



COUNCIL MEETING **AGENDA**

9 DECEMBER 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, 9 December 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
4 DECEMBER 2025



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FOR THE COUNCIL MEETING TO BE HELD AT THE
COMMUNITY ADMINISTRATION CENTRE (CAC), 47 COLE STREET,
SORELL ON 9 DECEMBER 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
Deputy Mayor M Larkins
Councillor S Campbell
Councillor M Miró Quesada Le Roux
Councillor B Nichols
Councillor M Reed
Councillor N Reynolds
Councillor B Shaw
Councillor C Torenus
Chief Executive Officer R Higgins
General Manager Operations J Hinchin

3.0 APOLOGIES

[^](#)

4.0 DECLARATIONS OF INTEREST

[^](#)

5.0 CONFIRMATION OF THE MINUTES OF 18 NOVEMBER 2025

[^](#)

RECOMMENDATION

"That the Minutes of the Council Meeting held on 18th November 2025 be confirmed."



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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.

- BEST Board Workshop. Run by WFL future work for the BEST organisation.
- NRMAEG end of year wrap up meeting. Celebration of the years' work. Adoption of the NRM Strategic Plan, Weed Management Plan and the Councils Environmental priorities for the coming year.
- LGAT Annual Conference, networking events and day one of Conference.
- Carlton Park Surf Life Saving Club celebration event for being awarded National Club of the Year.
- Air Services Community Engagement at Primrose Sands.
- South East Sports Complex Master Plan – Users group engagement.
- Meeting with Care Assure.
- European Wasp Management. Industry led meeting re: negative impact of the European Wasp on the environment and agriculture, viticulture and fruit growers. Possible elimination and control methods.
- BEST Board Meeting (online).
- Community Engagement Gateway Shopping Centre, South East Sports Complex Master Plan and Playspace Audit and Plan.
- Welcomed Josh O'Neil our Young citizen of the year 2023 on his return to Hobart after a week on the Windward Bound.
- Attended Reconciliation Tasmania AGM.
- Indie School End of Year Presentation.
- Official opening of the Suburban University Study Hub within the South East Training and Jobs Hub. Ribbon cut by the Federal Minister for Education, the Honourable Jason Clare.
- Supporting Sorell Cricket Club with their Men's Mental Health Evening.
- Sorell Council's Emergency Management Meeting.
- 2 x radio interviews.
- Sorell Times article.



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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
2 nd December 2025	<ul style="list-style-type: none"> Southern Beaches on-site wastewater and stormwater strategy. Ferry Hall – draft report on engagement. Governance <ul style="list-style-type: none"> Public Places Policy Development Assessment Bill Round 2 proposal. Governance Framework review. NRMEAG membership update. Councillor Items <ul style="list-style-type: none"> LGAT conference 	<ul style="list-style-type: none"> Gatehouse, Nichols, Torenus, Reynolds, Reed 	<ul style="list-style-type: none"> Larkins, Miro Quesada Le Roux, Shaw, Campbell

9.0 COUNCILLOR QUESTIONS ON NOTICE



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10.0 COUNCILLOR MOTIONS ON NOTICE



11.0 WORKGROUP REPORTS



RECOMMENDATION

"That the workgroup reports as listed be received."

11.1 OFFICE OF THE CEO – ROBERT HIGGINS



- Attended Men's Shed Special Meeting on facility relocation project vote – 19th Nov
- DSG Sorell Causeway to Bypass project team meeting with Planning Manager and GM Operations – 19th Nov
- Stadium floor replacement scheduling meeting with insurer, loss adjuster, contractor and Council staff – 20th November
- Copping Joint Authority AGM and General Meeting – 20th Nov
- Attended SE Sporting Complex Master Plan engagement session with users and Council staff – 24th Nov
- Attended SAGS meeting with Council staff – 25th Nov
- Met with Sorell Tennis Club President – Active Tas grant application progress for 2 x replacement courts, amenities and perimeter fencing – 26th Nov
- Attended retirement for Unsealed Roads crew member Les Gillie after 34 years with Council – 27th Nov
- SERDA meeting with Oliver Strickland re: confirming RFQ scope for development of advocacy document – 1st Dec
- Attended Suburban Study Hub opening and Training & Jobs Hub – 2nd Dec
- Meeting with Greater Hobart Sport & Recreation Infrastructure Strategy project group – 3rd Dec
- Meeting with Office of Coordinator General and project team re: Wielangta MTB trail project – 5th Dec
- Staff meetings, Leadership Team meeting, weekly Greater Hobart councils GM/CEO Teams meeting, workshops and SPA meetings.



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11.2

COMMUNITY RELATIONS – STACEY GADD, MANAGER**COMMUNICATIONS & ENGAGEMENT**

- Playspace Audit and Plan – Consultation closed. Compiling feedback in consultation report for Consultant. Then receive final report for endorsement by Council.
- NRM Environment Advisory Group – Final NRMEAG meeting for 2025 held on Wednesday 19 November to consult on Weed Management Strategy.
- South East Sports Complex Master Plan – Consultation closed. Compiling feedback in consultation report for Consultant. Then receive final report for endorsement by Council.
- Sorell Community Cultural Precinct Reference Committee – EOI's for two membership positions now open until 23 December.

YOUTH

- Two part-time Youth Development Officers appointed. Induction to take place in December with commencement in January 2026.
- Progressing Youth Hub Operating Model.
- Finalising Safeguarding Children and Young People Policy and Child Safe Action Plan and Code of Conduct.
- Engaged with George Town Council to obtain insights into their Youth Action Plan, supporting future planning and alignment of local youth initiatives.

COMMUNITY DEVELOPMENT

- Facilitated the Historical Societies' relocation and coordinated planning for the upcoming extension opening.
- Supported *Sorell on Stage* with the opening of their production and planning for the extension opening event.
- Festive Streets Project
 - Collaborated with local schools and businesses to promote inclusive festive messaging across Sorell, Dunalley and Southern Beaches by providing decorations packs.
 - Organised Christmas lighting installation for St George's Square.
- Access and Inclusion
 - Participated in DPAC's *Towards a Tasmanian Disability Inclusion Plan* consultation process.
- Emergency Management
 - Conducted a multi-agency debrief with SES, Tasmania Fire Service and Tasmania Police following the Nugent Fire.
- Events and Programs

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- Provided event support for the South East Art Exhibition.
- Coordinated the Senior Advisory Group meeting.
- Coordinated the Service Providers Group meeting.
- Public Art and Placemaking
 - Progressed the TasNetworks Signal Boxes Art Project in partnership with Sorell School. Artwork on Gordon Street signal boxes is nearing completion, aimed at deterring vandalism and enhancing the streetscape.

COMMUNITY GRANTS PROGRAM

Community Grants

- Southern Tasmania Music Muster - \$2,000 towards payment for artists.

Quick Response

- Nil.

Individual Achievement

- Savannah and Arlo Stoward - \$250 each for selection in the Tasmania Junior 8-ball Nationals to be held in Queensland.



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11.3 PLANNING – SHANE WELLS, MANAGER



Planning Decisions

Planning Determinations – November 2025			
Description	Type	Decision	Property Address
Three Multiple Dwellings and One Commercial Space	Discretionary	Delegation	17 Dubs & Co Drive, Sorell
Dwelling	Discretionary	Delegation	4 Timber Mill Court, Midway Point
Dwelling	Discretionary	Delegation	47 Federation Drive, Sorell
Outbuilding	NPR	Delegation	59 Friendship Drive, Sorell
Alterations and Additions to Dwelling	Discretionary	Delegation	23 Ridge Road, Dodges Ferry
Dwelling	Discretionary	Delegation	71 Spoonbill Loop, Sorell
Dwelling	Discretionary	Delegation	16 Clover Court, Carlton
Amenities - (Toilet Block)	Permitted	Delegation	538 Old Forcett Road, Dodges Ferry
Outbuilding	NPR	Delegation	34 Lagoon Road, Carlton
Change of Use - Dwelling to Visitor Accommodation	Discretionary	Delegation	88 Pearces Road, Pawleena
Outbuilding	Discretionary	Delegation	36 Tamarix Road, Primrose Sands
Dwelling	Discretionary	Delegation	558 Kellevie Road, Kellevie
Minor Amendment – Design Changes	Discretionary	Delegation	136 Woods Road, Kellevie
Minor Amendment - Change of Orientation to Outbuilding	Discretionary	Delegation	20A Wards Avenue, Lewisham
Dwelling	Discretionary	Delegation	2 Olympic Avenue, Midway Point
Dwelling	Discretionary	Delegation	7 Renmore Court, Carlton
Secondary Dwelling, Outbuilding and Additions(decks) - Retrospective	NPR	Delegation	4 Correa Street, Primrose Sands
Outbuilding	NPR	Delegation	92 Fresne Way, Sorell
Dwelling and Temporary Dwelling	Discretionary	Delegation	3 Eastaugh Street, Dodges Ferry
Dwelling	Discretionary	Delegation	Lot 32 Oakmont Road, Midway Point - Adjoining 7 Oakmont Road, Midway Point
Minor Amendment -Pool Addition, Increase Deck area, Setbacks, Changes to Fabric/Structure	Discretionary	Delegation	10 Callum Close, Midway Point
Dwelling	NPR	Delegation	77 Federation Drive, Sorell
Outbuilding	NPR	Delegation	13 Russell Street, Dunalley
Dwelling	Discretionary	Delegation	21 Sunningdale Close, Midway Point
Outbuilding	Discretionary	Delegation	85 Arthur Highway, Dunalley
Outbuilding	Discretionary	Delegation	11 Branders Road, Orielton



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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.	<p>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.</p> <p>Final consultant reports received April 2024.</p> <p>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.</p> <p>Exchange of all project materials expanded to relevant state and federal agencies.</p> <p>Engagement with NRM EAG has also occurred.</p> <p>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.</p> <p>Preferred design concept to be distributed for community engagement then Reserve Management Plan update and completion and revised DA process to be undertaken concurrently to meet CERMP project funding timing commitment.</p>



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") Meetings of 18th and 25th November 2025 be noted."



15.0 GOVERNANCE



15.1 SOUTHERN BEACHES COMMUNITY FACILITY OPTIONS

RECOMMENDATION

"That Council resolves to undertake community engagement to assess the need for an additional community facility in the Southern Beaches, to be undertaken in 2026."

Introduction

Council's decision to dispose of the Dodges Ferry Recreation Centre to the Department of Education, Children and Young People (DECYP) has highlighted community interest in the future of Ferry Hall and the broader need for community facilities in the Southern Beaches. While Ferry Hall holds historical value, its long-term role remains uncertain and existing facilities may no longer meet the needs of a growing population. To ensure any future investment is evidence-based, aligned with community expectations and responsive to strategic planning priorities, it is appropriate for Council to undertake community engagement to assess the need for an additional community facility in the Southern Beaches.

Background

At its 21 October 2025 meeting, Council resolved to dispose of the Dodges Ferry Recreation Centre and associated strata-titled public land within the Dodges Ferry Primary School site on Old Forcett Road.

Disposal now enables progress of the school's master plan to expand capacity to 700 students, addressing significant constraints resulting from population growth in the area.

Throughout the disposal process, representations were made to Council regarding the future of Ferry Hall, which is currently used as a classroom, and will most likely not be required in the master plan. Ferry Hall could not be considered during the disposal deliberations given the stringent statutory process around disposal of public land.

Ferry Hall

Ferry Hall (FH), formerly Council-owned, has been relocated twice—from Kellevie to Lewisham and then to Dodges Ferry. It holds historical value for some members of the Southern Beaches community. To date, it has been used as a classroom for school students. In the draft master plan, FH is surplus to requirements and restricts the site developing with contemporary, fit for



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purpose facilities. Community advocacy is focused on its retention or repurposing. DECYP has adopted a hands-off approach to the future of FH. To date DECYP has advised another party may take possession of and relocate / repurpose it, and that this would be at that party's cost. Council has been drawn into the issue through the process involved with the disposal of the recreation centre and in managing community expectations.

1. Key Considerations:

1.1 Adequacy of Existing Facilities

Council's first consideration is to determine whether current facilities in the Southern Beaches area meet community needs. This includes understanding the community's intended uses and whether existing venues can meet those needs.

1.2 Options for Council

If existing facilities are found to be not adequately meeting community needs, Council will then consider the options available to address this. This would include, but not be limited to, the repurposing of FH and the design and construct of a new facility. Consideration would need to be given to location, functionality, construction and life cycle costs, and alignment with community needs identified through engagement.

2. Cost Implications:

Relocating FH is estimated to cost approximately \$100,000. Additional expenses will be required to complete necessary fit-out works to achieve occupancy compliance. It is yet unknown whether FH contains asbestos, lead, or other risks that would require treatment and associated cost increases.

Constructing a new community facility would likely involve significantly higher costs than repurposing FH. These costs include design, construction, compliance, and fit-out, as well as potential site preparation and infrastructure upgrades. A detailed cost estimate will be required to compare this option against relocation or refurbishment of existing assets.

For these reasons, it is recommended that a formal community engagement process be undertaken to determine these considerations.

3. Community Engagement

If Council agrees to proceed, engagement will focus on identifying community needs and preferences for a facility. Methods may include surveys, workshops, and online feedback. To avoid consultation fatigue and overlap with other projects, engagement would most likely commence in the first quarter of 2026.

4. Usage Analysis

4.1 Historical use of recreation centre



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Historically, the community has accessed the recreation centre for events and activities. Council maintains a booking system for the Council owned components only – recreation hall/gym and store. Over the past 5 years, the recreation hall was hired on average for 552.2 hours per year for a utilisation rate of 7.5%.

Year	Hours	Utilisation Rate
2021	770.5	7.6%
2022	641	7.5%
2023	489.5	7.4%
2024	493.3	7.4%
2025 YTD	511.3	7.5%
Average	552.2	7.5%

There have been no DECYP restrictions over the past 10 - 15 years limiting community access.

Turning to the GP room, as this is owned by DECYP, hiring and associated usage rates are controlled / maintained through the School. There are a variety of public activities undertaken using this part of the centre over the years. It has been expressed by some that the usefulness of the GP room as a community space has diminished over time due to how the School has needed to use the space for school activities. In addition, the ability to also publicly hire the canteen (50/50 ownership between DECYP/Council) has similarly been impacted over time.

Strategic plan

The proposal to undertake community engagement on the need for, and preferred form of, a community facility in the Southern Beaches area is aligned with several key objectives and directions of the Sorell Council Strategic Plan 2019–2029.

1. Liveable and Inclusive Community

The Strategic Plan seeks to enhance community wellbeing through increased access to recreational, cultural and social opportunities. Engagement on a community facility directly supports the objectives to:

- Increase recreational opportunities and participation levels.
- Enhance community capacity for local arts, culture and history.
- Support facilities and programs that strengthen social connection.

Understanding community needs and assessing the suitability of existing facilities enables Council to plan social infrastructure that contributes to a more liveable and inclusive Southern Beaches community.



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2. Responsible Stewardship and Sustainable Asset Management

The Strategic Plan identifies effective management, renewal and utilisation of community assets as a priority. The proposal aligns by:

- Considering reuse of an existing asset (Ferry Hall) with cultural value.
- Ensuring decisions regarding refurbishment, relocation or new construction are informed, cost-effective and sustainable.
- Assessing long-term risks associated with site suitability, inundation and wastewater management.

Engagement will support sound asset and financial stewardship by ensuring any future investment responds to demonstrated need and strategic objectives.

3. Facilitate Regional Growth

The Southern Beaches is a key residential area within the municipality that has experienced sustained growth. The Strategic Plan emphasises provision of appropriate infrastructure to support population growth and community needs. The proposed engagement supports this direction by:

- Informing planning for social and community infrastructure in a rapidly growing area.
- Ensuring facility planning is coordinated with broader infrastructure considerations, including wastewater, stormwater and land use constraints.

4. Effective Community Engagement and Confidence in Council

The Strategic Plan identifies meaningful and timely engagement as essential to building community trust. The proposed engagement process aligns with this direction by:

- Providing a transparent process for the community to express views on the future of Ferry Hall and broader facility needs.
- Responding to community interest and advocacy regarding culturally significant assets.
- Ensuring Council decisions are informed by clear, evidence-based community feedback.

Annual plan

The proposal to undertake community engagement on the need for, and preferred form of, a community facility in the Southern Beaches area aligns directly with multiple items in the Sorell Council Annual Plan 2025-26.

1.6 – Support for Local Education Infrastructure



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Engagement on Ferry Hall and a potential community facility aligns with the master planning for Dodges Ferry Primary School, including consideration of wastewater infrastructure and integration with school expansion.

2.1 – Financial Management and Sustainable Capital Planning

The proposal identifies refurbishment, relocation, or new-build options, providing Council with evidence to ensure any investment is financially sustainable and achieves high social impact.

2.6 – Stakeholder Relations and Advocacy

Formal engagement with the Southern Beaches community demonstrates proactive stakeholder management and supports potential advocacy or grant opportunities for facility development.

4.1 – Infrastructure and Services Investment

The engagement process identifies community needs for social infrastructure, ensuring that Council plans investment in services that support recreation, cultural activities, and community connection.

4.3 – Review of Community Engagement Activities

The proposed survey, workshops, and online feedback approach (to be determined) aligns with Council's Communication and Engagement Strategy, improving transparency and community participation.

4.4 – Strategic Use of Demographic Data

Historical usage data and consideration of population growth support evidence-based planning, aligning with the Annual Plan requirement to incorporate demographic insights into decision-making.

4.5 – Southern Beaches Structure Plan Development

Coordination of the engagement with the upcoming Structure Plan ensures alignment with infrastructure planning (wastewater and stormwater) and avoids consultation fatigue, supporting integrated strategic planning for the Southern Beaches area.

Summary

The proposal to undertake community engagement to assess the need for an additional community facility in the Southern Beaches supports Council priorities across infrastructure, social and cultural planning, asset stewardship, community engagement, and financial sustainability. It aligns with multiple Annual Plan items and provides Council with a structured



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approach to decision-making that reflects strategic objectives for the 2025-26 year.

Policy implications

The proposal to undertake community engagement has several implications. It intersects with Council's asset management, heritage and social infrastructure policies by considering the reuse, relocation or replacement of Ferry Hall, a local asset that has historical value to some parts of the community. Engagement outcomes may inform future updates to Council's Social Strategy, Asset Management Policy and Community Infrastructure Planning framework. The proposal also raises considerations regarding alignment with the Southern Beaches Structure Plan and infrastructure policies, including wastewater and stormwater management, as well as compliance with relevant building, health, and occupancy regulations.

Environmental implications

Will be appropriately considered post engagement.

Asset Management implications

Will be considered post engagement.

Risk Management implications

Will be considered post engagement.

Community implications

The proposal to consider the future of Ferry Hall and the potential development of a community facility in the Southern Beaches area has significant community implications. It addresses long-standing local interest in maintaining assets with cultural and historical value while providing opportunities for recreation, social connection, and community events.

Undertaking a structured engagement process will ensure that community views, needs, and preferences are captured, promoting transparency and trust in Council decision-making. Outcomes from the engagement will inform planning to ensure that any facility meets current and projected demand, supports inclusivity, enhances liveability, and strengthens social cohesion in the Southern Beaches community.

Statutory implications

Will be considered post engagement.



Report

It is recommended that Council proceed with a structured community engagement process to determine the need for, preferred type of, and potential use of a community facility in the Southern Beaches area. Engagement will provide the information required to assess whether existing facilities meet community needs or if refurbishment, relocation, or construction of a new facility is warranted. This approach allows Council to make informed, transparent, and strategic decisions that align with its financial, asset management, environmental, statutory and community objectives, while supporting the Southern Beaches Structure Plan and broader strategic priorities for liveable, inclusive, and sustainable community infrastructure.

Oliver Strickland

DEVELOPMENT OFFICER RISK & STRATEGY



15.2 EXTENSION OF COUNCILLOR REPRESENTATION ON THE NATURAL RESOURCE MANAGEMENT / ENVIRONMENTAL ADVISORY GROUP (NRMEAG)

RECOMMENDATION

"That Council resolves to extend the current Councillor representation of Melinda Reed (Chair) and Mayor Janet Gatehouse on the Natural Resource Management / Environmental Advisory Group (NRMEAG) through to October 2026."

Introduction

At the Council meeting of 18 July 2023, Council endorsed the establishment of the Natural Resource Management / Environmental Advisory Group (NRMEAG) and on 17 October 2023 appointed Councillors to the Group in accordance with the approved Terms of Reference (TOR).

To ensure continuity of governance and ongoing support to the Advisory Group, it is proposed that the current Councillor representation be extended through to October 2026 enabling stability in Council representation and to reflect the scheduled LG election for that month.

Strategic plan

Extending the Councillor representation through to the next LG election supports the delivery of key objectives within the Council's Strategic Plan 2019–2029 through consistent governance, leadership and communication between Council and the Advisory Group that accord with:

- Objective 2 - Responsible Stewardship and a Sustainable Organisation
- Objective 3 - Ensuring a Liveable and Inclusive Community
- Objective 4 - Increasing Community Confidence in Council

Annual plan

The NRMEAG continues to support the implementation of NRM-related actions contained in Council's Annual Plan 2025–2026. Ongoing consistent Councillor representation will assist in guiding the Group's contribution to these activities.



Environmental implications

Extending current Councillor involvement ensures Council maintains oversight and strategic alignment across natural resource management priorities.

Asset management implications

Nil.

Risk management implications

Consistent Councillor representation mitigates the risk of disruption to Advisory Group operations and ensures ongoing clarity in governance, decision-making pathways and communication with Council.

Community implications

The NRMEAG functions as a key avenue for community perspectives to be included in Council's environmental planning and management.

Extended Councillor representation supports the continuity of engagement and strengthens the relationship between Council and the broader community.

Report:

The NRMEAG requires ongoing Councillor participation to support effective decision-making, strategic focus, and communication back to Council. It is therefore recommended that the current Councillor appointments to the Group be extended through to October 2026.

No changes to community membership are proposed as part of this report. The TOR are separately being reviewed to ensure ongoing relevance and applicability, staging of member terms and method of representative / community engagement.

Robert Higgins

CHIEF EXECUTIVE OFFICER

Date: 4 December 2025



16.0 INFRASTRUCTURE AND ASSETS



Nil reports.

17.0 COMMUNITY RELATIONS



Nil reports.

18.0 FINANCE



18.1 EXECUTIVE SUMMARY – FINANCIAL REPORT NOVEMBER 2025 YTD

RECOMMENDATION

"That the Executive Summary – FINANCIAL REPORT NOVEMBER 2025 YEAR-TO-DATE be received and noted by Council."

CASH & INVESTMENTS

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

Council's cash position decreased by \$90k during the month of November, predominantly due to receipt of income equalling expenditure. In comparison with the 2024/2025 financial year, the current cash balance of \$27.138m is \$4.325m greater than the balance at the same time last year. Sorell Council continues to hold \$1.287m in grant income received in advance as reported in the Balance Sheet, this is \$333k 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 November 2025, cash reserves being held by Council are as follows;

Land Sales	\$1,114,726
Public Open Space Contributions	\$1,943,176
Car Parking Cash in Lieu	\$ 89,504
Subdivision Traffic Management Contributions	\$ 150,790
Stormwater	\$ 31,334



AGENDA

ORDINARY COUNCIL MEETING
9 DECEMBER 2025

Interest	<u>\$ 378,242</u>
	\$3,707,772

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 November, 57.4% of rates had been paid, compared to 56.7% 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.

Supplementary valuations were received from the Office of the Valuer-General, year to date totalling \$12.1k in general rates, \$13.6 in waste charges and \$506 in fire levy income. Supplementary valuation 361 and 362 have been issued but are yet to be processed.

FINANCIAL MANAGEMENT

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

- End-of-month (EOM) procedures for October, 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).
- Phase 2 of the 2024/2025 Consolidated Data Collection Survey was completed and lodged.
- Finance staff completed quarterly variance reporting for all departmental cost centres. All income and expenditure variances of 10% or greater, and greater than \$1,000, were investigated.
- Finance staff commenced work on the mid-year budget review (MYBR).
- South East Region Development Association (SERDA) ad-hoc and monthly financial tasks.
- Finance staff completed the following grant related reports:
 - Finance staff assisted with completion of the interim report for the Coastal and Estuarine Risk Mitigation Program – Coastal Hazard



Risk Reduction in Southern Beaches project and lodged it with Department of Police Fire and Emergency Management.

- Finance staff assisted with completion of the final report for the Invest in our Communities Program - Memorial Hall and lodged it with Department of Infrastructure, Transport, Regional Development, Communications, Sports and the Arts.

AUDIT

- Nil.

GRANTS & FUNDING

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

- Council received the 2nd quarterly payment of the Australian Government's Financial Assistance Grant of \$373,399, in line with the quarterly payment schedule.

During the month of November, the following grant was invoiced:

- Instalment three for an amount of \$500K to the Department of Police Fire and Emergency Management for the Coastal and Estuarine Risk Mitigation Program – Coastal Hazard Risk Reduction in Southern Beaches project. This invoice was outstanding at the end of November.

INSURANCE

- Nil.

MEETINGS

- Audit Panel – 4/11/2025
- Fraud-Proof Finance: How top CFOs Protect Every Dollar – 13/11/2025
- Reporting and Program Management (RPM) Portal how to do session – 14/11/2025



AGENDA

ORDINARY COUNCIL MEETING
9 DECEMBER 2025

ATTACHMENTS

- a) Investments and Borrowings as at 30 November 2025 and Graph 1 – Total Cash Available (Pages 4)
- b) Graph 2 - Rates Outstanding (Pages 2)

SCOTT NICOL
ACTING MANAGER FINANCE

SALLY FANG
ACCOUNTANT

Date: 2 December 2025
Attachments (6 pages)



AGENDA
ORDINARY COUNCIL MEETING
9 DECEMBER 2025

Sorell Council - Investments as at 30/11/2025						
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			\$ 3,696,298	3.60%	A1+
CBA Operating Account	Current			\$ 5,516,594	3.60%	A1+
Various Petty Cash and Floats	In house			\$ 1,100	N/A	A1+
Various Halls Bank Balances				\$ 28,140	N/A	A1+
Total Investments				\$ 27,137,894		

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+	20,742,132	76%	100%
A1	\$ -	0%	50%
A2	\$ 6,395,761	24%	30%
	\$ 27,137,894	100%	

Financial Institution Percentage of Total Investment			Benchmarks
CBA (A1+)	\$ 12,242,132	45%	50%
Westpac (A1+)	\$ 8,500,000	31%	50%
Bendigo Bank (A2)	\$ 999,996	4%	30%
MyState (A2)	\$ 5,395,765	20%	30%
	\$ 27,137,894	100%	

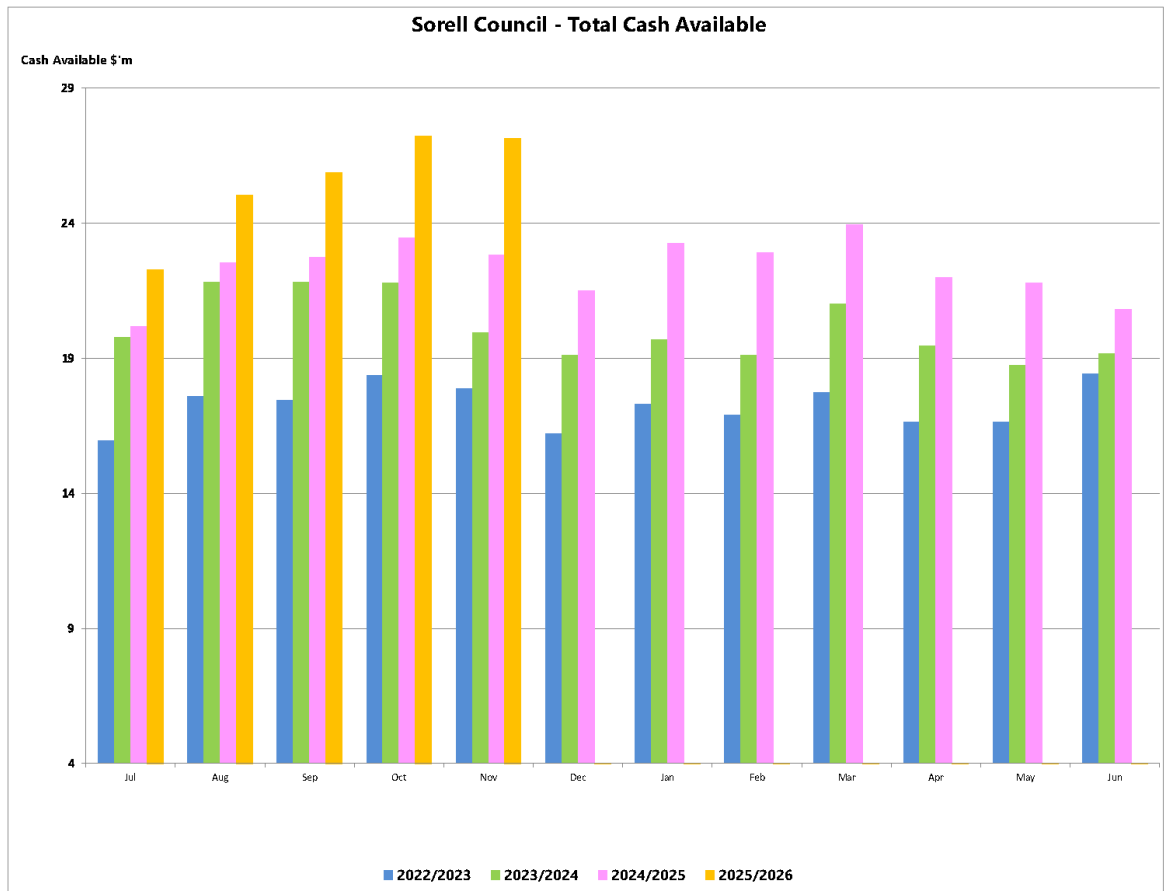
The above investments have been made in accordance with Sorell Council's Treasury Management Policy.



AGENDA

ORDINARY COUNCIL MEETING
9 DECEMBER 2025

**SORELL COUNCIL
TOTAL CASH AVAILABLE**



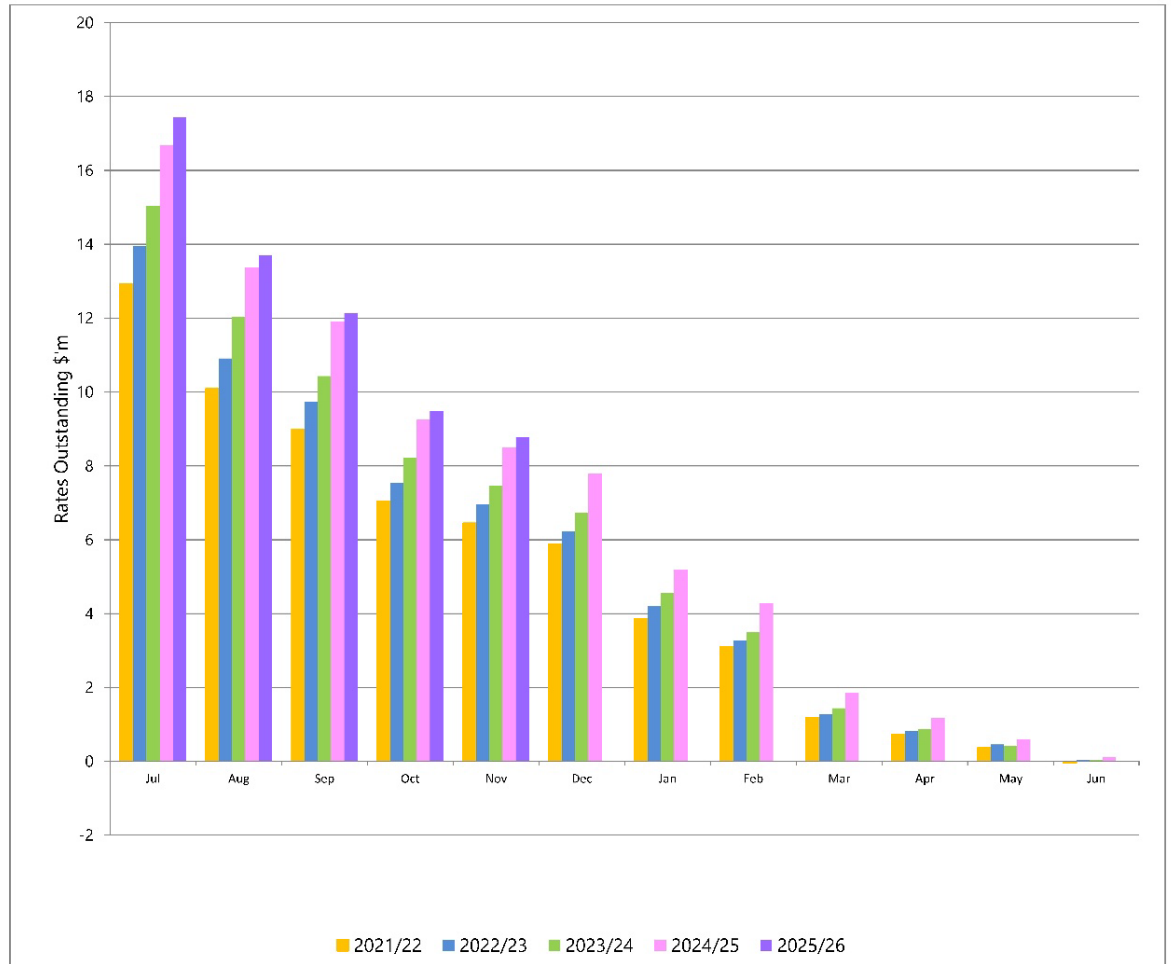
Sorell Council - Borrowings as at 30/11/2025							
Financial Institution	Product	Borrowing Date	Maturity Date	Face Value	Interest rate	Principle Repayments YTD	Interest Payments YTD
TASCORP	Fixed Term Loan	29/06/2021	29/06/2031	\$ 781,382	2.12%	\$ -	\$ -
TASCORP	Fixed Term Loan	18/05/2022	18/05/2032	\$ 1,080,906	4.41%	\$ 22,126.99	\$ 24,321.89
TASCORP	Fixed Term Loan	28/06/2024	28/06/2034	\$ 242,070	5.53%	\$ -	\$ -
TASCORP	Fixed Term Loan	7/04/2025	7/04/2035	\$ 336,429	5.19%	\$ 13,570.96	\$ 9,082.50
Total Borrowings				\$ 2,440,788			

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

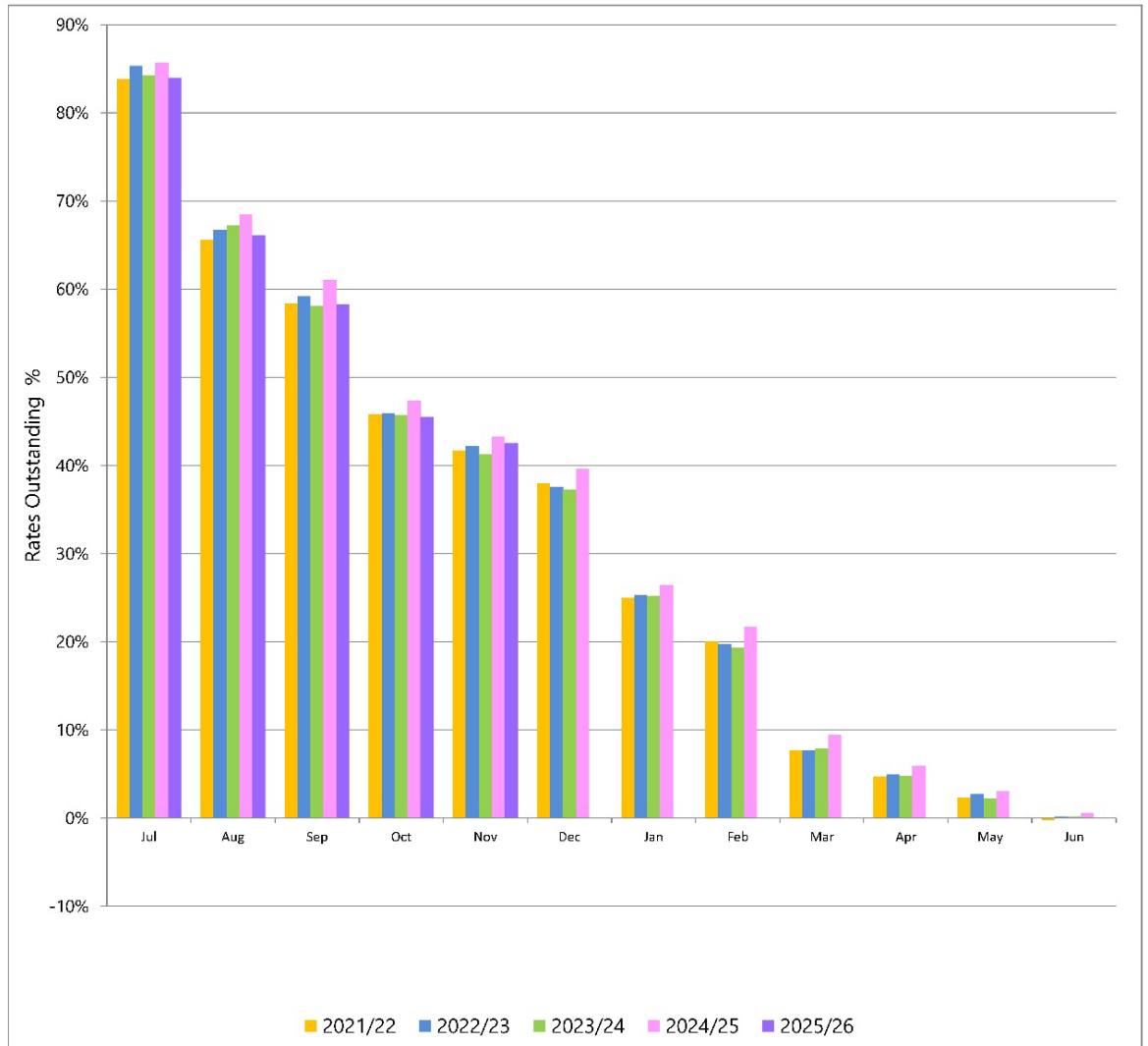


AGENDA
ORDINARY COUNCIL MEETING
9 DECEMBER 2025

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



**SORELL COUNCIL
OUTSTANDING RATES BY MONTH %**



18.2 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 November 2025 is \$3,903,362 (as per Capital Works Budget run on 1 December 2025).

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

Below is a summary of the requested adjustments.

Original Budget approved in June 2025 Council meeting	\$16,063,134
Budget approved in November 2025 Council meeting	\$16,256,994
Budget adjustments requested for approval in December 2025 Council meeting:	
Total adjustments on capital jobs with variances of over 10%	\$72,168
Total adjustments on completed capital jobs with variances of over 10%	-\$11,966
Total adjustments on new capital jobs	\$0
Budget requested for approval in December 2025 Council meeting	\$16,317,196

Below is a detailed explanation of the requested adjustments.

The following capital jobs adjustments have been requested because the jobs have variances of over 10%, or are expected to have variances of over 10% in the 2025/2026 financial year:

Job Name and No.	Approved Budget	Adjusted Budget	Adjustment
C-26-IT-002 CAC Additional PC & Monitors			\$3,739
C-24-B-002 Sorell Memorial Hall Historical Society Storage Extension			\$52,191
C-26-T-002 Dodges Ferry Pearl Court Reconstruction	\$280,000	\$296,238	\$16,238



AGENDA

ORDINARY COUNCIL MEETING
9 DECEMBER 2025

Total Adjustments	\$733,274	\$805,442	\$72,168
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- C-26-IT-002 CAC Additional PC & Monitors – Additional PC & Monitors required for 2 new Youth Hub staff.
- C-24-B-002 Sorell Memorial Hall Historical Society Storage Extension – Aluminium battens were used instead of originally specified timber battens, which require annual maintenance. Aluminium battens were used to eliminate future expenditure on maintenance.
- C-26-T-002 Dodges Ferry Pearl Court Reconstruction – Expenditure is forecasted to be over budget. Details per Engineering memo to December Council meeting.

The following capital jobs adjustments have been requested because the jobs are completed and have variances of 10% or greater in the 2025/2026 financial year:

Job Name and No.	Approved Budget	Adjusted Budget	Adjustment
C-26-P-006 Council Chambers Audio Visual Equipment			\$3,034
C-25-T-019 Sorell Memorial Hall Footpath/Carpark Modification			-\$15,000
Total Adjustments	\$44,500	\$32,534	-\$11,966

- C-26-P-006 Council Chambers Audio Visual Equipment – Quote for hardware items was based on EOFY pricing and stock availability. When hardware items were ordered, there was a slight change in price and stock availability. A Higher quality audio mixer card was purchased at a higher price than initially quoted.
- C-25-T-019 Sorell Memorial Hall Footpath/Carpark Modification – This is no longer required.

ATTACHMENTS

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

SCOTT NICOL
ACTING MANAGER FINANCE

SALLY FANG
ACCOUNTANT

Date: 2 December 2025
Attachments (11 pages)



AGENDA
ORDINARY COUNCIL MEETING
9 DECEMBER 2025

1/12/2025	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					
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			\$ 4,273	\$ -
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			\$ 13,381	\$ -
Boat Park	Boat Park additional wastewater disposal area			\$ 2,200	\$ -
South East Stadium	South East Stadium Additional Seating			\$ -	\$ 79,799
Dodges Ferry Oval	Dodges Ferry Oval Cricket Pitch Cover Replacement			\$ -	\$ -
TOTAL Land Improvements (Parks & Reserves) 2025/26		\$ 881,780	\$ 973,780		



1/12/2025	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.			\$ 38,089	\$ -
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.			\$ 91,480	\$ -
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.			\$ 3,897	\$ -
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			\$ 8,315	\$ -
Carriage Shed, Sorell	Remaining components to enable shed opening to coincide with SMH extension completion. Opening Date TBC.			\$ 19,364	\$ -
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			\$ 5,488	\$ -
Dunalley Hall	Dunalley Hall Acoustic Treatment			\$ 22,403	\$ -
TOTAL Buildings 2025/26		\$ 185,000	\$ 762,000		



1/12/2025	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			\$ 6,165	\$ 75,055
Lyden Park, Pawleena Road, Sorell	Toilet for POS / Lyden Park - triple cubicle DDA & change table.			\$ 18,195	\$ 11,435
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			\$ 803,970	\$ 371,809
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.			\$ 479,939	\$ 15,026
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.			\$ 56,829	\$ -
CAC, Sorell	Council Chambers Audio Visual Equipment			\$ 32,534	\$ -
TOTAL Plant & Equipment 2025/26		\$ 811,136	\$ 840,636		



1/12/2025	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			\$ 10,742	\$ -
TOTAL Carry Overs - Plant & Equipment		\$ 61,450	\$ 10,742		
FIXTURES, FITTINGS & FURNITURE					
CAC & Depot, Sorell	Renewal of office desk chairs			\$ -	\$ -
CAC, Sorell	CAC desks and seating for new area.			\$ 7,705	\$ -
TOTAL Fixtures, Fittings & Furniture 2025/26		\$ 40,760	\$ 40,760		
COMPUTERS & TELECOMMUNICATIONS					
CAC, Sorell	Renewal of Original Gen 5 ipads (14)			\$ 14,463	\$ -
CAC, Sorell	Additional PC & Monitors			\$ 8,797	\$ -
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.			\$ 1,984	\$ -
Shark Point Road, Penna	Road recon from Wolstenholme Dr to new bridge.			\$ 5,636	\$ 4,400
Penna Road, Penna	Road recon from Olympic Av to Kirabati Rd plus footpath and drainage.			\$ 15,903	\$ 4,400
Three Street, Dodges Ferry	Three Street drainage upgrade and recon / seal.			-\$ 0	\$ -
479 Sugarloaf Road, Carlton River	Turning circle needs to be done.			\$ 29,941	\$ -
TOTAL Reconstruction (ROADS) 2025/26		\$ 2,919,900	\$ 2,920,138		



1/12/2025	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.			\$ 329	\$ -
Allambie Road, Orielton	Reconstruction with chip seal surface			\$ 7,529	\$ 247,925
BEST / SE Jobs Hub & Training Facility, Sorell	Dubs & Co Drive on street parking x 20 spaces.			\$ 102,594	\$ -
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.			\$ 14,340	\$ -
TOTAL Carry Overs - Reconstruction (Roads)		\$ 842,239	\$ 647,865		
RESHEETING					
Valleyfield Road, Sorell	Segments 1,2,5,6			\$ 39,915	\$ -
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		



1/12/2025	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			\$ 107,301	\$ 3,539
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		



1/12/2025	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			\$ 510	\$ 184,952
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			\$ 665	\$ 371,232
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	\$ 438,007
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.			\$ 191	\$ 53,751
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.			\$ 53,990	\$ -
Gordon Street, Sorell	Banjios to Sorell School.			\$ 437	\$ 58,700
Carlton River Road, Carlton	Between Dodges Hill Road and Convoy Road			\$ 506	\$ 160,954
Penna Road, Midway Point	Concrete footpath renewal Toongabbie to McKinly St			\$ 47,726	\$ -
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		



1/12/2025	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	Gate 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.			\$ 1,380,048	\$ 113
Southern Beaches, Blue Lagoon				\$ 87	\$ -
Southern Beaches, Carlton Estuary				\$ 1,332	\$ -
TOTAL Carry Overs - Stormwater		\$ 2,289,374	\$ 2,235,870		



1/12/2025	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.			\$ 614	\$ 86,122
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.			\$ 8,945	\$ 47,840
Park & Ride, Sorell	Bus stop upgrade.			\$ 127	\$ -
Municipality - Various	Replacement signs for rural towns / districts / areas.			\$ -	\$ -
TOTAL Carry Overs - Other Transport		\$ 305,470	\$ 305,470		



1/12/2025	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.			\$ 108	\$ 10,000
Pawleena Road, Sorell	Flooding issue and reconstruction. Survey, geotech and design for corner improvements including widening without land acquisition.			\$ 108	\$ 10,000
Delmore Road, Forcett	Sealed corner west of Bankton Road. Survey, geotech & design.			\$ 108	\$ -
Hurst Street, Lewisham	200m reconstruction			\$ 108	\$ 10,000
Mary Street, Lewisham	Reconstruction at intersection with Franklin Street and construct top end that is currently unsealed.			\$ 108	\$ 10,000
Parnella Road, Dodges Ferry	Stage 2. Address SW pipe capacity (under capacity) between 19 Parnella - 5 Parnella Rd			\$ 108	\$ 10,000
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)			\$ 108	\$ 10,000
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			\$ 108	\$ 10,000
Primrose Sands Rd, Primrose Sands	Upgrade of gravel path from RSL to Tamarix Rd - principally to widen it and ideally do in concrete.			\$ 446	\$ -
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		



1/12/2025	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.			\$ 108	\$ 10,000
Jacobs Court, Dodges Ferry	SW design.			\$ 108	\$ 10,000
Carlton River Road, Carlton	Reconstruction - design only.			\$ 108	\$ 10,000
Edith Close, Forcett	Potential reconstruction - further investigation (survey & design) required to determine treatment.			\$ 108	\$ 10,000
TOTAL Carry Overs - Preliminary Work		\$ 79,517	\$ 79,517		
	Total Capital Jobs Carried Over to 2025/2026	\$ 6,621,009	\$ 6,057,240		
	Total 2025/2026 New Jobs	\$ 9,442,125	\$ 10,199,754		
	TOTAL 2025/26 CAPITAL BUDGET	\$ 16,063,134	\$ 16,256,994	\$ 3,903,362	\$ 2,663,338



18.3 SORELL AUDIT PANEL WORK PLAN 2026

RECOMMENDATION

"That Council resolves to receive and note the 2026 Audit Panel Annual Work Plan in accordance with section 9 of the Audit Panel Charter "

SCOTT NICOL
ACTING MANAGER FINANCE

Date: 14 November 2025
Attachments (1) 4 pages



AGENDA
ORDINARY COUNCIL MEETING
9 DECEMBER 2025



**SORELL COUNCIL
ANNUAL AUDIT PANEL WORK PLAN
FOR THE YEAR ENDED 31 DECEMBER 2026**

		Meeting Date	February	June	August	November			
		Time	20/02/2026	19/06/2026	28/08/2026	6/11/2026			
		Meeting Focus	Integrated Planning Process	Budget Audit Strategy Pre-Eoy	Financial Statements	Annual Report Auditors Reviews Risk Management			
Agenda Items	Frequency						Essential Pack Papers	Reading Papers	Essential Pack Paper Requirements & Additional Notes
1 Panel in Camera Session	Standing item		✓	✓	✓	✓	N/A	N/A	Panel Discussions (management absent).
Management join the meeting									
2 Welcome, Acknowledgement, Attendance & Apologies	Standing item		✓	✓	✓	✓	N/A	N/A	
3 Confirmation of Previous Minutes	Standing item		✓	✓	✓	✓	YES	N/A	Minutes from previous meeting.
4 Declarations of Interest	Standing item		✓	✓	✓	✓	N/A	N/A	Verbal report from Audit Panel members.
5 Review of Actions arising from Previous Meeting	Standing item		✓	✓	✓	✓	N/A	N/A	As per minutes above, included in the agenda.
6 Panel Out of Session Decisions	Standing item		✓	✓	✓	✓	YES	N/A	Relevant emails/ documents. Only necessary to include the document outlining the final decision.
7 Key Matters arising from Council Meetings	Standing item		✓	✓	✓	✓	N/A	N/A	Verbal report from GM.
8 Departmental Presentation	Standing item		✓	✓	x	✓	N/A	N/A	15 -20 minute brief from Departmental manager on department activities.
9 Financial Management									
Review external audit client strategy	Annual		x	✓	x	x	YES	N/A	TAO Audit Strategy.
Review of findings of external audit	Annual		x	x	x	✓	YES	N/A	TAO Audit Opinion, Report to Those Charged with Governance & Memorandum of Audit Findings.
Status of previous audit recommendations	As required		o	o	x	o	YES	N/A	Audit Recommendation Register (register of Internal Audit, External Audit and TAO Special Report Recommendations). Verbal report from Manager Finance - progress report on any outstanding items, if changes have occurred since the previous meeting.
TAO Special Reports (where relevant)	As required		o	o	o	o	N/A	YES - detailed report	Verbal report from TAO.
Management Finance Report (preceding month ending)	Standing item		✓	✓	x	✓	YES	YES - detailed P&L report	All monthly finance reports to Council except for detailed P&L financial report. Verbal report from Manager Finance - report on YTD financial position, including temporary/permanent variances.
10 Financial Statements									
Review of Financial Statements including but not limited to:	Annual		x	x	✓	x	YES	N/A	Financial statements submitted to TAO by 14 August deadline.
- Review of Judgements, assumptions and estimates	Annual		x	x	✓	x	N/A	N/A	Verbal advice of any changes and impact.
- Review of Related Parties Disclosures	Annual		x	x	✓	x	N/A	N/A	Verbal advice of any changes and impact.
- Review of revaluations	Bi-Annual		x	o	o	x	N/A	YES - detailed revaluation reports/documents	Verbal advice of any likely changes and impact.
- Review of Significant Business Activity Assessment	Bi-Annual		x	o	o	x	N/A	N/A	Verbal advice of any likely changes and impact.
- Review of treatment of significant transactions	Bi-Annual		x	o	o	x	N/A	N/A	Verbal advice of any likely changes and impact.



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		Meeting Date	February	June	August	November			
	- Review of depreciation protocols	Bi-Annual	x	o	o	x	N/A	YES - detailed depreciation/capitalisation table extracted from Council's Capitalisation Business Rules	Verbal advice of any likely changes and impact.
	- Review of financial reporting risk of material misstatement	Bi-Annual	x	o	o	x	N/A	YES - Financial Reporting Risk Assessment	Verbal advice of any likely changes and impact.
	Review of Management Representation Letter to TAO	Annual	x	x	x	✓	YES	N/A	Final and signed Management Representation Letter.
	TAO Report to Parliament (review and commentary / response input)	Annual (when tabled)	o	o	o	o	N/A	YES - detailed TAO Report	Verbal report from TAO and verbal advice on Council's response. Month included depends on date issued by TAO.
	Review commentary of Annual Report to ensure consistency between it and financial statements	Annual	x	x	x	✓	YES	N/A	Draft Annual Report.
11	Integrated Planning Processes								
	Annual Plan Implementation	Annual	✓	x	x	x	N/A	YES - FY Annual Plan & 10 YR Strategic Plan	Verbal report from GM on progress/achievement of current FY's Annual Plan AND process for next FY's Annual Plan.
	Annual Budget Process review - Mid Year Budget Update	Annual	✓	x	x	x	YES	N/A	Mid-Year Budget Review Operating & Capital Budgets endorsed by Council. Verbal report from Manager Finance - key changes from original budgets.
	Draft Budget and Estimates	Annual	✓	x	x	x	N/A	YES - summary of Budget Process, Estimates & Assumptions	Verbal report from Manager Finance on process for next FY's Operating & Capital Budgets.
	Financial Management Strategy & Long Term Financial Plan Review	Annual	✓	x	x	x	YES	N/A	Financial Management Strategy and Mid-Year Long Term Financial Plan.
	Review of final Operating and Capital Budgets and impact on Long Term Financial Plan	Annual	x	✓	x	x	YES	N/A	Operating & Capital Budgets and Long Term Financial Plan to be endorsed by Council.
	Integration of Strategic Plan and Annual Plan	Annual	x	✓	x	x	YES	N/A	Strategic Plan and Annual Plan to be endorsed by Council.
	Strategic Asset Management Plan	Annual (as required)	o	o	o	o	YES	YES - detailed individual asset class Asset Management Plans	Strategic Asset Management Plan (annually) and Verbal report from Manager Infrastructure & Assets. Month included depends on internal work plan.
12	Risk Management (including policies, controls and systems)								
	Council Decisions made against recommendation	Standing item	✓	✓	✓	✓	N/A	N/A	Verbal report from GM.
	Review of Risk Management Policy and Framework	Annual	x	x	x	✓	YES	YES - Full Risk Register and any additional resources if necessary	Strategic Risk Register. Risk Management Policy (biennially at a minimum - 2026). Risk Management Policy & Risk Management Framework pre Council endorsement.
	Monitoring of significant and emerging risks	Standing item	✓	✓	✓	✓	N/A	N/A	Verbal report from GM, including summary of high, extreme and changed risks.
	Strategic Risk Register Review	Standing item	✓	✓	✓	✓	YES	N/A	Strategic Risk Register (e.g. 10 - 12 key strategic risks) (once developed by Council). Monitoring of risk with Extreme and High ratings and those outside Council's risk appetite. Risk summary/exceptions reports (once developed by Council).
	Legal Claims	Standing item	✓	✓	✓	✓	N/A	N/A	Verbal report from GM.
	WH&S issues	Standing item	✓	✓	✓	✓	YES	N/A	WH&S Committee minutes.
	Fraud Control and Corruption Prevention Policy - Policy review pre Council endorsement and Fraud Risk Assessment	Annual	x	x	x	✓	YES	N/A	Council endorsement; Fraud & Risk Assessment and review of fraud risk mitigation activities (annually - once developed by Council).

		Meeting Date	February	June	August	November			
	Review of current Council policies	Annual (and as required)	○	○	○	✓	YES	N/A	Policy list (annually) and Finance/ other applicable policies pre Council endorsement.
	Council Insurance Portfolio Review	Annual	×	✓	×	×	YES	YES - detailed Insurance report from broker	Summary of advice/recommendations from broker.
13	Legislative Compliance								
	Regulatory Update	Standing item	✓	✓	✓	✓	N/A	N/A	Verbal report from GM.
	Any identified breaches of legislative requirements	Standing item	✓	✓	✓	✓	N/A	N/A	Verbal report from GM.
14	Internal Audit								
	Internal Audit Project Identification	Annual (and as required)	✓	○	○	○	YES	N/A	WLF Accounting & Advisory- Three-year internal audit strategy and annual plan. To be discussed/agreed by the Panel.
	Review of findings of internal audit	As required	○	○	○	○	YES	N/A	IA Report from external consultant (WLF Accounting & Advisory).
15	Audit Panel Governance								
	Review Audit Panel Charter	Biennial	×	×	×	×	YES	N/A	Audit Panel Charter (due Feb 2027).
	Panel Performance Evaluation	Biennial	×	✓	✓	×	YES	N/A	Per Charter to occur once every 2 years (2026). June - Agree on Process; August - Review Outcomes.
	Evaluation of External Auditor Performance	Annual	✓	×	×	✓	YES	N/A	Summary of responses to External Audit Performance Assessments (February meeting). External Audit Performance Assessments circulated for review (November meeting).
	Evaluation of Internal Auditor Performance	Annual	×	×	✓	✓	YES	N/A	Summary of responses to Internal Audit Performance Assessments (November meeting). Internal Audit Performance Assessments circulated for review (August meeting).
	Panel Annual Report to Council	Annual	×	×	✓	×	YES	N/A	Draft report from Chair.
	Meeting Schedule for next year	Annual	×	×	×	✓	N/A	N/A	To be discussed/agreed by the Panel.
	Panel Work Plan Finalisation	Annual	×	×	×	✓	YES	N/A	Draft based on previous year's work plan.
	Panel Member Declarations - Annual Review	Annual	×	✓	×	×	YES	N/A	Sorell Council's Audit Panel Disclosures and Conflicts of Interest Register.
16	Items of Special Business	Standing item	✓	✓	✓	✓	N/A	N/A	As relevant - matters extra to the usual agenda that requires a specific discussion and/or decision at that meeting (usually an AGM or Special General Meeting).
17	Other Items of General Business	Standing item	✓	✓	✓	✓	N/A	N/A	As relevant - an opportunity to raise any other relevant matters in addition to the set agenda items.
18	Next Meeting	Standing item	✓	✓	✓	✓			Date as per work plan.
	After Meeting Actions (for Manager Finance)								
	Panel Minutes to next Council meeting	Standing item	✓	✓	✓	✓			
	Summary Report from the Panel to next Council meeting	Standing item	✓	✓	✓	✓			
	Amended Charter to Council Meeting following February 2026	Biennial	✓	×	×	×			
	Work Plan to December Council Meeting	Annual	×	×	×	✓			
Key ✓ Applicable to meeting agenda × N/A to meeting agenda									



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ORDINARY COUNCIL MEETING

9 DECEMBER 2025

	Meeting Date	February	June	August	November	
<input type="checkbox"/> Applicable to meeting agenda if available						



19.0 PLANNING



Nil reports.

20.0 HEALTH AND COMPLIANCE



20.1 PUBLIC PLACES POLICY

RECOMMENDATION

"That Council resolves to approve the *Public Places Policy 2025* contained in Appendix 1 of this report."

Community Strategic Plan

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

Operational Plan

Revenue for permit fees is included in the 25/26 Operational Plan and budget.

Policy

- *Public Places By-Law 1 of 2025*
- *Street Stall Permits – Vehicle and Traffic Act 1999*

Asset Management Implications

Regulating activities on Council land can reduce the likelihood of damage to Council infrastructure.

Risk Management Implications

Ensuring that activities conducted on Council land are appropriate and safe, reduces the likelihood of risk to public safety and amenity.

Community Implications

Council roads, parks and reserves are not primarily intended for commercial activities, the policy provides guidance to the community on what activities may be conducted on Council land and the appropriate locations.



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Limiting where commercial activities may be conducted reduce impacts on parking (particularly in popular beach areas) and amenity impacts on nearby residential areas.

Report

Council currently has a Public Places Policy approved in 2019, the policy now needs to be updated to reflect the new *Public Places By-Law 1 of 2025*, the by-law only allows commercial activities in locations approved by the General Manager (CEO).

Approved locations reflect the existing locations where activities are currently conducted and allow for a designated area for food vans when the community cultural precinct is developed in Sorell. Council owned land in coastal areas is generally considered inappropriate for commercial activities owing to limited car parking and the potential to impact on environmental values and amenity.

Food vans may operate on Council land at designated community events such as markets, shows or sporting events, if approved by the event organiser and do not require a public places permit.

The changes have been developed in consultation with the Manager Planning to ensure that the policy is consistent with the *Tasmanian Planning Scheme – Sorell 2022*. Business activities should only be conducted on land appropriately zoned for these activities.

To avoid duplication, sporting or community organisations that already have user agreements for activities on Council land are not required to obtain public place permits.

Changes to the existing policy are highlighted in yellow.

Greg Robertson
MANAGER HEALTH & COMPLIANCE

Date: 3 December 2025
Attachments (7)



Appendix 1 – Public Places Policy



PUBLIC PLACES POLICY

(Public Places & Street Permits)

TITLE	PUBLIC PLACES POLICY
RESPONSIBLE PERSON	MANAGER HEALTH AND COMPLIANCE
APPROVED BY COUNCIL	OCTOBER 2015
RESOLUTION NO	167/2015
PREVIOUS REVIEW	JUNE 2019, 84/2019
AMENDED ON	01 DECEMBER 2025
RESOLUTION NO	__/____
REVIEW DATE	DECEMBER 2029



PURPOSE

This policy is to outline the criteria Council will use to assess public place and street stall permit applications.

OBJECTIVE

To provide guidance to members of the public wishing to use Council land regarding the matters to be considered and which types of activities are appropriate in particular areas.

SCOPE

The policy applies to land owned or under control of Council which is regulated by the *Public Places By-Law 1 of 2025* but does not apply when a person or organisation has a commercial lease, agreement or hires Council land or buildings. The following are examples of activities that the by-law regulates:

- Busking
- Alfresco dining
- Food van and other business activities
- Public events
- Public gatherings over 50 people
- Sporting events & recreational activities
- Erection of signs, infrastructure or buildings

The policy also applies to assessment of applications for street stall permits issued under the *Vehicle and Traffic Act 1999*.

POLICY

Applications for Public Place Permits must include a statement detailing the type of activity that is proposed and a safety management plan. After reviewing an application, evidence of public liability insurance and scaled location plan, may need to be provided.

The Public Places By-Law specifies the following matters which Council will take into consideration before issuing a permit:

- (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 manner of any proposed advertising;
- (g) the nature, size, shape, extent and location of any proposed road furniture;
- (h) the availability of suitable parking for motor vehicles in the area;
- (i) representations made by any police officer;
- (j) disturbance of existing business or commercial activities;
- (k) potential to impact on the environmental values of a public reserve or adjoining land;
- (l) any other relevant Council policy or legislation including, but not limited to, the *Building Act 2016* or *Land Use Planning and Approvals Act 1993*; and
- (m) any other matters that are relevant to the application.

Clause 17(2) of the by-law specifies that a person must not operate a business on Council land, other than in a location designated by the General Manager. Appendix A specifies approved locations.

Section 56C of the *Vehicle and Traffic Act 1999* requires:

- Any person selling goods or a person conducting business on a public street (including the road reserve) to obtain a permit from the General Manager;
- Consultation with the police officer in charge of the Police District; and
- Consideration to be given to the relevant traffic conditions, the safety and convenience of the public and any other relevant circumstances.

With respect to the matters which require a permit under the by-law the following applies to each listed activity:

Busking

- Generally, entertainment noise must not cause a nuisance to residents, patrons or businesses;
- Buskers must have public liability insurance.

Entertainment

- A place of assembly licence is required for events with over 1000 people for greater than 2 hours.
- Suitable venues for events may include:
 - Pembroke Park;
 - Dodges Ferry Boat Park;
 - Dodges Ferry Football Ground; and
 - The Sorell Rose Garden.
- Entertainment activities must not create unreasonable impacts on surrounding residential properties with respect to noise, odours, dust or other pollution.

Sale of Food

General requirements for the sale or consumption of food on Council land from food businesses:

- Alfresco dining – if associated with existing food businesses are generally acceptable if it doesn't significantly obstruct the footpath or create a traffic or public safety hazard.
- Food vans – are only acceptable at sporting or community events when consistent with user/hire agreements for the facilities;
- Food stall – only if for fundraising activities for community organisations or local residents;
- Food Vans – are permissible only in locations designated by the General Manager.

- Food Vans will generally not be approved to operate in the one location for more than half a day;
- Limitations will apply on the number of days per week that the business can operate; and
- Full-time mobile food businesses should be located in business zoned land not public roads or reserves.
- Food vendors are expected to provide their own water, power and rubbish disposal.
- All sale of food must be in accordance with the *Food Act 2003*.

Business activities

- Business activities should be conducted on appropriately zoned private property, rather than Council land.
- Must not have a deleterious impact on the amenity, available car parking or environmental values of Council land or surrounding residential or business properties.
- Where necessary, a Planning Permit under the *Land Use Planning & Approval Act 1993* must be obtained, before a permit under the Public Places By-Law will be considered.

Sporting Events

- Organisers must pay for the hire of the facilities as per Councils' fees schedule.
- Public Place Permits are not required for sporting or community organisations that have use agreements in place.
- If organised sport is conducted other than on designated sports fields a permit is required.

Erection of Signs & Buildings

- Election advertising signs are not acceptable on Council land;
- Advertising of upcoming community events may be acceptable providing the signs are removed after the event has concluded; and
- Temporary buildings including large tents must obtain a permit under the by-law and *Building Act 2016* where applicable.

APPLICATIONS

All applicants must complete the application form and pay the application fee before being considered.

Events applications should be prepared in accordance with the Sorell Council '*Guide to Managing Community Events*'

The organisers of events, public gatherings, alfresco dining, sale of goods and services on Council reserves must have suitable public liability insurance acceptable to Council.

Robert Higgins
Chief Executive Officer



Appendix A – Council land suitable for business activities



Old Forcett Road

Appendix A – Council land suitable for business activities



Dodge's Ferry Boat Ramp carpark area

Appendix A – Council land suitable for business activities



Post redevelopment of the site

20.2 SOUTHERN BEACHES ON-SITE WASTEWATER AND STORMWATER STRATEGY

RECOMMENDATION

"That Council resolves to approve the *Southern Beaches On-site Wastewater and Stormwater Strategy November 2025* and agrees to consider implementing relevant recommendations into the 2026/27 annual plan."

Community 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 finalising the *Southern Beaches On-site Wastewater and Stormwater Strategy* is included in the 25/26 operating budget.

Implementation of the recommendations will be considered as part of the 26/27 budget deliberations.

Policy

- *Building Act 2016*
- *State Policy on Water Quality Management 1997*
- *Tasmanian Recreational Water Quality Guidelines*

Asset Management Implications

The Strategy includes recommendations on better management of on-site stormwater which is intended to reduce demands on existing and future Council stormwater infrastructure, including roadside drains.

Provision of reticulated sewerage services is the responsibility of TasWater.

Risk Management Implications

Recreational waters quality may be impacted by on-site wastewater management systems, which is a risk to public health. If water quality isn't suitable for swimming warning signage is erected.

Similarly, elevated nutrients in wastewater may directly or indirectly discharge into surface and groundwater. Most groundwater in the Southern Beaches is not suitable for drinking, but marine and freshwater eco-systems



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may be affected, particular near stormwater outfalls. Nutrients from wastewater can impact the habitat of threatened species such as the Red Hand fish which exists in the Southern Beaches.

Community Implications

The Southern Beaches community highly values recreational beaches and freshwater ecosystems. Better management of on-site wastewater and stormwater is vital to protect water quality. Whilst the strategy did not currently identify widescale failure of septic tank systems, the high density and age of many systems suggest that failure rates will increase in coming decades as occupancy rates and development increase.

Poor water quality at Primrose Beach was identified in 2024/25 resulting in swimming not being recommended at the western end of the beach for most of summer. Subsequent investigations have identified septic tank contamination of groundwater seepage that discharges onto the beach.

If existing septic tank system are upgraded to aerated wastewater treatment systems (or other secondary treatment systems), it will have a significant financial impact on property owners. However, it is the most cost-effective way of managing the communal impacts, compared to other alternatives (sewerage schemes).

Increasing on-site water storage (more or larger water tanks) will reduce amenity impacts on neighbouring properties and more importantly, keep soils drier which will allow onsite wastewater systems to work more effectively.

Report

Council engaged Whitehead and Associates, William C Cromer Pty and Onsite Assessments Tas to prepare a strategy for managing Southern Beaches onsite wastewater and stormwater. The consultants reviewed previous relevant reports, investigations and strategies and completed a 3-day inspection of the area to assess how well on-site wastewater management systems were operating.

Council provided the consultants with maps of the stormwater infrastructure and inundation prone land.

TasWater were provided a copy of the draft strategy and asked to outline their plans for water and sewerage in the Southern Beaches. At this stage TasWater does not have plans to introduce sewerage services to the Southern Beaches. However, as part of master planning, TasWater are identifying areas across the state where a service introduction may be undertaken at some point in the next 50 years.



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Whilst TasWater acknowledges the Southern Beaches is one of the priorities for future expansion of water and sewerage infrastructure, this strategy is based on residents needing to rely on tank water and on-site wastewater management systems for the foreseeable future.

In July 2025 Council released an on-site wastewater and stormwater survey. The consultants and Council conducted a workshop at Okines House in December 2024 to allow residents to provide feedback and identify issues of concerns relating to wastewater and stormwater. Both the survey and workshop informed the development of the strategy.

The draft strategy was released for public comment in September 2025, 10 submissions received, the consultant reviewed the submissions and made changes to the strategy, where appropriate.

Submissions raised concerns about impacts on water quality from on-site wastewater and stormwater, improving education and awareness of residents, funding for residents to upgrade old septic tank systems, better stormwater management and the length time residents will have to wait for reticulated water and sewerage.

The strategy identifies issues and makes the following observations:

- a. TasWater has no plans for water or sewerage in the Southern Beaches in foreseeable future, provision made in 50-year infrastructure plan.
- b. Most on-site wastewater management systems appear to be functioning effectively, save for a few locations (Primrose Sands, Carlton Bluff)
- c. A small number of failing systems are typically old septic tank systems and/or systems that are poorly maintained on small properties.
- d. Recommendations from previous reports and investigations should be adopted.
- e. Concern about overdevelopment of lots i.e. large houses on small lots
- f. EHO and plumbing surveyors will require ongoing training as wastewater/stormwater designs become increasingly complex.
- g. Properties require adequate separate areas for managing wastewater and stormwater.
- h. Lobby state government for legislative changes to allow wastewater designers to also prepare on-site stormwater design to ensure better integration.
- i. Review the Southern Beaches Onsite Wastewater and Stormwater SAP to better manage the cumulative impact of

- on-site wastewater systems by requiring new development to install secondary treatment systems (AWTS or sand filter).
- j. Better manage on-site stormwater by increasing storage (larger or more water tanks), re-uses of water tank overflow and better designed absorption trenches to reduce demands on infrastructure and improve stormwater quality.
 - k. Qualified persons prepare stormwater design that are specific to the site conditions on each lot.
 - l. It is technically feasible to provide a decentralised wastewater system for the commercial area of Dodges Ferry.
 - m. 50% of the Southern Beaches residential area manages stormwater overflows from water tanks and impervious surfaces on-site.
 - n. Some areas in the Southern Beaches are prone to flooding and flood water will affect the operation of on-site wastewater management systems, residents in these areas will need to better protect their systems or plan to upgrade.

The strategy includes several recommendations, some of these can immediately be adopted, others involve lobbying the Tasmanian Government to make legislative changes to better manage on-site wastewater and the remaining involve Council developing systems to better monitor and manage on-site wastewater and stormwater systems.

A list of recommendations is included in Section 10 of the strategy (page 93), the following table is a summary of key recommendations.

Recommendations	Section of Strategy
Adopt a flow chart for improving on-site wastewater/stormwater.	6.8
Integrate onsite wastewater and stormwater design.	6.2
On-site wastewater taking precedence over stormwater.	6.3 6.5
Improve on-site stormwater management to include more rainwater and overflow storage.	6.7.2 6.7.4 6.7.1
Better management of on-site stormwater absorption in landside zones.	
Updating Stormwater in new development policy.	
Improve the role of suitably qualified person for wastewater and stormwater design by combining site assessment for stormwater and wastewater.	6.3 6.4 6.6.2



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Recommendations	Section of Strategy
Lobby CBOS to make legislative changes allowing wastewater designers to be licensed to do site assessment for stormwater designs.	
Update the Southern Beaches <i>onsite wastewater and stormwater special area plan</i> to require new development (dwellings and large additions) to be provided with secondary treated wastewater (AWTS or sand filter). This will better manage the cumulative impact from OWMS. On-site wastewater should be considered in stormwater design.	6.6.3 7.4.3.2 7.4.3.3 7.4.3.3
Use a risk-based approach to setback distances for wastewater areas to boundaries and sensitive features.	6.6.4
Relax requirements for reserve areas for future wastewater land applications, where safe and appropriate.	6.6.3
Introduce inspections and audits of onsite wastewater management systems to determine how well they are working to prevent failure and subsequent pollution.	8.1

Greg Robertson
MANAGER HEALTH & COMPLIANCE

Date: 3 December 2025

Attachments: Southern Beaches On-site Wastewater and Stormwater Strategy 2025 (*attached separately*)



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.



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24.0 CLOSED MEETING



The Chief Executive Officer 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 18 November 2025 – <i>Regulation 40(3)</i>
24.2	Disclosure of confidential information – <i>Regulation 17(7)</i>
24.3	Sorell Audit Panel Summary and Meeting Minutes November 2025 – <i>Regulation 17(2)(h)</i>
24.4	Tender Pearl Court Reconstruction Project – <i>Regulation 17(2)(e)</i>
24.5	Tender Southern Beaches Structure Plan – <i>Regulation 17(2)(e)</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 - 24.5 which are confidential matters as prescribed in Regulations 17 and 40 of the Local Government (Meeting Procedures) Regulations 2025."



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
9 DECEMBER 2025

24.1 CONFIRMATION OF THE CLOSED MINUTES OF THE COUNCIL MEETING OF 18 NOVEMBER 2025



RECOMMENDATION

"That the Closed Minutes of the Council Meeting held on 12th December 2023 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."

24.3 SORELL AUDIT PANEL SUMMARY AND MEETING MINUTES NOVEMBER 2025

24.4 TENDER C-26-T-002 PEARL COURT RECONSTRUCTION PROJECT

24.5 TENDER SBS-001 SOUTHERN BEACHES STRUCTURE PLAN



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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
CRM	Customer Request Management
CRDSJA	Copping Refuse Disposal Site Joint Authority
DEDTA	Department Economic Development, Tourism & The Arts
DECYP	Department for Education, Children and Young People
DPAC	Department of Premier & Cabinet
DPFEM	Department of Police, Fire and Emergency Management
DSG	Department of State Growth
DST	Destination Southern Tasmania
EBA	Enterprise Bargaining Agreement
EOI	Expressions of Interest
EOFY	End of Financial Year
EPA	Environment Permit Authority
EWaste	Electronic Waste
FMAC	Fire Management Assessment Committee
GM	General Manager
LGAT	Local Government Association of Tasmania
LPS	Local Provisions Schedule
LTFP	Long Term Financial Plan
MAST	Marine & Safety Tasmania
MEMC	Municipal Emergency Management Committee
NRE	Department of Natural Resources and Environment Tasmania
NRM	Natural Resource Management
PWS	Parks and Wildlife Service
RDA	Regional Development Australia
RTI	Right to Information
SBIP	School Based Immunisation Program
SEI	South East Irrigation
SERDA	South East Region Development Association
SES	State Emergency Service
SPA	Sorell Planning Authority
STCA	Southern Tasmanian Councils Association
STRWA	Southern Tasmanian Regional Waste Authority
STRLUS	Southern Tasmania Regional Land Use Strategy
SWSA	Southern Waste Strategy Association
SWS	Southern Waste Solutions
TasCAT	Tasmanian Civil and Administrative Tribunal
TAO	Tasmanian Audit Office



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