

2026/2027

ANNUAL BUSINESS PLAN

Adopted 14 July 2026



DISTRICT COUNCIL OF TUMBY BAY

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DISTRICT COUNCIL of TUMBY BAY

Introduction

The Annual Business Plan (Plan) sets out the Council's proposed services, programs, and projects for 2026/2027. It aims to maintain efficient services for the community and continue progress towards the longer-term objectives of the Council. After considering community feedback and various requests throughout the past year along with Council's reviewed Long-Term Financial Plan and Asset Management Plans, Council prepared an Annual Business Plan and 2026/2027 Budget for public consultation.

Consultation

Following the Annual Business Plan consultation, Council met on 7th July 2026 to consider community feedback and executive comments and no material changes were made to the plan.

The Plan aims to maintain efficient and appropriate services and facilities for the community, without imposing an unrealistic rate burden on ratepayers. The provision of services by Council reflects both meeting Council's obligations under legislation and making policy choices on behalf of the community to achieve Council's longer-term objectives.

Mayor's Overview

As we look ahead to the 2026–27 financial year, Council remains focused on balancing the priorities that matter most to our community — maintaining essential services, planning responsibly for the future and continuing to advocate strongly for the long-term sustainability of our district.
Tumby Bay continues to be a community people are proud to call home. We are seeing ongoing interest in our region as a place to live, invest and visit, while also facing many of the same challenges affecting regional communities across Australia — rising costs, ageing infrastructure, housing pressures and increasing expectations on local government with limited funding available.
Like many communities, we are also operating in a period of broader global and national volatility that is creating financial pressures well beyond the direct control of local government. Inflationary pressures, supply chain disruptions, construction cost increases, workforce shortages and wider cost-of-living impacts are continuing to affect councils, businesses and households alike.

Council recognises the pressure many residents are facing and has worked to approach this year's planning and budgeting process in a measured and responsible way. At the same time, we remain committed to advocating strongly on behalf of our community to both the South Australian and Commonwealth Governments for external funding opportunities and grant support that can help reduce the financial burden on ratepayers while still delivering important infrastructure and community outcomes.

This Annual Business Plan outlines the practical steps Council will take over the coming year to continue delivering services and projects across our district. It includes investment in roads, community infrastructure, open spaces, coastal management, waste services and asset maintenance, while also continuing the important work of long-term financial planning and risk management.

One of the key conversations for our community continues to be the future of our foreshore and coastal infrastructure. Council understands how important these spaces are to residents and visitors alike. We remain committed to working collaboratively with State and Federal Governments to advocate for sustainable, long-term solutions that protect and strengthen our coastline for future generations.

The coming year will also see Council continue planning for future growth opportunities and regional change, including the potential impacts and opportunities associated with major economic developments across the Eyre Peninsula. Careful planning now is important to ensure our district remains well positioned, resilient and connected as our region evolves.
Importantly, this plan has been shaped through community feedback and engagement. Council appreciates the valuable input received from residents, businesses, community groups and volunteers throughout the consultation process. These conversations help ensure Council's priorities reflect the needs, aspirations and lived experiences of our community.
On behalf of Council, I would like to thank our community for its ongoing support, involvement and passion for the Tumby Bay district. We recognise the trust placed in local government and remain

committed to open communication, responsible stewardship and delivering outcomes that support both our current community and future generations.

Mayor Geoff Churchett
District Council of Tumby Bay

Elected Members



Mayor
Geoff Churchett



Deputy Mayor
Julie Elliott



Councillor
Fiona Ward



Councillor
Trevor Smith



Councillor
Rick Will



Councillor
Robert Randall

Profile

The District Council of Tumby Bay is located 45km north of Port Lincoln, and 630km from Adelaide, and covers an area of 266,907 hectares with an estimated population of 2,817 (2021 Census). *Tumby Bay* is the major centre of the district, *Port Neill* a small coastal town 40km northeast of Tumby Bay, *Ungarra* a small agriculturally based town located 28km northwest of Tumby Bay and *Lipson* a small historic farming town located 12km northwest of Tumby Bay.

It is an agricultural district farming cereal, oil seed and pulse crops along with sheep and cattle, some fishing activity and tourism industries. There are also several major developments being considered at Cape Hardy (20km north of Tumby Bay) with multiple projects to be located in or dependent on the Cape Hardy Precinct should these proposals move ahead.

Council is committed to strong and sustainable economic growth to ensure that the opportunities afforded by the twenty first century are fully realised and that its district and the Eyre Peninsula is enhanced as an attractive destination for productive long-term investment.

Several major projects have been proposed within the district over the last 10 years, including renewable energy enterprises, mining operations and port facilities. All of these have demonstrated the potential for significant long-term economic impacts, particularly on Tumby Bay and Port Neill, as well as for the region in general.

Although the likelihood and timeframes for these projects proceeding are currently unknown, the Council is aware that the potential for population growth could drive a need for rapid provision of additional land for residential housing and commercial and industrial developments. A surge in population may also bring other hard and soft infrastructure challenges including road and transport systems, recreation facilities, utilities and the provision of childcare, education and health services.

Council has completed a Master Planning exercise to assist it to plan and minimise risks associated with increased population and plans to continue preparing itself to take advantage of funding opportunities that will support the detailed planning required to be able to respond to current and future major project proposals.

Our Future

Strategic Plan

The District Council of Tumby Bay 2020-2030 Strategic Plan was reviewed and adopted by Council on 16th May 2024. An executive-led review of the plan was most recently considered and endorsed by Council on 14th October 2025.

Our Vision

The District Council of Tumby Bay will be the premier destination on the Eyre Peninsula, offering residents and visitors an unparalleled place to live, work, and play through embracing change, seizing opportunities and building a thriving District.

Our Values

Balanced
We recognise the need to retain the qualities that define our district, while providing opportunities for our communities to grow, excel and thrive in an inclusive environment.

Responsive
We are responsive and adaptable to new, emerging and changing needs.

Responsible
We are financially responsible and transparent in our decision making to ensure the sustainability of our Council and services.

Excellence
We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably.

Our Strategic Themes

Theme 1 - *A Harmonious Balance between Lifestyle & Growth*

Theme 2 - *Connected, Vibrant & Empowered Communities*

Theme 3 - *A Strong & Diverse Local Economy*

Theme 4 - *Quality Services & Infrastructure*

Each theme includes several actions; details of which are available on Council's website www.tumbybay.sa.gov.au or the Council office.

Significant Influences and Priorities

Several significant factors have influenced the preparation of the Council's 2026/2027 Annual Business Plan. These include:

- All Groups Consumer Price Index increases on goods and services for Adelaide of 4.9% for the past twelve months ended March 2026.
- Enterprise Bargaining Agreements and employment contracts.
- Asset Management Plans for all Council assets, aimed at maintaining and providing the essential asset services required by the community.
- Long-Term Financial Plan aimed at ensuring the long-term sustainability of the Council.
- Provision of an extensive range of services and facilities in line with the Council's understanding of ratepayer expectations.
- Responsibility to meet the requirements of the Work Health and Safety Act & Regulations.

In response to these factors, the Annual Business Plan has been prepared within the following guidelines:

- The Annual Business Plan will result in the total revenue raised through general rates increasing by an amount of 7%, excluding revenue from new rates.
- Several services will be provided on a user pays system.
- Prudent use of discretionary Government Grant funding for the provision and maintenance of Council's extensive infrastructure network.
- Commitment to pursue additional grant funding for both capital and operational programs, wherever possible.
- Continued investigations and implementation of resource sharing activities with various Eyre Peninsula councils.

Continuing Services

All Councils have basic responsibilities under the *Local Government Act 1999* and other relevant legislation. These include:

- Regulatory activities e.g., maintaining the voters roll and supporting the elected Council.
- Setting rates, preparing an annual budget, and determining longer-term strategic management plans for the area.
- Management of infrastructure and other assets including roads, footpaths, parks, public open space, street lighting, wastewater, and stormwater drainage.
- Street cleaning and rubbish collection.
- Development planning and control, including building safety assessment, and various environmental health services.
- Risk management.

In response to community needs the Council also provides further services and programs including:

- Community Library
- Youth support
- Economic development
- Environmental programs
- Community development
- On-street parking management to maximise use of kerbside space
- Sealed airstrip
- Boat ramps
- Community Wastewater Management Systems
- Cemeteries
- Citizenships
- Dog and cat management
- Event management
- Fire prevention
- Mosquito control
- Public conveniences

In all services the Council seeks to be responsive to changing needs. The Council also operates several facilities on a fee for service basis. These provide important community benefits while also generating revenue for services and projects of benefit to the district.

- Community Wastewater Management Systems
- Township Waste Management – Collection, Treatment and Disposal
- Boat Ramps
- Campgrounds

The business units (e.g., CWMS and Waste) which have separate service charges must have their surplus funds quarantined for future capital and/or operational expenditure. These surplus/reserve funds **cannot** be used for general expenditure (i.e., this is a legislative requirement).

Work Health and Safety

The District Council of Tumby Bay aims to provide and promote a healthy and safe working environment to minimise the risk of injury or illness for all staff while at work.

Council has a broad risk profile associated with its work in the community and within the organisation and is committed to providing a workplace that:

- Is safe and healthy for all employees, volunteers, contractors, and visitors.
- Minimises, manages and controls risks within the work environment.
- Minimises the risk of injury and ill health at work.
- Complies with the Work Health & Safety Act 2012 and the Performance Standards for Self-insured Employers.

Priorities for the Year

For Council to meet the many objectives outlined in its Strategic Plan, provision has been made for the delivery of services and facilities within the following areas:

Governance	$822,300	Council Members, Local Government Elections, reporting, policies, legislative requirements, Audit & Risk Committee
Administration	$1,271,200	Operations, policy & legislative commitments, procedural matters, internal controls, records management, information technology, training, compliance, payroll, accounts payable, accounts receivable
Public Order & Safety	$161,000	General inspection, fire prevention, dog control, fire protection
Health	$85,800	Inspectorial duties, immunisations, mosquito control, AED service & replacements
Social Security & Welfare	$105,500	Rate rebates, youth welfare, senior citizens building
Housing & Community Affairs	$2,415,100	Doctors house, planning, urban stormwater, public conveniences, Landscape South Australia levy, street lighting, foreshore protection, waste management, transfer stations, CWMS, cemeteries
Recreation & Culture	$1,526,700	TB Soldiers Memorial Hall, Port Neill Hall, Excell Museum, regional development, community events, community grants, libraries, parks, playgrounds, camp grounds, sporting facilities
Agricultural Services	$5,800	Pest control, agricultural land
Mining, Manufacture & Const	$140,500	Building inspection
Transport & Communication	$3,605,000	Airstrip, boat ramps, private works, parking, roads, footpaths, K & W/T, traffic control, community bus
Economic Affairs	$193,500	Tourism, community development, economic development
Other Purposes	$133,200	Foreshore café, loan interest

Capital Works

Plant Replacements	$932,300	Asset renewal program – Plant & Equipment
Tumby Bay CWMS	$58,600	Asset renewal program - CWMS
West Terrace - Footpath	$28,000	Upgrade footpath adjacent TBAS
Foreshore Café Building Renewal	$39,000	Decking renewal
Port Neill Drainage Design	$222,000	Peake Terrace stormwater construction
Bridge Renewal	$523,000	Asset renewal program – Transport & Stormwater
Port Neill Foreshore Buildings Renewal	$45,000	Shelters & Seating Renewals
Road Sealing Program	$222,200	Asset renewal program – Transport & Stormwater
Unsealed Road Construction	$1,028,300	Asset renewal program – Transport & Stormwater

Measuring Performance – Actions for the Year

The Annual Business Plan has been prepared to deliver the following Council objectives for the year:

Theme 1: A Harmonious balance between lifestyle & growth

Balance – We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment

Action - T1.1 Future Residential Land Supply
Action Description –

1. Review Council land holdings that could be developed for housing.
2. Review key locations for expansion of the existing residential area in each township to accommodate an ongoing supply of housing and associated amenities.

Council's Role – Asset Owner / Facilitator
Proposed Action *– Council has prepared a revised grant application and will continue to identify appropriate grant funding opportunities over the next 12 months. Completion of grant funded Tumby Bay UDF Review 2026-2036 and Open Space & Land Use Planning project.*

Responsive – We are responsive and adaptable to new, emerging and changing needs

Action – T1.3 Major Projects at Cape Hardy
Action Description - Resolve sustainable long-term arrangements with proponents regarding the establishment of major development initiatives at Cape Hardy.
Council's Role – Asset Owner / Facilitator
Proposed Action *- Council will continue to work with the proponents involved in the Cape Hardy precinct development whilst endeavouring to identify appropriate funding opportunities to progress future planning.*

Responsible – We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services

Action – T1.4 Council Meetings
Action Description – Continue to hold council meetings in public in accordance with Part 3 Section 90 subsection (1) of the Local Government Act 1999, except where consideration of a matter in confidence is required in accordance with subsection (2) and (3).
Council's Role – Service Provider
Proposed Action *- Council will continue to operate within the requirements of relevant legislation.*

Excellence – We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably

Action – T1.5 Rezoning of Infrastructure (Airfield) Zone
Action Description – Undertake feasibility analysis for the rezoning of a portion of the infrastructure (Airfield) zone to support employment activities.
Council's Role – Asset Owner – Engage consultants to undertake Code Amendment.
Proposed Action *– Funding provided for consultancy work to continue.*

Theme 2: Connected, vibrant & empowered communities

Balance – We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment

Action – T2.2 Community Events & Initiatives
Action Description –

- Continue to support and enhance community involvement in events such as Colour Tumby and Under the Pines.
- Continue to support initiatives that promote music, create activities and wellbeing in the community.

Council's Role – Advocate / Facilitator / Information Channel
Proposed Action *– Funding provided for Colour Tumby and Under the Pines and other community events and initiatives with an additional allocation for traffic management at community wide events.*

Responsive – We are responsive and adaptable to new, emerging and changing needs

Action – T2.3 Childcare / Rural Care (Tumby Bay)
Action Description – Continue discussions with Federal and State governments regarding childcare needs in the district.
Council's Role – Advocate
Proposed Action *– Continued participation in regional initiatives whilst focusing on community needs. Completion of grant funded Tumby Bay UDF Review 2026-2036 and Open Space & Land Use Planning project.*

Action - T2.4 Aged Care and Retirement Living
Action Description – Engage with State and Federal Government representative regarding aged care services and retirement living options across the Council area.
Council's Role – Advocate
Proposed Action *- Council has prepared a revised grant application and will continue to identify appropriate grant funding opportunities over the next 12 months. Completion of grant funded Tumby Bay UDF Review 2026-2036 and Open Space & Land Use Planning project.*

Responsible – We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services

Action - T2.5 Council's Communication Mechanisms
Action Description –

1. Commence an annual letterbox drop providing residents with an update on ongoing projects, actions and key dates for community engagement/activities.
2. Continue regular podcasts on matters of interest to the community.
3. Continue 'Conversations with the Mayor' sessions.
4. Continue to utilise the following methods of communication with the community:
    - Utilise QR Codes to link the community and visitors to matters on consultation and other useful information
    - Council website
    - Community Newsletter – printed and electronic
    - Social media (Facebook, Instagram)
    - Direct email to consultation group
    - Public notices in local newspaper
    - Direct ratepayers survey (where applicable)
    - Rotate Council meeting locations between townships.

Council's Role – Service Provider / Advocate / Information Channel
Proposed Action *–*

- *Commence annual letterbox drop.*
- *Continue podcasts.*
- *Continue to host 'Conversations with the Mayor' Sessions.*
- *Continue with regular social media posts*
- *Continue with the various methods of communication as detailed in item action 4.*

Theme 3 – A strong and diverse local economy

Balance – We recognise the need to retain qualities that define our district, while providing opportunities for our community to grow, excel and thrive in an inclusive environment

Action – T3.2 Walking / Cycling Routes Connecting Townships
Action Description – Investigate opportunities to develop cycling / walking paths linking townships to capitalise on the flat terrain and beautiful coastline and promote active transport.

Council's Role – Asset Owner / Advocate / Part Funder
Proposed Action *– Explore the creation of self-guided historic walking trails with accessible routes through each township, designed and delivered in collaboration with local communities.*

Responsible – We are financially responsible and transparent in our decision making to ensure the sustainability of Council's services

Action – T3.3 Surplus Land Development (Tumby Bay)
Action Description – Investigate opportunities for income generation through subdivision of surplus land and partial redevelopment of underutilised parks.
Council's Role – Asset Owner
Proposed Action *– Completion of grant funded Tumby Bay UDF Review 2026-2036 and Open Space & Land Use Planning project.*

Theme 4 – Quality services & infrastructure

Responsive – We are responsive and adaptable to new, emerging and changing needs

Action – T4.2 Tumby Bay Coastal Adaptation Strategy
Action Description –

1. Complete the Coastal Adaptation Strategy and undertake priority actions.
2. Complete Alignment Strategy and detailed design work for the section between the jetty and aged homes to be 'shovel ready' for the 2025 Disaster Ready Grant funding application.

Council's Role – Asset Owner / Service Provider / Part Funder
Proposed Action *– Advocate for external funding opportunities for the construction of the Tumby Bay seawall with State & Federal Governments.*

Responsible – We are responsive and adaptable to new, emerging and changing needs

Action – T4.3 Jetty Management
Action Description – Elected Members to determine the appropriate long-term approach for the Tumby Bay Jetty, including feedback from State Government, in response to Council's EOI submission to the Jetty Renewals Program.
Council's Role – Asset Manager / Part Funder
Proposed Action *– Continue to be involved in discussions with the State Government with the aim to secure a sustainable outcome for the Tumby Bay and Port Neill jetties and our local community.*

Excellence – We continuously explore ways to improve how we deliver services and infrastructure efficiently and sustainably

Action – T4.4 Streetscape and Tree Planting
Action Description – Continue street tree planting in and around key community assets and residential areas. Define the location and program of street tree planting and accompanying street beautification with a greening implementation strategy.
Council's Role – Asset Owner / Service Provider
Proposed Action *– Funding provided for continuation of streetscape tree planting in district townships.*

Action – T4.5 Stormwater Port Neill Caravan Park
Action Description – Investigate options to manage stormwater run-off at the Port Neill Caravan Park site.
Council's Role – Asset Owner
Proposed Action *– Construction of new stormwater infrastructure to cater for Peake Terrace stormwater run-off and improved drainage through the Port Neill Caravan Park.*

Impact on Council's Financial Position

Council's current loan situation is as below: -

Council Loans

As at 1/7/2026

Loans repaid by Council	Start Date	End Date	Principal	Annual Cost
Port Neill CWMS	15/06/2016	15/06/2036	$630,791	$78,276
TB Stormwater Project Land	15/12/2017	15/12/2027	$48,969	$34,043
TB Stormwater Project Const	15/10/2018	15/10/2028	$449,168	$191,559
Graham Smelt Causeway	15/11/2021	15/11/2036	$985,801	$111,854
			$2,114,729	$415,732
Loans repaid by Clubs				
Port Neill Community Sports Club	15/10/2021	15/10/2026	$8,379	$8,467
Tumby Bay Golf Club	16/09/2024	16/09/2029	$21,794	$6,891
			$30,173	$15,358
TOTAL LOANS			**$2,144,902**	**$431,090**

All loans are through the Local Government Finance Authority.

The current loan situation is (as of 30 June 2026): - $2,144,902 outstanding loan principal with an annual cost in 2026/2027 of $431,090 (Principal and interest repayments).

Funding the Business Plan

An operating loss of $106,100 including $3.6 million in depreciation is forecast for the 2026/2027 financial year. Council's long-term financial sustainability is dependent on ensuring that, on average over time, its operating expenses are met by its operating revenue. Council has considered this in adopting its reviewed 2025-2039 Long-Term Financial Plan and is aiming to achieve a sustainable operating position across the life of the plan.

Councils proposed Income Statement for the 2026/2027 financial year is as follows:

2026/2027 Income Statement

		2026	2027
		PROJECTED	BUDGET
	REVENUE	**$**	**$**
	Rates	7,735,800	8,275,700
	Statutory charges	93,000	93,500
	User charges	264,100	284,100
	Other grants, subsidies & contributions - capital	809,600	506,600
	Other grants, subsidies & contributions - operating	1,129,100	1,066,900
	Investment income	118,900	121,900
	Reimbursements	15,700	6,800
	Other revenues	98,100	4,000
	TOTAL REVENUES	**10,264,300**	**10,359,500**
	EXPENSES		
	Employee costs	2,675,500	2,725,100
	Materials, contracts & other services	4,435,600	4,061,700
	Finance costs	97,200	79,100
	Depreciation, amortisation & impairment	3,053,300	3,599,700
	TOTAL EXPENSES	**10,261,600**	**10,465,600**
	OPERATING SURPLUS/(DEFICIT)	**2,700**	**(106,100)**
	Asset Disposals & Fair Value Adjustments	273,100	285,500
	Amounts Specifically for New or Upgraded Assets	75,000	-
	TOTAL COMPREHENSIVE INCOME	**350,800**	**179,400**

The Council's estimated operating revenue in 2026/2027 includes an estimate of $8,275,700 to be raised from all rates; with a general rates component of $6,578,900.

Other sources of revenue for the Council are:

- User pay charges set by Council.
- Fees and charges for Council services.
- Statutory charges set by other levels of Government: - These are fees and charges set by regulation and collected by the Council for regulatory functions such as assessment of development applications. This revenue generally helps off-set the cost of the service delivered.

Capital Expenditure

Capital expenditure on infrastructure and assets in 2026/2027 totals $3,098,400 of which $2,848,400 is specifically for asset renewals. The amount of budgeted asset renewals is approximately $42,100 less than Council's targeted asset renewal program.

Council's Reserves situation is as follows:

Reserve Funds

	30/6/25 Actual	30/6/26 Projected	30/6/27 Estimates
Tumby Bay Marina	$177,900	$200,300	$223,600
Future Projects	$1,006,400	$913,700	$829,200
CWMS	$338,386	$466,386	$873,886
Tumby Bay Soldiers Memorial Hall	$6,361	$6,361	$6,361
Township Garbage Collection	$18,371	$9,671	$6,171
Tumby Bay Youth Advisory Committee	$2,703	$2,703	$2,703
Tumby Bay Library	$9,008	$9,008	$9,008
Uncompleted Activities	($39,300)	$0	$0
Grants in Advance	$416,988	$0	$0
Colour Tumby	$7,500	$7,500	$7,500
Total	**$1,944,317**	**$1,615,629**	**$1,958,429**

What it means for Rates

In setting its rates for the 2026/2027 financial year the Council has considered the following:

- Strategic Plan and other plans.
- Infrastructure Asset Management Plans.
- Long-Term Financial Plan and the Council's long-term financial sustainability.
- the current economic climate including:
  - inflation.
  - compliance costs.
  - continued impact of legislative compliance issues (risk management, records management, WHS, Local Government reform, internal controls, waste levy etc).
- the specific issues faced by our community including:
  - seasonal conditions that may be affecting the area.
  - local economic development.
  - age and condition of major infrastructure (i.e., roads & related infrastructure, CWMS).
  - social issues.
- the impact of rates on the community including:
  - different levels of service and infrastructure required by the townships of Tumby Bay Port Neill, Lipson, and Ungarra ratepayer base.
  - the ability to pay by ratepayers.
  - equity in rating.
  - possible rate deferrals for landowners.
- consideration of community feedback achieved through, policies and programs such as public consultation, customer service standards, media relations (print and radio), and general community interaction with Elected Members and executive staff.
- maintenance and renewal of Council's extensive asset base ensuring that road networks, stormwater, CWMS and buildings and structures are maintained in accord with defined service levels and to ensure acceptable standards for rural and township communities.

Business Impact Statement

The Council has considered the impact of rates on all businesses in the Council area, including primary production. In considering the impact, Council assessed the following matters:

- The equity of the distribution of the rate burden between categories of ratepayers including the levels of service and infrastructure provided in different areas of the district such as the individual townships and rural areas.
- The change in capital value across the differential categories used by Council.
- Any new rates (growth in rateable properties) created during 2025/2026 and not rated in that year are excluded from the calculations of the rate increase for 2026/2027.
- Specific Council projects for the coming year including:
  - Continuation of infrastructure renewal in line with Infrastructure Asset Management Plans.
  - Major machinery replacements programmed for the year.
  - Drainage construction works in Port Neill
  - Software upgrades for Council's corporate business system.
- Council's long-term sustainability.

Measurement of Council's performance will be assessed through the following:

- Performance Evaluation Reviews of the Chief Executive Officer and staff.
- Reviewing the Strategic Plan and other operational plans for meeting of timelines.
- Strategic Plan objectives achieved.
- Timely compliance with various governance requirements.
- Audit & Risk Committee reviews.
- WHS & Risk management audits.
- Review of internal financial controls.
- External financial audits.
- Additional grants received.
- Budget performance (i.e., actual compared against budget).

The Annual Report will address these performance measures.

Council's Revenue Raising Powers

All land within a Council area, except for land specifically exempt (e.g., crown land, Council occupied land and other land prescribed in the Local Government Act – refer Section 147 of the Act), is rateable. The Local Government Act provides for a Council to raise revenue for the broad purposes of the Council through a general rate, which applies to all rateable properties, or through differential general rates, which apply to classes of properties. In addition, Council can raise separate rates, for specific areas of the Council or service rates or charges for specific services. The Council also raises revenue through fees and charges, which are set considering the cost of the service provided and any equity issues.

The list of applicable fees and charges is available at:

The Council Administration Centre,
Mortlock Street, Tumby Bay

Or at the Council website: - www.tumbybay.sa.gov.au

Differential General Rates

The Local Government Act 1999 has undergone significant reform, introduced over the past few years.

A significant change has been that Councils in South Australia can no longer use the Site Value of properties as the basis to calculate rates but must use the Capital, the Improved Value, of those properties.

In facilitating the implementation of this requirement Council undertook a rating review and considered the best way for the Council to distribute the rate burden against the properties within its community.

As a result, Council implemented 11 differential general rates with the rates to be applied:

(a) according to the use of the land; or
(b) according to the locality of the land.

The eleven differential categories are:

- All rateable land with a land use Residential
- All rateable land with a land use Commercial Shop
- All rateable land with a land use Commercial Office
- All rateable land with a land use Commercial Other
- All rateable land with a land use Industrial Light
- All rateable land with a land use Industrial Other
- All rateable land with a land use Primary Production
- All rateable land with a land use Vacant Land
- All Rateable land with a land use Other
- All rateable land with a land use Marina Berths
- All rateable land within the Employment (Bulk Handling) Zone under the Planning and Design Code (the code)

Council believes the creation of eleven differential rating categories provides the flexibility within the rating system to ensure an equitable spread of annual rates imposed.

In considering how to collect the additional 7% in general rate revenue (ie fixed charge and differential rate income), Council have agreed to increase the total general rates collected by 7% whilst retaining the fixed charge at the same value as was declared for the 2025/2026 financial year.

Capital Valuations

Rating Differentials	Capital Values
Residential	$623,344,707
Commercial Shop	$6,967,000
Commercial Office	$945,000
Commercial Other	$36,702,493
Industrial Light	$5,729,000
Industrial Other	$4,726,000
Primary Production	$1,996,427,100
Vacant Land	$46,430,400
Other	$7,937,500
Employment Bulk Handling	$16,435,000
Marina Berths	$836,000
Totals	**$2,746,480,200**

Statement on Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of preparing the final DRAFT Annual Business Plan and Budget (ABP&B) for Council consideration and adoption.

Expected Rates Revenue

	2025/26 (actual)	2026/27 (estimated)		Change	Comments
General Rates Revenue					
General Rates (existing properties)		$6,543,444	*(a)*		For 2026/27 an expected General Rate rise of around 7.0% is projected plus estimated growth (refer l) of 0.6% from new properties that have been created over the last year.
General Rates (new properties)		$35,519	*(b)*		
General Rates (GROSS)	**$6,115,362**	**$6,578,963**	*(c)*		
Less: Mandatory Rebates	($31,488)	($32,622)	*(d)*		
General Rates (NET)	**$6,083,874**	**$6,546,341**	*(e)*	**7.6%**	
		(e)=(c)+(d)			
Other Rates (inc. service charges)					
Regional Landscape Levy	$225,811	$231,784	*(f)*		The Regional Landscape Levy is a State tax, it is **not retained** by council.
Waste Collection	$431,570	$451,360	*(g)*		$280 for each 140 litre bin.
CWMS	$927,913	$978,336	*(h)*		$688 for each property unit.
Separate and Special Rates	$9,135	$9,582	*(i)*		All rateable land in the Port Neill Township and the Hundred of Dixson for Port Neill Soldiers Memorial Hall.
	$7,678,303	$8,217,403			
Less: Discretionary Rebates	($24,648)	($25,471)	*(j)*		
Expected Total Rates Revenue	**$7,427,844**	**$7,960,148**	*(k)*	**7.2%**	Excluding the Regional Landscape Levy and minus Mandatory & Discretionary Rebates.
		(k)=(e)+(g)+(h)+(i)+(j)			

Estimated growth in number of rateable properties

Number of rateable properties	**2,434**	**2,445**	*(l)*	**0.5%**	Growth is expected to account for around 0.6 per cent of the estimated increase in General Rates to be collected.
	Actual	*Estimate*			

'Growth' is defined in the regulations as where new properties have been created which has added rateable properties to council's ratepayer base. Growth can also increase the need and expenditure related to infrastructure, services and programs which support these properties and residents.

Estimated average General Rates per rateable property

Average per rateable property	**$2,512**	**$2,691**	*(m)*	**7.1%**	These averages are based on the total of all rateable properties and therfore not necessarily indicative of either the rate or change in rates that all ratepayers will experience.
		(m)=(c)/(l)			

Councils use property valuations to calculate each rateable property's contribution to the required rate revenue total. Councils do not automatically receive more money because property values increase but this may alter how rates are apportioned (or divided) across each ratepayer (ie. some people may pay more or less rates, this is dependent on the change in value of their property relative to the overall valuation changes across the council area).

Notes

(d) Councils are **required** under the Local Government Act to provide a rebate to qualifying properties under a number of categories:

Health Services - 100 per cent	Religious purposes - 100 per cent	Royal Zoological Society of SA - 100 per cent
Community Services - 75 per cent	Public Cemeteries - 100 per cent	Educational purposes - 75 per cent

The rates which are foregone via Mandatory Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).

(e) Presented as required by the *Local Government (Financial Management) Regulations 2011* reg 6(1)(ea)

Please Note: The percentage figure in *(e)* relates to the change in the total amount of General Rates revenue to be collected from all rateable properties, not from individual rateable properties (ie. individual rates will not necessarily change by this figure).

(f) Councils are required under the *Landscape South Australia Act 2019* to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources.

(g) Township Waste Management - Collection, Treatment and Disposal.

(h) Community Wastewater Management Systems

(i) A separate rate on all rateable land in the Port Neill Township and the Hundred of Dixson for Port Neill Soldiers Memorial Hall.

(j) A council **may** grant a rebate of rates or service charges in a number of circumstances. The rates which are foregone via Discretionary Rebates are redistributed across the ratepayer base (ie. all other ratepayers are subsidising the rates contribution for those properties who receive the rebate).

(k) Expected Total Rates Revenue excludes other charges such as penalties for late payment and legal and other costs recovered.

(l) 'Growth' as defined in the *Local Government (Financial Management) Regulations 2011* reg 6(2)

Statement on Expected Rate Revenue

Please note: These figures represent a considered estimate of Expected Rate Revenue based on the most current information available at the time of preparing the final DRAFT Annual Business Plan and Budget (ABP&B) for Council consideration and adoption.

Expected Rates Revenue

	Total expected revenue			No. of rateable properties		Average per rateable property				Cents in the $
	2025/26	**2026/27**	**Change**	2025/26	**2026/27**	2025/26	**2026/27**		**Change**	**2026/27**
Differential Rate Categories (General Rates - GROSS)										
Residential	$1,925,709	**$2,129,733**	**10.6%**	1208	**1230**	$1,594	$1,731	*(n)*	**$137**	**0.175965**
Commercial Shop	$22,798	**$24,131**	**5.8%**	15	**15**	$1,520	$1,609	*(n)*	**$89**	**0.175965**
Commercial Office	$3,164	**$3,359**	**6.2%**	2	**2**	$1,582	$1,680	*(n)*	**$98**	**0.175965**
Commercial Other	$104,224	**$113,768**	**9.2%**	64	**66**	$1,629	$1,724	*(n)*	**$95**	**0.175965**
Industrial Light	$25,698	**$27,041**	**5.2%**	20	**20**	$1,285	$1,352	*(n)*	**$67**	**0.175965**
Industrial Other	$15,892	**$16,796**	**5.7%**	14	**14**	$1,135	$1,200	*(n)*	**$65**	**0.175965**
Primary Production	$3,620,660	**$3,857,301**	**6.5%**	794	**791**	$4,560	$4,876	*(n)*	**$316**	**0.175965**
Vacant Land	$258,978	**$260,629**	**0.6%**	266	**256**	$974	$1,018	*(n)*	**$44**	**0.175965**
Other	$33,279	**$34,319**	**3.1%**	26	**26**	$1,280	$1,320	*(n)*	**$40**	**0.175965**
Marina Berths	$1,427	**$1,471**	**3.1%**	21	**21**	$68	$70	*(n)*	**$2**	**0.175965**
Employment (Bulk Handling) Zone	$103,533	**$110,415**	**6.6%**	4	**4**	$25,883	$27,604	*(n)*	**$1,721**	**0.656349**
GRAND TOTAL (GROSS)	**$6,115,362**	**$6,578,963**	**7.6%**	**2,434**	**2,445**	**$2,512**	**$2,691**	*(n)*	**$178**	

Council uses a differential rating system, using a combination of Land Use Codes and Zoning as the factors to apply such differential rates. In applying differential general rates, council has considered and is satisfied that the rating system addresses the issue of consistency and comparability across all council areas, particularly as it relates to the various sectors of the business and wider community.

Fixed Charge

	Total expected revenue					Charge			
	2025/26	**2026/27**	**Change**			2025/26	**2026/27**		**Change**
Fixed Charge	$1,656,992	**$1,667,168**	**0.6%**			$848	**$848**	*(o)*	**$0**

A Fixed Charge ensures all rateable properties pay a base rate amount to the cost of administering council activities and maintaining the services and infrastructure that support each property. Rates based on values are then applied in addition to the fixed charge. Council is limited to the amount that can be raised by the fixed charge in that it cannot raise more than 50% of its general rate revenue from the fixed charge component. In 2026/27 council proposes to raise approximately 25% of its general rate revenue by way of the fixed charge. This revenue amount is **included** in the General Rates GROSS figure at *(c)*.

Adopted valuation method

Capital Value

Council has the option of adopting one of two valuation methodologies to assess the properties in its area for rating purposes:
Capital Value – the value of the land and all improvements on the land;
Annual Value – a valuation of the rental potential of the property.

The council has decided to use capital value as the basis for valuing land within the council area. Whilst no valuation method is considered perfect the capital value method is considered the most equitable because it accords with the taxation principles, that people should contribute to the community's social and physical infrastructure, in accord with their assumed capacity to pay, as measured by property wealth.

Notes

(n) Average per rateable property calculated as General Rates for category, including any fixed charge but excluding any separate rates, *divided* by number of rateable properties within that category in the relevant financial year.

(0) A fixed charge can be levied against the whole of an allotment (including land under a separate lease or licence) and only one fixed charge can be levied against two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier. Also if two or more pieces of rateable land within the area of the council constitute a single farm enterprise, only one fixed charge may be imposed against the whole of the land.

Pensioner Concessions & Self-Funded Retirees

Pensioner Concessions on Council rates are no longer administered by Local Government.

Payment of Rates

Payment of rates will be available to ratepayers by way of four approximately equal instalments on 16 September 2026, 16 December 2026, 17 March 2027 and 16 June 2027.

Cash, cheque, money order, credit card, BPay and EFTPOS may be used to pay rates. In-person payments at the Council offices can be made at the Council Administration Centre, Mortlock Street, Tumby Bay, with the opening hours being 8.30am - 4.30pm Monday to Friday.

Ratepayers can register to receive their rate notices through the EzyBill service at tumbybay.ezybill.com.au.

Late Payment of Rates

The Local Government Act provides that Council's impose a penalty of 2% on any payment for rates, whether instalment or otherwise, that is received late. A payment that continues to be late is then charged an interest rate; set each year according to a formula in the Local Government Act 1999, for each month it continues to be late. The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow Council's to recover the administrative cost of following up unpaid rates and to cover any interest cost the Council may meet because it has not received the rates on time.

When the Council receives a payment in respect to overdue rates, the Council applies the money received as follows:

First – to satisfy any costs awarded in connection with court proceedings.
Second – to satisfy any interest costs.
Third – in payment of any fines imposed.
Fourth – in payment of rates, in date order of their imposition (starting with the oldest account first).

Remission & Postponement of Rates

Section 182 of the Local Government Act permits a Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates, they are encouraged in the first instance to obtain a copy of "Policy 5.28 – Rates Financial Hardship", available on Council's website and complete the relevant application form. All applications are strictly confidential and will be assessed in a timely manner. Should you require assistance in completing the necessary application form, please contact Council's Finance Officer for assistance on (08) 8688 2101.

Policy 5.28 – Rates Financial Hardship

- Rates Financial Hardship – Application Form

Rebate of Rates

The Local Government Act requires Councils to rebate the rates payable on some land. Specific provisions are made for land used for health services, community services, religious purposes, public cemeteries, the Royal Zoological Society, and educational institutions. Under Section 166 of the Act, the Council may apply discretionary rebates. Council is proposing to provide the following rate rebates in the 2026/2027 financial year:

- Discretionary Rebates $25,471
- Mandatory Rebates $32,622

Lists and information of all property rebates are available from the Finance Officer on (08) 8688 2101.

Sale of Land for Non-Payment of Rates

The Local Government Act provides that a Council may sell any property where the rates have been in arrears for three years or more. The Council is required to provide the principal ratepayer and the owner (if not the same person) with details of the outstanding amounts and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

Discounts & Early Payment Incentives

Section 181(11) of the Local Government Act 1999 provides that a Council may grant discounts or other incentives in order to encourage early or prompt payment of rates. For the year ending 30 June 2027 Council will not provide an early rate payment incentive.

Rating Policy

Council "Policy 5.22 – Rating" was most recently reviewed by Council in December 2025 and a copy has been included with the Annual Business Plan as Appendix 1.

Disclaimer

A rate cannot be challenged on the basis of non-compliance with the rating policy and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that the Council has failed to properly apply this policy, he/she should raise the matter with the Council. In the first instance contact the Deputy Chief Executive Officer (08) 8688 2101 to discuss the matter. If, after this initial contact, a ratepayer is still dissatisfied they should write to Chief Executive Officer, District Council of Tumby Bay, PO Box 61, Tumby Bay SA 5605 explaining the nature of their concern.

Public Consultation

The Draft 2026/2027 District Council of Tumby Bay Annual Business Plan and Budget was made available for public consultation as prescribed by the Local Government Act 1999 from 20 May 2026 to 2 July 2026.

During this time the public were invited to comment on the Draft Annual Business Plan and Budget, including any of the key strategies outlined.

All feedback received was presented at the Special Meeting of Council on 7 July 2026. People also have the opportunity to speak about the Draft Annual Business Plan and Budget before Council at the Ordinary Council Meeting held on 30 June 2026.

LUKE MOANE
CHIEF EXECUTIVE OFFICER

Appendix 1 – Policy 5.22 – Rating
Appendix 2 – ESCOSA Local Government Advice – District Council of Tumby Bay
Appendix 3 – ESCOSA Local Government Advice – Council Response