numbers is needed to 'lift the bar' for election to office.

³ QLD and WA figures are approximations from respective electoral commission/OLG websites.

Representational inconsistencies caused by historic, ad-hoc numbers reviews

Since the establishment of Tasmania's current system of 29 councils in 1993 there have been several reviews of levels of representation in local government. These have occurred infrequently, have not captured the entire sector, and delivered piecemeal change.

The last of these were a series of councillor number reviews undertaken by the Local Government Board in the early 2010s. These reviews were opt-in and saw a small number (9) of participating councils reduce their number of elected representatives by between 1 and 3. This has created a legacy of inconsistencies in representation, where councils of broadly equivalent size, scale and complexity now have substantially different councillor numbers. For example, Devonport City Council reduced its numbers from 12 to 9 in 2013, having the same number of councillors as King Island despite the obvious discrepancies between their respective populations (26,989 vs 1,662).

Having a consistent framework for establishing an appropriate representational range which is applied to all councils will help, in the first instance, reset these inconsistencies, while in the future create an enduring, equitable and robust model for the democratic representation of Tasmanian communities.

Below shows the councils which reduced their numbers in 2012 and 2013, and by how many:

Central Coast – 12 to 9	Kingborough – 12 to 10
Devonport – 12 to 9	Southern Midlands – 9 to 7
Derwent Valley – 9 to 8	Tasman – 9 to 7
Glamorgan-Spring Bay – 9 to 8	Waratah-Wynyard – 10 to 8
Glenorchy City – 12 to 10	

Because of these historical reductions, under the proposed reforms the councils above see only minor representational adjustments, such that they achieve reasonable alignment with comparable councils. These councils will see lower proportional savings following an increase in allowances. However, it is recognised that these councils have incurred community savings over time from their reduced number of councillors since 2012 and 2013.

An outdated councillor allowances framework contributes to unfair pay

Reviews of councillor allowances have occurred relatively infrequently over the past 25 years (2000, 2004, 2008 and 2018), and since the introduction of the existing framework for determining councillor allowances in 2004, there have been only minor changes (annual indexation) to the allowances paid to councillors.

Councils are currently allocated to allowance categories based on a formula of **total voters multiplied by operating revenue divided by 1 million** to derive a score. It is recognised that there are a number of weaknesses with this framework, namely:

- Total voters as a metric does not reflect that councillors represent the interests and make decisions impacting all residents of their municipality. Therefore, the use of total population is considered a better indicator of representational need.
- Operating revenue is impacted by financial assistance and other capital grants paid to councils and is subject to notable year-on-year fluctuations. The five-year average value of approved development applications and written down value of infrastructure assets are more stable indicators of the complexity of a council's role.
- While not applied annually, the framework uses only data for a given financial year, therefore is vulnerable to sizeable fluctuations in operating revenue.
- The formula does not recognise the relationship between levels of representation and pay as indicators of the complexity and workload required on individual councils.

Detailed methodology: a new framework for determining numbers and allowances

The Office of Local Government has developed a proposed formula to determine appropriate councillor numbers and allowances based on key demographic, financial and geographic metrics and broad alignment with levels of representation in other jurisdictions.

Based on their score against the metrics, councils are allocated to one of three categories, with either nine, seven or five elected representatives.

Importantly, the formula recognises not all factors contribute equally to representational need. It adopts a three-tiered approach, recognising population as the primary determinant of representational need, followed by complexity of role, and geographic factors.

The three tiers – and the metrics and benchmarks that determine a council's score under each – are explained below.

Tier	Metric	Source	Rationale
1 (scores 1 – 5)	Metric 1.1 – population size	Australian Bureau of Statistics	Population is the primary factor for determining communities' representational needs. While electors influence the outcomes of elections, councillors are responsible for representing the entire population of their LGAs, justifying population (rather than simply voting age population) as the appropriate metric.
2 (scores 1 – 3)	Metric 2.1 – total value of approved development applications (5-year average)	Councils Consolidated Data Collection	The value of development applications approved by a council acts a proxy measure for the complexity of a councillor's role by indicating workload, technical demands, community engagement needs, and strategic oversight required. This figure has been used over the total number of development applications received as the dollar value better reflects complexity, as

Tier	Metric	Source	Rationale
			opposed to workload (e.g. it is a more complex task assessing a smaller number of higher value applications than a higher number of straightforward applications, many of which may in fact be delegated).
	Metric 2.2 – total written down value of infrastructure assets	Councils Consolidated Data Collection	As with development applications, higher infrastructure values signal greater complexity in the role of councillor, indicating a larger asset base to maintain, fund, and plan for. This figure includes property, plant and equipment, roads and bridges, and stormwater infrastructure.
3 (scores 0.5 – 1.5)	Metric 3.1 – urbanisation (based on the Australian Classification of Local Governments)	Australian Classification of Local Governments	Captures the blend of population, density, and geographic factors, while ensuring alignment with the ACLG's focus on population, density, and urban/rural character. By integrating these inputs, the model ensures comparability with other Australian jurisdictions while addressing Tasmania's unique geography and small population.
	Metric 3.2 – kilometre of sealed roads (urban and rural)	Councils Consolidated Data Collection	Provides as an indication of the geographic dispersion of communities within an LGA, contributing to a need for representational 'spread'. Length of sealed roads is used as an indicator for population distribution as opposed to simple land area size, which in some geographically large councils can (and in many cases does) include national park, uninhabited and/or un-serviced land.

Tier	Metric	Source	Rationale
			Sealed roads are used to indicate that populations are predominately clustered along sealed roads. From a complexity perspective, the asset values metric (2.2) includes the value of both sealed and non-sealed roads.

Ensuring no adverse representational outcomes

It is considered that the number categories capture the appropriate number of elected representatives commensurate to the scale and complexity of their required role and functions. Importantly, these categories ensure Tasmanian councils are broadly aligned with other jurisdictions on a councillor head of population basis and generally consistent with national levels of local representation.

Further, the three categories with odd numbers ensure that there is no risk of tied voting outcomes. This concern has been expressed by the sector, and nationally is considered by the Victorian Electoral Commission in the conduct of their local government representation reviews. All other jurisdictions (except Victoria) have councils with an even number of councillors, however this is generally a minority of councils. For example, only 24 of NSW's 127 councils have an even number of councillors, ranging from eight to twelve.

Nine councillors is a common level of representation for medium sized urban councils like Hobart, Launceston, Clarence, Glenorchy and Kingborough. Almost half of NSW's councils have 9 councillors – 11 of these with populations over 50,000 – including large metropolitan councils such as Camden with 135,000 people and Canada Bay with 91,385 people⁴.

It is also acknowledged there may be concerns around councils with five councillors having a low quorum threshold. The Government is currently delivering reforms to support flexible meeting attendance (the ability to meet remotely) in prescribed circumstances. This should support an overall uplift in attendance at meetings.

Further, the Government has examined whether there are any notable representational issues in five councillor councils in Victoria (there are six – with details of these councils and their population and geographic size in Appendix B, figure 3). Consultation with Victoria has indicated no notable or reported issues with

⁴ NSW OLG – comparative council information (<https://olg.nsw.gov.au/public/about-councils/comparative-council-information/your-council-report/>)

the level of representation in these councils – in terms of governance, representation or otherwise. While under the Victorian *Local Government Act 2020*, the Minister for Local Government may appoint municipal monitors to councils experiencing governance issues to report back to observe, provide advice and report back to the Minister on governance issues. No monitors have been appointed to any five councillor councils.

Aligning numbers with allowances

While historically councils have been allocated to allowance categories based on a formula of **total voters multiplied by operating revenue divided by 1 million** to derive a score, the use of this formula is not required under statute.

Instead, it is proposed that allowance categories be determined based on the same score which determines numbers – creating a robust, cohesive and consistent formula for numbers and allowances. This will better deliver an important driver for the reform: equal pay for equal work.

This approach also recognises and resolves the following weaknesses with the existing data inputs:

- Total voters as a metric does not reflect that councillors represent the views of all residents of their municipality, therefore the use of total population is considered a better indicator of representational need.
- Operating revenue is impacted by financial assistance and other capital grants paid to councils, and is subject to notable year-on-year fluctuations. The five-year average value of approved development applications and written down value of infrastructure assets are more stable indicators of the complexity of a council's role.

To ensure a smooth transition and maintain fairness, the proposal utilises six allowance categories, aligning them as 'bands' within the new councillor number categories. This approach links allowances to council responsibilities, encouraging sustainable growth in metrics like population and infrastructure, which reflect community strength and development.

In addition to this:

- Councillor allowances in each band will increase by 14.25%, funded by savings from reducing councillor numbers, to better recognise the growing complexity of elected representative roles. The reform would be implemented immediately after the October 2026 elections.
- To support small rural councils facing a reduction from nine to five councillors under the new formula, the proposal eliminates the smallest current allowance

category (category 7) and moves these councils to the next category (category 6). This ensures councillors receive a fairer, higher allowance that better reflects their increased scale of responsibilities, while savings from fewer councillors deliver value to communities.

The detailed scoring formula and rubric for determining numbers and allowances is as follows.



Scoring formula

Tier	Metric	Scoring Benchmark (low to high)				
1	Population size	<15000	15,000–25,000	25,000–35,000	35,000–55,000	55,000+
		1 point	2 points	3 points	4 points	5 points
2	5-year average value of approved development applications (\$'000'000)	<50	50-100	100+		
		1 point	2 points	3 points		
	Written down value of infrastructure assets (\$'000'000)	<150	150-399	400+		
		1 point	2 points	3 points		
3	Urbanisation (Simplified ACLG)	Rural Small	Rural Large	Urban		
		0.5 points	1 point	1.5 points		
	Km of sealed road (Urban and Rural)	<100km	100–249km	>250km		
		0.5 points	1 point	1.5 points		

Scoring rubric

New Category	Councillor numbers	Score	Allowance band	Allowance (\$)⁵	Score
1	9	12+	1.1	51366	14+
			1.2	41585	12 – 13.5
2	7	5 – 12	2.1	31491	10 – 11.5
			2.2	21404	7.5 – 9.5
			2.3	17888	5 – 7
3	5	<5	3.1	15064	<5

Importantly the allowance for each band does not materially change from the existing allowance categories, (just the formula for determining council's allocation) and is aligned as follows:

Proposed allowance band	Equivalent current allowance category (in the General Regulations)	Allowance (\$) (reflecting the 14.25% increase)
1.1	1	51366
1.2	2	41585
2.1	3	31491
2.2	4	21404
2.3	5	17888
3.1	6	15064

⁵ Please note that allowances are adjusted by an inflationary factor on 1 November each year, and the calculations in this paper will be subject to that minor adjustment.

Summary of changes to allowance and numbers

Below shows the proposed councillor numbers and allowances based on the formula. This approach would see a net reduction in councillors across the sector by 60, from 263 to 203. **(Appendix A contains detailed scoring):**

Numbers category	Allowance band	Council	Score	Current number of crs	New number of crs	Cr change	New cr allowance rate (\$)
1	1.1	Clarence	14.0	12	9	-3	51,366
		Hobart	14.0	12	9	-3	51,366
		Launceston	14.0	12	9	-3	51,366
	1.2	Glenorchy	13.0	10	9	-1	41,585
		Kingborough	13.0	10	9	-1	41,585
2	2.1	Burnie	10.0	9	7	-2	31,491
		Central Coast	10.0	9	7	-2	31,491
		Devonport	10.0	9	7	-2	31,491
		West Tamar	10.0	9	7	-2	31,491
	2.2	Northern Midlands	9.5	9	7	-2	21,404
		Sorell	9.0	9	7	-2	21,404
		Circular Head	8.5	9	7	-2	21,404
		Meander Valley	8.5	9	7	-2	21,404
		Huon Valley	8.0	9	7	-2	21,404
		Brighton	7.5	9	7	-2	21,404
		Waratah-Wynyard	7.5	8	7	-1	21,404
	2.3	Break O'Day	7.0	9	7	-2	17,888
		Derwent Valley	7.0	8	7	-1	17,888

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Numbers category	Allowance band	Council	Score	Current number of crs	New number of crs	Cr change	New cr allowance rate (\$)
		Latrobe	7.0	9	7	-2	17,888
		Dorset	6.5	9	7	-2	17,888
		Kentish	6.5	9	7	-2	17,888
		Glamorgan-Spring Bay	5.5	8	7	-1	17,888
		George Town	5.0	9	7	-2	17,888
		Southern Midlands	5.0	7	7	0	17,888
3	3.1	Central Highlands	4.5	9	5	-4	15,064
		West Coast	4.5	9	5	-4	15,064
		Flinders	4.0	7	5	-2	15,064
		King Island	4.0	9	5	-4	15,064
		Tasman	4.0	7	5	-2	15,064

As noted previously, a flat **14.25%** increase to all allowance categories delivers a true cost-neutral increase, with only seven councils bearing costs due to allowance band progression or historical reductions necessitating a smaller proportional reduction of councillors. Individual costs and savings are as follows:

Council ⁶	Costs/savings (\$)	Cr allowance increase (including any category)
Clarence	-50671	41.12%
Hobart	77217	14.25%
Launceston	77217	14.25%
Glenorchy	-10282	14.25%
Kingborough	-10282	14.25%
Burnie	27632	14.25%
Central Coast	27632	14.25%
Devonport	27632	14.25%

⁶ Councils highlighted in green move up a band, receiving the 14.25% base councillor increase as well as new allowance band costs for councillors, Mayor and Deputy Mayor allowances.

Council ⁶	Costs/savings (\$)	Cr allowance increase (including any category)
West Tamar	27632	14.25%
Brighton	18781	14.25%
Circular Head	-19407	36.69%
Huon Valley	18781	14.25%
Meander Valley	18781	14.25%
Northern Midlands	18781	14.25%
Sorell	18781	14.25%
Waratah-Wynyard	47	14.25%
Break O'Day	15696	14.25%
Derwent Valley	39	14.25%
Dorset	15696	14.25%
George Town	15696	14.25%
Glamorgan-Spring Bay	-27792	35.67%
Kentish	-14607	35.67%
Latrobe	15696	14.25%
Southern Midlands	-40977	35.67%
Central Highlands	27578	30.57%
Flinders	4504	30.57%
King Island	27578	30.57%
Tasman	4504	30.57%
West Coast	43346	14.25%
Total savings	355226	

Ongoing sustainability of the framework

It is important the framework is robust and provides a fair and objective assessment of the complexity of a councillor's role at any given time without susceptibility to year-to-year volatility swings caused by short-term data anomalies or outliers.

The data metrics and scoring thresholds have been developed with this in mind, so that councils do not experience huge movements or fluctuations in their scoring (and therefore councillor numbers and allowances) due to outlying results.

Population, value of infrastructure assets, and length of sealed roads are indicators of financial health and sustainability of an LGA, which are expected for most councils to grow at a sustainable pace over time. This ensures councils can move between numbers categories and allowance bands over time where there is demonstrated growth and development within their municipality.

The value of development applications is susceptible to sizeable fluctuations, however the impacts of this are mitigated both by the highest score (3) being capped at \$100 million, and by using a five-year average figure. For example, the Robbins

Island wind farm development means Circular Head Council's value of approved DAs for the 2022-23 financial year was at \$1.3 billion, with a five-year average of \$355 million. The points allocated to Circular Head under the model are capped at 3, mitigating any adverse distortion to the scoring framework (including regression when this figure drops off the five-year period).

Similarly, the use of urbanisation as a metric stabilises councils on the lower end of the scoring spectrum from unnecessarily fluctuating between five and seven councillors. For example, an urban large council which achieves the lowest score will always have seven councillors – reflecting this is an appropriate base level of representation for a council of this nature.

The framework has been rigorously tested against population trends and economic scenarios, ensuring councils maintain stable representation and fair allowances over time, supporting sustainable community governance.

Implementing the framework

Minor legislative amendments will be required to Schedule 3 of the *Local Government Act 1993* and Schedule 4 of the *Local Government (General) Regulations 2025* to implement changes to councillor numbers and allowances resulting from this framework.

Under the Local Government Act, the Minister is permitted to recommend the Governor make changes to councillor numbers by Order in response to a report from the Local Government Board. Similarly, historical reviews of councillor allowances have been undertaken by a Board of Inquiry, with recommendations provided to the Minister for actioning at their discretion.

However, it is intended the implementation of the framework – including those to allowances and numbers – will be delivered by an amendment Bill. The key reasons for this approach are:

- it will ensure shared buy-in and support for the framework is received across the local government sector, communities and Parliament
- the reform has desired outcomes and objectives from its inception (including implementation of the detailed methodology), which can be better retained through a Government led, targeted review
- the review is unencumbered by the costly and time-consuming statutory burdens faced by a Local Government Board. This ensures the review can be delivered before the 2026 local government elections

- the review contemplates other statutory reforms, including quorum management and superannuation provisions, which would need to be delivered through primary legislation anyways.

A few councils, due to prior voluntary reductions or allowance band adjustments, may face small cost increases under the new framework. These costs are minimal and can be flexibly managed by councils under existing legislation, ensuring fairer allowances while maintaining value for communities. This may include voluntarily determining not to implement this increase immediately or otherwise stagger the transition to these allowance rates.

Setting the foundation for future allowance reviews

Following implementation of these reforms, it will be important that councillor numbers and allowances are subject to regular review into the future, to ensure communities are both adequately represented, and that councillors continue to be fairly and equitably remunerated.

Deficiencies with the current processes for reviewing councillor numbers and allowances – including a lack of clear structure and transparency around the scope, timing and conduct of regular reviews – has led to inconsistent and inequitable outcomes across the sector.

The framework proposed in this paper provides the opportunity to provide increased certainty around future reviews and improved transparency into how they are to occur

The Government is considering legislative changes to establish a mandatory schedule for regular reviews (for example, once every term of council). The technical details of these provisions would need to be further developed, but the Government is keen in the first instance to test with the sector and the community, support for the concept of legislating for routine, regular allowances and number reviews conducted in accordance with the methodology outlined in this paper.

We believe this proposal has merit, as it would see the re-application of the methodology to councils on a regular basis, ensuring council numbers and allowances remain fair and equitable on an absolute and relative basis over time, in response to demographic and other changes.

Appendix A – Detailed scoring

Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs \$'000		Written down value of infrastructure assets \$'000 (2023-24)		Total Score
Clarence	65,014	5	Urban	1.5	465	1.5	\$277,518	3	\$623,212	3	14.0
Hobart	56,967	5	Urban	1.5	299	1.5	\$343,265	3	\$897,259	3	14.0
Launceston	72,701	5	Urban	1.5	543	1.5	\$293,907	3	\$1,394,520	3	14.0
Glenorchy	51,803	4	Urban	1.5	303	1.5	\$203,151	3	\$633,044	3	13.0
Kingborough	42,687	4	Urban	1.5	294	1.5	\$169,583	3	\$590,758	3	13.0
Burnie	20,774	2	Urban	1.5	309	1.5	\$76,003	2	\$412,045	3	10.0
Central Coast	23,490	2	Urban	1.5	560	1.5	\$74,595	2	\$481,724	3	10.0
Devonport	27,108	3	Urban	1.5	250	1.5	\$76,643	2	\$274,691	2	10.0
West Tamar	26,852	3	Urban	1.5	324	1.5	\$78,557	2	\$295,030	2	10.0
Northern Midlands	14,360	1	Rural Large	1.0	577	1.5	\$107,694	3	\$416,334	3	9.5
Sorell	18,474	2	Rural Large	1.0	217	1.0	\$116,845	3	\$305,566	2	9.0
Circular Head	8,313	1	Rural Large	1.0	303	1.5	\$355,170	3	\$217,497	2	8.5

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Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs \$'000		Written down value of infrastructure assets \$'000 (2023-24)		Total Score
Meander Valley	21,680	2	Rural Large	1.0	561	1.5	\$83,778	2	\$231,255	2	8.5
Huon Valley	19,991	2	Rural Large	1.0	196	1.0	\$72,069	2	\$253,887	2	8.0
Brighton	20,774	2	Urban	1.5	163	1.0	\$90,510	2	\$135,646	1	7.5
Waratah-Wynyard	14,694	1	Rural Large	1.0	295	1.5	\$50,232	2	\$223,538	2	7.5
Break O'Day	7,143	1	Rural Large	1.0	230	1.0	\$55,821	2	\$189,924	2	7.0
Derwent Valley	11,467	1	Rural Large	1.0	123	1.0	\$94,102	2	\$153,505	2	7.0
Latrobe	13,654	1	Rural Large	1.0	242	1.0	\$73,029	2	\$332,847	2	7.0
Dorset	6,933	1	Rural Large	1.0	252	1.5	\$20,725	1	\$187,136	2	6.5
Kentish	6,965	1	Rural Large	1.0	262	1.5	\$27,836	1	\$270,974	2	6.5
Glamorgan-Spring Bay	5,351	1	Rural Small	0.5	179	1.0	\$59,193	2	\$120,193	1	5.5
George Town	7,306	1	Rural Large	1.0	198	1.0	\$28,002	1	\$144,012	1	5.0

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Council	Population (2025-26 projections)		Council type - simplified ACLG		Sealed Roads - urban and rural (km)		5 year (19-20 to 23-24) average value of approved DAs \$'000		Written down value of infrastructure assets \$'000 (2023-24)		Total Score
Southern Midlands	7,014	1	Rural Large	1.0	217	1.0	\$31,358	1	\$139,117	1	5.0
Central Highlands	2,604	1	Rural Small	0.5	135	1.0	\$22,791	1	\$92,270	1	4.5
West Coast	4,296	1	Rural Small	0.5	124	1.0	\$26,910	1	\$88,229	1	4.5
Flinders	928	1	Rural Small	0.5	97	0.5	\$7,640	1	\$75,282	1	4.0
King Island	1,654	1	Rural Small	0.5	92	0.5	\$21,917	1	\$77,869	1	4.0
Tasman	2,720	1	Rural Small	0.5	80	0.5	\$17,564	1	\$63,367	1	4.0



Appendix B – Comparative representation and allowance data

Figure 1 - Average population per councillor – jurisdictional comparison

Jurisdiction	Number of councils	Number of councillors ⁷	Population (ABS 2021)	Population per councillor
NSW	128	1259	8,072,163	6412
Vic	79	618	6,503,491	10523
QLD	77	600*	5,156,138	8594
WA	139	1200*	2,660,026	2217
SA	68	630	1,781,516	2828
Tas	29	263	557,571	2120
NT	17	159	232,605	1463
Tas (proposed)	29	203	557,571	2694

- The proposed changes to numbers would see Tasmania have the third lowest proportion of people per councillor (above Northern Territory and Western Australia). We would have representational parity with South Australia.
- Importantly, this demonstrates there would be no adverse dilution of local representation compared to other jurisdictions.

⁷ QLD and WA figures are approximations from respective electoral commission/OLG websites.

Figure 2 – changes to population per councillor (PPC) figures between 2013 – 2027 (factoring in changes to numbers)

	2013-14 (ABS)		2020-2021 (ABS)		2026-27 (Treasury projections - medium)	
Council	Population	PPC	Population	PPC	Population	PPC (proposed model)
Break O'Day	6312	701	6936	771	7179	1026
Brighton	16221	1802	19263	2140	21051	3007
Burnie	19565	2174	20441	2271	20500	2563
Central Coast	21989	2443	23278	2586	23537	2942
Central Highlands	2239	249	2580	287	2610	522
Circular Head	8204	912	8335	926	8304	1186
Clarence	54219	4518	62396	5200	65521	7280
Derwent Valley	10013	1252	11114	1389	11530	1647
Devonport	25295	2811	26922	2991	27164	3396
Dorset	6920	769	6991	777	6915	988
Flinders	871	124	938	134	927	185
George Town	6854	762	7213	801	7320	1046
Glamorgan-Spring Bay	4430	554	5118	640	5394	771
Glenorchy	46044	4604	51233	5123	52024	5780
Hobart	51232	4269	56084	4674	57238	6360
Huon Valley	16243	1805	18809	2090	20192	2885
Kentish	6317	702	6778	753	7008	1001
King Island	1611	179	1654	184	1649	330
Kingborough	35723	3572	40815	4082	43140	4793
Latrobe	10569	1174	12705	1412	13841	1977
Launceston	66576	5548	71906	5992	72940	8104
Meander Valley	19519	2169	21153	2350	21771	3110
Northern Midlands	12819	1424	14030	1559	14422	2060
Sorell	13981	1553	16975	1886	18740	2677
Southern Midlands	6139	877	6838	977	7049	1007
Tasman	2389	341	2643	378	2732	546
Waratah-Wynyard	14014	1752	14641	1830	14702	2100
West Coast	4392	488	4373	486	4285	857
West Tamar	22921	2547	25747	2861	26842	3355

Figure 3 – Jurisdictional administrative and democratic comparison of 5-councillor LGAs

- Victoria is the only Australian Jurisdiction with five-councillor councils (although all others have six-councillor councils).
- These Victorian councils are rural, cover significantly broader areas on average (except Borough of Queenscliffe) and all have higher populations than Tasman, Central Highlands, King Island and Flinders councils.

Jurisdiction	5-councillor councils	Population (ABS 2021)	Area size (km ²)
Victoria	Mansfield Shire Council	10,178	3843.9
	Loddon Shire Council	7,759	6696.4
	Pyrenees Shire Council	7,671	3434.6
	Towong Shire Council	6,223	6675.2
	West Wimmera Shire Council	4,006	9108.7
	Borough of Queenscliffe Council	3,276	8.6
Tasmania	West Coast	4,373	9583.5
	Tasman Council	2,643	660.4
	Central Highlands Council	2,580	7982.4
	King Island	1,654	1095.7
	Flinders Council	938	1996.6

Figure 4 – Democratic outcomes with current councillor numbers - results of 30 recounts undertaken since 2022 (and first preference votes received by successful candidate in 2022) (DEIDENTIFIED)

First preference votes received in 2022	Total formal votes received by council in 2022 election	First preference vote % received in 2022
608	11,867	5.12%
44	2,012	2.19%
209	6,414	3.26%
208	4,590	4.53%
56		1.22%
93		2.03%
105		2.29%
157		3.42%
17	702	2.42%
128	3,784	3.38%
112		2.96%
227	25,506	0.89%
803		3.15%
687		2.69%
428	30,708	1.39%
486		1.58%
179	11,386	1.57%
285		2.50%
648		5.69%
158	12,793	1.24%
310		2.42%
634		4.96%
458		3.58%
124	10,231	1.21%

First preference votes received in 2022	Total formal votes received by council in 2022 election	First preference vote % received in 2022
351	4,033	8.70%
103	2,188	4.71%
65		2.97%
406	15,530	2.61%
624	37,578	1.66%
503		1.34%



Figure 5 – Jurisdictional councillor allowance rates (and categories for determining allowances)

	Victoria	Councillor allowance
Category	1	61,153
	2	40,769
	3	34,028
	4	27,291

	Queensland	Councillor allowance
Category	F2	166,653
	E2	153,141
	D3	135,123
	D2	117,109
	C3	100,052
	C2	99,090
	C1	78,814
	B3	77,876
	B2	77,688
	B1	60,270
	A3	60,270
	A2	59,695
	A1	59,695

	Western Australia	Councillor allowance (maximum payable)
Category	1	34,278
	2	25,137
	3	17,711
	4	10,286
	regional councils	11,430

	South Australia	Councillor allowance
Category	1A	25,838
	1B	22,828
	2	19,110
	3	15,381
	4	10,955
	5	7,192

	New South Wales	Councillor allowance (maximum payable)
Category	Principal CBD	45,070
	Major CBD	37,960
	Metropolitan Major	35,890
	Metropolitan Large	33,810
	Metropolitan Medium	28,690
	Metropolitan Small	22,540
	Major Regional City	35,620
	Major Strategic Area	35,620
	Regional Strategic Area	33,810
	Regional Centre	27,050
	Regional Rural	22,540
	Rural Large	18,340
	Rural	13,520

15.2 CERTIFICATE OF ELECTION BY RECOUNT DUE TO RESIGNATION OF COUNCILLOR CHARLES WOOLEY

RECOMMENDATION

- "1. That the Certificate of Election by recount issued by Ngaire Edwards, Deputy Electoral Commissioner, Tasmanian Electoral Commission on Monday, 6 October 2025 be received; and
2. That the Declaration of Office, signed by the candidate elected to Council in the Sorell Council Recount, be acknowledged in accordance with the requirements of Section 321 of the *Local Government Act 1993*."

Introduction

The provisions of the *Local Government Act 1993* ("the Act") require that the Certificate of Election be tabled at the first meeting of Council held after the Certificate is issued by the Returning Officer. In this instance it is specific to a recount.

The Act also requires the Declaration of Office signed by each newly elected Councillor be acknowledged by Council and recorded in the Minutes accordingly. Copy of the Certificate is attached.

Annual plan

Not applicable.

Policy

As prescribed by the Act and Local Government Regulations.

Community implications

Statutory obligation to enable newly elected members to participate in the first Council meeting.

Statutory implications

Not applicable.

Report

Following the Councillor vacancy triggered under Schedule 5 of the Act by Councillor Charles Wooley's resignation on the 19 September 2025, a recount was conducted in accordance with s307 of the Act.

The result of the recount declared Ben Shaw elected to fill the Councillor vacancy, to serve until the 2026 ordinary election of the Council.



S321 of the Act requires Council to acknowledge the making of a declaration by the newly elected candidate and for this to be recorded in the Minutes of the meeting.

The Act also provides that any elector or candidate may dispute the result of an election in the Supreme Court within 90 days of the day of publication of the Certificate.

ROBERT HIGGINS
CHIEF EXECUTIVE OFFICER

Date: 8 October 2025
Attachment (2 pages)



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SORELL COUNCIL

CERTIFICATE OF ELECTION BY RECOUNT

I have conducted a recount in accordance with
section 307 of the *Local Government Act 1993*.

I have this day declared

Ben Shaw

elected to fill the vacant office of councillor
to serve until the next ordinary election
of the Council.

A handwritten signature in blue ink, appearing to read "Ngaire Edwards".

Ngaire Edwards
DEPUTY ELECTORAL COMMISSIONER
6 October 2025



Local Government Act 1993

DECLARATION OF OFFICE – S.321

I, Ben Shaw, having been elected as Councillor to the Sorell Council, do solemnly declare that I will

- (a) Faithfully carry out the functions and exercise the powers vested in me by virtue of that office to the best of my ability and in accordance with the law;
- (b) Comply with the Councils' code of conduct;
- (c) Engage in ongoing professional development; and
- (d) abide by the principles of good governance.



[Signature of Councillor]

Made before me at Sorell Council in Tasmania on the 14th day of October 2025.



[General Manager]



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

15.3 ELECTION OF ELECTED MEMBER TO THE OFFICE OF DEPUTY MAYOR

RECOMMENDATION

"That Council Note [Name]'s election as Deputy Mayor for the balance of the current Council term, in accordance with s.44(4) of the *Local Government Act 1993*."

Introduction

This report provides information to support the election of a Deputy Mayor by Council. The election is conducted in accordance with the requirements of the *Local Government Act 1993* ("the Act").

Background

The position of Deputy Mayor has become vacant as a result of the resignation of Councillor Charles Wooley, effective from 18 September 2025.

The position is to be filled by an election by the Elected Members in accordance with s44(4) of the Act and regulations 4 to 8 of the Local Government (General) Regulations 2025 ("the Regulations").

Strategic plan

N/A

Annual plan

N/A

Policy implications

N/A

Environmental implications

N/A

Asset management implications

N/A

Risk management implications



N/A

Community implications

The election of the Deputy Mayor will be communicated with the community via various channels and may attract media interest.

Council will release a media statement announcing the result of the election and the new Deputy Mayor.

Statutory implications

Contained in Report below.

Report

A Notice of Election for the office of Deputy Mayor was issued to Elected Members, together with a nomination form, on 14 October 2025. Nominations were sought during the statutory nomination period which commenced at 9:00 am on Wednesday 15 October 2025 and finished at 12:00 noon on Monday 20 October 2025.

Regulation 4(2) of the Regulations precludes the General Manager from releasing the names or details of any Elected Member who nominates until after the end of the nominating period.

At the time of publication of the Council agenda, more than one nomination had been received. A ballot to elect the Deputy Mayor will be conducted at the Council meeting in accordance with the procedure set out in regulations 4 to 8.

Candidates may appoint a person who is not an Elected Member as a scrutineer by written notification to the General Manager prior to the commencement of the ballot.

At the appropriate time during the meeting, as provided for by the agenda, the Chairperson is to seek a motion to suspend the operation of regulation 26 of the *Local Government (Meeting Procedures) Regulations 2025* to enable the holding of the ballot.

Each candidate will be provided with 3 minutes to present to the Council in support of their nomination.

The ballot will be a secret ballot.

The names of all candidates will appear on the ballot paper in alphabetical order.



- Each Elected Member is to vote for one candidate by striking through the names of all of the other candidates for whom the Elected Member does not intend to vote;
- If there are more than 2 candidates and no candidate receives a simple majority, the candidate with the smallest number of votes will be excluded;
- On any count with more than 2 candidates, if 2 or more receive an equal number of votes and that number is the smallest for the purpose of regulation 6(4), the first name drawn on a drawing or casting of lots will be excluded;
- New ballot papers will be printed with the names of the remaining candidates in alphabetical order and the process will be repeated until one candidate has a simple majority;
- If there are only two candidates left, or if only two candidates nominate, and each receives an equal number of votes, a new ballot is to be conducted. If that ballot still leads to an equal number of votes, the successful candidate will be the first name drawn on the drawing of lots.

The General Manager will then declare the successful candidate elected and ensure the result of the ballot is recorded in the minutes.

The Chairperson will then call for a motion to resume the operation of regulation 26 of the *Local Government (Meeting Procedures) Regulations 2025*.

ROBERT HIGGINS
CHIEF EXECUTIVE OFFICER

Attachments: (2) pages
Notice of Election – Deputy Mayor
Call for Nominations





NOTICE OF ELECTION OFFICE OF DEPUTY MAYOR

Local Government Act 1993

Local Government (General) Regulations 2025

Background

As a result of the resignation of Councillor Charles Wooley the office of Deputy Mayor has become vacant

The vacant position of Deputy Mayor is to be filled by Councillors electing one of their number to the office in accordance with s.44(4) of the *Local Government Act 1993* (the act) and regulations 4 to 8 of the *Local Government (General) Regulations 2025* (the regulations).

The meeting at which the election will be held is the ordinary Council meeting on 21 October 2025.

This notice is issued under regulation 4(1) of the Regulations.

Call for nominations

Nominations for the office of Deputy Mayor will be open from 9.00 am on Wednesday 15 October 2025 to 12.00 noon on Monday 20 October 2025 (the nominating period).

Any Councillor wishing to nominate for the office of Deputy Mayor is required to return the Nomination Form issued with this Notice to the General Manager during the nominating period.

If there is more than one nomination of Deputy Mayor, a ballot will be held in accordance with the process set out in the Regulations.

If a ballot is not required, the General Manager will declare the nominee elected as Deputy Mayor at the beginning of the Council meeting on 21 October 2025.

If a nomination is not received during the nominating period, the General Manager will invite nominations for Deputy Mayor at the Council meeting on 21 October 2025.

If a nomination is not received after the invitation:

- (a) Council is to appoint a Councillor to act in the vacant office of Deputy Mayor, and
- (b) The General Manager will advise the Director of Local Government accordingly.

The General Manager will release the names of any Councillor who has nominated after the nominating period has ended.

Submission of nominations

Nomination forms are submitted to the General Manager, by email or in person.

Signed:

Robert Higgins
GENERAL MANAGER
14 October 2025



(03) 6269 0000



47 Cole Street Sorell TAS



sorell.council@sorell.tas.gov.au



PO Box 126 Sorell TAS 7172

www.sorell.tas.gov.au



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

From: [Jo Cooper](#)
To: [Councillors](#)
Cc: [Robert Higgins](#)
Subject: Call for nominations - Office of Deputy Mayor
Date: Tuesday, 14 October 2025 4:28:09 PM
Attachments: [Notice of Election - Office of Deputy Mayor.pdf](#)
[Nomination Form - Deputy Mayor.pdf](#)

Dear Elected Members,

This is an invitation to nominate for the Office of Deputy Mayor.

Please find attached:

- Notice of Election for the Office of Deputy Mayor, issued in accordance with section 44 of the *Local Government Act* and regulation 4(1) of the *Local Government (General) Regulations 2025*.
- Nomination form

Elected Members may nominate themselves or another Elected Member.

The nominating period will be open from 9.00 am on Wednesday 15 October 2025 to 12:00 noon on Monday 20 October 2025.

(the nominating period is precisely defined in the *Local Government (General) Regulations 2025*.)

Please forward any nominations to robert.higgins@sorell.tas.gov.au or in person.

If more than one nomination is received, a secret ballot process will be conducted in accordance with the process set out in the regulations.

Kind regards,

Robert

Jo Cooper

Corporate Administration Officer



T: 03 6269 0000

47 Cole Street, Sorell TAS 7172
PO Box 126, Sorell TAS 7172



www.sorell.tas.gov.au



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

16.0 INFRASTRUCTURE AND ASSETS



Nil reports.

17.0 COMMUNITY RELATIONS



17.1 COMMUNITY GRANTS PROGRAM

RECOMMENDATION

"That Council approve sponsorship to South East Tasmania Salvos for the Sorell Community Carols 2025 as part of the *Section 77* donations and grants budget."

Introduction

Section 77 of the *Local Government Act 1993*, states that "A Council may make a grant or provide a pecuniary benefit or a non-pecuniary benefit that is not a legal entitlement to any person, other than a councillor, for any purpose it considers appropriate."

Each year an amount is budgeted for under *Section 77* donations to provide support for our community.

Strategic Plan

Objective 3.8 – To Ensure a Liveable and Inclusive Community – *Encourage and support the local arts, cultural activities, programs and events.*

Operational Plan

Sufficient funds currently exist within the current Budget to fund this donation.

Policy

Community Grants Policy.

Asset Management Implications

NIL

Risk Management Implications

None foreseen.

Community Implications

There will be positive implications for the community through the provision of funds for activities and projects within the Sorell Municipality.



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

Providing funding for the Community Carols provides the local community the opportunity to come together, share, celebrate and experience. As there are limited events of this type across Hobart it will also act as a draw card into the community which will have associated flow on economic benefits.

REPORT

Council provides grants and donations to organisations within our Municipality to support and recognise the significant contribution they make to the strength and vibrancy of our community. This funding forms part of our Donations and Section 77 Expenses budget.

South East Tasmania Salvos – Sponsorship of \$5,295 to run the Sorell Community Carols.

South East Tasmania Salvos and their volunteers have been running the Sorell Community Carols for approx. 4 years. Council has been supporting them through the Community Grants Program for the past three years.

This is a valued and popular community event on the annual calendar. This was recognised with the event being awarded the Community Event of the Year in Council's Australia Day Awards in 2022. Furthermore, it's one of only a handful of community Carols still taking place around Hobart.

South East Tasmania Salvos have been appreciative of Council's financial support to date, but they, along with the local businesses that sponsor the event, are struggling to keep up with rising costs associated with staging this significant event each year. They have approached Council and requested to enter into a formal partnership to help deliver the Sorell Community Carols.

Therefore, it is recommended that a sponsorship of \$5,295 for the 2025 event be approved.

This is now presented to Council for approval.

STACEY GADD

Manager Community Relations

Date: 14 October 2025



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

18.0 FINANCE



18.1 EXECUTIVE SUMMARY – FINANCIAL REPORT SEPTEMBER 2025 YTD

RECOMMENDATION

“That the Executive Summary – FINANCIAL REPORT SEPTEMBER 2025 YEAR-TO-DATE be received and noted by Council.”

Note: variances are only reported and discussed below if they are greater than \$10k and have a variance percentage of greater than 10%.

FINANCIAL REPORT SEPTEMBER 2025 YEAR-TO-DATE

The operating surplus for the period ended 30 September 2025 of \$15.51m is above the budget of \$15.057m by \$453k. The main drivers of this position are:

- Recurrent income year to date is \$21.761m and is above budget by \$413k.
- Operating expenses year to date are \$6.251m, which is below budget by \$40k.

NOTES TO THE ACCOUNTS

1. RATES AND CHARGES

This category is above budget by \$4k to the end of September, with no significant variances noted.

2. STATUTORY FEES AND CHARGES

This category is above budget by \$61k to the end of September. The following significant variances are noted:

- 132 & 337 Certificate Fees is above budget by \$12k as a result of increased activity over the last three months.
- Town Planning Fees is above budget by \$44k as a result of increased planning activity over the last three months.

3. USER FEES



This category is on budget to the end of September. The following significant variances are noted:

- Food Licences is over budget by \$23k as a result of delays in the payment of annual food licences following the issue of the renewals in June 2025.
- Plumbing Application Fees (\$10k) and Plumbing Inspection Fees (\$11k) are below budget as a result of a significant reduction in the number of applications for July and August partially offset with an increase in applications and revenue in September.

4. GRANTS OPERATING

Refer to attachment (g) Grants Operating and Capital Variance Analysis for a detailed explanation of the variances.

5. CONTRIBUTIONS RECEIVED

This category is above budget by \$31k to the end of September. The following significant variances are noted:

- Public Open Space Contributions is below budget by \$11k as a result of development activities being less-than-expected.
- Stormwater Contributions of \$12k are not budgeted in the 2025-26 financial year as it is too difficult to estimate.
- Contributions Received Other is \$22k following receipt of a contribution of \$22k from Lady Gowrie Tasmania in relation to a kitchen upgrade at 17-19 Penna Road, Midway Point, originally budgeted in 2024-25.

6. INTEREST

This category is above budget by \$21k to the end of September. The following significant variance is noted:

- Interest Received Banks & Other is above budget by \$16k due to higher-than-expected balances and slightly higher than budgeted interest rates.

7. OTHER INCOME

This category is above budget by \$26k to the end of September. The following significant variances are noted:

- Lease/Rent Fees Received is \$14k below budget, primarily due to delays in the completion of the new Hub building. The lease was budgeted to commence in July 2025 but did not start until August 2025. In addition, occupancy levels are not yet at capacity, resulting



in lower-than-budgeted monthly rental income (including on-cost recoveries).

- Other Sundry Income is \$20k above budget primarily due to the receipt of a \$15k education contribution to the kerbside waste collection program by Veolia Environmental Services Pty Ltd budgeted in December 2025.

8. INVESTMENT INCOME

This category is in line with budget to the end of September.

9. EMPLOYEE BENEFITS

Total Employee Benefits is below budget by \$131k to the end of September. The following significant variances are noted:

- Salaries transferred to WIP is below budget by \$12k due to less work than planned on capital projects.
- Workers Compensation Insurance is below budget by \$22k primarily due to the budgeted workers compensation insurance amount being higher than the calculated estimate provided to the insurance company.

Other Employee Benefits variances which are primarily due to a number of vacant positions:

- Payroll Tax is below budget by \$11k.
- Salaries are below budget by \$112k.
- Superannuation is below budget by \$26k.

These underspends are offset by overspends in the following areas:

- Temp Staff Employed Through Agency is above budget by \$14k with staff shortages primarily in Roads – Sealed and Unsealed during August being offset by a temporary staff member.
- Staff Training is above budget by \$17k, this amount is budgeted in future months.

10. MATERIALS AND SERVICES

Materials and services is \$206k below budget to the end of September.

The following significant variances are noted:

- Consultants Other is below budget by \$40k due to project timing:
 - Engineering Operations \$16k due to delays in deflectograph testing on Sugarloaf and Brinktop Roads.
 - Assets & GIS \$10k due to delays in the Asset Management and Road Hierarchy Review.



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

- IT \$5k due to delays in the Cyber Security insurance review.
- Contractors is below budget by \$66k due to project timing:
 - IT - production server and hyperconvergence project (\$5k) has been delayed.
 - Assets & GIS - \$28k with the Modelve managed Long Term Financial Asset Management Plan modelling service (\$35k) was budgeted for August but is now expected to occur in November partially offset by additional SSA/GIS contracted project support hours of \$5k.
 - NRM - Net underspend of \$37k, primarily driven by delays in the delivery of the Blue Lagoon cumbungi removal \$30k, weeds management implementation plan, \$6k and NRMEAG Weed Management Plan \$15k, partially offset by fencing works (\$15k overspend) originally budgeted for 2024–25.

These underspends are offset by an overspend in the following area:

- Town Planning – \$6k above budget due to higher-than-expected planning assistance due to staff Long Service Leave.
- Mobile Garbage Bin Replacement is above budget by \$20k with the expenditure budgeted for October.
- Operating Capital is \$11k under budget primarily due to delays in the commencement of the Youth Cost Centre \$24k for the purchase of furniture and sports equipment.

These underspends are offset by overspends in the following areas:

- Engineering Operations \$6k for line marking.
- Plant Hire – External is below budget by \$16k due to Community Facilities (\$8k) Porta Loos hire for Maddison Lyden Park being less than expected and Stormwater (\$7k) planned excavator required at a later date.
- Repairs and Maintenance is below budget by \$94k predominately as a result of underspends to date in Community Facilities \$10k, Roads – Unsealed \$10k, Stormwater \$19k, Land Improvements \$38k and Bridges \$23k.

These underspends are somewhat offset by an overspend in Community Facilities – Pembroke Park \$5k and Works Depot \$5k. Repairs and maintenance costs are difficult to estimate, due to the

often reactive and unpredictable nature of these activities. However, most of these underspends are due to scheduling.

- Kerbside Green Waste Collection Bulk is under budget by \$18k with the community collection now planned for October.
- Kerbside Hard Waste Collection is over budget by \$72K with the community collection occurring in August but budgeted in December.
- Kerbside Hard Waste Disposal is over budget by \$19k with the community collection occurring in August but budgeted in December.
- Kerbside Recycling Disposal is below budget by \$16k due to the commencement of the Recycle Rewards scheme for eligible containers. Council received in September an unbudgeted benefit of \$10k for May and June collections. Council expects to receive further savings from the scheme over the course of this financial year.
- Tyres expenditure is above budget by \$16k, which is materially higher than anticipated. The heavy fleet allocation of \$3k per quarter (annual \$13k) is insufficient given actual requirements this year. A review of future budgets will be necessary to ensure adequacy. Current spend also includes some minor light fleet tyre purchases, which were unbudgeted.
- Valuation Expenses are below budget by \$30k due to delays in receipt of an invoice for the Council Property Roll revaluation project (\$34k) partially offset by a Supplementary revaluation expense of \$17k budgeted for \$13k.

11. DEPRECIATION AND AMORTISATION

This category is above budget by \$100k to the end of September, with no significant variances noted.

12. FINANCE COSTS

This category is in line with budget to the end of September.

13. OTHER EXPENSES

This category is above budget by \$196k to the end of September. The following significant variances are noted:

- Government Fire Contributions is above budget by \$172k with the quarterly payment budgeted in October.
- Land Tax is above budget by \$79k with the annual payment budgeted for October.



These overspends are offset by underspends in the following areas:

- Donations and Section 77 Expenses is below budget by \$15k, primarily due to delays in a contribution to the Sorell Tennis Club \$10k budgeted for July.
- Functions and Programs is below budget by \$18k primarily due to delays in Communications and Corporate Administration planned projects of \$13k.
- NRM expenses is below budget by \$21k primarily due to delays in the payment of a budgeted contribution of \$9k to the 10 Lives Cat Centre and additional cats projects \$7.5k.

14. GRANTS CAPITAL

Refer to attachment (g) Grants Operating and Capital Variance Analysis for a detailed explanation of the variances.

15. CONTRIBUTIONS – NON-MONETARY ASSETS

This category is in line with budget to the end of September.

16. NET GAIN / (LOSS) ON DISPOSAL

This category is under budget by \$400k with the budgeted sale of Amelia Court land parcel now planned for later in the financial year.

17. SHARE OF INTEREST IN JOINT VENTURES

This category is in line with budget to the end of September.

CASH & INVESTMENTS

The Council maintains deposits with four major banks (Commonwealth (CBA), Westpac, Bendigo Bank and MyState).

Council's cash position increased by \$828k during the month of September, predominantly due to receipt of rates instalments. In comparison with the 2024/2025 financial year, the current cash balance of \$25.869m is \$3.141m greater than the balance at the same time last year. Sorell Council continues to hold \$1.294m in grant income received in advance as reported in the Balance Sheet, this is \$1.024m less than the balance at the same time last year. Overall, the current cash balance movement is a result of less year-to-date capital expenditure than expected.

CASH RESERVES

As at 30 September 2025, cash reserves being held by Council are as follows;



Land Sales	\$1,114,727
Public Open Space Contributions	\$1,893,155
Car Parking Cash in Lieu	\$ 114,686
Subdivision Traffic Management Contributions	\$ 150,790
Stormwater	\$ 21,060
Interest	<u>\$ 356,557</u>
	\$3,650,975

RATES OUTSTANDING

Attached is a graph showing unpaid rates by month, for both the current and previous four years. The graph declines each month as rates are progressively paid throughout the financial year. The second graph reflects the percentage of rates debt outstanding at the end of each month, with four comparative financial years' data as well.

At the end of September, 41.7% of rates had been paid, compared to 39.0% at the same time last year. Rate collections are ahead on the previous year, with rates staff maintaining their standard rates debtor follow-up and collection processes throughout the month.

ATTACHMENTS

MONTHLY DASHBOARD REPORT (Pages 6)

- a) Statement of Income and Expenditure for the period ending 30 September 2025 (Pages 1)
- b) Statement of Financial Position as at 30 September 2025 (Pages 1)
- c) Statement of Cash Position as at 30 September 2025 (Pages 1)
- d) Detailed Statement of Income and Expenditure for the period ending 30 September 2025 (Pages 5)
- e) Investments and Borrowings as at 30 September 2025 and Graph 1 – Total Cash Available (Pages 4)
- f) Graph 2 - Rates Outstanding (Pages 2)
- g) Grants Variance Analysis (Pages 1)

SCOTT NICOL
ACTING MANAGER FINANCE

SALLY FANG
ACCOUNTANT

MARK PATMORE
ACCOUNTANT

Date: 13 October 2025
Attachments (21 pages)



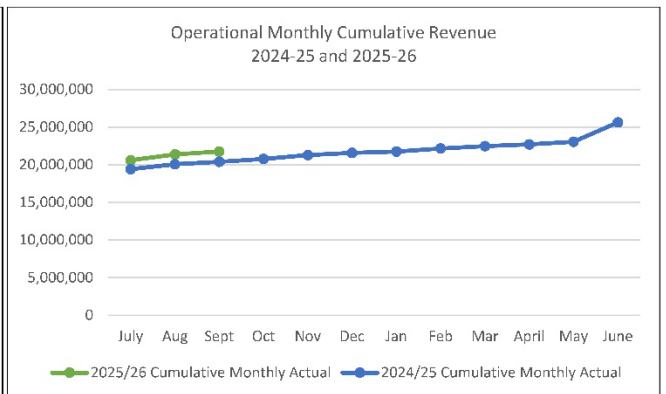
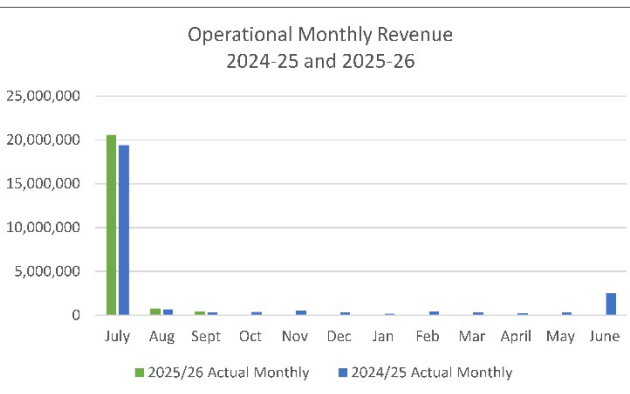
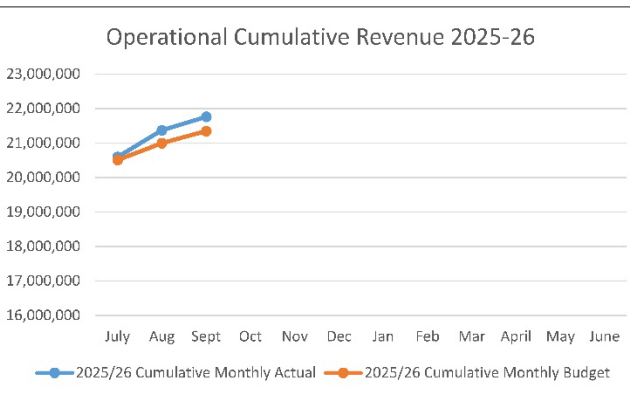
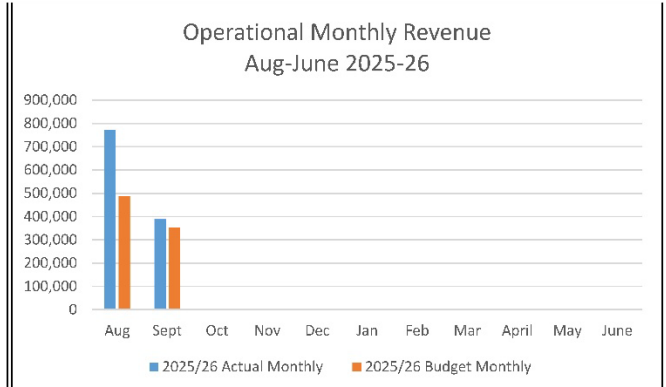
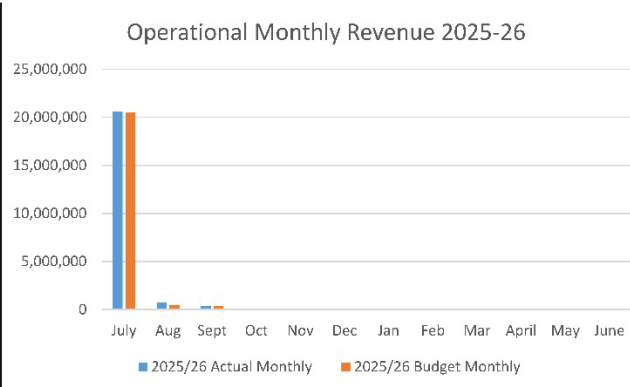
AGENDA
ORDINARY COUNCIL MEETING
21 OCTOBER 2025

SORELL COUNCIL – MONTHLY DASHBOARD REPORT SEPTEMBER 2025

DESCRIPTION: The following contains graphical information on the financial performance of Council's Operating Budget.

REVENUE - OPERATIONAL

In the 2nd graph below, July data has been excluded to improve the chart's appearance.

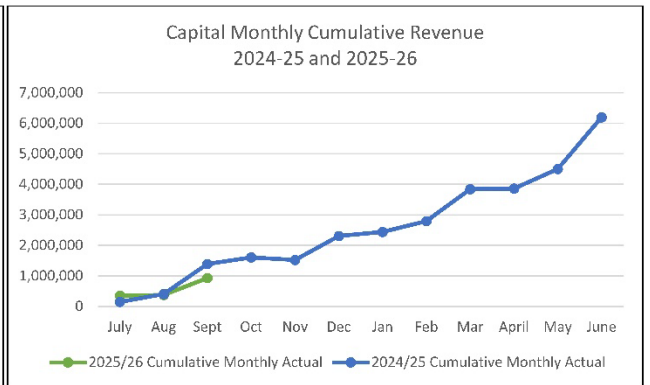
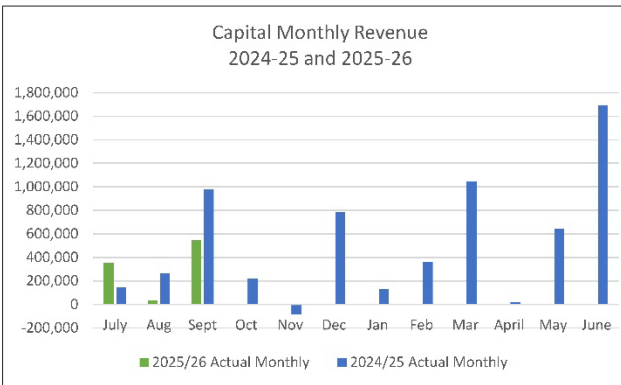
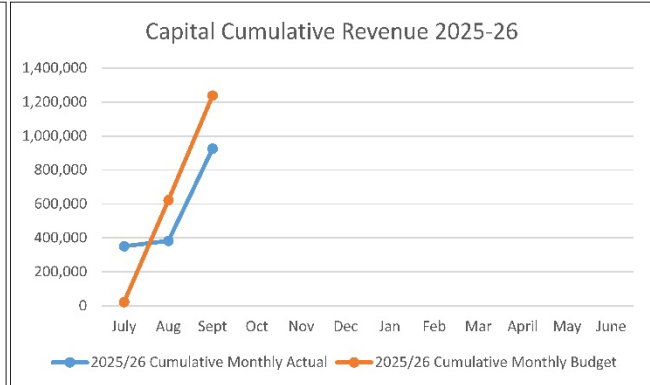
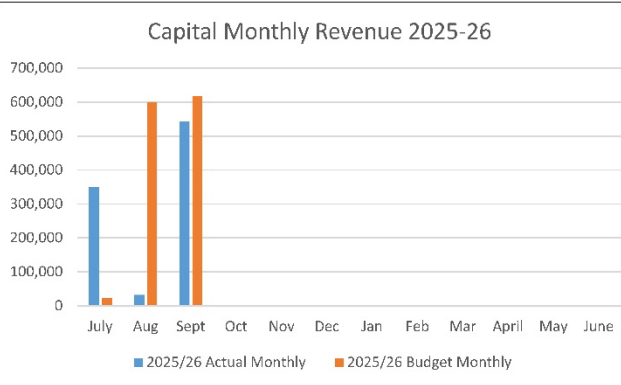


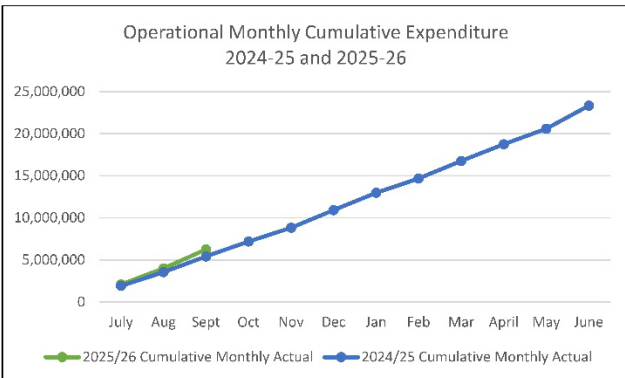
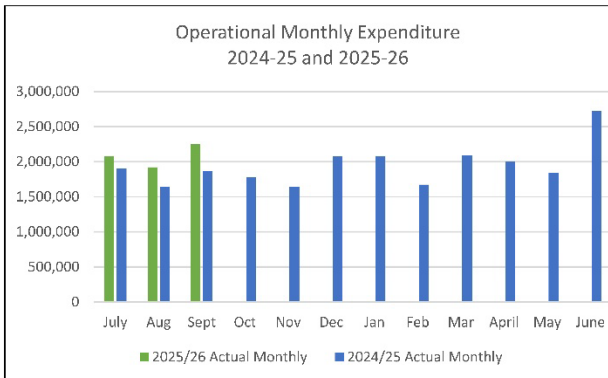
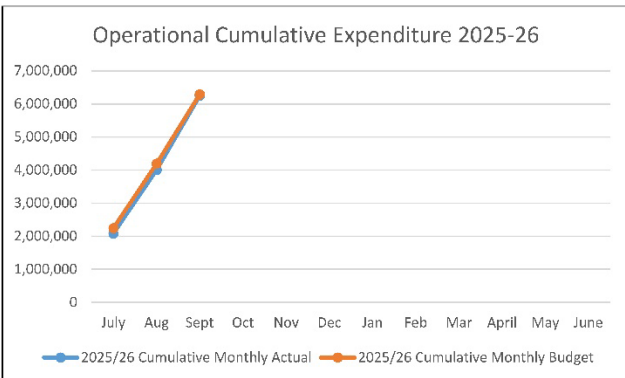
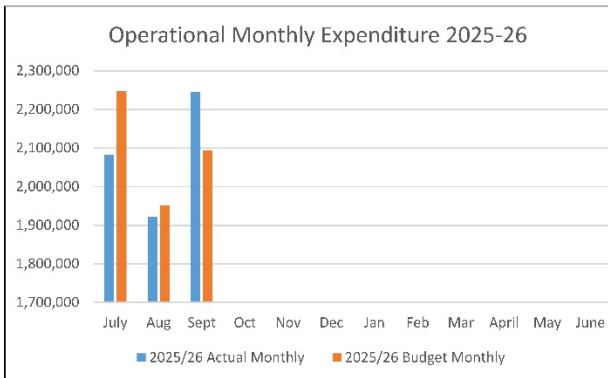
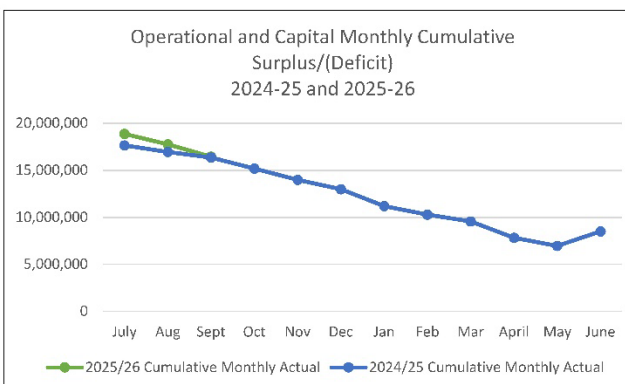
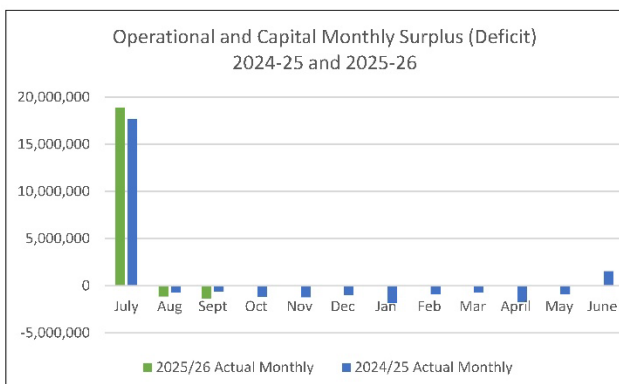
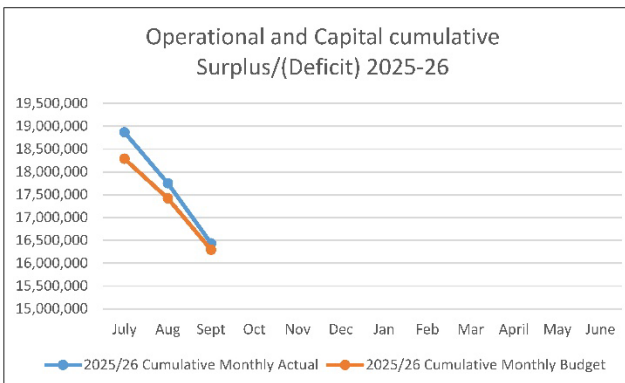
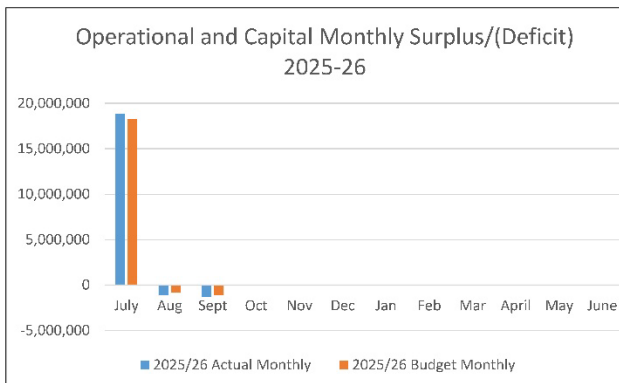
AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

REVENUE - CAPITAL

The most significant graphical variances displayed below relate to Grants Capital and Net gain/loss on disposal. Grants Capital is above budget by \$87k and disclosed in further detail in the Grants Variance Analysis report for the month (g). Net gain/loss on disposal is under budget by \$400k with the budgeted sale of Amelia Court land parcel now planned for later in the financial year.



EXPENDITURE**SURPLUS/DEFICIT**

SORELL COUNCIL
STATEMENT OF INCOME AND EXPENDITURE
For the period September 2025

	NOTES	ACTUAL YTD	BUDGET YTD	VAR	FULL YEAR BUDGET
INCOME					
RECURRENT INCOME					
Rates and Charges	1	20,514,532	20,510,757	3,775	20,635,594
Statutory fees and fines	2	214,530	153,783	60,747	605,914
User Fees	3	164,446	164,180	265	690,906
Grants Operating	4	373,399	102,881	270,518	426,952
Contributions received	5	68,131	37,500	30,631	150,000
Interest	6	158,601	138,052	20,549	945,895
Other income	7	178,484	152,712	25,772	673,989
Investment income from TasWater	8	89,100	88,776	324	419,904
		21,761,222	21,348,642	412,580	24,549,153
EXPENSES					
Employee benefits	9	1,968,185	2,099,056	130,871	8,532,640
Materials and services	10	1,671,270	1,876,900	205,630	8,224,543
Depreciation and amortisation	11	1,759,668	1,659,721	(99,946)	6,636,430
Finance costs	12	(9,778)	(9,778)	0	94,693
Other expenses	13	861,693	665,728	(195,965)	2,008,303
TOTAL EXPENSES		6,251,038	6,291,627	40,589	25,496,609
OPERATING SURPLUS/(DEFICIT)		15,510,184	15,057,015	453,170	(947,455)
CAPITAL INCOME					
Grants Capital	14	926,178	839,320	86,858	4,303,982
Contributions - non-monetary assets	15	0	0	0	1,095,000
Net gain/(loss) on disposal	16	0	400,000	(400,000)	400,000
Share of Interests in JVs	17	0	0	0	0
TOTAL CAPITAL INCOME		926,178	1,239,320	(313,142)	5,798,982
SURPLUS/(DEFICIT)		16,436,362	16,296,335	140,027	4,851,527



SORELL COUNCIL
STATEMENT OF FINANCIAL POSITION
As At September 2025

	Actual 2025/2026	Actual 30 June 2025	Movement
ASSETS			
Current Assets			
Cash and Cash Equivalents	19,130,088	17,171,986	1,958,102
Investments	6,739,304	3,645,325	3,093,979
Trade and Other Receivables	12,934,861	1,701,576	11,233,285
Inventories	38,703	38,703	-
Other Assets	61,070	481,450	(420,380)
Total Current Assets	38,904,026	23,039,040	15,864,987
Non-Current Assets			
Trade and Other Receivables	2,400	2,550	(150)
Assets Held for Sale	0	0	-
Intangible Assets	240,469	242,710	(2,241)
Property, Infrastructure, Plant and Equipment	424,034,285	425,810,877	(1,776,592)
Work in Progress	7,050,429	4,595,709	2,454,719
Investments	36,200,377	36,200,377	-
Other Non-Current Assets	4,761	4,761	-
Total Non-Current Assets	467,532,721	466,856,984	675,737
TOTAL ASSETS	506,436,746	489,896,024	16,540,723
LIABILITIES			
Current Liabilities			
Trade and Other Payables	1,405,049	986,309	418,740
Trust Funds and Deposits	507,098	566,631	(59,533)
Interest Bearing Loans & Borrowings	217,109	217,109	-
Provisions	1,427,327	1,337,061	90,266
Contract Liabilities	1,294,344	1,639,455	(345,111)
Other Current Liabilities	3,249	3,249	-
Total Current Liabilities	4,854,176	4,749,814	104,361
Non-Current Liabilities			
Interest Bearing Loans & Borrowings	2,259,376	2,259,376	-
Provisions	412,943	412,943	-
Contract Liabilities	-	-	-
Other Current Liabilities	1,722	1,722	-
Total Non-Current Liabilities	2,674,041	2,674,041	-
TOTAL LIABILITIES	7,528,217	7,423,856	104,361
Net Assets	498,908,530	482,472,169	16,436,362
EQUITY			
Accumulated Surplus	173,523,470	157,087,108	16,436,362
Reserves	325,385,060	325,385,060	-
Total Equity	498,908,530	482,472,169	16,436,362



**SORELL COUNCIL
STATEMENT OF CASH POSITION
As At September 2025**

	\$
Opening Balance Cash at Bank & Investments	20,817,311
Closing Balance Cash at Bank & Investments	25,869,392

Cash Movement Year to Date	5,052,081
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Represented by:

Net Surplus / (Deficit)	16,436,362
Add: Depreciation	1,759,668

Net Cash Surplus / (Deficit)	18,196,030
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Loan Repayments	0
Capital Expenditure (per capital report)	(2,454,719)
Capital Expenditure - Asset (Purchases) / Disposals	16,924
Balance Sheet Movements	(10,706,154)

Cash Movement Year to Date	5,052,081
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SORELL COUNCIL
DEPARTMENTAL PROFIT & LOSS
FOR THE PERIOD ENDED September 2025
FOR COST CENTRE - All Cost Centres

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
0100 Profit & Loss				
0500 INCOME				
1000 RECURRENT INCOME				
1100 Rates and Charges				
1105 Rates - General/Ordinary/Residential	(15,972,190)	(15,960,071)	12,119	(15,989,930)
1110 Rates General Written Off	1,080	2,150	1,070	8,600
1115 State Grant Rates Remission	(900,288)	(881,164)	19,124	(979,071)
1120 Rates Pensioner Concession	997,720	979,071	(18,649)	979,071
1125 Domestic Waste Annual Charge	(3,935,231)	(3,955,452)	(20,221)	(3,955,452)
1130 Fire Rates Levy Income	(718,419)	(712,795)	5,624	(717,912)
1150 Other Remissions	12,797	18,032	5,235	21,214
1160 AWTs Maintenance Fee Received	0	(528)	(528)	(2,114)
1199 Rates and Charges Total	(20,514,532)	(20,510,757)	3,775	(20,635,594)
1200 Statutory Fees and Charges				
1210 132 & 337 Certificate Fees	(48,878)	(37,094)	11,784	(148,376)
1220 Town Planning Fees	(156,379)	(112,241)	44,138	(434,929)
1225 Animal Infringements & Fines	(110)	(1,498)	(1,388)	(5,993)
1230 Other Infringements Fines & Penalties	(5,366)	(2,500)	2,866	(12,000)
1235 Licences & Permits	(3,131)	0	3,131	(2,816)
1240 Street Stall Permit Fee	(666)	(450)	216	(1,800)
1299 Statutory Fees and Charges Total	(214,530)	(153,783)	60,747	(605,914)
1300 User Fees				
1303 Animal Management Sundry Income -collars,signs etc	0	0	0	0
1306 Building Assessment Fees	(21,021)	(25,500)	(4,479)	(102,000)
1318 Caravan Licences	(190)	(6,861)	(6,671)	(21,197)
1327 Dog Impounding & Release Fees	(170)	(250)	(80)	(1,000)
1330 Dog Registration & Renewal	(36,174)	(36,000)	174	(112,000)
1331 Kennel Licences	56	(1,500)	(1,556)	(1,500)
1333 Driveway Approval and Inspection Fees	(1,017)	(2,742)	(1,725)	(10,968)
1335 Engineering Inspections & 1% Approval Fee	(1,470)	(7,548)	(6,078)	(30,191)
1336 Fire Abatement Charges	0	0	0	(15,000)
1342 Food Licences	(23,170)	0	23,170	(46,685)
1351 Photocopy Charges	0	0	0	0
1354 Plumbing Application Fees	(30,826)	(41,250)	(10,425)	(165,000)
1357 Plumbing Inspection	(27,774)	(38,750)	(10,976)	(155,000)
1360 Amended Plan Fees	(1,136)	(750)	386	(3,000)
1363 Recreational Vehicle Income	(4,247)	(3,030)	1,217	(27,366)
1369 Building Administration Fee (0.1%)	(6,016)	0	6,016	0
1372 TBCITB Training Levy (0.2%)	(11,292)	0	11,292	0
1399 User Fees Total	(164,446)	(164,180)	265	(690,906)
1400 Grants Operating				
1405 Commonwealth Financial Assistance Grant	(373,399)	(102,881)	270,518	(411,524)
1410 Comm'th Grants & Subsidies	0	0	0	0
1415 State Grants & Subsidies	0	0	0	(15,428)
1420 Other Grants & Subsidies	0	0	0	0
1430 Training Incentive Payment	0	0	0	0
1499 Grants Operating Total	(373,399)	(102,881)	270,518	(426,952)



SORELL COUNCIL
DEPARTMENTAL PROFIT & LOSS
FOR THE PERIOD ENDED September 2025
FOR COST CENTRE - All Cost Centres

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
1500 Contributions Received				
1505 Public Open Space Contributions	(26,150)	(37,500)	(11,350)	(150,000)
1506 Car Parking Cash in Lieu Contributions	(8,564)	0	8,564	0
1507 Subdiv Traffic Management Treatment Contributions	0	0	0	0
1508 Stormwater Contributions	(11,524)	0	11,524	0
1510 Contributions Received Other	(21,893)	0	21,893	0
1549 Contributions Received Total	(68,131)	(37,500)	30,631	(150,000)
1550 Interest				
1560 Rates Interest Penalty	(37,632)	(35,142)	2,490	(147,963)
1565 Rates Interest Written Off	168	40	(128)	400
1570 Rates Legal Costs Recovered	(3,530)	(1,431)	2,100	(5,723)
1575 Interest Received Banks & Other	(117,608)	(101,520)	16,088	(792,609)
1599 Interest Total	(158,601)	(138,052)	20,549	(945,895)
1600 Other Income				
1605 Bad Debts Recovered	0	0	0	0
1610 Diesel Fuel Rebate	(5,444)	(5,505)	(61)	(33,030)
1615 Donations Received	0	0	0	0
1620 Hall Hire	(13,174)	(13,682)	(508)	(77,038)
1625 Lease/Rent Fees Received	(31,949)	(46,370)	(14,420)	(229,989)
1627 Lease Fees - Copping Tip	(41,422)	(45,001)	(3,579)	(129,790)
1630 Other Facility Hire	(37,220)	(29,872)	7,348	(134,577)
1635 Other Sundry Income	(20,460)	(745)	19,715	(17,980)
1637 Insurance Recoveries	(5,836)	0	5,836	0
1645 Vehicle FBT Recoveries	(10,311)	(11,538)	(1,227)	(49,997)
1655 Workers Compensation - Reimbursement	(6,588)	0	6,588	0
1656 Copping Public Cemetery Trust Net Income	(4,265)	0	4,265	0
1660 Grave Site Sales - Dunalley Hall	0	0	0	0
1662 Wheelie Bin Stabiliser Income	(1,816)	0	1,816	(1,588)
1689 Other Income Total	(178,484)	(152,712)	25,772	(673,989)
1690 Investment Income				
1694 TasWater Interim Dividend	(89,100)	(88,776)	324	(419,904)
1695 SWS Interim Dividend	0	0	0	0
1699 Investment Income Total	(89,100)	(88,776)	324	(419,904)
1999 Recurrent Income Total	(21,761,222)	(21,348,642)	412,580	(24,549,153)
2000 Capital Income				
2100 Grants Capital				
2105 Roads to Recovery Funding	(7,157)	0	7,157	(619,676)
2110 Comm'th Grants new or upgraded assets	(892,392)	(817,000)	75,392	(1,060,000)
2115 State Grants for new or upgraded assets	(26,629)	(22,320)	4,309	(2,341,706)
2120 Other Grants for new or upgraded assets	0	0	0	(282,600)
2199 Grants Capital Total	(926,178)	(839,320)	86,858	(4,303,982)
2200 Contributions - Non-monetary Assets				
2205 Developer Contributions for assets	0	0	0	(1,095,000)
2299 Contributions - Non-monetary Assets Total	0	0	0	(1,095,000)
2300 Net Gain/(Loss) on Disposal				
2305 (Profit) / Loss on Disposal of Assets	0	(400,000)	(400,000)	(400,000)
2320 Recognition / De-recognition of Assets	0	0	0	0



SORELL COUNCIL
DEPARTMENTAL PROFIT & LOSS
FOR THE PERIOD ENDED September 2025
FOR COST CENTRE - All Cost Centres

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
2399 Net (Gain) / Loss on Disposal Total	0	(400,000)	(400,000)	(400,000)
2400 Share of Interests in Joint Ventures				
2410 Fair value adjustment - Investment in Associate	0	0	0	0
2420 Revenue from Investment in Associates	0	0	0	0
2499 Share of Interests in Joint Ventures Total	0	0	0	0
2899 CAPITAL INCOME TOTAL	(926,178)	(1,239,320)	(313,142)	(5,798,982)
2999 TOTAL INCOME	(22,687,400)	(22,587,962)	99,438	(30,348,135)
3000 Expenses				
3100 Employee Benefits				
3102 ADO Expense	1,037	0	(1,037)	171
3103 Annual Leave	148,978	156,732	7,753	618,362
3109 Conferences	1,257	1,350	93	7,960
3111 Drug and Alcohol Testing	570	600	30	3,000
3112 FBT Expenses - Gift Cards / Gifts	223	500	277	2,500
3114 Entertainment	2,372	1,000	(1,372)	5,700
3115 Fringe Benefit Taxes	0	0	0	36,464
3118 Health and Well Being	1,824	2,520	696	4,920
3124 Long Service Leave	80,195	80,579	385	209,078
3127 Medicals	375	990	615	3,960
3139 Overheads Recovered	(13,336)	(15,626)	(2,290)	(105,487)
3145 Payroll Tax	81,492	92,010	10,518	398,556
3148 Protective Clothing & Accessories	18,055	17,152	(903)	35,910
3151 Recruitment Costs	1,500	1,000	(500)	2,000
3154 Salaries	1,293,261	1,404,791	111,529	6,189,720
3156 Salaries transferred to WIP	(37,094)	(48,620)	(11,527)	(307,598)
3163 Staff Training	31,108	13,858	(17,250)	62,361
3166 Superannuation - Council Contribution	212,493	238,738	26,245	1,036,521
3169 Temp Staff Employed Through Agency	46,092	32,467	(13,625)	78,462
3172 Travel and Accommodation	0	375	375	1,500
3175 Uniforms / Clothes Purchased	2,760	1,800	(960)	14,400
3181 Workers Compensation Expense Claims	0	0	0	500
3184 Workers Compensation Insurance	95,021	116,839	21,818	233,679
3199 Employee Benefits Total	1,968,185	2,099,056	130,871	8,532,640
3200 Materials and Services				
3201 Abandoned Cars & Dumped Rubbish Disposal Costs	3,844	1,750	(2,094)	7,000
3202 Advertising	14,645	19,965	5,320	104,528
3204 AWTs Maintenance Charge	0	396	396	1,585
3206 Cleaning	57,514	60,536	3,022	363,214
3208 Computer Hardware / Hardware Maintenance	730	5,625	4,895	12,000
3212 Computer Software Maint and Licenses	171,613	171,082	(531)	317,699
3214 Consultants Other	47,890	88,280	40,390	428,291
3216 Contractors	81,599	148,072	66,473	534,597
3220 Mornington Park transfer station disposal costs	17,579	18,252	673	109,512
3222 Electricity	50,581	46,074	(4,507)	250,670
3223 Emergency Management	0	1,000	1,000	2,000
3224 Fire Hazard Reduction (Private Land)	0	0	0	12,000
3226 Fuel	39,023	41,777	2,754	248,765



SORELL COUNCIL
DEPARTMENTAL PROFIT & LOSS
FOR THE PERIOD ENDED September 2025
FOR COST CENTRE - All Cost Centres

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
3227 Greenwaste Mobile Garbage Bin Collection	49,082	51,093	2,012	204,374
3228 Greenwaste Mobile Garbage Bin Disposal	13,089	10,805	(2,284)	64,831
3232 Internet, Telephone & Other Communication Charges	21,320	14,085	(7,235)	58,257
3234 Land Survey Costs	0	3,125	3,125	12,500
3236 Legal Fees (Advice etc)	30,320	37,800	7,480	149,184
3237 Line Marking - Transport Infrastructure	0	0	0	40,000
3239 Mobile Garbage Bin Replacement	19,605	0	(19,605)	223,882
3241 Operating Capital	15,928	27,000	11,072	100,074
3244 Plant & Motor Vehicle Repairs & Services	37,573	36,912	(662)	142,646
3246 Plant Hire - External	3,630	20,076	16,446	78,260
3248 Plant Hire - Internal Usage	5,595	4,297	(1,297)	17,600
3250 Plant Hire Recovered	(5,746)	(5,627)	119	(67,410)
3252 Plant Registration Fees	41,839	40,852	(986)	40,852
3254 Printing	9,757	9,368	(389)	45,026
3256 Recycling Centres	30,642	30,833	191	185,000
3257 Recycling Hub	1,105	710	(395)	2,839
3258 Registrations, Licenses and Permits	4,669	5,176	507	5,176
3260 Repairs and Maintenance	355,201	448,869	93,668	2,010,189
3261 Road Kill Collection Fees	302	761	458	4,563
3262 Kerbside Green Waste Collection	0	17,692	17,692	73,718
3263 Kerbside Green Waste Disposal	0	0	0	10,000
3264 Kerbside Hard Waste Collection	72,020	0	(72,020)	132,000
3265 Kerbside Hard Waste Disposal	19,085	0	(19,085)	38,000
3266 Kerbside Recycling Collection	81,650	87,211	5,561	348,845
3267 Kerbside Recycling Disposal	21,164	37,500	16,336	232,000
3268 Kerbside Garbage Collection	156,293	162,179	5,886	648,714
3269 Kerbside Garbage Disposal	59,542	58,272	(1,270)	349,632
3270 Security	4,616	6,076	1,460	23,273
3273 Signage & Guide Posts	28,475	29,775	1,300	69,100
3276 Settlement Costs ONLY	0	0	0	5,000
3278 Stationery & Office Consumables	6,715	11,772	5,057	40,908
3279 Street Bin Collection Contract	47,150	42,558	(4,592)	255,350
3280 Tools/Equipment Expensed (under \$1,000)	1,287	4,200	2,913	17,900
3282 Tyres	18,645	3,141	(15,504)	12,565
3284 Valuation Expenses	6,350	46,800	40,450	92,750
3290 Water Charges (Works Order)	29,347	30,779	1,432	165,082
3292 Wheelie Bin Stabiliser Expenses	0	0	0	0
3299 Materials and Services Total	1,671,270	1,876,900	205,630	8,224,543
3390 Impairment of Debts				
3399 Impairment of Debts Total	0	0	0	0
3400 Depreciation and Amortisation				
3405 Depreciation Expense	1,757,427	1,657,480	(99,946)	6,624,356
3410 Amortisation Expense	2,241	2,241	(0)	8,965
3415 Amortisation Expense (Right of Use Asset)	0	0	0	3,109
3499 Depreciation and Amortisation Total	1,759,668	1,659,721	(99,946)	6,636,430
3500 Finance Costs				
3505 Interest on Loans	(9,778)	(9,778)	0	94,622



SORELL COUNCIL
DEPARTMENTAL PROFIT & LOSS
FOR THE PERIOD ENDED September 2025
FOR COST CENTRE - All Cost Centres

	ACTUAL	BUDGET	VAR	FULL YEAR BUDGET
3515 Interest on Overdue Accounts	0	0	0	0
3521 Interest Expense (Lease Liability)	0	0	0	71
3599 Finance Costs Total	(9,778)	(9,778)	0	94,693
3600 Other Expenses				
3604 Audit Fees	38,000	44,100	6,100	74,400
3606 Audit Panel Expenses	2,450	2,450	0	9,800
3608 Bad & Doubtful Debts	0	0	0	0
3612 Bank Fees & Charges	11,681	10,152	(1,529)	40,609
3616 Bank Fees Recovered	(1,194)	(1,443)	(249)	(5,771)
3620 Cashiers Rounding Adjustments	2	3	1	12
3624 Commissions Paid	7,997	2,809	(5,188)	16,851
3636 Councillor Allowances	41,579	41,022	(557)	165,620
3640 Councillor Expenses	0	500	500	2,000
3644 Councillor Vehicle Allowance	2,070	1,850	(220)	7,400
3656 Deputy Mayors Allowance	3,905	4,330	424	17,480
3660 Dog Pound & Other Animal Management Expenses	626	2,000	1,374	6,000
3661 Dog Home & Vet Fees	277	200	(77)	800
3664 Donations and Section 77 Expenses	9,321	24,750	15,429	70,000
3668 Election Expenses	0	0	0	12,860
3672 Employee Sub, Licences and Memberships	77,542	83,005	5,463	94,653
3676 Functions & Programs	3,593	21,900	18,307	82,600
3680 Insurance Claims Related Expenses	10,836	3,750	(7,086)	15,000
3688 Food & Beverages	594	1,320	726	8,282
3692 General Insurance	201,207	200,891	(316)	200,891
3704 Government Fire Contributions	172,299	0	(172,299)	689,196
3712 Immunisations	27	172	145	3,838
3720 Land Tax	79,489	0	(79,489)	104,115
3724 Mayor's Allowance	11,708	11,394	(314)	46,002
3731 NRM Expenses	1,362	22,750	21,388	46,250
3732 Motor Vehicle Insurance	48,668	46,258	(2,410)	46,258
3736 Other roundings	2	6	4	25
3740 Other Sundry Expenses	410	490	80	7,064
3744 Photocopier Leases & Operating Costs	6,633	4,811	(1,821)	13,720
3748 Postage	13,170	10,602	(2,568)	64,334
3752 Public Liability Insurance	117,217	125,183	7,966	125,183
3768 Sampling, Testing and Monitoring	0	0	0	10,500
3770 Storage Costs	222	222	0	1,339
3784 Contributions (SES)	0	0	0	28,243
3799 Other Expenses Total	861,693	665,728	(195,965)	2,008,303
3990 EXPENSES TOTAL	6,251,038	6,291,627	40,589	25,496,609
3995 (SURPLUS)/DEFICIT	(16,436,362)	(16,296,335)	140,027	(4,851,527)



Sorell Council - Investments as at 30/09/25						
Financial Institution	Product	Deposit Date	Maturity Date	Value	Interest rate	Credit Rating S&P Short Term
Bendigo Bank Term Deposit	12 Month Term Deposit	6/06/2025	6/06/2026	\$ 999,996	3.65%	A2
MyState Term Deposit	12 Month Term Deposit	8/08/2025	7/08/2026	\$ 1,727,595	4.10%	F2
MyState Term Deposit	12 Month Term Deposit	27/06/2025	25/06/2026	\$ 1,000,000	4.25%	F2
MyState Term Deposit	12 Month Term Deposit	22/08/2025	21/08/2026	\$ 1,656,458	4.10%	F2
MyState Term Deposit	12 Month Term Deposit	16/07/2025	16/07/2026	\$ 1,011,712	4.21%	F2
Westpac Term Deposit	12 Month Term Deposit	31/01/2025	30/01/2026	\$ 1,000,000	4.70%	A1+
Westpac Term Deposit	12 Month Term Deposit	18/02/2025	18/02/2026	\$ 2,000,000	4.71%	A1+
Westpac Term Deposit	12 Month Term Deposit	28/08/2025	28/08/2026	\$ 2,000,000	4.15%	A1+
Westpac Term Deposit	12 Month Term Deposit	28/02/2025	27/02/2026	\$ 2,000,000	4.61%	A1+
Westpac Term Deposit	6 Month Term Deposit	22/08/2025	23/02/2026	\$ 1,500,000	4.14%	A1+
CBA Term Deposit	12 Month Term Deposit	28/07/2025	28/07/2026	\$ 3,000,000	4.09%	A1+
CBA Special Purpose Account	At Call			\$ 3,645,975	3.85%	A1+
CBA Operating Account	Current			\$ 4,298,415	3.85%	A1+
Various Petty Cash and Floats	In house			\$ 1,100	N/A	A1+
Various Halls Bank Balances				\$ 28,140	N/A	A1+
Total Investments				\$ 25,869,392		

The above investments have been made in accordance with Sorell Council's Treasury Management Policy.

Short Term Credit Rating Percentage of Total Investment Benchmarks

A1+	19,473,631	75%	100%
A1	\$ -	0%	50%
A2	\$ 6,395,761	25%	30%
	\$ 25,869,392	100%	

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Financial Institution Percentage of Total Investment Benchmarks

CBA (A1+)	\$ 10,973,631	42%	50%
Westpac (A1+)	\$ 8,500,000	33%	50%
Bendigo Bank (A2)	\$ 999,996	4%	30%
MyState (A2)	\$ 5,395,765	21%	30%
	\$ 25,869,392	100%	

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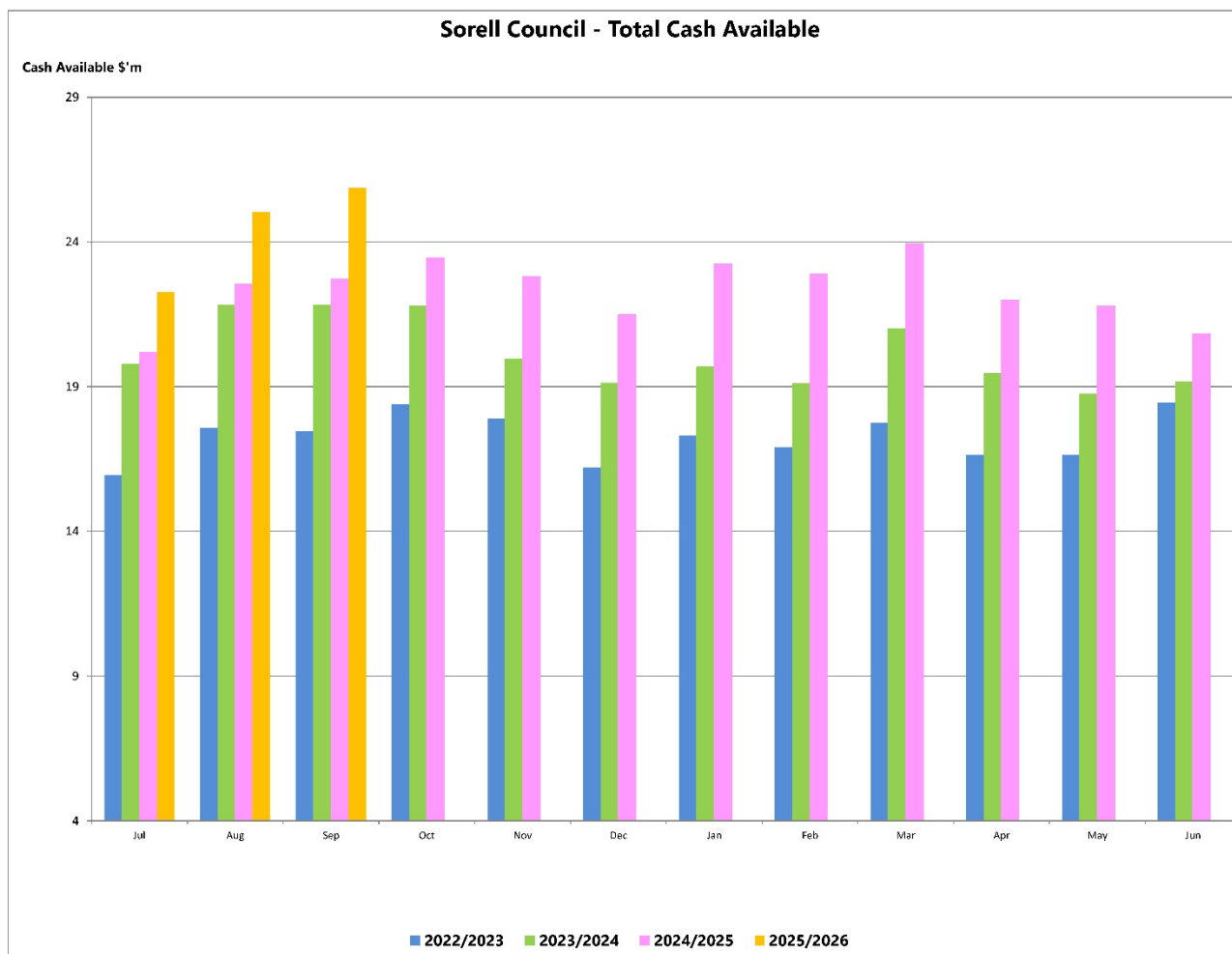
The above investments have been made in accordance with Sorell Council's Treasury Management Policy.



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

**SORELL COUNCIL
TOTAL CASH AVAILABLE**



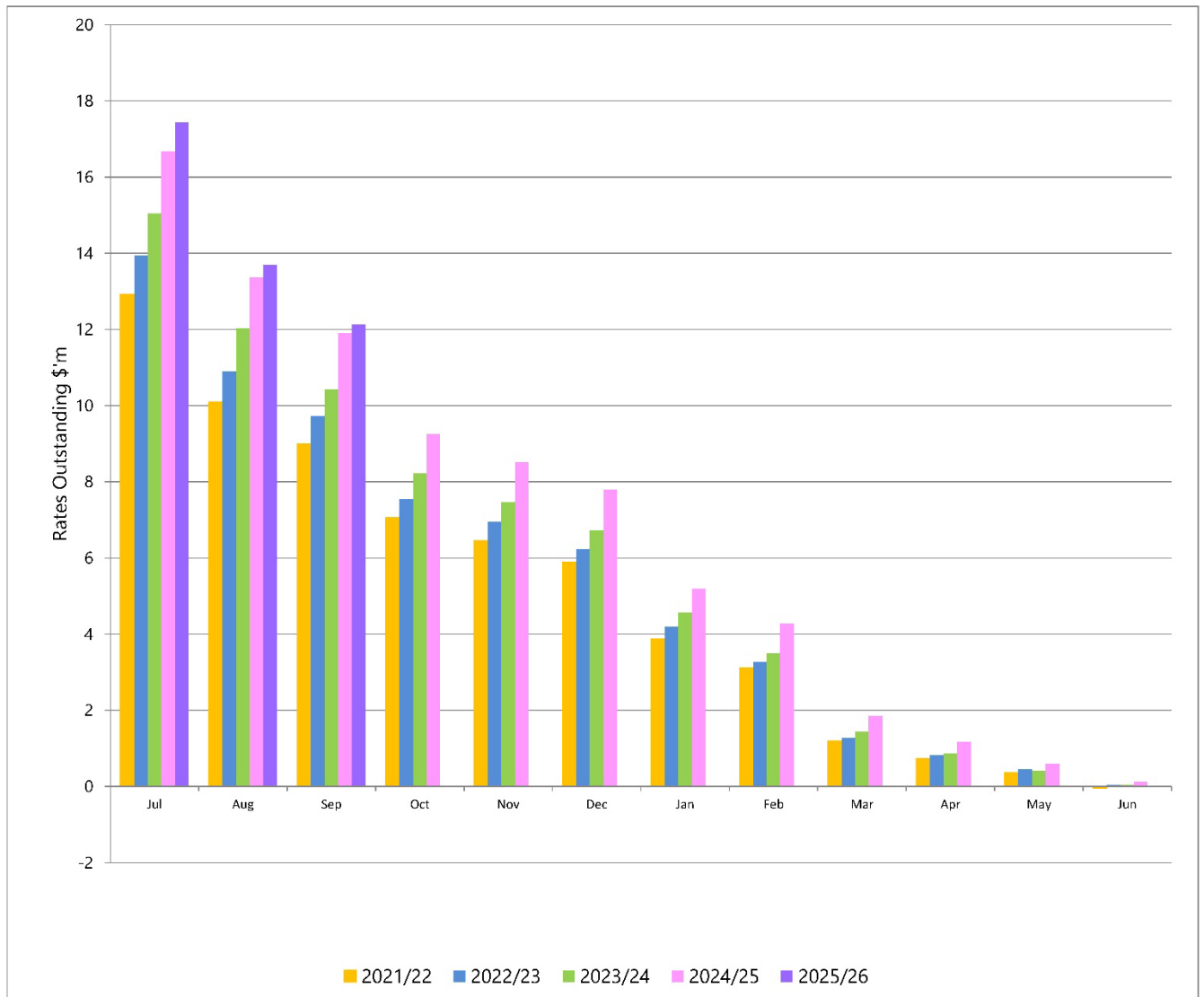
Sorell Council - Borrowings as at 30/09/25							
Financial Institution	Product	Borrowing Date	Maturity Date	Face Value	Interest rate	Principle Repayments YTD	Interest Payments YTD
TASCORP	Fixed Term Loan	29/06/2021	29/06/2031	\$ 781,382	2.12%	\$ -	\$ -
TASCORP	Fixed Term Loan	18/05/2022	18/05/2032	\$ 1,103,033	4.41%	\$ -	\$ -
TASCORP	Fixed Term Loan	28/06/2024	28/06/2034	\$ 242,070	5.53%	\$ -	\$ -
TASCORP	Fixed Term Loan	7/04/2025	7/04/2035	\$ 350,000	5.19%	\$ -	\$ -
Total Borrowings				\$ 2,476,485			

The above borrowings have been made in accordance with Sorell Council's Treasury Management Policy.

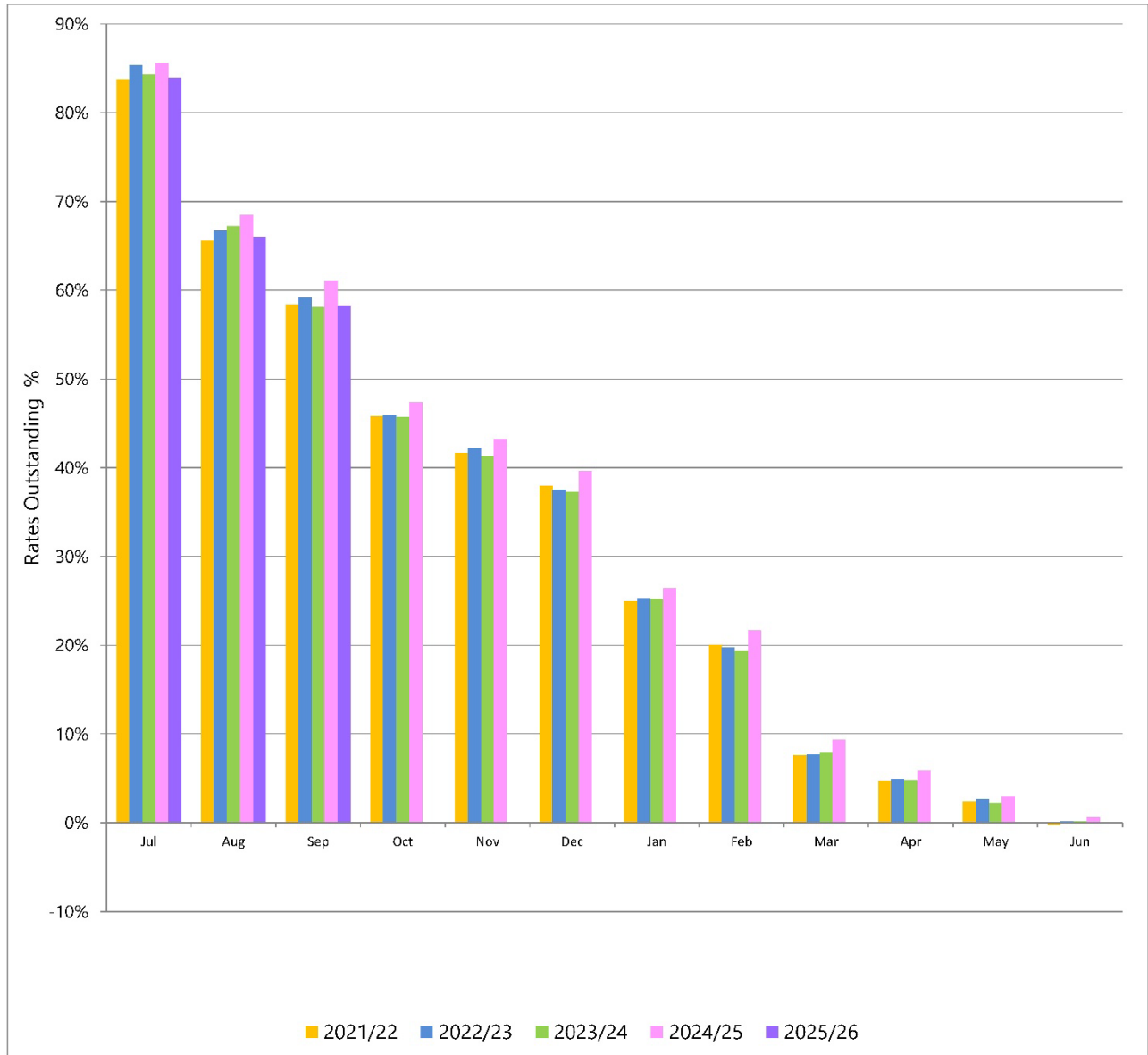


AGENDA
ORDINARY COUNCIL MEETING
21 OCTOBER 2025

**SORELL COUNCIL
OUTSTANDING RATES BY MONTH \$'m**



SORELL COUNCIL OUTSTANDING RATES BY MONTH %



GRANT VARIANCE ANALYSIS - 30 SEPTEMBER 2025

Grant Details	Actual	Budget	Variance	Comments
GL 1405 Grants Operating - Commonwealth Financial Assistance Grant (FAG)				
FAG	\$ 373,399	\$ 102,881	\$ 270,518	Higher than budgeted receipt due to a smaller than expected 2025-26 FY contribution prepaid in the 2024-25 FY.
	<u>\$ 373,399</u>	<u>\$ 102,881</u>	<u>\$ 270,518</u>	
GL 2105 Grants Capital - Roads to Recovery Funding				
Roads to Recovery Funding	\$ 7,157	\$ -	\$ 7,157	Work from 2024-25 was carried over to 2025-26 which was unbudgeted.
GL 2110 Grants Capital - Commonwealth Grants				
C-24-B-002 Memorial Hall	\$ -	\$ 217,000	-\$ 217,000	Work continues although delays were experienced in the commencement of the Project. Work is now planned to be completed Nov - December 2025. The \$217k was received early October.
C-23-B-002 BEST/SE Jobs Hub & Training Facility	\$ 892,392	\$ 600,000	\$ 292,392	Work progressed with Practical Completion and Official Opening 4 August. Further landscaping work is continuing with full site completion planned for later in the financial year.
	<u>\$ 892,392</u>	<u>\$ 817,000</u>	<u>\$ 75,392</u>	
GL 2115 Grants Capital - State Grants				
C-25-LI-016 Shelters at the South East Sports Complex	\$ 22,320	\$ 22,320	\$ -	Complete.
C-25-T-016 Dodges Ferry 35 Carlton Beach Rd - bus stop upgrades	\$ 3,315	\$ -	\$ 3,315	Works have been rescheduled, with a planned completion date of December 2025.
C-25-LI-009 Pembroke Park and Dodges Ferry Goal Nets	\$ 994	\$ -	\$ 994	Preliminary work has commenced with completion of the Project planned for later in the financial year.
	<u>\$ 26,629</u>	<u>\$ 22,320</u>	<u>\$ 4,309</u>	
	<u>\$ 926,178</u>	<u>\$ 839,320</u>	<u>\$ 86,858</u>	



18.2

BUDGET VARIATION PRIMROSE BEACH WATER QUALITY INVESTIGATION 2025**RECOMMENDATION**

"Council authorises a variation to the 2025/26 operating budget to provide an additional \$25,200 to general ledger (G/L) number 3214 (consultants), \$27,000 to G/L 3241 (operating capital) and \$3000 to G/L 3768 (sampling) to undertake the Primrose Beach water quality investigation project."

Strategic Plan

Consistent with Objective 2 – Responsible Stewardship and a Sustainable Organisation and Objective 3 – To Ensure a Liveable and Inclusive Community.

Operational Plan

Funding for additional water quality monitoring and professional advice is provided in the 2025-26 operating budget.

The Environmental Health cost centre includes \$11,000 for professional advice, \$2000 for water sampling and \$3500 for monitoring bores.

Currently, \$6701 has been spent on professional advice. There has been no expenditure on sampling or bore installation.

Policy

- *Public Health Act 1997*
- *State Policy on Water Quality Management 1997*
- *Tasmanian Recreational Water Quality Guidelines*

Asset Management Implications

Monitoring pits will be located in the road reserve and will be designed and installed so that road pavement and roadside drain are not affected.

Provision of reticulated sewerage services is the responsibility of TasWater.

Risk Management Implications

Swimming in recreational waters that are being impacted by on-site wastewater management systems is a risk to public health. If water quality isn't suitable for swimming, warning signage is erected.

Appropriate traffic management measures will be used when works are being completed in Carlton Bluff Road.

**AGENDA**

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Community Implications

Poor water quality at Primrose Beach will result in swimming not being recommended, residents and visitors will not be able to participate in primary contact recreational activities, such as swimming.

If existing septic tank systems require upgrading to aerated wastewater treatment systems, it will have a significant financial impact on property owners. Engagement with the community will be required to assist with developing measures to manage and mitigate impacts.

Test pits will provide further information on the extent of wastewater impacts and assist determine appropriate mitigation measures and public health advice.

Report

During the 2024/25 Recreational Water Quality program several 'high' results were reported at Primrose Sands Beach in December 2024 and January 2025. An investigation commenced in late January to identify potential sources of pollution. Details of the investigation were reported to Council at the June Council meeting. Council agreed to:

1. *Obtain advice from the consultant preparing the Southern Beaches Onsite Wastewater and Stormwater Plan on:*
 - *the water quality monitoring program;*
 - *mitigation options; and*
 - *effective ongoing management of onsite wastewater management systems in the Carlton Bluff catchment area.*
2. *Undertake community engagement with residents and landowners of Primrose Sands on proposed management and mitigation measures (when developed) to reduce impacts from septic tank systems on surface and groundwater; and*
3. *Continue additional water sampling at the western end of Primrose Beach."*

In July 2025 the consultants preparing the Southern Beaches Onsite Wastewater & Stormwater Strategy were engaged to provide advice on monitoring and mitigation measures.

Preliminary advice outlined various options including, improved stormwater treatment and diversion, decentralised wastewater management systems, upgrading septic tank systems to aerated wastewater treatment systems or sand filters.

Before an option can be evaluated, additional information on the extent of pollution is required. Currently, monitoring has identified wastewater contamination of groundwater seepage running onto the beach. However, it is not known if the pollution sources are more localised in the Carlton Bluff Road or Frogmouth Lane area or from the whole or part of Carlton Bluff.



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The consultant geologist provided advice on installing groundwater monitoring bores and monitoring pits (refer to Attachment A & B). Monitoring pits are the most cost-effective option.

Pits are proposed to be dug above Carlton Bluff Road and on the foreshore below. The pits situated in the road reserve will be installed first, while approval is obtained to dig pits on the foreshore reserve. The foreshore is wet, steep and difficult to access, these pits will be dug by hand.

The geologist will be on-site during the excavation of the pits to record soil conditions, look for evidence of groundwater and provide guidance on installation of monitoring pits.

The estimated cost of the property monitoring pits is detailed below.

Activity	Comment	Cost (\$) ex GST
Installation of 3 test pits in Carlton Bluff Road, including, materials, traffic management and disposal of soil.	Estimated based on work taking 3-days	15,000
Geologist, field working and reporting (stage 1)	Cost may vary based on time taken to undertake the works	21,000
Geologist field work and reporting (stage 2)	Cost may vary based on time taken to undertake the works	12,000
Excavation of hand dug pits on the foreshore, including labour, materials and Crown land approval	3-days	12,000
Additional water sampling	Nutrient and bacterial	3000
Total cost		63000

The 25/26 operating budget includes a total of \$14,500 for both professional advice and installation of monitoring bores. Effective from 3 October 2025, \$6701 has been spent, leaving \$7799 remaining. Therefore, an additional \$55,201 is required to complete the investigation works.

Greg Robertson
MANAGER HEALTH & COMPLIANCE

Scott Nicol
ACTING MANAGER FINANCE

Date: 8 October 2025
Attachments (2)



AGENDA
ORDINARY COUNCIL MEETING
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Attachment A – Monitoring pit indicative location

Sorell Council
Primrose Beach: Amended proposal to investigate wastewater issues at and near Carlton Bluff Road 14 Sept 2025

5



Figure 1. Proposed locations of six monitored excavator test pits in the vicinity of Carlton Bluff Road. These locations are nominal and may be amended after discussion between us, and by site conditions.
Source: www.thelibrary.gov.au

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Attachment B – example of monitoring pits

Sorell Council

Primrose Beach: Amended proposal to investigate wastewater issues at and near Carleton Bluff Road 14 Sept 2025

6

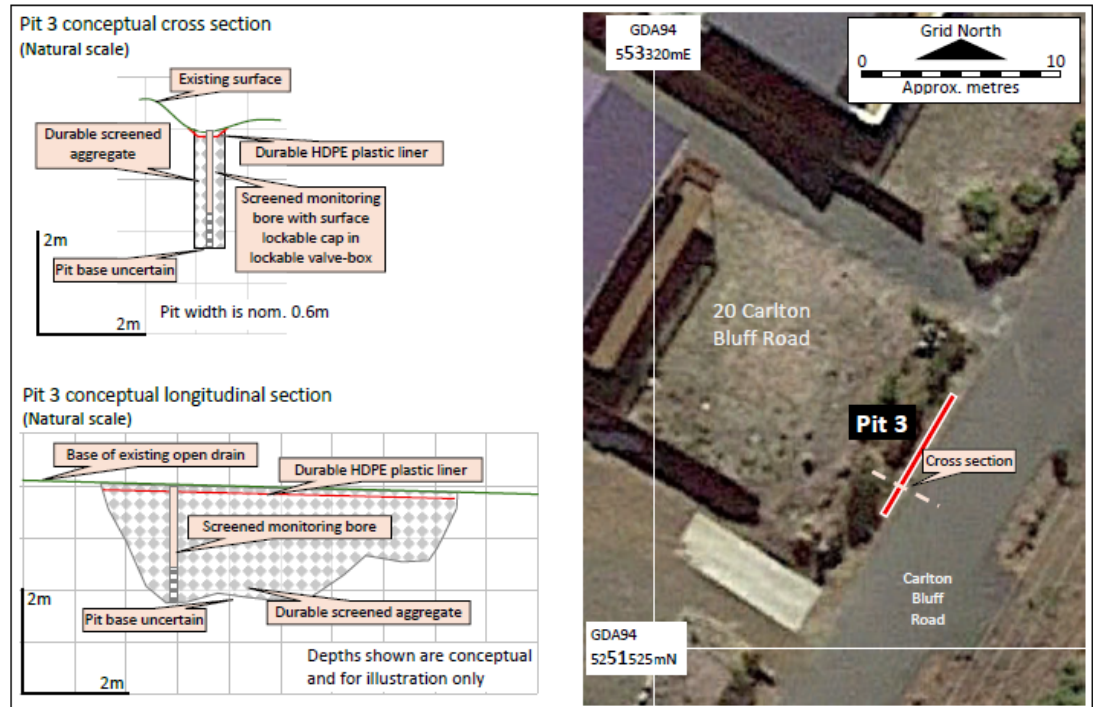


Figure 2. Schematic diagram of how the trenches could be completed, using Pit 3 from Figure 1 as an example. We can nominate a trench length, but not its depth.
Image source: Google Earth, 12 April 2019.

18.3 2025-2026 CAPITAL BUDGET ADJUSTMENTS

RECOMMENDATION

"That Council resolve pursuant to Section 82 of the Local Government Act 1993 to accept and adopt the below adjustments to the 2025/2026 Capital Budget estimates."

Capital expenditure to the end of September 2025 is \$2,461,234 (as per Capital Works Budget run on 3 October 2025).

The following Capital Budget adjustments have been requested in October 2025.

Below is a summary of the requested adjustments.

Original Budget approved in June 2025 Council meeting	\$16,063,134
Budget approved in September 2025 Council meeting	\$16,314,420
Budget adjustments requested for approval in October 2025 Council meeting:	
Total adjustments on capital jobs with variances of over 10%	\$0
Total adjustments on completed capital jobs with variances of over 10%	\$0
Total adjustments on new capital jobs	\$8,000
Budget requested for approval in October 2025 Council meeting	\$16,322,420

Below is a detailed explanation of the requested adjustments.

The following capital job adjustments have been requested because the jobs do not have an approved budget but have expected expenditure in the 2025/2026 financial year:

Job Name and No.	Approved Budget	Adjusted Budget	Adjustment
C-26-LI-012 Dodges Ferry Oval Cricket Pitch Cover Replacement			
Total Adjustments	\$0	\$8,000	\$8,000



- C-26-LI-012 Dodges Ferry Oval Cricket Pitch Cover Replacement – The cricket pitch cover at Dodges Ferry Oval has reached the end of its expected asset lifespan. To ensure the pitch remains protected and playable, particularly during the critical end of season period, it is recommended that the Dodges Ferry Oval cover be replaced by April 2026.

ATTACHMENTS

- a) Capital Works Budget for the period ending 30 September 2025
(Pages 11)

SCOTT NICOL
ACTING MANAGER FINANCE

SALLY FANG
ACCOUNTANT

Date: 10 October 2025
Attachments (11 pages)



AGENDA
ORDINARY COUNCIL MEETING
21 OCTOBER 2025

3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
LAND					
TOTAL Land 2025/26		\$ -	\$ -		
CARRY OVERS - LAND					
Pawleena, Pawleena Road and Arthur Highway Roundabout	Land acquisition costs.			\$ 31,000	\$ -
TOTAL Carry Overs - Land		\$ 32,054	\$ 32,054		
LAND IMPROVEMENTS (PARKS & RESERVES)					
South East Sports Complex, Sorell	Bench seating - prefab with slab. Plus tiered, covered seating for soccer ground @ 112 capacity.			\$ -	\$ -
South East Sports Complex, Sorell	Portable seating x 6 bays = 100 capacity. As per prior purchase type - can be used indoors or outdoors.			\$ -	\$ -
SLSC Viewing Platform, Carlton Beach	SLSC viewing platform at northern end of carpark			\$ -	\$ -
Park Beach Viewing Platform, Dodges Ferry	Park Beach viewing platform at carpark			\$ -	\$ -
Pump Track, Vancouver Park, Midway Point	Vancouver Park Pump Track			\$ -	\$ -
Municipality - Various	Minor capital jobs for ad hoc renewals (e.g. shade sail, seating or bins).			\$ -	\$ -
Dodges Ferry	Bin Stands for bins located behind the Dodges Ferry Football Club.			\$ 11,340	\$ -
Rapriner St Reserve, Carlton Beach	Carlton Beach Reserve Fencing			\$ -	\$ -
St Georges Square and/or Gordon St, Sorell	Provision for tree lighting x 6			\$ -	\$ -
Old Forcett Road Quarry	Fencing for land at Old Forcett Road Quarry.			\$ -	\$ -
Sorell	Sorell Streetscape upgrades			\$ -	\$ -
Boat Park	Boat Park additional wastewater disposal area			\$ 2,200	\$ -
South East Stadium	South East Stadium Additional Seating			\$ -	\$ -
Dodges Ferry Oval	Dodges Ferry Oval Cricket Pitch Cover Replacement			\$ -	\$ -
TOTAL Land Improvements (Parks & Reserves) 2025/26		\$ 881,780	\$ 965,780		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
CARRY OVERS - LAND IMPROVEMENTS (PARKS & RESERVES)					
South East Sports Complex, Sorell & Dodges Ferry Rec Reserve	Goal nets behind senior oval x 2 & DF ground x 2 - 25m x 9m.			\$ 994	\$ 33,745
South East Sports Complex, Sorell	Goal net behind soccer oval x 1 - southern end - 70m x 9m.			\$ -	\$ -
South East Sports Complex, Sorell	Soccer perimeter fence - 480m long x 1.2m high.			\$ -	\$ -
Lyden Park, Pawleena Road, Sorell	Carpark for POS / Lyden Park off Pawleena Rd frontage.			\$ 82,261	\$ -
Lyden Park, Pawleena Road, Sorell	Irrigation for Lyden Park - was originally divided into 3 x Open Space areas and to be done over two stages/years. Project proceeding as one stage.			\$ -	\$ -
Dunalley, Imaly Street Park	Replacement of Dunalley Water Pump (piece of play equipment at Imaly St park)			\$ 7,000	\$ -
Sorell, South East Sports Complex	Soccer seating shelters at the South East Sports Complex			\$ 23,131	\$ -
Red Ochre Beach, Dodges Ferry	Foreshore access steps.			\$ 169	\$ -
12 Tarbook Court, Sorell	Boundary adjustment and new fence.			-\$ 497	\$ -
South East Sports Complex, Sorell	Irrigation. TW conformance upgrade required - new backflow prevention device - high hazard.			\$ -	\$ -
TOTAL Carry Overs - Land Improvements (Parks & Reserves)		\$ 491,395	\$ 464,295		
BUILDINGS					
11 Fitzroy St, Sorell	Upgrade / fitout to youth space to create an appropriate indoor / outdoor area at rear of building			\$ 3,088	\$ -
Carriage Shed, Sorell	Remaining components to enable shed opening by Q2 Oct to coincide with SMH extension completion			\$ -	\$ -
South East Sports Complex, Sorell	BMX permanent storage / timing / sign on facility - may include some sealing works ie. ramp to start line & connection from finish line, plus consideration of replacement grandstand.			\$ -	\$ -
Men's Shed, Sorell	Sorell Men's Shed and Sorell Lion's Club Dual-purpose Facility			\$ -	\$ -
Dunalley Hall	Dunalley Hall Acoustic Treatment			\$ 20,537	\$ -
TOTAL Buildings 2025/26		\$ 185,000	\$ 762,000		



3/10/2025		SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026			
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
CARRY OVERS - BUILDINGS					
Dunalley Canal	BBQ shelter - cost based on RC			\$ -	\$ -
Depot, Sorell	Depot Toilet Block			\$ 4,572	\$ 450
Lyden Park, Pawleena Road, Sorell	Toilet for POS / Lyden Park - triple cubicle DDA & change table.			\$ 5,227	\$ 7,014
Midway Point, Malunna / LGT child care centre	Kitchen renewal / replacement to comply with food standards.			\$ 44,287	\$ -
BEST / SE Jobs Hub & Training Facility, Sorell	BEST / SE Jobs Hub & Training Facility			\$ 480,716	\$ 692,835
South East Sports Complex, Sorell	Scope and design to re-purpose old football change rooms plus netball concrete toilets / change room.			\$ 3,075	\$ -
Sorell Memorial Hall, Sorell	Extension for Historical Society storage, including change rooms and toilets.			\$ 287,574	\$ 96,283
Total Carry Overs - Buildings		\$ 2,169,091	\$ 1,933,722		
CARRY OVERS - LEASEHOLD IMPROVEMENTS					
Copping, 20 Marion Bay Road	Land easement costs (survey, AC fees, land title fees, valuation) for already completed works.			\$ -	\$ -
TOTAL Carry Overs - Leasehold Improvements 2025/26		\$ 10,500	\$ 10,500		
PLANT & EQUIPMENT					
CAC & Depot	Light fleet replacement.			\$ -	\$ -
Depot, Sorell	Zero turn mower with catcher			\$ -	\$ -
Depot, Sorell	Multi purpose tractor with cabin			\$ -	\$ -
Depot, Sorell	Replacement truck for the twin steer (not fit for purpose for large water tank due to weight distribution fault with chassis type).			\$ -	\$ 338,280
Depot, Sorell	Trailer mounted chipper - vermeer brand. This would prevent burning of greenwaste - wood chips needed for soil replenishment.			\$ -	\$ -
CAC, Sorell	Council Chambers Audio Visual Equipment			\$ -	\$ -
TOTAL Plant & Equipment 2025/26		\$ 811,136	\$ 840,636		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
CARRY OVERS - PLANT & EQUIPMENT					
Depot, Sorell	Fleet management GPS tracking and dashcam deployment			\$ 10,242	\$ -
TOTAL Carry Overs - Plant & Equipment		\$ 61,450	\$ 56,350		
FIXTURES, FITTINGS & FURNITURE					
CAC & Depot, Sorell	Renewal of office desk chairs			\$ -	\$ -
CAC, Sorell	CAC desks and seating for new area.			\$ 5,070	\$ -
TOTAL Fixtures, Fittings & Furniture 2025/26		\$ 40,760	\$ 40,760		
COMPUTERS & TELECOMMUNICATIONS					
CAC, Sorell	Renewal of Original Gen 5 ipads (14)			\$ 13,351	\$ -
CAC, Sorell	Additional PC & Monitors			\$ -	\$ -
TOTAL Computers & Telecommunications 2025/26		\$ 15,400	\$ 25,400		
CARRY OVERS - COMPUTERS & TELECOMMUNICATIONS					
CAC, Sorell	Fix CCTV for Flyway Island			\$ -	\$ -
CAC, Depot, & Midway Point	Security system integration renewal - scoping and design only.			\$ -	\$ -
TOTAL Carry Overs - Computers & Telecommunications		\$ 10,000	\$ 10,000		
RECONSTRUCTION (ROADS)					
Franklin Street , Dunalley	Reconstruction with chip seal surface			-\$ 1	\$ -
Pearl Court, Dodges Ferry	Chip seal and lime stabilisation and stormwater culvert.			-\$ 0	\$ -
Shark Point Road, Penna	Road recon from Wolstenholme Dr to new bridge.			\$ 4,454	\$ -
Penna Road, Penna	Road recon from Olympic Av to Kirabati Rd plus footpath and drainage.			\$ 11,535	\$ -
Three Street, Dodges Ferry	Three Street drainage upgrade and recon / seal.			-\$ 0	\$ -
479 Sugarloaf Road, Carlton River	Turning circle needs to be done.			\$ -	\$ -
TOTAL Reconstruction (ROADS) 2025/26		\$ 2,919,900	\$ 2,920,138		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
CARRY OVERS - RECONSTRUCTION (ROADS)					
Delmore Road / White Hill intersection, Forcett	Partial reconstruction and reseal.			\$ -	\$ -
Allambie Road, Orielton	Reconstruction with chip seal surface			\$ 6,562	\$ 235,525
BEST / SE Jobs Hub & Training Facility, Sorell	Dubs & Co Drive on street parking x 20 spaces.			\$ 99,707	\$ -
Payeena Street, Dodges Ferry	Project has become café to beaches with various components installed across different asset classes ie. bike racks, seating, fencing, line marking, wheel stops etc.			\$ 13,840	\$ 1,364
TOTAL Carry Overs - Reconstruction (Roads)		\$ 842,239	\$ 667,683		
RESHEETING					
Valleyfield Road, Sorell	Segments 1,2,5,6			\$ -	\$ -
Pawleena Road, Pawleena	Segments 16-22				
Shrub End Road, Pawleena	Segments 11- 13				
Copping - various minor roads	Bryans, Browns & Dransfield				
Boathouse Rise, Lewisham	Segments 1 & 2				
Gillingbrook Road, Lewisham	Segments 2 - 9				
White Hill Road, Forcett	Segments 2, 3, 5, 6, 7, 8, 10, 14, 15, & 20 - 23				
Delmore Road, Forcett	Segment 9				
Inala Road, Forcett	Segments 1-3				
TOTAL Resheeting 2025/26		\$ 809,412	\$ 809,412		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
RESEALS					
Kellevie Road, Kellevie	Segments 9-11			\$ -	\$ 1,684
Nugent Road, Sorell	Segments 5 & 6				
Nugent Road & Delmore Road Intersection, Wattle Hill	Nugent Road Segments 16-24 Delmore Road Segments 29 & 30				
Pawleena Road, Sorell	Segments 5 & 6				
Walker Street, Sorell	Segments 1-7				
Bay Road, Boomer Bay	Segments 5-10 + Boomer Road Intersection				
Giblin Drive, Sorell	4 segments				
PREP WORK for all the above spread evenly for budget forecasting	PREP done by Depot				
White Hill Road, Forcett	Considerable drainage including culverts then reinforce seals.			\$ -	\$ -
TOTAL Reseals 2025/26		\$ 1,162,437	\$ 1,162,437		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
FOOTPATHS & CYCLEWAYS					
Tasman Highway, Sorell	Corner of Devenish Drive and Tasman highway up to Sorell Mews			\$ -	\$ -
Gatehouse Drive & Weston Hill Road, Sorell	Gatehouse Drive - Weston Hill Dve to #38 concrete path @ 1.80m wide x 430m. Weston Hill Rd - missing link Gatehouse Dve concrete path @ 1.80m wide x 100m & 2 x ramps			\$ 506	\$ -
Carlton Beach Road, Dodges Ferry	Carlton Beach Rd - East St to Raprinner St asphalt path @ 1.8m wide x 1800m - no design / provision for wet areas or restricted 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.			\$ 506	\$ -
Tamarix Road, Primrose Sands	Stage 2 continuation of Tamarix Rd gravel loop to Petrel St access to beach via Grebe - 250m & 80m across Crown land.			\$ -	\$ -
South East Sports Complex, Sorell	Gravel path @ 2.0m wide x 290m - connecting recently finished n/s track across top of PP to Tasman Hwy at western end of PW 116185 - also need to connect to PW 102330.			\$ 31,720	\$ 21,770
Gordon Street, Sorell	Banjios to Sorell School.			\$ -	\$ -
Carlton River Road, Carlton	Between Dodges Hill Road and Convoy Road			\$ 506	\$ -
Penna Road, Midway Point	Concrete footpath renewal Toongabbie to McKinly St			\$ -	\$ -
Lewisham Scenic Drive, Lewisham	Asphalt 45m @ \$20k 'missing' piece from #96 - 100 Lewisham Scenic Dve			\$ -	\$ -
TOTAL Footpaths & Cycleways 2025/26		\$ 2,109,800	\$ 2,122,691		
CARRY OVERS - FOOTPATHS & CYCLEWAYS					
BEST / SE Jobs Hub & Training Facility, Sorell	Surrounding works, including landscaping.			\$ 311,970	\$ -
Midway Point, Penna Road	Penna Road pedestrian footpath and refuges.			\$ 764	\$ -
Sorell, Sorell Memorial Hall	Footpath/carpark modification.			\$ -	\$ -
TOTAL Carry Overs - Footpaths & Cycleways		\$ 329,919	\$ 327,205		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
STORMWATER					
Moomere Street, Carlton Beach	Replacement of SP109944 & SD108047			\$ -	\$ -
Kuneeamee Street, Dodges Ferry	Kuneeamee St 25m x 300dia & grated pit @ \$27.5k			\$ -	\$ -
5 Jacobs Court, Dodges Ferry	5 Jacobs Court - Solution required to drain natural floodway into approved subdivision. Project Concept Approval Form required. Prelim sum only.			\$ -	\$ -
Municipality - Various	Minor capital works			\$ -	\$ -
TOTAL Stormwater 2025/26		\$ 132,500	\$ 132,500		
CARRY OVERS - STORMWATER					
South East Sports Complex, Sorell	Between cricket nets and stadium carpark - connect to SP109860.			\$ -	\$ -
Gatehouse Detention Basin, Sorell	Upgrade pipe above Gatehouse Detention Basin (headworks upgrade).			\$ -	\$ -
Municipality - Various	Grate replacement - various roads.			\$ -	\$ -
Main Road, Sorell	Stormwater pipe and pit			\$ -	\$ -
Lewisham, Whitlam Court	Stormwater upgrade design and construction.			\$ -	\$ -
Southern Beaches, Coastal Outfalls	Coastal & Estuarine Risk Mitigation Project (CERMP Grant). Upgrade stormwater and outfalls, rehabilitation, protection coastal estuary, weed control, improve ecological and hydrological study.			\$ 940,119	\$ 710,320
Southern Beaches, Blue Lagoon				\$ 87	\$ -
Southern Beaches, Carlton Estuary				\$ 309	\$ -
TOTAL Carry Overs - Stormwater		\$ 2,289,374	\$ 2,235,870		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
OTHER TRANSPORT					
Carlton Beach Road and Old Forcett Road, Dodges Ferry	All Access, All Weather Bus Stop Upgrade outside 17 Carlton Beach Road (existing bus stop at #21) & 550-552 Old Forcett Road, Dodges Ferry.			\$ -	\$ -
TOTAL Other Transport 2025/26		\$ 84,000	\$ 120,000		
CARRY OVERS - OTHER TRANSPORT					
Carlton Beach Road, Dodges Ferry	Bus stop upgrade at 35 Carlton Beach Road.			\$ 3,315	\$ 6,485
Park & Ride, Sorell	Bus stop upgrade.			\$ -	\$ -
Municipality - Various	Replacement signs for rural towns / districts / areas.			\$ -	\$ -
TOTAL Carry Overs - Other Transport		\$ 305,470	\$ 305,470		



3/10/2025		SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026			
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
PRELIMINARY WORK		-			
Nugent Road, Wattle Hill	Nugent Road and further boundary survey to cover actual road casement. Survey, site investigation, geotech & design for approach to transition curve.			\$ -	\$ -
Pawleena Road, Sorell	Flooding issue and reconstruction. Survey, geotech and design for corner improvements including widening without land acquisition.			\$ -	\$ -
Delmore Road, Forcett	Sealed corner west of Bankton Road. Survey, geotech & design.			\$ -	\$ -
Hurst Street, Lewisham	200m reconstruction			\$ -	\$ -
Mary Street, Lewisham	Reconstruction at intersection with Franklin Street and construct top end that is currently unsealed.			\$ -	\$ -
Parnella Road, Dodges Ferry	Stage 2. Address SW pipe capacity (under capacity) between 19 Parnella - 5 Parnella Rd			\$ -	\$ -
Hobart Vintage Machinery Club site at Penna	Men's shed facility incl. trailer storage facility for Lions - prelim to allow design / site investigations & DA			\$ -	\$ -
Tasman Highway, Sorell	Corner Tasman Highway and Devenish upgrade Pipe and intake headwall (Headworks upgrade)			\$ -	\$ -
Brady Foreshore, Midway Point	Toongabbie to Brady foreshore gravel path @ 2.0m wide x 605m - past eastern side of scout hall to Brady St			\$ -	\$ -
Pitt Street, Dodges Ferry	Design / survey / scope provision for discharge option with SC122177			\$ -	\$ -
Primrose Sands Rd, Primrose Sands	Upgrade of gravel path from RSL to Tamarix Rd - principally to widen it and ideally do in concrete.			\$ -	\$ -
Bally Park Road (Rotuli to East St)	Land survey costs			\$ -	\$ -
CAC, Sorell	Community Precinct - Inspiring Place Aug 24 concept. Also, contingent on Men's Shed relocation occurring first so a 26/27 job. Prelim for tender issue subject to scope/plan/delivery confirmation of Men's Shed project at HVMC site @ Penna instead of Miena Park opposite Depot.			\$ -	\$ -
Shark Point Road, Penna	Risk treatment plan for landslip stormwater drainage risk. Design & scope only.			\$ -	\$ -
TOTAL PRELIMINARY WORK 2025/26		\$ 290,000	\$ 290,000		



3/10/2025	SORELL COUNCIL CAPITAL WORKS BUDGET FOR 2025/2026				
Location	Detailed Description	Original Approved Budget 2025/2026	Adjusted Budget Approved by Council	This Financial year	Commitments
CARRY OVERS - PRELIMINARY WORK					
Valleyview Close, Sorell	5 Valleyview Close Detention basin.			\$ -	\$ -
Jacobs Court, Dodges Ferry	SW design.			\$ -	\$ -
Carlton River Road, Carlton	Reconstruction - design only.			\$ -	\$ -
Edith Close, Forcett	Potential reconstruction - further investigation (survey & design) required to determine treatment.			\$ -	\$ -
TOTAL Carry Overs - Preliminary Work		\$ 79,517	\$ 79,517		
	Total Capital Jobs Carried Over to 2025/2026	\$ 6,621,009	\$ 6,122,666		
	Total 2025/2026 New Jobs	\$ 9,442,125	\$ 10,191,754		
	TOTAL 2025/26 CAPITAL BUDGET	\$ 16,063,134	\$ 16,314,420	\$ 2,461,234	\$ 2,145,754



19.0 PLANNING



Nil reports.

20.0 HEALTH AND COMPLIANCE



20.1 SUBMISSIONS – NEW PUBLIC ROADS BY-LAW 1 of 2026

RECOMMENDATION

"That Council resolves in accordance with Section 159 of the *Local Government Act 1993* to:

- a) receive and note the submissions received; and
- b) having considered the submissions received, to confirm the proposed by-law contained in Appendix 1 does not require amending."

Introduction

Sorell Council currently has a Local Highway by-law that was approved in 2016 - the proposed by-law will replace the existing by-law which automatically lapses after 10 years.

At the July 2025 Council meeting, Council passed a motion agreeing to make a new Roads By-Law.

A draft by-law and Regulatory Impact Statement has been advertised for public comment.

Strategic plan

Consistent with objective 2 - Responsible Stewardship and a Sustainable Organisation to deliver contemporary governance and compliance practices.

Annual plan

The 2025/26 annual plan includes an allocation to obtain legal advice to prepare the by-law.

Policy

- *Local Government Act 1993*



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

- Director of Local Government – Good Practice Guidelines for Making By-Laws

Environmental implications

The by-law includes provisions that regulate activities on Council roads and associated footpaths and nature strips, including civil works, storage of materials and removal or damage to vegetation.

Asset management implications

Prohibiting activities in road reserves aim to reduce the impacts on Council Road assets and infrastructure from damage.

An Authorised Officer can issue permits for proposed works to ensure that they are consistent with relevant standards and require a security deposit to cover the cost of rectification works if the responsible person does not repair the damage.

Risk management implications

The by-law regulates a range of activities that impact on public safety and Council assets. It aims to reduce the incidence of 'hazards' associated with works or activities on Council roads.

Permits are required for a range of activities and the application process enables proposed works to be assessed to ensure compliance with relevant standards. A risk assessment will be completed and a permit issued with appropriate conditions. Where appropriate, public liability insurance will be required for activities on Council roads and infrastructure.

Community implications

As stated under risk management the by-law introduces controls on activities that may impact on assets and safety. The community has appropriately had the opportunity to make a submission on the by-law following completion of the Regulatory Impact Statement and authorisation by the Director of Local Government.

Statutory implications

The by-law must be prepared in accordance with *Local Government Act 1993* Part 11 – By-Laws.



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

Report

Council currently has a *Local Highways By-law 2016* that regulates works on Council Roads and includes prohibited activities and requirements to obtain a permit. The existing by-law was approved in January 2016 and will lapse after 10 years in accordance with s155 of the Act.

The proposed By-Law and Regulatory Impact Statement was published on Councils' website and Facebook page and advertised in the Mercury Newspaper on Saturday 13 September 2025. Public submissions were invited up until 6 October 2025. One submission was received; the below table includes a summary of the submission and a response.

The person that made the submission has been notified that their submission will be considered by Council at the October 2025 Council meeting.

Submission	Response
Why would the General Manager, wish to create more bureaucratic mess and expense to people that want to contribute to the Municipality?	The by-law is required to regulate activities on Council roads that are not otherwise regulated.
Parts of the RIS are very misleading, believe Council already have the powers to do exactly what the RIS dictates. Refers to subdivision at 701 Arthur Hwy, Forcett as an example where the permit can be used to apply conditions and permit fees are already in place.	The RIS outlines the powers contained in the existing legislation. Development and Subdivision permits may contain conditions, however, some works such as a new driveway for an existing house do not require a development application. Similarly, a subdivision permit can require new driveway crossovers be constructed to a specified standard. If a new driveway crossover is required after the title is issued, the Roads by-law is used to regulate the standard of these works. Storage of materials on Council roads reserves or damage to trees is not otherwise regulated.
Concern by-law will expose Council to legal costs.	Council has drafted the by-law based on legal advice and the by-law is required to be certified by a legal practitioner.
Doubling up of existing powers	Discussed above
RIS is biased and only promotes positive information.	The RIS is a balanced document that details the costs and benefits of the by-law.



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

Should be cutting red tape and make things easier, such as re-instating the existing by-law	The Roads By-law is based on the existing Local Highways By-law which automatically lapses after 10 years. The by-law cannot be automatically re-instated, a new by-law must be made. The only variations in the existing by-law relate to: • planting vegetation and undertaking building works on Council Road reserves; • Removed Engineer and replacing with an authorised officer; • Provide authority for residents to maintain their nature strip; • Notifying Council before undertaking works.
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The process for making a new by-law involves:

Process steps	Progress update
Council must pass a resolution by absolute majority that it intends to make a by-law	Motion Passed at July 2025 Council meeting
Undertake consultation with identified stakeholders	Consultation completed and included in the RIS
Prepare a regulatory impact statement (RIS)	Prepared
Submit the RIS to the Director of Local Government, and if the Director is satisfied with the RIS allow the Council to commence the public consultation process	Director has approved public consultation to commence
Publish within a local newspaper and display within the municipal office notice of the by-law	Advertised in the Mercury Public Notices on Saturday, 13 September 2025
Make the RIS & by-law available for inspection	Uploaded to Councils' website, promoted on social media and copies available in the municipal office
Submissions received on the by-law must be considered by Council and if Council decides to alter a by-law it must be by absolute majority. If the alteration significantly changes the by-law council must give notice to the public	One submission received, being considered at the October 2025 Council meeting



AGENDA

ORDINARY COUNCIL MEETING
21 OCTOBER 2025

The by-law is certified by a legal practitioner and the General Manager	Not yet completed
The certified by-law is sent to the Director of local Government	Not yet completed
By-law is published in the Tasmanian Government Gazette	Not yet completed
The By-law is made available for purchase and is put on Council's website	Not yet completed
By-law is sent to subordinate Legislation Committee	Not yet completed
By-law is tabled in parliament	Not yet completed

The draft by-law and representation received is attached in Appendix 1 of this report.



GREG ROBERTSON
MANAGER HEALTH & COMPLIANCE

Date: 8 October 2025

Attachments (20)





ROADS BY-LAW

BY-LAW 1 OF 2026

BY-LAW MADE UNDER SECTION 145
OF THE LOCAL GOVERNMENT ACT 1993

FOR THE PURPOSE OF
REGULATING AND CONTROLLING CONDUCT ON
HIGHWAYS IN THE MUNICIPAL AREA OF THE SORELL
COUNCIL.

PART 1 - PRELIMINARY

Short Title

This By-law may be cited as the Sorell Roads By-law 2026.

Repeal

1. By-law No. 48 (2) published in the *Tasmanian Government Gazette* on 20 January 2016 at page 107 is repealed.

Application

2. This By-law applies to the Municipal Area.

Interpretation

3. In this By-law, the following terms have the following meanings:-

“**Act**” means the Local Government Act 1993 (Tas);

“**Authorised Officer**” means an employee of the Council authorised by the General Manager for the purposes of this By-law and the General Manager;

“**Council**” means the Sorell Council (ABN 12 690 767 695);



"Council Standards" means the Local Government Association of Tasmania, Tasmanian Municipal Standard Specifications and relevant Australian Standards as determined by the Authorised Officer.

"Footpath" means that part of a road reservation so constructed as to facilitate the movement of pedestrians;

"General Manager" means the person holding the position of general manager of the Council as appointed by the Council from time to time pursuant to section 61 of the Act;

"Highway" means a local highway as that term is defined in s.4(1) of the Highways Act;

"Highways Act" means the Local Government (Highways) Act 1982 (Tas);

"Material" includes stones, clay, earth, mud, soil, cement, concrete, glass, filth, dust, ashes, oil, liquid and animal droppings or other offensive or noxious substances;

"Municipal Area" means the area of land under the control of the Sorell Council and defined in accordance with section 16 of the Local Government Act 1993 (Tas);

"Nature Strip" means all of that part of a road reservation not constructed for the movement of Vehicles or pedestrians;

"Penalty Unit" – means a sum prescribed under the provisions of the Penalty and Other Penalties Act 1987;

"Permit" means a statement in writing, with or without conditions, issued by an Authorised Officer which permits the carrying out of an activity regulated by this By-law, applications for which are made in accordance with Part 3 of this By-law;

"Permit Holder" means a person, incorporated body or other entity to which a Permit has been granted;

"Road" means:

- (a) any highway, local highway or country highway as defined under the Highways Act;
- (b) any part of a State Highway or subsidiary road within the meaning of the *Roads and Jetties Act 1935* for which the Council is responsible for maintaining and reconstruction of as a local authority pursuant to section 11 of that Act;
- (c) any highway or road which is wholly or partly maintained or maintainable by Council and shown on the map maintained by Council pursuant to section 208 of the *Local Government Act 1993*;

- (d) any other street, cul-de-sac, parking area or way in the municipal area which is wholly or partly maintained or maintainable by Council or under the control of the Council;
- (e) and includes a footpath or walkway, kerb and guttering, nature strip, pavement and earth surface drain;

“Schedule” means the schedule to this By-law;

“Substance” means any concrete, lime concrete, asphaltic concrete, cement, cement mortar, lime mortar, tar, soil, sand, stone, paint, firewood, or other material;

“Vehicle” includes any description of vehicle designed to move or to be moved on one or more wheels or revolving runners, and any truck, barrow, or similar vehicle, but does not include a vehicle constructed or adapted for propulsion on rails only; and

“Vehicle Crossing” means that part of a road constructed in or over a footpath, kerb, gutter, drain, culvert, pavement or nature strip that is designed for or used as a means of access by vehicles, bicycles or trailers from a road to land;

“Waste collection” includes garbage, recycling and organics collection provided by Council.

“Works” includes:

- a) highway works" as defined under section 3 of the Local Government (Highways) Act 1982;
- b) any works to be carried out or being carried out in accordance with a permit or work authority granted under the *Building Act 2016* or construction works to be carried out or being carried out at a site including subdivisional construction works in accordance with a permit granted pursuant to the *Land Use Planning and Approvals Act 1993*;
- c) works for the construction, alteration, opening up, repair or modification of a crossing, highway or road;
- d) excavations of the highway including for the installation, maintenance, repair or modification of services;
- e) the erection of scaffolding or hoardings;
- f) placing freight containers or rubbish skips on the road;
- g) depositing soil, rocks, and mud or building materials on the road;
- h) using tracked vehicles or construction equipment on the road;
- i) the use of the road by any form of crane, or mechanically or hydraulically operated elevated platforms whether self-propelled or mounted on road vehicles;
- j) works as defined under Part III of this By-Law;
- k) the planting or cultivation of vegetation; and
- l) any other activity that requires the use of the highway or part of the highway, for the purpose of carrying out works at a site.

Interpretation

4. In this By-law, unless the contrary intention is expressed:
 - (a) reference to a 'clause' or a 'Part' is a reference to a clause of or a Part of this By-law;
 - (b) references to legislation includes any such legislation as may amended or replaced from time to time; and
 - (c) references to a 'person' include reference to companies, associations (both incorporated and unincorporated) and any other like entities.

PART 2 – CROSSINGS, KERB, GUTTER, FOOTPATHS AND NATURE STRIPS

General Responsibility

5. The owner of land is responsible for the costs associated with the construction, repair, maintenance and renewal of any Vehicle Crossing servicing that land. All Vehicle Crossings are to be constructed, repaired, maintained or renewed in a manner, and to the standard required by the Authorised Officer.
6. The owner of land is responsible for any damage occasioned to any:
 - (a) Footpath;
 - (b) Vehicle Crossing;
 - (c) Council infrastructure or services located within any Vehicle Crossing; and
 - (d) Council infrastructure or services located within or above a Nature Strip, caused by any works carried out on the owner's land.
7. Where activities involving Vehicles are conducted on land with the consent or permission of the owner of that land, that landowner is responsible for any damage occasioned to any:
 - (a) Footpath;
 - (b) Vehicle Crossing;

- (c) Council infrastructure or services located within any Vehicle Crossing; and
- (d) Council infrastructure or services located within or above a Nature Strip, caused by such activities.

Permit required for Vehicle Crossing

8. A person must not construct or alter a Vehicle Crossing without first obtaining a Permit to do so.

PENALTY: a fine not exceeding ten (10) penalty units

9. In addition to the requirements of Part 3 of this By-law, an application for a Permit to construct or alter a Vehicle Crossing must include the following information:
 - (a) the location or proposed location (as applicable) of the Vehicle Crossing in relation to title boundaries and adjacent Roads; and
 - (b) the type, dimensions and specifications proposed for the Vehicle Crossing.
10. Unless otherwise agreed by the Authorised Officer, an application for a Permit to construct or alter a Vehicle Crossing must be made before, or contemporaneously with, the making of an application for a building permit or other work authorisation under the *Building Act 2016*(Tas).

Crossing at unauthorised place

11. Unless authorised to do so by the Authorised Officer, a person must not drive any Vehicle over or on any Footpath, Nature Strip, gutter or kerb.

PENALTY: a fine not exceeding five (5) penalty units

12. Where a Vehicle Crossing exists, unless authorised to do so by the Authorised Officer, a person must not drive any Vehicle between a Road and any privately owned land except by using such Vehicle Crossing.

PENALTY: a fine not exceeding five (5) penalty units

Damage or Deposit Material on Road, Footpath or Nature Strip

13. A person must not cause damage to a road.

PENALTY not exceeding ten (10) penalty units

14. A person must not deposit, fall, drop or allow to flow, any Material on a Road without a permit.

PENALTY: a fine not exceeding five (5) penalty units

15. Other than for the purpose of a scheduled refuse or recycling collection by Council or its Contractor (**'Scheduled Collection'**), a person must not place rubbish, white goods, building materials or waste, commercial garbage bins, green waste, car wrecks, shipping containers or other disused items on a Road, Footpath or Nature Strip unless that person has a permit to do so.

PENALTY: a fine not exceeding five (5) penalty units

16. A person must not place on or in a Road, Footpath or Nature Strip for collection by Council any green waste or hard waste for a period exceeding 7 days prior to the next Scheduled Collection.

PENALTY: a fine not exceeding five (5) penalty units

17. Unless authorised by a permit to do so, a person must not use any Road for placing or mixing any Substance or Material.

PENALTY: a fine not exceeding five (5) penalty units

Damage to Flora

18. A person must not wilfully, intentionally or recklessly destroy, cut, pluck, trim, remove or injure any tree, shrub, flower or other vegetation growing on or in a Road nor instruct or direct any other person to do same.

PENALTY: a fine not exceeding five (5) penalty units

19. Clause 18 does not prevent a person mowing the Nature Strip immediately adjacent to that persons' principal place of residence or otherwise engaging a person to undertake those works on their behalf.

20. Clause 18 does not apply to an electricity entity under the *Electricity Supply Industry Act 1995* where permission is presumed by section 52(5) of that Act.

Directions

21. An Authorised Officer may direct, either orally or in writing, any person acting in breach of clauses 13, 14, 15, 16 and/or 17 of this By-law to;
- (a) cease the offensive activity;
 - (b) repair or re-instate any damage to a road; and
 - (c) remove the relevant Material, rubbish, waste or Substance from the relevant Road, Footpath or Nature Strip.

Failure to Comply

22. A person must not fail to comply with a direction given by an Authorised Officer pursuant to clause 21.

PENALTY: a fine not exceeding five (5) penalty units

Notification of proposed road works

23. A person must, before commencing any works on a Road or Nature Strip, notify Council of their intention to undertake work.

PENALTY: a fine not exceeding five (5) penalty units

24. A person who undertakes works on a Road or Nature Strip must ensure that the works are completed in accordance with Council Standards.

PENALTY: a fine not exceeding Ten (10) penalty units

PART 3 – PERMITS

Applications for Permits

25. A Permit may be granted for any purpose under this By-law by an Authorised Officer in writing.

26. All applications for Permits to conduct activities regulated by this By-law must be lodged with an Authorised Officer and be accompanied by the following information:
- (a) a statement in writing of the type and nature of the activity proposed to be undertaken by the applicant;
 - (b) a scaled drawing showing the location and extent of the proposed activity; and
 - (c) a safety management plan or a description of any necessary safety measures that are appropriate for the proposed activity.

Additional information

27. Upon receipt of an application for a Permit, an Authorised Officer may request such further or additional information as that Authorised Officer deems to be necessary in order to conduct a full and proper assessment of the application.

Matters considered

28. In deciding whether or not to grant a Permit, regard will be had to the following matters (as applicable):
- (a) the potential for damage to Council infrastructure or land;
 - (b) public nuisance, amenity and safety;
 - (c) public access in the area;
 - (d) the maintenance of peace and good order;
 - (e) the movement of traffic in an area;
 - (f) the nature, size, shape extent and location of any proposed road furniture;
 - (g) the availability of suitable parking for motor vehicles in the area;
 - (h) representations made by any police officer;
 - (i) disturbance of existing business or commercial activities;
 - (j) Provision of adequate insurance;
 - (k) Undertaking rectification or repair works to Council land or infrastructure;
 - (l) whether the proposed works comply with relevant construction standards;
 - (m) Proposed safety management plans or systems in place for the proposed works;
 - (n) The qualifications, experience or competency of the person/s proposed to undertake the works; and
 - (o) any other matters that are relevant to the application.

Conditions of a Permit

29. A Permit issued under this By-law may be subject to such terms and conditions as an Authorised Officer or Council considers appropriate in all the circumstances, taking into consideration the matters specified in clause 28. Those conditions may include:
- (a) a restriction on the type of activity;
 - (b) a restriction on the period in which the activity may be carried out;
 - (c) the precautions to be observed while the activity is being carried out;
 - (d) the requirement for supervision or control of the activity;
 - (e) the record to be kept or notification to be given in relation to any activity carried out pursuant to the Permit;
 - (f) the requirement to obtain and hold public liability insurance or other relevant insurance;
 - (g) the payment of a bond to cover any damage to Council property or any cleaning required, or the provision of an indemnity to Council for any other loss or damage; and
 - (h) the acceptance of responsibility for any damage to or loss of Council property as a result of the activity.

Compliance with terms and conditions

30. A Permit Holder must comply with the terms and conditions of their Permit.

PENALTY: a fine not exceeding Twenty (20) penalty units

Form of Permit

31. Every Permit issued under this By-law is to:

- (a) be in writing;
- (b) bear the date on which it was granted;
- (c) bear the name of the person or entity to which it is issued; and
- (d) include all terms and conditions imposed by an Authorised Officer.

Duration of Permit

32. All Permits will, unless otherwise specified in the Permit:

- (a) commence on the date of issue; and

- (b) expire automatically at the conclusion of a specified period, or earlier if cancelled or suspended pursuant to clause 33.

Cancellation and suspension of Permits

- 33. The General Manager may suspend or cancel any Permit if any term or condition of the relevant Permit is not complied with. In the event that the General Manager suspends or cancels a Permit, the General Manager must notify the Permit Holder of the cancellation or suspension and provide written reasons for taking such action.
- 34. The cancellation or suspension of a Permit takes effect from the date of service of the notice on the Permit Holder or the date specified in the notice whichever is later.
- 35. When a Permit is suspended in accordance with clause 33:
 - (a) the activity authorised by the Permit cannot be carried out during the period of suspension; and
 - (b) the period of suspension will end upon the General Manager being satisfied that the suspension is no longer required and notifying the Permit Holder (orally or in writing) of same.
- 36. The General Manager may cancel a suspended Permit at any time during the period of suspension. In the event that the General Manager cancels a suspended Permit, the General Manager must notify the Permit holder of the cancellation and provide written reasons for taking such action.

Assignment of Permits

- 37. A Permit must not be assigned, novated or in any other way transferred to any other person except with the written consent of an Authorised Officer.

Notice

- 38. For the purposes of clause 34 of this By-law, a notice may be served in any of the following ways:
 - (a) On the holder of the Permit personally;
 - (b) By ordinary post to the last known address of the Permit Holder;
 - (c) By notice being given in the public notice section of a newspaper circulating in the Sorell municipal area.

39. The date of service of a notice will be:

- (a) If the holder of the Permit was served by ordinary post, 5 business days from the date the notice was posted; or
- (b) If the notice was given in a newspaper, the date of the publication of that newspaper.

PART 4 - SECURITY

Requirement for bonds and deposits

40. The Authorised Officer may require any person seeking to conduct any works regulated by this By-law to:

- (a) deposit a monetary bond with the Council;
- (b) supply Council with a bank guarantee; or
- (c) enter into a written bond with Council.

(here referred to as the “**Security**”)

41. The Authorised Officer may require Security with respect to:

- (a) the cost of any works to be carried out pursuant to a Permit;
- (b) the cost to remedy any damage that may occur to any:
 - i. Footpath;
 - ii. Vehicle Crossing;
 - iii. Council infrastructure or services located within any Vehicle Crossing; and
 - iv. Council infrastructure or services located within or above a Nature Strip, as a result of any works regulated by this By-law; or
- (c) any reasonable costs which the Council may incur as a result of any works regulated by this By-law.

42. The requirement to provide Security may be included as a condition of any Permit.

43. Without limitation, the following terms and conditions apply to Security required under this Part 4:

- (a) the General Manager may require the amount of any Security to be increased if in the reasonable opinion of the General Manager, the General Manager considers the amount of Security to be inadequate.
- (b) where Security is given in the form of a bank guarantee, such guarantee must:
 - i. be expressed as being payable unconditionally on demand by Council without the permission of the grantor or any other person; and
 - ii. be provided by a bank approved by the Council or an Authorised Officer; and
 - iii. the Security must be capable of being drawn against or utilised by the Council for such amounts the Council requires with respect to:
 - (a) the reimbursement to the Council of any cost, expense, liability, damage or loss incurred by the Council arising out of or in relation to any failure or refusal by a person to whom this By-law applies to carry out, perform and fulfil any of that person's obligations under this By-law or a Permit to the satisfaction of the Council or an Authorised Officer or in accordance with the requirements of a Permit; and/or
 - (b) payment to the Council of any amount due and owing to the Council that arises out of any condition of a Permit.

Release of Bonds and Deposits

- 44. Security (or the balance of same) will be released following final inspection and approval by the Authorised Officer of the works to which the Security relates.

PART 5 – ENFORCEMENT

Commission of offence

- 45. Any person who contravenes or fails to comply with any provision of this By-law is guilty of an offence and liable on conviction to the penalty set out in the relevant part of this By-law.

Powers of Authorised Officers

46. For the purposes of this By-law, an Authorised Officer is authorised to:
- (a) remove any person from a Road whom they reasonably believe is offending against this By-law; and
 - (b) remove any thing which is on a Road without a Permit or the approval of Council.

Powers of Police Officers

47. For the purposes of this By-law, police officers are authorised to:
- (a) assist an Authorised Officer to carry out an action specified in clause 46;
 - (b) remove any person from a Road whom the police officer reasonably believe is offending against this By-law;
 - (c) remove any thing which is on a Road without a Permit or the approval of the Council; and
 - (d) arrest a person who is on a Road whom the police officer reasonably believes has committed or is committing an offence against this By-law.

Supply of name and address

48. If an Authorised Officer reasonably believes that a person is offending or has offended against a provision of this By-law, the Authorised Officer may request that the relevant person give the Authorised Officer the person's name and address.
49. A person who fails or refuses to comply with a request to give their name and/or address is guilty of an offence.

PENALTY: a fine not exceeding five (5) penalty units

PART 6 – RECTIFICATION NOTICE AND COST RECOVERY

Rectification notices

50. An Authorised Officer may give notice to any person who has done anything in contravention of this By-law which is capable of being rectified by any work or thing, requiring that person to do the work or thing that the Authorised Officer considers is reasonably required to rectify the consequences of that contravention.
51. A notice given under clause 50:
- (a) is to be in writing, signed by an Authorised Officer;
 - (b) is to be given to the person who contravened this By-law;
 - (c) is to identify the relevant contravention of this By-law;
 - (d) is to state the work or thing to be done that is required to rectify the contravention;
 - (e) is to state the time by which the work or thing is to be completed;
 - (f) may state the time by which the work or thing is to be commenced or any timetable for the commencement or completion of any part of the work or thing to be done; and
 - (g) may require that the work or thing be done only by a person who has appropriate qualifications that are so required.
52. A person must not fail to comply with a notice given under clause 50.

PENALTY: a fine not exceeding ten (10) penalty units

53. The Council may perform, or arrange for the performance of, any work or other matter required by a notice given under clause 50 if such notice is not complied with within any timeframe stipulated in the notice, and where no timeframe is stipulated upon the expiration of a reasonable period of time.

Recovery of Council's expenses

54. All expenses reasonably incurred by the Council as a consequence of any failure to comply with, or any contravention of, this By-law are recoverable by the Council as a debt payable by the person whose act or omission constituted failure or contravention.

55. A debt accrued pursuant to clause 53 is recoverable by Council in a court of competent jurisdiction in addition to any penalty imposed in relation to a failure to comply with, or any contravention of, this By-law.

Removed articles

56. Council may retain any article removed from a Road by an Authorised Officer pursuant to a power contained in this By-law until such time as all fees, costs and charges pertaining to the removal, maintenance and storage of the article have been paid in full.

Dealing with removed articles

57. If a removed article is not claimed by the owner (or a person acting on the owner's behalf) within forty-eight (48) hours following its removal pursuant to this By-law, the General Manager is to give notice in writing to the owner (if ascertainable) of the article containing the following particulars:
- (a) a description of the article;
 - (b) the location from which the article was removed;
 - (c) the date of removal;
 - (d) the location from which the article can be claimed;
 - (e) the fees, costs and charges payable in respect of the removal, maintenance and storage of the article; and
 - (f) that if the article is not claimed within fourteen (14) days of the issue of the notice that the article may be disposed of by Council.
58. If the owner of a removed article cannot be ascertained or found after making reasonable enquiries, and the General Manager is of the opinion that the value of the article is such that it warrants the costs of advertising, the General Manager is to publish on at least one (1) occasion a notice containing the particulars specified in clause 57 in a local newspaper circulating within the Municipal Area.

Disposal of unclaimed articles

59. Council may dispose of any removed article if:
- (a) the article is not claimed within fourteen (14) days of the issue of the notice referred to in clause 58; or

- (b) the fees, costs and charges payable in respect of the removal and storage of the article have not been paid within fourteen (14) days of the issue of the notice referred to in clause 58; or
 - (c) where the owner is not ascertainable and has not come forward in response to the public advertisement, fourteen (14) have elapsed from the date of the publication of the public advertisement in accordance with clause 58.
60. A removed article may be disposed of under clause 59:
- (a) by tender or public auction following notification in a local newspaper circulating within the Municipal Area; or
 - (b) in such manner as the General Manager sees fit if:
 - (i) no tender is received or no bids are made at a public auction; or
 - (ii) the General Manager is of the opinion (reasonably held) that the article is of such low value that it does not warrant the costs of a tender or public auction.
61. If a removed article is disposed of under clause 59, the General Manager must notify the owner of the article as soon as practicable if the owner can be ascertained or found after making reasonable enquiries. If the owner of the article so requests, then the proceeds obtained from the disposal of the article must be paid to the owner, less any fees that are due to Council, advertising costs, and any other costs incurred by the Council in the removal, storage, maintenance and disposal of the article.

PART 7 - INFRINGEMENT NOTICES

62. In this Part 7, the term “**Specified Offence**” means an offence against the clause of this By-law specified in Column 1 of the Schedule.
63. An Authorised Officer may:
- (a) issue an infringement notice to any person that the Authorised Officer has reason to believe is guilty of a Specified Offence;
 - (b) issue one (1) infringement notice in respect of more than one, but not more than four (4), Specified Offences; and
 - (c) impose a monetary penalty for the Specified Offence in respect of which the infringement notice is issued.

64. The penalties specified in Column 3 of the Schedule opposite each Specified Offence are the penalties payable under an infringement notice issued in respect of Specified Offences.
65. A person who is served with an infringement notice must, within 28 days of the date of service, do one or more of the following:
- (a) Pay the monetary penalty in full to the Authorised Officer;
 - (b) Apply to the Authorised Officer for withdrawal of the infringement notice;
 - (c) Apply to the Authorised Officer for a variation of payment conditions; or
 - (d) Lodge with the Authorised Officer a notice of election to have the offences set out in the infringement notice heard and determined by a court.
66. In addition to any other method of service, an infringement notice alleging that a Vehicle has been used in relation to a Specified Offence may be duly served by securely affixing the infringement notice to that Vehicle.
67. The *Monetary Penalties Enforcement Act 2005* (Tas) applies to all infringement notices issued pursuant to this By-law.
68. All monies payable to the Council under this By-law are a debt due to the Council and recoverable at law in a court of competent jurisdiction.



SCHEDULE

INFRINGEMENT NOTICE OFFENCES

Column 1	Column 2	Column 3
CLAUSE	GENERAL DESCRIPTION OF OFFENCE	PENALTY UNITS
8	Constructing Vehicle Crossing without Permit	2
11	Crossing at unauthorised place	1
12	Requirement to use Vehicle Crossing	1
13	Damage Road	2.5
14	Depositing material on Roads	1
15	Place items on road with a permit	1
16	Place green or hard waste on road more than 7 days before collection	1
17	Mixing substances on a road without a permit	1
18	Damage to flora within Roads	1
22	Failure to comply with direction	1
23	Failure to notify intention to undertake works	1
24	Failure to undertake works to Council Standards	2.5
30	Failure to comply with Permit	5
49	Failure to give name/providing false information	1
52	Failure to comply with rectification notice	2

Certified as being in accordance with the law by:

.....

Australian Legal Practitioner

Dated this day of , 2025 at Hobart in Tasmania.

Certified as being made in accordance with the *Local Government Act 1993*:

.....

General Manager

Dated this day of , 2025 at Hobart in Tasmania

The Common Seal of the Sorell Council was hereunto affixed in the presence of:

.....) General Manager

Confirmed by me this day of , 2025 at Hobart.



From: [REDACTED]
To: [Sorell Council](#)
Cc: [REDACTED]
Subject: representation, re Proposed Roads By-Law 2026, expiry date, 6/10/25
Date: Monday, 6 October 2025 11:55:12 AM

To,
 General Manager
 Sorell Council

Dear Sir,

On reading this notice and its contents, I found it very disturbing.
 Why would the GM, wish to create more bureaucratic mess and expense to people that want to contribute to the Municipality?.

I strongly suggest that parts of the Regulatory Impact Statement are very misleading. Not only to the public but to each Councillor that will asked to vote on the matter.
 I say that Council already have the powers to do exactly what the RIS dictates.

I am not going to address each example other than to ask that ALL Councillors take the time to look over my Subdivision approval dated 26 September 2024.
 This document will prove to the Councillors that Council do in fact have already the power and ability to do exactly what the RIS says.
 Council enforced everything that this RIS states, even though Council had no jurisdiction over State Growth reserve.
 Council were able to protect itself through the "IT IS A CONDITION OF APPROVAL". Existing Permits and fees are already in place.

This proposal is just an income generating gouge, opening the door for more legal costs in regard to appeals and other legal issues, which, I suggest, some staff don't care about as they are not paying the bills.

IN SUMMARY

It is my belief that this proposal is doubling up on existing powers.
 It is a bias document. It promotes only positive information, misleading information and some are completely false. For example- It contains no comparison for the negative's of such a BY-LAW, outlining and proposed costs of penalties, etc.

In a time of cutting red tape around Tasmania and making things easier, these proposals do the opposite.
 I'm sure the existing BY-LAW just needs to be re-enacted.

I propose that this proposal be defeated on the grounds it does not give a balanced view.

Yours Faithfully

[REDACTED]



21.0 ROADS AND STORMWATER



Nil reports.

22.0 FACILITIES AND RECREATION



Nil reports.

23.0 QUESTIONS FROM THE PUBLIC



In accordance with Regulation 36 of the Local Government (Meeting Procedures) Regulations 2025, Council will conduct a Public Question Time.

At each meeting the Mayor will invite those members of the public present to ask questions. When requested please:

- Stand up; and
- State clearly your name and address.

This time is allocated for questions from the public. Questions are to be kept brief and specific to the topic to which they relate.

Members of the public are reminded that questions and any answers to such questions are not to be debated.

Questions may be submitted to Council in writing at least seven (7) days before an ordinary Council meeting.

23.1 QUESTIONS FROM THE PUBLIC ON NOTICE

Marina Campbell from Dodges Ferry asks:

1. *Does Council have a commitment to the retention of Ferry Hall for community use?*

General Manager's response:

In the course of Council's discussions regarding the re-development of Dodges Ferry Primary School, it became apparent that Council's potential role in decisions about the future of Ferry Hall was a separate matter requiring its own consideration. Addressing this matter would require collaboration with the community and the Department for Education, Children and Young People (DECYP).



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The following key points were noted:

- DECYP has advised that it will not fund the retention or relocation of Ferry Hall.
- Without a viable plan, the building is at risk of demolition.
- Preservation would require demonstrated community interest, secured funding, and an appropriate site.
- The building may hold local heritage significance.
- A new, purpose-built facility may present a more viable opportunity for grant funding.

Accordingly, while Council may support further investigation into the potential relocation and repurposing of Ferry Hall, it is not able to provide funding for such efforts. Preliminary consideration of relocation (only) costs by Council's Manager Facilities & Recreation is estimated at \$100k. DECYP have a similar view. Preservation remains possible if community support and resources can be mobilised. Broader community engagement is essential to determine the need for the asset, its suitability for future use and subject to those determinations, to identify a feasible location.

2. *How will Council engage with the community on the future of Ferry Hall?*

Council acknowledges the community interest in the future of Ferry Hall and recognises that it may hold historical and cultural significance to the Dodges Ferry and Southern Beaches communities.

Council has not yet reached a consensus or made any decision regarding the potential retention or relocation of Ferry Hall. Should Council choose to explore this possibility, a structured community engagement process would need to be undertaken to ensure that any decision reflects broader community views.

If undertaken, this process would likely include:

- **Providing clear information** to the community about the costs, limitations, and practical considerations involved in relocating and repurposing Ferry Hall.
- **Conducting a community survey** to gather feedback on the level of interest, potential uses, and perceived value of Ferry Hall as a community facility.
- **Undertaking an audit** of all community facilities available to Southern Beaches residents and establishing need.

- **Hosting a pop-up engagement session** to allow residents to share ideas and ask questions in person.
- **Reporting back to Council** with a summary of community input to inform a final decision.

Council would encourage and promote broad community participation in this process, through Council's website, social media, and newsletters.

3. *Why did Council not include the return and relocation of Ferry Hall, to the community, in the proposal to transfer the Dodges Ferry Gymnasium/GP room/Facilities to the Department of Education Children and Young People (DECYP)?*

The proposed transfer of the Dodges Ferry Recreation Centre (the Facility) to DECYP requires Council to complete a specific process outlined in s178 of the *Local Government Act 1993*; relating to the Sale, Disposal or Exchange of Public Land: because Council is disposing of a strata-title (i.e. public land) owned by Council.

In contrast, Ferry Hall, is located on DECYP-owned land, not Council-owned land.

As such, any consideration of Ferry Hall cannot be included in the same transfer proposal as the Facility, due to the very particular circumstances and the requirements of s178 of the Act.

For this reason, the future of Ferry Hall must be treated as a separate matter entirely.

Ongoing community use of the Facility will continue to be possible and facilitated through the DECYP Community Use of Sporting Facility Policy. There should be no net loss of community access to the facility.

4. *If the transfer of the Dodges Ferry Gymnasium/GP Room/Facilities to DECYP proceeds how will Council recompense community for the loss of the asset, given that the Southern Beaches residents paid 50% of the construction costs through a special rate?*

Council's view is that, in the first instance, the asset will not be "lost."

Under DECYP's *Community Use of School Facilities* policy, the facility will continue to be available for community use, as it has been for the past 29 years. The only change will be in the booking process. Bookings will be made directly with the school or DECYP, rather than through Council.

In terms of the asset's lifetime value, Council considers that the facility has delivered substantial and tangible benefits to the community over nearly three decades. Furthermore, the cost of urgently required flooring replacement now exceeds the building's depreciated value, leading Council to conclude that the asset's book value is effectively exhausted.

For these reasons, Council does not consider it appropriate to pursue recompense for the asset, either from DECYP or to the community.

Sharon Kent from Dodges Ferry asks:

1. *Is Council willing to support an arts and cultural facility in Southern Beaches, the largest community in the Sorell municipality, as Council has supported the renovation of the Mens Shed in Sorell as part of its vision for arts and culture?*

Council acknowledges the importance of arts and cultural infrastructure in supporting vibrant, connected communities. The Southern Beaches area, as the largest population centre within the Sorell municipality, is well-placed to benefit from enhanced access to arts and cultural opportunities.

Council is open to exploring the potential for an arts and cultural facility in the Southern Beaches, subject to demonstrated community need, viable funding pathways, and alignment with Council's strategic priorities and financial management strategy. As with other community-led initiatives, such as the Sorell Men's Shed, Council's support would be contingent on a clear proposal, evidence of community engagement, and the availability of external funding or partnerships.

Council is open to hearing from interested community members and groups to discuss ideas, identify potential sites, and explore funding opportunities that may support the development of such a facility.

2. *Did Council sell Ferry Hall to the Department of Education before being removed from the community for school use? If it was sold, how much was it sold for and how were the community engaged in the sale?*

On 9 November 1990, Council was served with a *Notice to Treat* by the Crown, advising that the land was required for "school purposes" under Section 12 of the *Lands Resumption Act 1957*. The notice indicated that if Council did not agree to sell the land, a compulsory acquisition process would likely follow under the provisions of the Act.



Subsequently, on 27 November 1990, Council arranged a valuation of the land, comprising 5.0608 hectares and associated improvements, including Ferry Hall, toilets, site works for the oval, and access road formation. The total valuation was \$167,500, which included recognition of a prior ex gratia payment of \$40,000.

Prior to this, a public meeting was held in Dodges Ferry on 28 May 1990, attended by representatives from Council, the Education Department, the Department of Construction, and 38 Dodges Ferry residents. The meeting addressed the proposed construction of the school following the land sale, the development of a gymnasium and general-purpose room complex, the anticipated funding arrangements, and the expected future lifespan of Ferry Hall.

3. How will the Council celebrate 100 years of historic Ferry Hall?

Whilst Council respects the historical role of Ferry Hall to the Kellevie and Dodges Ferry communities, there has not been any consideration given to plans around the 100-year milestone.

The milestone may present an opportunity for the community to reflect on the Hall's history and its role in the community.

Council is open to hearing from community members who may be interested in organising a community lead celebration.

CLOSED MEETING

Members are advised that items listed below in the CLOSED SESSION AGENDA are classified as CONFIDENTIAL ITEMS in accordance with the provisions of the *Local Government Act 1993*.

A Councillor must not discuss any item listed in a CLOSED SESSION AGENDA with any person (except another elected member, the General Manager or the author of a report to the closed session of Council or a Council Committee) without a specific resolution of the Council or a Council Committee that considered the report.

Section 338A (1) of the *Local Government Act 1993* states that a Councillor must not disclose information:

- (a) seen or heard by the Councillor at a meeting or part of a meeting of a council or council committee that is closed to the public that is not authorised by the council or council committee to be disclosed; or*
- (b) given to the Councillor by the mayor, deputy mayor, chairperson of a meeting of the council or council committee or the general manager on the condition that it be kept confidential.*

Section 338A (3) states that a member must not disclose information acquired as such a member on the condition that it be kept confidential.

Additionally, Section 339 of the *Local Government Act 1993* states that:

- (1) A councillor or a member must not make improper use of any information acquired as a councillor or member.*
- (3) Improper use of information includes using the information –*
 - (a) to gain, directly or indirectly, an advantage or to avoid, directly or indirectly, a disadvantage for oneself, a member of one's family or a close associate; or*
 - (b) to cause any loss or damage to any council, controlling authority, single authority, joint authority or person.*



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ORDINARY COUNCIL MEETING
21 OCTOBER 2025

24.0 CLOSED MEETING

[^](#)

The General Manager advised that in his opinion the listing of agenda item/s:

Reference	Item
24.1	Confirmation of the Closed Council Minutes of the Council Meeting of 16 September 2025– <i>Regulation 40(3)</i>
24.2	Disclosure of confidential information – <i>Regulation 17(7)</i>
24.3	Copping Refuse Disposal Site Authority General Meeting Minutes 21 August 2025 – <i>Regulation 17(2)(d)</i>
24.4	Copping Refuse Disposal Site Joint Authority Quarterly Report – <i>Regulation 17(2)(d)</i>

As prescribed items in accordance with Regulations 17 and 40 of the *Local Government (Meeting Procedures) Regulations 2025*, and therefore Council may by absolute majority determine to close the meeting to the general public.

RECOMMENDATION

That the meeting be closed to the public to enable Council to consider agenda items 24.1 - 24.4 which are confidential matters as prescribed in Regulations 40 and 17 of the *Local Government (Meeting Procedures) Regulations 2025*.

24.1 CONFIRMATION OF THE CLOSED MINUTES OF THE COUNCIL MEETING OF 16 SEPTEMBER 2025

[^](#)

RECOMMENDATION

"That the Closed Minutes of the Council Meeting held on 16th September 2025 be confirmed."

24.2 AUTHORISATION TO DISCLOSE CONFIDENTIAL INFORMATION

[^](#)

RECOMMENDATION

"That in accordance with Regulation 17(7) of the *Local Government (Meeting Procedures) Regulations 2025*, the Mayor and General Manager be authorised to disclose information from this 'Closed Section' of this meeting in the course of implementing the decisions of Council."



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24.3 CIPPING REFUSE DISPOSAL SITE JOINT AUTHORITY MINUTES - 21 AUGUST 2025

24.4 CIPPING REFUSE DISPOSAL SITE JOINT AUTHORITY QUARTERLY REPORT



25.0 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
CPR	Cardiopulmonary Resuscitation
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
ICT	Information Communication Technology
LGAT	Local Government Association of Tasmania
LPS	Local Provisions Schedule
LTFP	Long Term Financial Plan
LTI	Lost Time Injury
MAST	Marine & Safety Tasmania
MEMC	Municipal Emergency Management Committee
NBN	National Broadband Network
NRE	Department of Natural Resources and Environment Tasmania
NRM	Natural Resource Management
PWS	Parks and Wildlife Service
RACT	Royal Automobile Club of Tasmania
RDA	Regional Development Australia
RSL	Returned Services League
RTI	Right to Information
SBIP	School Based Immunisation Program
SEI	South East Irrigation
SEBA	South East Basketball Association



AGENDA

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SENA	South East Netball Association
SERDA	South East Region Development Association
SEUFC	South East United Football Club
SES	State Emergency Service
SFC	Sorell Football Club
SFL	Southern Football League
SMH	Sorell Memorial Hall
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
TCF	Tasmanian Community Fund
TOR	Terms of Reference
UTAS	University of Tasmania

**AGENDA**

ORDINARY COUNCIL MEETING
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