

SPECIAL COUNCIL MEETING**MONDAY 15 JUNE 2026****TABLE OF CONTENTS**

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BUSINESS TO BE CONDUCTED AT THIS MEETING IS TO BE CONDUCTED IN THE ORDER IN WHICH IT IS SET OUT IN THIS AGENDA UNLESS THE COUNCIL BY ABSOLUTE MAJORITY DETERMINES OTHERWISE

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1. ACKNOWLEDGEMENT OF COUNTRY

The Mayor will:

- make the following statement:

“Before proceeding, I pay my respects to the Mumirimina people as the traditional and original custodians of the lands on which we meet, and I acknowledge the continuing connection of the Tasmanian Aboriginal people to the skies, land and waterways.

I pay respect to Elders past and present.”

- invite those present to pause for a moment of quiet reflection and respect before commencing the council meeting.
- advise the Meeting and members of the public that Council Meetings, not including Closed Meeting, are livestreamed, audio-visually recorded and published to Council’s website. The meeting is not protected by privilege. A link to the Agenda is available via Council’s website.

2. APOLOGIES

Nil.

3. DECLARATIONS OF INTERESTS OF COUNCILLOR OR CLOSE ASSOCIATE

In accordance with Regulation 10 of the Local Government (Meeting Procedures) Regulations 2025 and Council’s adopted Code of Conduct, the Mayor requests Councillors to indicate whether they have, or are likely to have a pecuniary interest (any pecuniary benefits or pecuniary detriment) or conflict of interest in the items on the Agenda.

4. DELEGATIONS UNDER LOCAL GOVERNMENT ACT 1993 (TAS.) FOR WAIVER OR REDUCTION OF FEES AND CHARGES**EXECUTIVE SUMMARY****PURPOSE**

To create a delegation under the *Local Government Act 1993* (Tas.) to empower the Chief Executive Officer to waive or reduce a fee or charge under Division 7, Part 12 of the *Local Government Act 1993* (Tas.).

RELATION TO EXISTING POLICY/PLANS

The delegations proposed in this report are required to give effect to the Fees and Charges (Non Rates) Policy 2026 which is the subject of another report in this agenda.

LEGISLATIVE REQUIREMENTS

Delegations by council under the *Local Government Act 1993* (Tas.) are direct from to the Chief Executive Officer who may then on-delegate.

CONSULTATION

Nil

FINANCIAL IMPLICATIONS

Not applicable

RECOMMENDATION:

That Council resolves that the Register of Delegations be modified by the addition of the delegation, as set out in Attachment 1 to the Associated Report, for the Chief Executive Officer in respect to section 207 of the *Local Government Act 1993* (Tas.).

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1. Council regularly approves a range of delegations under various legislation as a means of better effecting the provision of services to its community. It is critical that council officers are properly delegated so that they can undertake routine administrative tasks and ensure that council is able to meet statutory obligations and timeframes.

- 1.2. Council has reviewed its Fees and Charges (Non Rates) Policy 2026 (“the Policy”), which is the subject of another report on this agenda. The Policy provides that the Chief Executive Officer or an Executive Leadership Team member may waive or remit a fee or charge payable in accordance with council’s List of Fees and Charges.
- 1.3. Under section 22 of the *Local Government Act 1993* (Tas.) (“the Act”), Council can delegate this power to the Chief Executive Officer. In turn, in accordance with section 64, the Chief Executive Officer can on-delegate to an employee of council.

2. REPORT IN DETAIL

- 2.1. Council has reviewed its Fees and Charges (Non Rates) Policy 2026. The Policy provides a process for applicants to be eligible for a waiver or reduction of any fee or charge due under council’s List of Fees and Charges.
- 2.2. The Policy provides that to be eligible for a waiver or reduction in the fee or charge, the applicant must be in at least one of the following categories:
 - charitable organisations;
 - not-for-profit organisations;
 - community groups;
 - pensioner groups;
 - school groups;
 - demonstrated special circumstances as determined by the Chief Executive Officer.
- 2.3. To be eligible for a waiver or reduction of council fees and charges relating to council facilities, an applicant must be based in and/or service the local area. An applicant will be required to provide supporting evidence of their organisation’s status and/or financial hardship with their application. Applications can only be made to waive or reduce fees which are not mandated under legislation and where council has the legal ability to use discretion.

- 2.4.** Council will not consider applications to waive fees and charges for:
- any profit making ventures for commercial entities;
 - any activity, event or program that contravenes council’s existing policies;
 - the bond associated with the use of council facilities, (only the waiver of fees for an activity, event or function will be considered);
 - insurance fees associated with the use of council facilities;
 - any organisation/individual that has already been approved two fee waivers within the current financial year;
 - any individual or organisation that has an outstanding debt with City of Clarence.
- 2.5.** The delegation for the Chief Executive Officer will be capped at \$10,000 and the delegation must be exercised in accordance with the Policy.

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil

3.2. State/Local Government Protocol

Nil

3.3. Other

Nil

3.4. Further Community Consultation

Nil

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The delegations will deal with daily operational matters and will not impact on any pre-existing policies or strategies of council.

5. EXTERNAL IMPACTS

Nil

6. RISK AND LEGAL IMPLICATIONS

The delegations are required so that council officers can determine fee waivers and reductions without the need to seek council consent, via a council resolution, for each request.

7. FINANCIAL IMPLICATIONS

There are no implications on Council's Annual Operating Plan.

8. ANY OTHER UNIQUE ISSUES

Nil

9. CONCLUSION

9.1. Council regularly approves a range of delegations under various legislation as a means of better effecting the provision of services to its community.

9.2. The proposed delegation will enable decisions in relation to fees and waivers, in accordance with the Policy, to be made in an efficient and timely manner.

Attachments: 1. Register of Delegation (1)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Attachment 1 – Schedule of Delegation

Chief Executive Officer

Local Government Act 1993 (Tas.)

No.	Provision	Function or power	Original source	Delegated to	Conditions or restrictions
Council			Council	Manager Compliance and Enforcement	
Part 12 – Special Powers					
<i>Division 7 – Fees and charges</i>					
	S207	Remission of fees and charges Remit all or part of any fee or charge paid or payable under this Division	X	X	The delegation must be exercised in accordance with the Fees and Charges Non Rates Policy 2026

5. FEES AND CHARGES (NON RATES) POLICY (2026) AND RATES AND CHARGES POLICY (2026)**EXECUTIVE SUMMARY****PURPOSE**

To consider the amended Fees and Charges (non Rates) and amended Rates and Charges policies.

RELATION TO EXISTING POLICY/PLANS

- Consistent with Council's adopted Strategic Plan 2025-2035.
- Consistent with existing rating policy.

LEGISLATIVE REQUIREMENTS

Council is required to review its Rates and Charges Policy prior to, or at the same time as, introducing new or changed elements to its rating decisions. It may undertake a review at any other time.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

No direct financial implications.

RECOMMENDATION:

That Council:

- A. Adopts the Fees and Charges (non rates) Policy (2026) as set out in Attachment 1 to the Associated Report.
- B. Adopts the Rates and Charges Policy (2026) as set out in Attachment 2 to the Associated Report.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Section 86B of the *Local Government Act 1993* (Tas) ("Act") requires that Council adopt a rates and charges policy. Council adopted its original rating policy on 14 May 2012 and has amended the policy in subsequent years. The current Rates and Charges Policy was adopted by Council in June 2024.

- 1.2. The Act requires a Council to review this policy at least every four years or at the same time or before making any (substantial) changes to the way it sets its rates. Such changes include, for example, changes to rate types, application or variation of rates.

2. REPORT IN DETAIL

Overview of Amendments to the Fees and Charges (non Rates) Policy

- 2.1. The Fees and Charges (non Rates) Policy has been amended to include details on how a fee or charge can be waived. These details were previously found in Council's Grants and Sponsorship Policy, however it was considered more appropriate to incorporate into this Policy.

Overview of the Amendments to the Rates and Charges Policy

- 2.2. Wording for the stormwater removal rate has been amended on the advice of Council's stormwater team and legal review.
- 2.3. Large Rural Remission – upon detailed analysis and workshop review with Councillors it was determined that only properties classified as Rural Residential and over 50 Hectares should continue to receive this remission.
- 2.4. The rural remission was initially introduced because historically large rural properties had significantly greater land value than non rural properties, which inflated their general rate for no extra services received. However, most rural properties under 50 Hectares now have land values similar or even less than some residential properties in suburbia. It is therefore no longer equitable that these properties receive a general rate remission and are subsidized by the rest of the community.
- 2.5. The rural remission has also been restricted to those properties classified with a land use code of Rural Residential, as other properties that previously received the remission are considered to be carrying on a commercial activity.

3. CONSULTATION

3.1. Community Consultation Undertaken

The policy review for the Rates and Charges Policy is a statutory requirement. As such, no prior community consultation is required.

3.2. State/Local Government Protocol

No issues to be addressed.

3.3. Other

No issues to be addressed.

3.4. Further Community Consultation

The updated policies will be published on Council's website.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The draft revised policies are consistent with existing rating decisions and rates collection processes.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

Council is required to review its Rates and Charges Policy prior to, or at the same time as, introducing new or changed elements to its rating decisions. It may also undertake a review at any other time.

7. FINANCIAL IMPLICATIONS

No direct financial implications.

8. ANY OTHER UNIQUE ISSUES

No issues to be addressed.

9. CONCLUSION

Fees and Charges (non Rates) Policy (2026) and Rates and Charges (2026) Policy are recommended for approval.

- Attachments: 1. Fees and Charges (non Rates) Policy (2026) (7)
2. Rates and Charges Policy (2026) (8)

Ian Nelson
CHIEF EXECUTIVE OFFICER



Fees and Charges (Non-Rates) Policy 2026

1. PURPOSE

This policy guides the determination of fees and charges for goods and services provided by the City of Clarence.

2. OBJECTIVE

This policy is designed to provide direction on setting consistent, fair and equitable fees and charges for goods and services provided by the City of Clarence.

3. SCOPE

This policy applies to:

- all fees and charges included in the Fees and Charges Schedule that is submitted to Council for approval as part of the annual Budget Estimates process, and
- adjustment, addition or removal of fees or charges submitted to Council for approval outside the annual budget estimates process.

This policy does not apply to charges subject to a Council rating decision.

4. DEFINITIONS

The following definitions apply to this policy:

Council	means the elected members (the councillors) of the City of Clarence
council	means the organisation responsible for administering City of Clarence functions and services
policy	means this policy

Charitable organisation	means a not-for-profit entity that is registered with the Australian Charities and Not-for-profits Commission (ACNC) as a charity or otherwise meets the definition of a charity under the <i>Charities Act 2013</i> (Cth).
Community group	means an incorporated or unincorporated organisation or informal group that operates primarily for the benefit of the local community, and provides services, activities, programs, or events for the benefit of the community, and does not distribute profits to its members.
Cost recovery	is the amount of costs to be recovered from users of the good or service, calculated by determining the true cost of delivering a good or service (including direct costs, indirect costs and any overhead allocation for those services).
Direct costs	are those costs, captured at an activity level, which can be readily attributed to the good or service because they are incurred exclusively for the good or service.
Discretionary fees	mean fees set at council's discretion.
Fees and Charges List	List of fees and charges imposed by council for goods and services delivered. The List of Fees and Charges is adopted by Council annually.
Goods and services	means any good or service that is offered by council and consumed by a person.
GST	means Goods and Services Tax, levied in accordance with relevant legislation.
Indirect costs	are council incurred costs that support the delivery of the good or service (e.g. administration costs, insurance and other overheads).
Legislation	means all relevant Tasmanian and Australian government legislation, associated regulations, subsidiary legislation and council by-laws.
Not-for-profit organisation	means an incorporated or unincorporated entity that operates for purposes other than generating profit for its members and is prohibited by its governing rules from distributing profits or assets to members.
Pensioner group	means a non-profit organisation or community group that primarily comprises pensioners or exists principally to provide activities, services, or support for pensioners and older persons.

Rate contribution	means the dollar amount identified in the annual budget to be contributed to the cost of good or service delivery to/from properties (council rates).
School group	means a group organised and supervised by a recognised educational institution consisting of students, children, or young people participating in an activity, program, event, excursion, or organised visit under the supervision of the educational institution.
Statutory fees	means fees set in accordance with applicable legislation.

5. POLICY STATEMENT

Fees and charges are a component of council's revenue strategy and represent up to 10% of council's budgeted recurrent income.

This policy:

- provides the principles and methodologies for setting fees and charges other than those amounts subject to council rate decisions, and
- provides the process for reviewing, deleting, waiving and adding fees and charges to the List of Fees and Charges approved by council each year.

6. POLICY ELEMENTS

Pricing Principles

When considering a fee for a good or service, council may determine the direct and indirect cost of providing the good or service to establish the value at which costs are recovered.

The extent of cost recovery for some services may take into consideration the benefit provided by that good or service to the individual and the community.

In some instances, concessional fees may be required to meet community expectations and deliver appropriate community outcomes.

When setting fees and charges, the following factors are to be taken into consideration:

- the cost of providing the good or service and the recovery of those costs
- the community benefit of the good or service
- the capacity of users to pay for the good or service
- the importance of the good or service to the community
- utilisation of the good or service
- comparative market pricing with other like enterprises performing similar services

- community service obligations that council considers relevant in the discharge of the good or service to the community, and/or
- whether the good or service will assist in advancing the objectives of council's key strategies.

Pricing Methodologies

When determining the price of a good or service to be included in council's List of Fees and Charges, the following pricing methodologies are to be assessed and applied in addition to the pricing principles above.

Pricing Methodology	Guidelines
Council policy	Where council has set pricing directives in a council policy.
Full cost recovery	Full cost recovery pricing is to be applied to services that benefit individual customers, rather than the community as whole.
Market pricings	Fees within this category are set in accordance with the principles of the National Competition Policy, Competitive Neutrality Policy, and the <i>Competition and Consumer Act 2010</i> .
No charge	The good or service is provided at no charge or has been specifically excluded from any cost recovery.
Partial cost recovery	<p>Goods or services provided by council as part of a policy objective are often priced using a partial council subsidy. In this case, the price charged is lower than the full cost recovery or market pricing of the good or service.</p> <p>The subsidy is funded from council's rate revenue and in some cases from external sources, such as government grant funding.</p> <p>Situations where this methodology may be used include:</p> <ol style="list-style-type: none"> where the good or service benefits the community as whole as well where council has an identifiable community service obligation charging prices to recover full cost may result in widespread evasion the service targets low-income users, or a differential service fee is charged according to the classification of users to maximise access to the service, and/or the good or service promotes or encourages local economic activity.

Statutory	<p>a) The good or service is a regulatory or statutory activity, and the fee is determined by council in accordance with a pricing principle prescribed in regulations (e.g. up to a maximum price).</p> <p>b) The amount of the fee is prescribed in legislation, regulation or council by-laws.</p>
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Fees and charges review

Fees and charges are to be reviewed annually to coincide with council's annual budget estimates cycle.

The review is the responsibility of the program manager that charges the fee, in consultation with the relevant Group Head. The List of Fees and Charges, and the annual review of fees and charges is overseen by the Chief Financial Officer and the Chief Executive Officer.

The council has discretion to add, remove or adjust fees and charges during the financial year. Changes to fees and charges require a decision of Council.

The List of Fees and Charges, upon approval and adoption by the Council, is made publicly available on council's website. Any amendments throughout the financial year, once adopted by Council, must also be updated on council's website.

Waiver or reduction of fees or charges

In accordance with section 207 of the *Local Government Act 1993* (Tas), a council may remit all of part of any fee or charge paid or payable under this division.

To be eligible for a waiver or reduction of council fees and charges, an applicant must be in at least one of the following categories and do not operate a commercial venture (on all or part of the property):

- charitable organisations
- not-for-profit organisations
- community groups
- pensioner groups
- school groups
- demonstrated special circumstances as determined by the Chief Executive Officer.

To be eligible for a waiver or reduction of council fees and charges relating to council facilities, an applicant must be based in and/or service the local area. An applicant will be required to provide supporting evidence of their organisation's status and / or financial hardship with their application. Applications can only be made to waive or

reduce fees, which are not mandated under legislation and where council has the legal ability to use discretion.

The City of Clarence will not consider applications to waive fees and charges for:

- any profit-making ventures for commercial entities
- any activity, event or program that contravenes council's existing policies
- the bond associated with the use of council facilities (only the waiver of fees for an activity, event or function will be considered).
- insurance fees associated with the use of council facilities
- any organisation/individual that has already been approved two fee waivers within the current financial year
- any individual or organisation that has an outstanding debt with City of Clarence.

Delegation authority limits

Waiver or reduction amount	Approval Authority
Up to \$750.00	ELT Officer
Up to \$10,000	Chief Executive Officer
All other	Council Decision

NOTE: The above overrides the reduction or waiving of fees contained in the Grants and Sponsorship Policy 2023.

Interest and late payment fees

Conditions under which council will apply interest or late payment fees are outlined in council's Debt Management Policy 2025.

7. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

The following Focus Area and strategic objectives are identified in the City of Clarence Strategic Plan 2025 – 2035:

Focus Area 1 - Strategy and Delivery

- 1.2 - Leadership and good governance
- 1.4 - Effective policy and planning
- 1.6 - Responsible and Resilient management.

8. RELATED DOCUMENTS

The legislation and documents listed below form the framework to give effect to this policy.

Legislation (Acts, Regulations and By-Laws)

Relevant enabling legislation as issued by the Tasmanian Parliament and as amended from time to time, including but not limited to:

- *Local Government Act 1993* (Tas)
- *A New Tax System (Goods and Services Tax) Act 1999* (Cwth)
- *Competition and Consumer Act 2010* (Cwth) and associated guidelines for local government

Council policy, plans, procedures, codes of practice and guidelines

Relevant council policies, as amended from time to time, including but not limited to:

- Debt Management Policy 2025
- Grants and Sponsorship Policy 2023

9. ADMINISTRATIVE ARRANGEMENTS

Approvals

Council (XX XXX XXXX	Minute (Reference)	
Review period	Annually		
Date 1	No later than June in any year		
Group Head	Chief Financial Officer Jane Murrell	ECM Reference	

Table of amendments

No.	Date	Brief Details

Rates and Charges Policy 2026

1. PURPOSE

The purpose of this policy is to:

- provide guidance on setting equitable rates and charges, considering the nature of property characteristics and relative capacity to pay within the community
- provide transparency to the community on the setting of rates and charges, and
- meet council's obligations under section 86B of the *Local Government Act 1993* (Tas).

2. OBJECTIVE

This policy is designed to:

- provide a clear rationale to guide Council's decision-making process for setting rates and charges

3. SCOPE

The policy provides a framework within which Council will set rates and charges to be levied on properties within its municipal area.

The policy informs the decision-making process, however, does not represent the making of specific decisions with respect to property rating. Such decisions will be made annually, or as required, in accordance with relevant legislative requirements.

4. DEFINITIONS

The following definitions apply to this policy:

Council	means the elected members (the councillors) of the City of Clarence
council	means the organisation responsible for administering City of Clarence functions and services
policy	means this policy
AAV	means the assessed annual value as determined by the Valuer General under the <i>Valuation of Land Act 2021</i> (Tas).
Act	means the <i>Local Government Act 1993</i> (Tas).
Capital Value (CV)	means the capital value as determined by the Valuer General under the <i>Valuation of Land Act 2001</i> (Tas).

Council stormwater system	means any infrastructure component of any public stormwater system operated and maintained by council within the Clarence municipal area in accordance with the <i>Urban Drainage Act 2013</i> (Tas).
Land Use Code (LUC)	means the land use code as determined by the Valuer General under the <i>Valuation of Land Act 2021</i> (Tas).
Split Tenure	means apportioning the total Capital Value of the property in accordance with the individual AAV tenancies as provided by the Valuer General.

5. POLICY STATEMENT

The City of Clarence is committed to levying property rates and charges in an equitable and efficient manner, considering the nature of property characteristics, relative capacity to pay within the community and council's obligations under the law.

6. POLICY ELEMENTS

7.1 RATES

Rates, being a form of taxation, will be levied on all rateable properties (unless otherwise determined by legislation or Council policy) regardless of the extent to which council functions and services are used by or apply to the owners or residents of those properties.

The primary basis for determining the level of general rates (and, where determined appropriate, other rates) levied on individual properties will be the Capital Value of each parcel of land. Under section 86A(1) of the Act, Capital Value is considered an indicator of capacity to pay.

General Rate

The City of Clarence will levy a general rate on all rateable property (unless otherwise determined by legislation or Council policy). This rate is set to recover the cost of council functions and services where specific users cannot readily be identified, or where a regime of full cost recovery has not been established by Council.

The general rate comprises two elements:

1. a fixed charge in recognition that each rateable property should bear a reasonable portion of the total rate burden, and
2. a rate in the dollar consistent with the principle of rates being a form of taxation.

Fire Protection Rate

The City of Clarence will also levy one or more service rates for fire protection, with associated minimums. These will be levied as advised by the State Fire Commission in accordance with relevant legislation.

Waste Management Rate

The City of Clarence will levy a service charge in respect of waste management (refer Council's adopted Waste and Resource Recovery Services Policy 2024) based on services provided. Services are provided to all residential dwelling units to which council supplies or makes available a kerb side domestic refuse collection service.

The City of Clarence will also impose a waste levy to offset the waste levy payable by council to the State Government under the *Waste and Resource Recovery Act 2022*. The levy is imposed on refuse bins only (not recycling or green waste bins) and the cost depends on the size of the bin.

Stormwater Removal Rate

The City of Clarence will levy a stormwater removal rate on all land which:

- drains into a council stormwater system, or
- which does not drain into a council stormwater system, but where the nearest boundary of the land is within 30 metres of a council stormwater system, which is designed to remove stormwater from adjacent land, and council is satisfied that it is reasonable to make a connection from that land into the council stormwater system.

A minimum amount will be levied in respect of the stormwater removal rate in recognition that each rateable property should bear a reasonable portion of the total rate burden relating to stormwater removal.

Variations to Rates

Variations to rates will be applied (including where additional rates are set), in accordance with the Act, in circumstances where Council determines there is a reasonable basis for charging differentiation to occur. In particular, variations to rates will be applied:

- based on the property land use code and if applicable subsequent classification within these codes:
 - R – Residential
 - C – Commercial
 - I – Industrial
 - L – Primary Production
 - P – Public Service, Institution and Utility
 - Q – Quarrying and Mining

S – Sporting Facility/Recreation

V – Vacant Land

- in respect of fire protection in accordance with statutory notice provided to council by the State Fire Commission.

Split Tenures

The general rate is determined by the land use code applied by the Valuer General when determining the valuation of properties. Where a property has multiple uses, the main use of the property is used to determine the land use code provided by the Valuer General.

In the case of land, which has multiple uses, the Valuer General may separately determine the AAV of those portions if they are satisfied that the land is capable of separate occupation.

These separate AAV's enable council to provide rating via Split Tenures – only council owned properties or properties which are exempt from rates under section 87 of the Act or as determined by Council, will be considered for Split Tenure rating.

7.2 RATE EXEMPTIONS

Section 87 of the Act provides for a rate exemption in limited circumstances, including:

- land owned and occupied exclusively by the Commonwealth; land held or owned by the Crown that is not land to which a relevant right to occupation relates and that is land that meets specific use provisions
- land, held or owned by the Crown, that is a seabed
- land owned by the Hydro-Electric Corporation or land owned by a subsidiary
- land or part of land owned and occupied exclusively for charitable purposes
- Aboriginal land, within the meaning of the *Aboriginal Lands Act 1995 (Tas)*, which is used principally for Aboriginal cultural purposes, and
- land or part of land owned and occupied exclusively by a council.

Requests for exemption from rates in accordance with section 87 of the Act must be made in writing to the Chief Executive Officer.

7.3 REMISSION

While the City of Clarence will provide rate remissions through this policy in identified circumstances, council is committed to the principle that social welfare responsibilities lie with Tasmanian and Australian Governments and the mechanisms established by those levels of government to administer social welfare. Remissions will be applied to rates otherwise payable in respect to specific properties and/or classes of ratepayers where Council determines there is social, economic, or equity benefit to the community in providing such rebates.

7.3.1 Boat shed

Those ratepayers that lease land from the Crown and upon which there is constructed a boat shed or a jetty used for private purposes.

7.3.2 Cemeteries

Where private land is used exclusively as a cemetery and where the owner of the land does not receive financial consideration for the operation of the cemetery.

7.3.3 Concession Card Holders

In respect of eligible concession card holders, as determined by State Revenue Office, (*Local Government (Rates and Charges Remissions) Act 1991*).

7.3.4 Conservation Protection Areas

Where land is subject to conservation protection arrangements, a remission applies as notified by the Tasmanian Department of Natural Resources and Environment.

7.3.5 Large rural properties

In respect of owners of rural properties and in recognition of the size and unique characteristics of those properties, a remission is provided in respect of component (a) of the General Rate, (as per clause 2.1), per table below.

To be eligible for the remission, the rateable land is 50 hectares or greater in area, with a LUC of R5 – Rural Residential and is wholly or partially zoned pursuant to the Tasmanian Planning Scheme – Clarence Local Provisions Schedule, as Agriculture, Rural Living, Landscape Conservation or Rural.

Area of Land	Proportional Remission of component (a) of the General Rate
Not less than 50 hectares and not greater than 80 hectares	20% of component (a) of the general rate
Greater than 80 hectares	30% of component (a) of the general rate

For all other properties that were eligible for the remission in 2025-26, their remission will be reduced by 10% each year until extinguished. The table below shows the reduction in their remission until extinguished.

Non Rural Residential	Rating Year				
	2025/2026	2026/2027	2027/2028	2028/2029	2029/2030
Land Size	Proportional Remission of component of the General Rate				
20 - 50 Hectares	20%	10%			
50 - 80 Hectares	30%	20%	10%		
Above 80 Hectares	40%	30%	20%	10%	

Rural Residential (R5)	Rating Year		
	2025/2026	2026/2027	2027/2028
Land Size	Proportional Remission of component of the General Rate		
20-50 Hectares	20%	10%	

7.3.6 Not-for-Profit Organisations

The general rate will be charged in respect of a not-for-profit organisation (including council exclusive use lessees). A not-for-profit organisation may be granted a remission of the general rate if they do not operate a commercial venture (on all or part of the property).

In determining the remission Council will consider the principles of the National Competition Policy, equity for all ratepayers and the frequency and nature of events/activities undertaken by the organisation. All organisations applying for the remission are also required to provide proof of their not-for-profit status to the satisfaction of council. Organisations will be required to renew any general rate remission approved, every two (2) years, or at a time determined by Council based on the property and the usage.

7.3.7 Revaluation

In respect of properties which would otherwise experience unreasonable rate increases resulting from rapid shifts in statutory valuations relative to the average of other properties in the city.

7.3.8 Waste

In respect of properties exempt under council's adopted Waste and Resource Recovery Services Policy 2024.

All remissions within this section are to be subject to written application to the Chief Executive Officer. Some remissions will require applications to be submitted every year.

7.4 LATE PAYMENTS

Where rates remain unpaid after the due date, council will apply interest and penalty in accordance with section 128 of the Act.

Exceptions

If the ratepayer adheres to regular payments through council's direct debit system and the total rates are paid in full by the final direct debit payment date, interest and penalties will not be applied.

Where the ratepayer has adhered to an approved payment arrangement plan or been granted postponement of their rates on completion of council's hardship application, penalties do not apply.

Deceased estates are not charged penalties, and legal action will not commence for a period of twelve (12) months from notification of titled owner's death.

Requests for Special Consideration

The City of Clarence may remit penalty and/or interest if the following conditions are met:

- a request is made in writing to the Chief Executive Officer
- over the past two (2) years all instalments of rates have been paid on time
- no previous penalties or interest amounts have been remitted, and
- the ratepayer has attempted to have the amount paid on time and/or extenuating circumstances exist for its non-payment on time.

Each application will be considered on its merits and a remission will be granted where it is considered just and equitable to do so.

A remission of interest or penalty within this section are to be subject to written application to the Chief Executive Officer.

7. RELATIONSHIP TO COUNCIL STRATEGIC PLAN

The following Focus Area and strategic objectives are identified in the City of Clarence Strategic Plan 2025 – 2035:

Focus Area 1 - Strategy and Delivery

- 1.2 - Leadership and good governance
- 1.4 - Effective policy and planning
- 1.6 - Responsible and Resilient management.

8. RELATED DOCUMENTS

The legislation and documents listed below form the framework to give effect to this policy.

Legislation (Acts, Regulations and By-Laws)

- *Local Government Act 1993 (Tas)*
- *Waste and Resource Recovery Act 2022 (Tas)*
- *Fire Service Act 1979 (Tas)*
- *Valuation of Land Act 2001 (Tas).*

Council policy, plans, procedures, codes of practice and guidelines

- Waste and Resource Recovery Services Policy 2024
- Recovery of Outstanding Rates Policy 2025

- Financial Hardship Policy 2023
- Pricing and Term of Lease Policy 2006

NOTE: This Rates and Charges Policy 2026 replaces any references to rates in the Pricing and Terms of Lease Policy 2006.

9. ADMINISTRATIVE ARRANGEMENTS

Approvals

Council (XX XXX XXXX	Minute (Reference)	
Review period	Annually		
Date 1	No later than June in any year		
Group Head	Chief Financial Officer Jane Murrell	ECM Reference	

Table of amendments

No.	Date	Brief Details

**6. ESTIMATES, CAPITAL EXPENDITURE PROGRAM, FEES AND CHARGES
2026/2027****EXECUTIVE SUMMARY****PURPOSE**

To consider the Estimates, incorporating the Capital Expenditure Program, for the 2026/2027 financial year, together with an updated List of Fees and Charges.

RELATION TO EXISTING POLICY/PLANS

Consistent with Council's adopted Strategic Plan 2025 - 2035.

LEGISLATIVE REQUIREMENTS

Section 82 of the *Local Government Act* requires the Chief Executive Officer to prepare Estimates of the Council's revenue and expenditure for each financial year.

CONSULTATION

Nil.

FINANCIAL IMPLICATIONS

The Estimates provide statutory authorisation for recurrent and capital expenditure for financial year 2026/2027. Based on the draft estimates, the required increase in rating effort to meet the proposed functional outcomes is 4.96% net of growth and the increases of the Tasmanian Government Fire Services Contribution and State Waste Levy.

RECOMMENDATION:

That Council:

- A. Adopts the Estimates for financial year 2026/2027 as set out at Attachment 1.
- B. Adopts the Capital Expenditure Program for financial year 2026/2027 as set out at Attachment 2.
- C. Adopts the List of Fees and Charges for financial year 2026/2027 as set out at Attachment 3.

NB: A Decision on this Item requires an Absolute Majority of Council.

ESTIMATES, CAPITAL EXPENDITURE PROGRAM, FEES AND CHARGES 2026/2027 /contd...

ASSOCIATED REPORT

1. BACKGROUND

- 1.1. Draft Estimates, Capital Expenditure Program, and List of Fees and Charges for financial year 2026/2027 have been prepared following a series of Council workshops which considered a range of programs, projects, initiatives and issues likely to have an impact on the organisation in the coming year.
- 1.2. Council is required to adopt Estimates for each financial year.
- 1.3. Council's Strategic Plan 2025-2035 was adopted in March 2026, and the budget is framed in consideration of the focus areas and strategic outcomes within it.
- 1.4. Council's Annual Plan and Rating Resolution are also submitted for adoption at this Special Council Meeting.
- 1.5. The guiding principles, from the Long Term Financial Management Plan, are incorporated into the framing of the 2026/2027 Estimates and are reproduced below for ease of reference:

GUIDING PRINCIPLES REVENUE, EXPENDITURE AND CASHFLOW

The guiding principles in relation to revenue, expenditure and cashflow include:

- *Ensuring that there is balance between ensuring capacity to maintain the delivery of council services that continue to meet community expectations and the relative rating effort required.*
- *Ensuring that cashflow is well understood and managed to support council operations, capital program and debt commitments.*
- *Ensuring that council's long-term financial plan is framed to effectively manage debt and the rating strategy in coming years.*

ESTIMATES, CAPITAL EXPENDITURE PROGRAM, FEES AND CHARGES 2026/2027 /contd...

GUIDING PRINCIPLES CAPITAL, SERVICE AND ESTABLISHMENT

The guiding principles in relation to capital, service and establishment include:

- *That the capital budget adopts a focus on the long-term strategic asset management plans that balances renewal effort, risk mitigation and the development of new community infrastructure.*
- *Complete existing/iconic masterplans through continued community engagement, progressing to DA where possible.*
- *That council's service delivery be focussed on statutory, regulatory and core service requirements in the first instance.*
- *The budget Estimates have a focus on building and maintaining staffing and organisation capacity to ensure council continues to respond to the needs of a growing city.*

2. REPORT IN DETAIL

Overview of Operational Estimates

- 2.1.** The Estimates (**Attachment 1**) provide the high-level financial framework within which Council will operate for the 2026/2027 financial year. The financial plan principles set out above remain relevant, with the key aim of ensuring Council remains in a sound long-term financial position.
- 2.2.** The Estimates are consistent with the detailed program budgets discussed by Councillors at a series of workshops over recent months.
- 2.3.** The Estimates require an increase in overall rating income of 4.96% on 2025/2026 levels net of growth and increases in Tasmanian Government charges. Growth in the rates base during 2025/2026 is estimated at negative 0.076%.
- 2.4.** The negative growth during 2025/2026 was due to having to adjust the annual rates levied for the Hobart International Airport due to the decision handed down in *Clarence City Council v Commonwealth of Australia (2024) FCAFC 8*.

- 2.5.** The Fire Services Contribution, which Council is obliged to collect and then pay to the Tasmania Fire Service (and over which Council has no control) has increased in aggregate by 3.4% against the 2025/2026 contribution. The contribution will be \$7.65million, an increase of \$254,582. Within this, the urban area will increase by 3.6%, districts (Richmond, Cambridge, South Arm, etc) will increase by 3.2% and rural will increase by 0.7%.
- 2.6.** The Tasmanian Government introduced a Waste Levy in 2022/2023 that Council must collect on their behalf. The Levy will increase by another \$20 plus CPI per tonne in the 2026/2027 financial year. The Levy is based on Council's refuse tonnage, a cost of \$70.56 per tonne, which Council has estimated to be \$653,000 for the 2026/2027 financial year. This is an increase of 34.4% on the levy collected in 2025/2026. This cost is applied to all properties in Clarence that have a refuse bin, the cost varies depending on size of bin.
- 2.7.** In May 2026, Copping Refuse Disposal Site Joint Authority again determined that a dividend payment would be made to its participating councils for the 2024/2025 financial year. Council's share of this dividend will be \$360,000 based on our equity share. There is no guarantee dividends will continue to be paid in future years; therefore, these funds will help fund one off community waste programs in the 2026/2027 budget estimates, up to \$50,000, the remaining funds will be put in reserve for future waste projects.
- 2.8.** All Council programs, activities and services were scrutinised in great detail, by both staff and Councillors over the last six months, and opportunities for savings were factored into the budget to ease pressure on the rating requirement. These savings were balanced against the need to provide services, programs and initiatives to the Clarence community across a wide range of activity areas, while maintaining service levels that are expected. The proposed increase in rating effort of 4.96% is below the March Consumer Price Index for Hobart of 5.1%.

- 2.9.** The larger than anticipated CPI increases over the last few months and ongoing international economic uncertainties are placing significant pressure on the underlying cost base of Council's operations, with materials (especially fuel), contract services and other costs all increasing as a consequence. This has resulted in some tendered project works being materially more expensive than in the past, so budgeted expectations have needed to increase.
- 2.10.** The Enterprise Agreement applying to Council staff includes an increase to salary and wages that is linked to the Hobart March CPI or 2.5%, whichever is the greater. As employee costs are the largest expense category of Council, this too has a significant impact on the Budget Estimates with the salary increases effective 1 July 2026 being linked to the Hobart March CPI of 5.1%.
- 2.11.** Regardless of measures of aggregate inflation, Council's rating requirement has been further impacted by the need for additional revenue to respond to the expectations and deliverables of a city that has experienced greater than average growth for almost a decade. According to ABS data, Clarence has experienced above-average population growth of 16.9% from 2015 to 2025 (compared to 11.9% for Tasmania and 8.3% for City of Hobart). According to ABS the Estimated Resident Population (ERP) for City of Clarence was 64,119 as of 30 June 2025. This leads to expanding demand for waste management services, increased maintenance of roads, footpaths, tracks, trails and other community infrastructure which has in turn influenced the budget outcome. Growth can also be seen from the amount of infrastructure Council has taken on from subdivisions. During the last two years we had contributed assets of \$32 million dollars ranging from roads, stormwater and playgrounds which Council must now maintain annually.

- 2.12.** As in previous Estimates, provision has once again been made for the portion of the 2026/2027 rates equivalents payable by the operators of the Hobart International Airport, which are considered doubtful. Discussions have now begun on the future rates that will be payable by the Hobart International Airport and the rates that council will collect in 2026/2027 have been adjusted down from previous years accordingly. but are yet to be finalized. The provision therefore continues to be made, to ensure that there is no adverse impact on these Estimates, or future Estimates until valuations at the Hobart Airport can be resolved.
- 2.13.** As part of the 2026/2027 Budget Estimates process Council has identified the following estimated Community Service Obligations (CSO) embedded within Council activities, which support the achievement of strategic goals and objectives of Council in relation to the affordable provision of services to residents:
- Recreational swimming and hire of swimming facilities at the Clarence Aquatic Centre, for which a net CSO amount of \$477,000 has been provided.
- 2.14.** Council has in past estimates, provided a CSO in relation to the entry fee at the Mornington Park Waste Transfer Station. However, this CSO has been removed from the budget estimates in 2026/2027 as it was determined that it is not equitable that the entire community is paying for those people who use the Transfer Station, taking the view that instead, it should be a user pays principle.
- 2.15.** Council has another significant business activity with Child Care Services. All Council's childcare services, Rosny Early Learning Centre, Outside School Hours Care and Family Day Care are self-funded with no financial support from Council. These services review their fees annually to ensure they remain competitive in their markets.

2.16. Significant increases in the 2026/2027 operating plan compared to 2025/2026 include:

- Pavement road maintenance \$74,000
- Kerbside waste collection \$99,000
- Greenwaste collection and processing \$463,000 due to the introduction of the Food Organics and Garden Organics (FOGO) service from January 2027.
- Litter bin collection \$42,000
- Waste Levy \$157,000
- FOGO Caddy Implementation \$310,000 to be fully funded from waste reserves.
- Clarence Brand Design Strategy and Guidelines \$37,500
- Targa Event \$60,000
- Sportsground maintenance \$105,000
- Parks General maintenance \$154,000
- Playground equipment maintenance \$177,000
- General maintenance of Natural Areas \$46,000
- Customer Relationship Management System investigation \$35,000
- Activity Centre Review \$120,000
- Lindisfarne Ridge Structure Plan \$75,000
- Public Toilet Expenses \$104,000
- Planned Facilities Management Expenses \$150,000
- Dog and Cat Policy Implementations \$90,000
- Increase renewal funding in line with Long Term Financial Management Plan \$700,000
- Additional positions net cost of \$728,000 reflecting an increase in demand for services across the organisation (some staffing costs are offset by increased revenue, reserve funds or are being funded from the capital works program):
 - Project Managers x 4 – 2 year temporary roles to work through the backlog of our capital works program
 - Civil Designer – temporary 2 year role to support the above project managers with design.

- Works Officer in Parks Infrastructure and Parks Worker - required due to the requirements of the audit of play parks.
- By-Laws Officer – temporary role to manage by-law and homeless encroachment and litter
- Parking Ranger – additional ranger required to enforce parking requirements of the City.
- Facilities Maintenance Officer – an additional resource is required due to the increasing number of ageing buildings to maintain and new buildings at Clarendon Vale Oval and 30 Gordons Hill Road.
- Senior Development Engineer – required due to increased workload
- Strategic Planner – 0.6FTE – required due to increased workload and requirements for review of the planning scheme.

2.17. The overall rise in recurrent expenditure reflects a substantially increased growth and activity throughout the city. Left unaddressed, this will adversely impact Council’s service standards, risk management and result in inability to meet Council’s Strategic Plan goals. Additionally, as Council further invests in the capital program there will be a corresponding increase in recurrent expenditure in future years to maintain these assets of Council.

Overview of Capital Works

2.18. The capital program reflects Council’s continued commitment to the delivery of projects that reflect the strategic goals of Council and the needs of the city. The ongoing focus on renewal of Council infrastructure to provide a good level of service is consistent with the Long-Term Financial Management Plan’s key performance indicators.

- 2.19.** A schedule of the proposed Capital Expenditure Program is provided with this report (**Attachment 2**). The program provides for works to the value of \$32.3 million, fully funded from a range of capital funding sources including State Grants Commission, infrastructure renewal funding, capital contribution from rates, road and specific purpose grants, specific purpose reserves, headworks contributions from developers, funds redistributed from projects completed under budget in 2025/2026 and sale of a council asset. The proposed \$32.3 million capital program is an increase of \$5.5 million on 2025/2026. Significant projects are mentioned below at paragraph 2.25.
- 2.20.** The Estimates provide for infrastructure renewal expenditure (\$17.92 million). Council's Long Term Financial Management Plan includes renewal funding requirements established under adopted Asset Management Plans and assumes the appropriation of Tas Water dividend to infrastructure renewal.
- 2.21.** Distributions from Tas Water (comprising dividends, tax equivalents and loan guarantee fees) are expected to be \$2.43 million. Council's strategy is to dedicate these funds for infrastructure renewal via a transfer to the Infrastructure Renewal Reserve. Tas Water is currently paying a special dividend over five years to compensate for the dividend not received during COVID-19. Council will receive the last payment of this dividend in June 2026, and it has been allocated to the funding of the 2026/2027 capital program.
- 2.22.** The total amount to be raised through rates for infrastructure renewal is \$10.69 million in 2026/2027, compared with \$9.9 million in 2025/2026.

2.23. Closely related to Council’s strategy for funding infrastructure renewal is interest earned on investments. Any expected interest revenue above \$680,000 per year is applied to our renewal reserve. The mechanism for this is that the amount in interest revenue above \$680,000 is offset by the same amount appropriated to the Infrastructure Renewal Reserve, representing interest earnings on those funds. Through this mechanism the Infrastructure Renewal Reserve retains its value in real terms, assumptions made in the long-term financial modelling are met, and the net rating requirement is effectively insulated from the effect of cyclical movements in interest rates.

2.24. Payments received from the State Grants Commission, which Council appropriates to support its capital expenditure program, are expected to increase in line with inflation to around \$4.1 million. Roads to Recovery funding for the period 1 July 2024 to 30 June 2029 is expected to be \$5.7 million. This will not be paid evenly over the five years, therefore we have estimated to receive \$1.24 million in 2026/2027.

2.25. Major projects contained within this capital program include:

- Road reseal program \$4.4 million
- Major dig-outs reconstruction \$2.9 million
- Footpath/ kerb ongoing projects \$3.38 million
- Seven Mile Beach Esplanade reconstruction \$1 million
- School Road Upgrades \$620,000
- Blackspot Clarence Street and Shoreline Drive \$155,000
- Lindisfarne Ferry Terminal Natone Street Infrastructure \$250,000
- Richmond – Pedestrian Path to Caravan Park \$220,000
- Harmony Lane – Kerb and Footpath Upgrade \$630,000
- Various Stormwater upgrades \$1.6 million
- Cambridge Oval – car parking, oval works and new pavilion \$7.65 million
- Lauderdale Oval – Tiered seating \$165,000
- Skate Park renewals and upgrades \$100,000
- Play space Renewals and upgrades \$200,000
- Aquatic centre works \$720,000

- Clifton Beach Surf Life Saving Club – new entry and building upgrades \$555,000
- Rosny Early Learning Redevelopment - additional funds \$1 million
- CCTV network upgrades and expansion \$200,000.

Loan Funding

2.26. Stormwater Upgrade Bellerive - loans totalling \$8.6 million were taken up in the 2021/2022 and 2024/2025 financial years. Therefore, repayments for these loans are built into the 2026/2027 estimates.

2.27. In the 2024/2025 estimates, Council approved additional loans of \$1 million for the Council Chambers Redevelopment project and \$5.1 million for the Pass Road Reconstruction project. The \$1 million loan was taken up in June 2025 and the repayments for this loan are built into the 2026/2027 Estimates. The loan for the Pass Road project will be taken up once the project is complete.

2.28. In April 2025, Council amended the 2024/2025 budget estimates by approving loan funding up to \$25 million for the purchase of the office building at 30 Gordons Hill Road. This property settled on 23 June 2025 for \$24,566,591 including all costs. The purchase of this property was made from cash holdings, and at this stage it is not anticipated any borrowings will be required within the next 5-10 years. Therefore, no repayments are built into the 2026/2027 budget estimates.

2.29. The 2025/2026 estimates included approval for new loan funding for the Wentworth Street Stormwater project for \$2.6 million. It is anticipated that these loan funds will not be taken up until the project is completed in later years and hence no repayments for this loan are built into the 2026/2027 budget estimates.

Current 2025/26 Capital Program

2.30. Unspent 2025/2026 capital funding will be carried forward into 2026/2027, and will be approximately \$59.3 million, final figures will be known after the end of the current financial year.

Overview of List of Fees and Charges

- 2.31.** Council fees and charges are reviewed annually as part of the budget process. Council staff consider various factors when determining the fees such as, but not limited to, cost of providing the service, community benefit, comparative market pricing and whether the good or service will assist in advancing the objectives of Council's strategic and subsidiary plans.
- 2.32.** The proposed increase for the majority of Council's fees and charges is approximately 5.1%, which is the March 2026 CPI.
- 2.33.** Council's List of Fees and Charges is provided for approval (**Attachment 3**).

3. CONSULTATION

3.1. Community Consultation Undertaken

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Media releases and community advice will be provided to update the community on the Estimates, capital program and other relevant issues arising from the budget process. Council's Annual Plan will provide the community with detail of Council's programs for the coming year, with performance to be reported within each quarterly report. The Annual Plan will be presented at this meeting following the adoption of the 2026/2027 Budget Estimates.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The *Local Government Act 1993*, Section 82, requires the adoption of Estimates each year, not to be adopted more than one month before the start of the financial year, but prior to 31 August in the particular financial year.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

There are no other issues to be addressed beyond meeting the statutory obligation to adopt annual budget Estimates.

7. FINANCIAL IMPLICATIONS

The budget Estimates provide statutory authorisation for recurrent and capital expenditure for the 2026/2027 financial year. Based on the Estimates, the required increase in rating effort will be 4.96% net of growth and increases in State Government charges.

8. ANY OTHER UNIQUE ISSUES

Following adoption of the Estimates, the draft Annual Plan will be presented for adoption at this Council meeting. Council is required to adopt an Annual Plan each year.

9. CONCLUSION

9.1. The attached Estimates reflect a range of issues considered by Councillors.

9.2. The overall increase in rating effort required to meet the proposed expenditure levels is 4.96% net of growth and increases in State Government charges.

9.3. The Estimates, Capital Expenditure Program and List of Fees and Charges are recommended for approval.

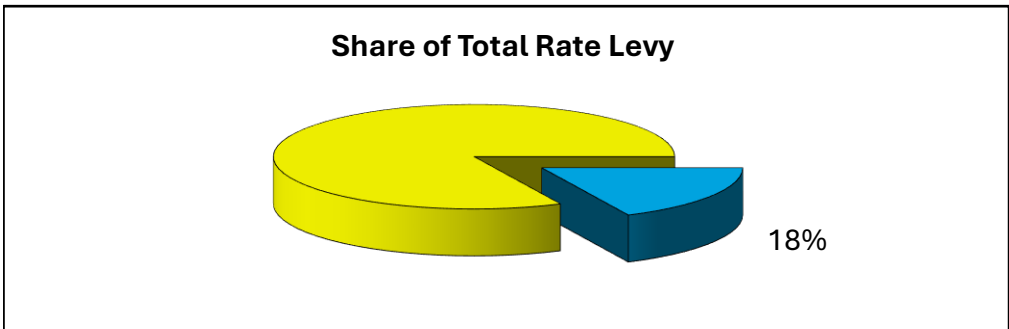
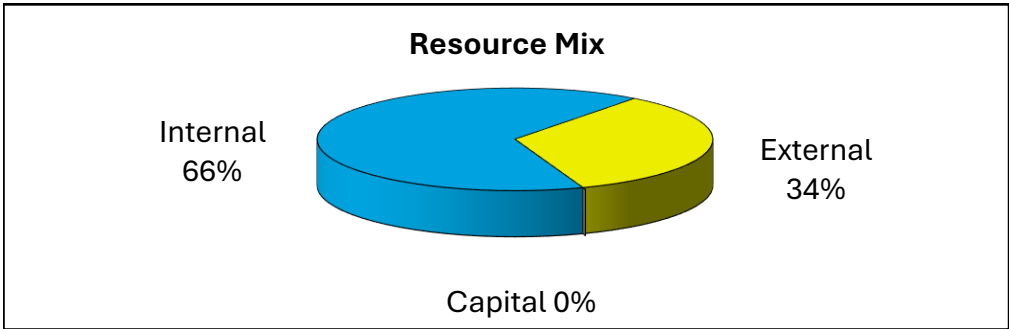
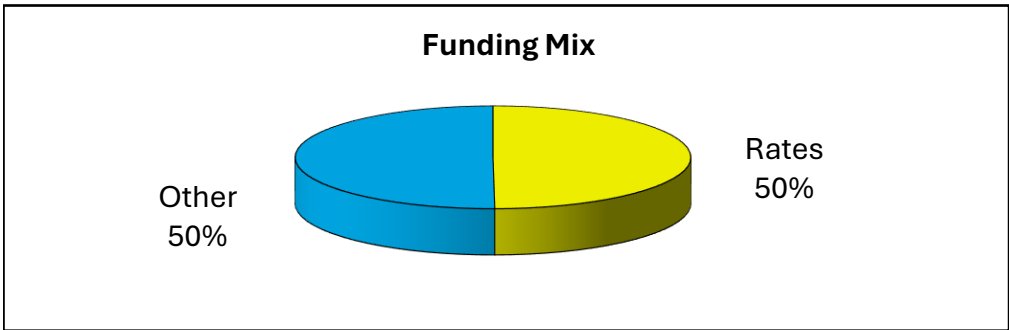
Attachments: 1. Estimates 2026/2027 (10)
2. Capital Expenditure Program 2026/2027 (4)
3. List of Fees and Charges for 2026/2027 (38)

Ian Nelson
CHIEF EXECUTIVE OFFICER

Clarence City Council - Annual Budget Estimates 2026-27

COMMUNITIES & PEOPLE

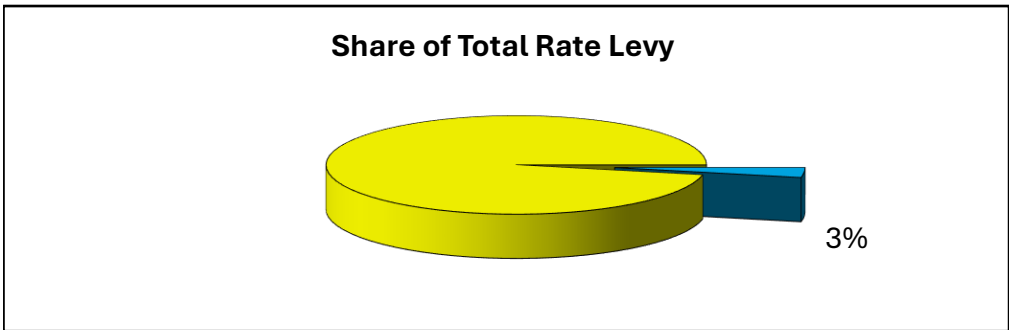
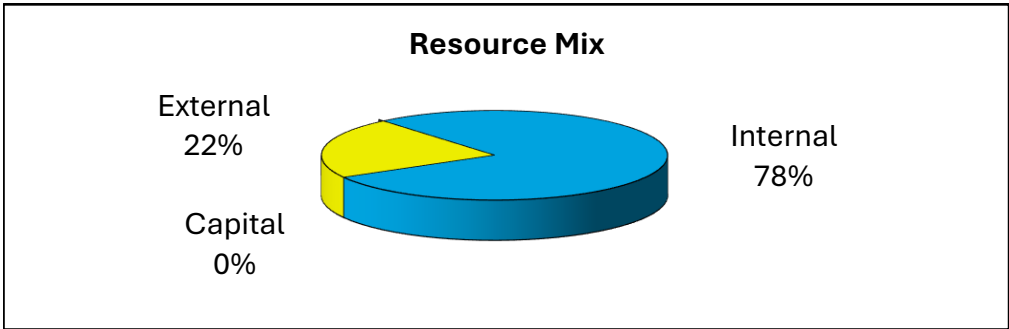
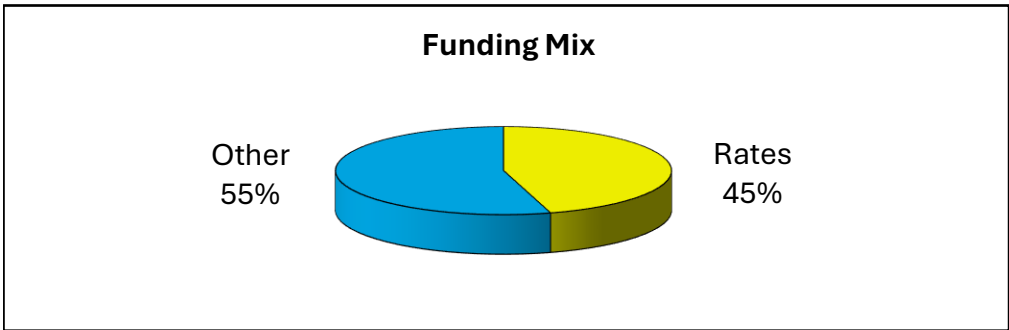
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		25,112
Total Revenues		12,030
Net Expenses		13,082
Less Expenses Capitalised		1,314
Net Operating Expenses		11,768
Net Asset Purchases		4,854
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		2,337
Capital Financing Requirement		2,517
Net Rating Requirement		14,285



Clarence City Council - Annual Budget Estimates 2026-27

CITY FUTURE

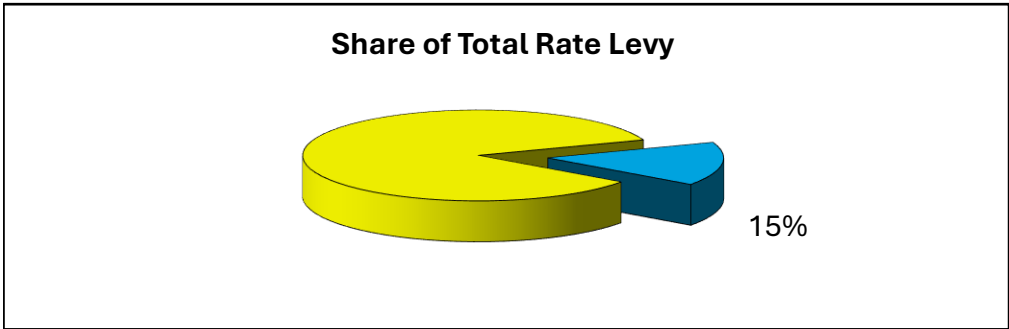
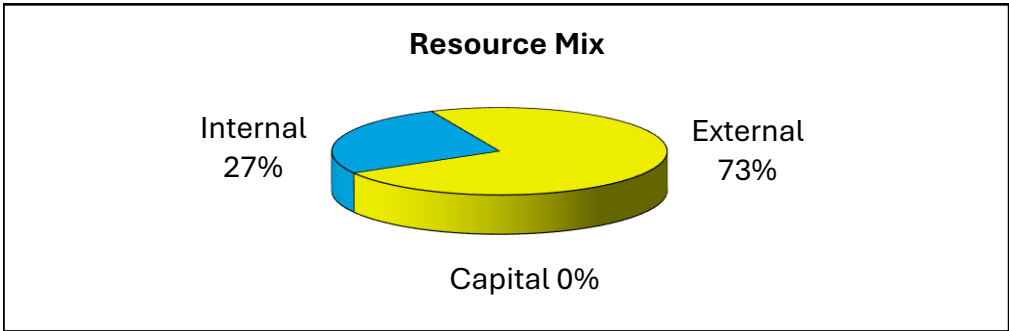
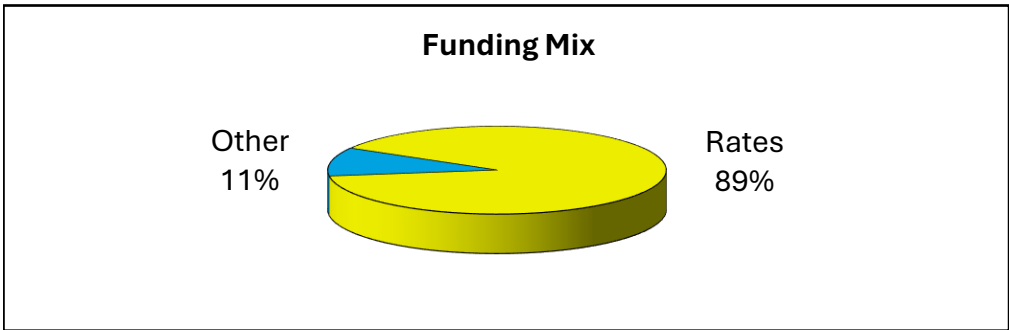
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		5,384
Total Revenues		2,895
Net Expenses		2,489
Less Expenses Capitalised		0
Net Operating Expenses		2,489
Net Asset Purchases		0
Borrowings		0
Transfers to Reserves		330
Transfers from Reserves		219
Capital Financing Requirement		111
Net Rating Requirement		2,600



Clarence City Council - Annual Budget Estimates 2026-27

NATURAL ENVIRONMENT

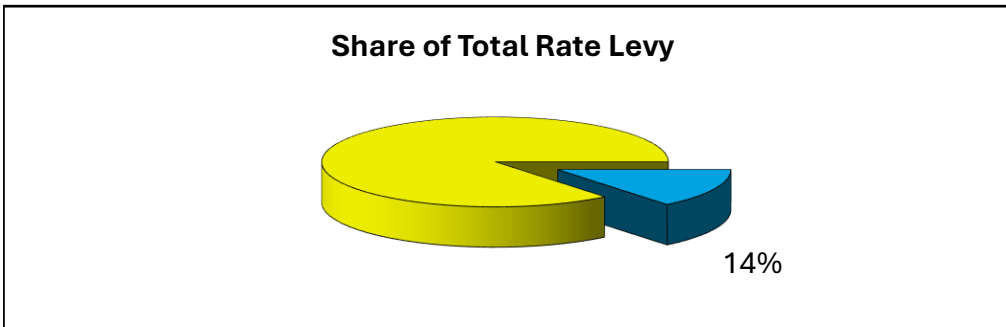
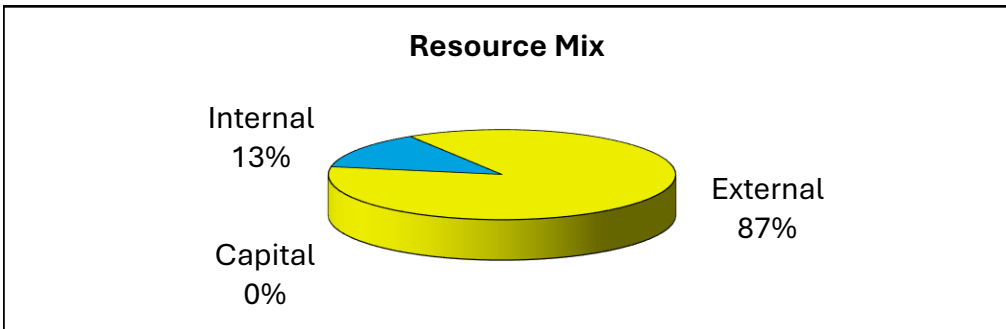
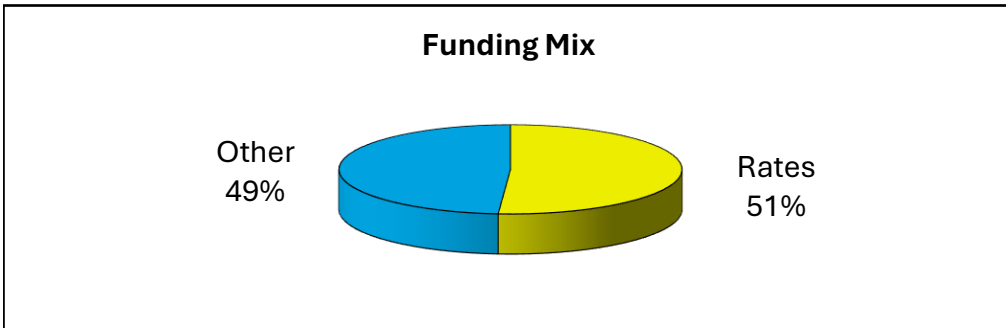
FINANCIAL RESOURCE REQUIREMENTS	
	\$'000
Total Expenses	13,077
Total Revenues	660
Net Expenses	12,417
Less Expenses Capitalised	159
Net Operating Expenses	12,258
Net Asset Purchases	871
Borrowings	0
Transfers to Reserves	0
Transfers from Reserves	793
Capital Financing Requirement	78
Net Rating Requirement	12,336



Clarence City Council - Annual Budget Estimates 2026-27

GOVERNANCE

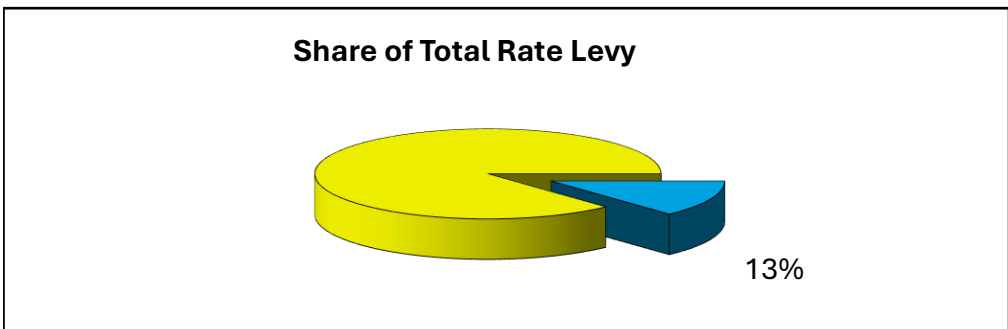
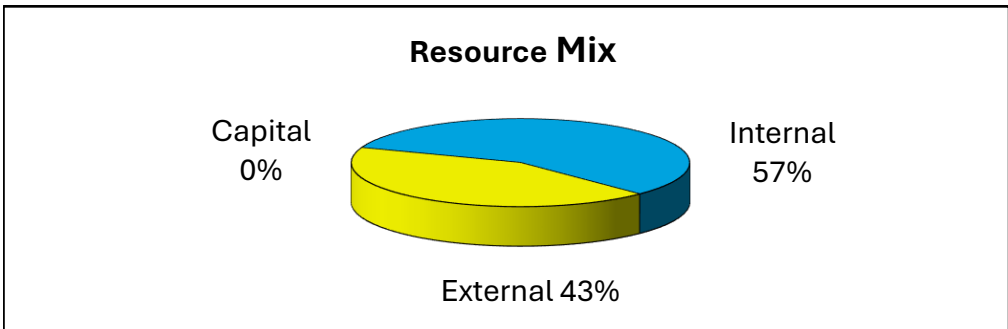
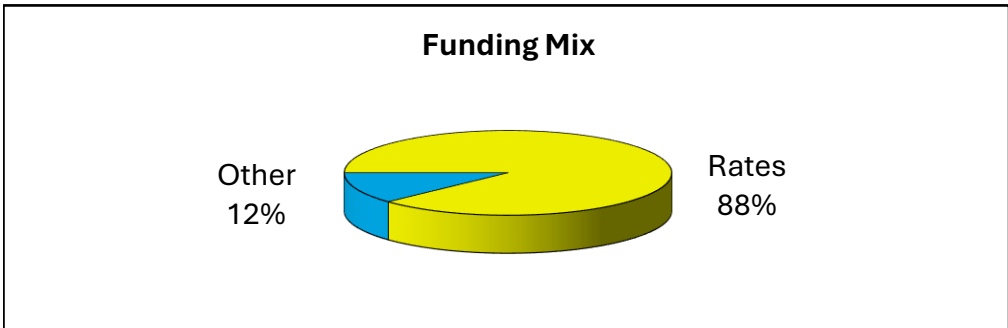
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		17,959
Total Revenues		10,246
Net Expenses		7,713
Less Expenses Capitalised		0
Net Operating Expenses		7,713
Net Asset Purchases		0
Borrowings		0
Transfers to Reserves		4,085
Transfers from Reserves		525
Capital Financing Requirement		3,560
Net Rating Requirement		11,273



Clarence City Council - Annual Budget Estimates 2026-27

CORPORATE SUPPORT

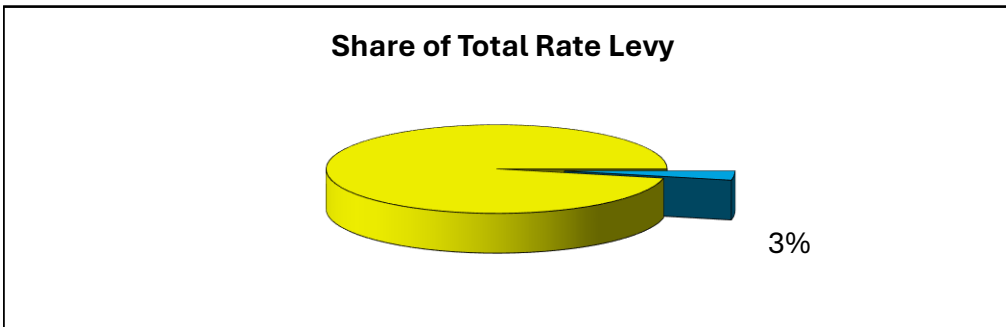
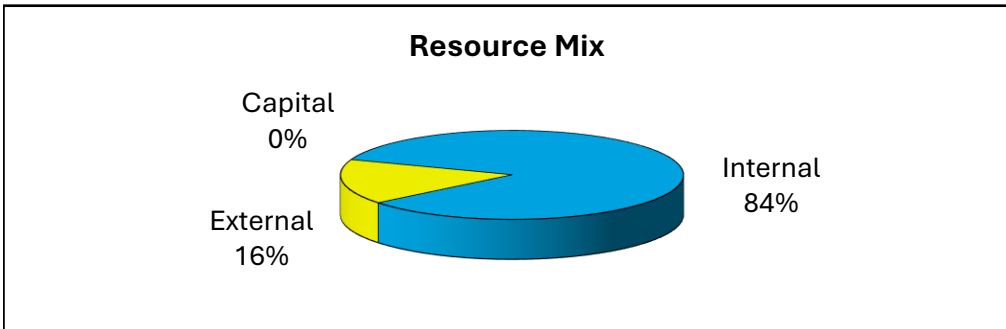
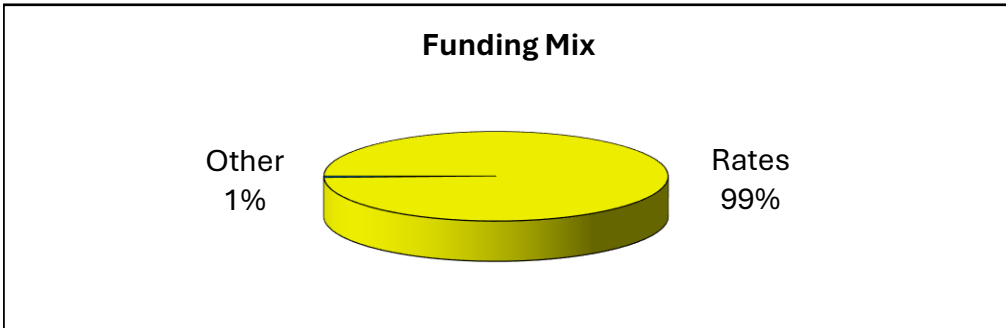
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		11,142
Total Revenues		490
Net Expenses		10,652
Less Expenses Capitalised		0
Net Operating Expenses		10,652
Net Asset Purchases		710
Borrowings		0
Transfers to Reserves		34
Transfers from Reserves		937
Capital Financing Requirement		-193
Net Rating Requirement		10,459



Clarence City Council - Annual Budget Estimates 2026-27

STRATEGIC DEVELOPMENT, COMMUNICATION & ENGAGEMENT

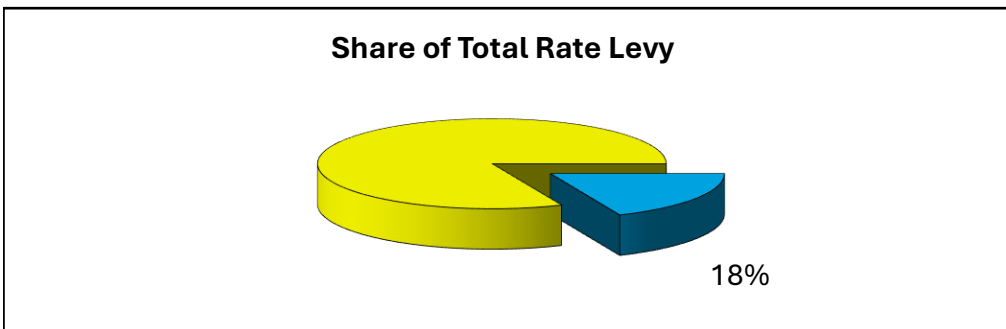
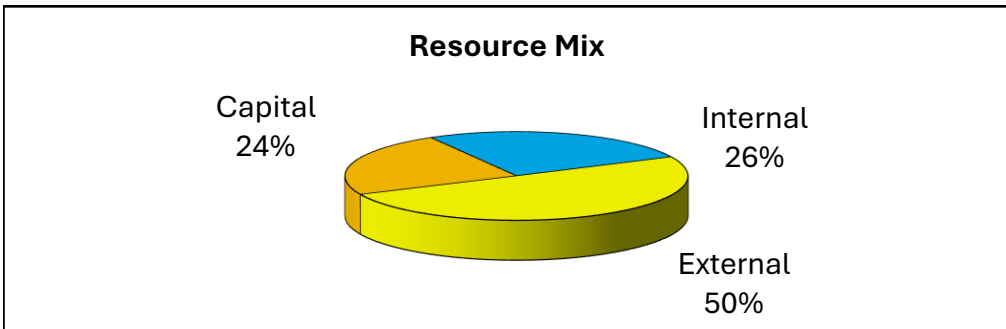
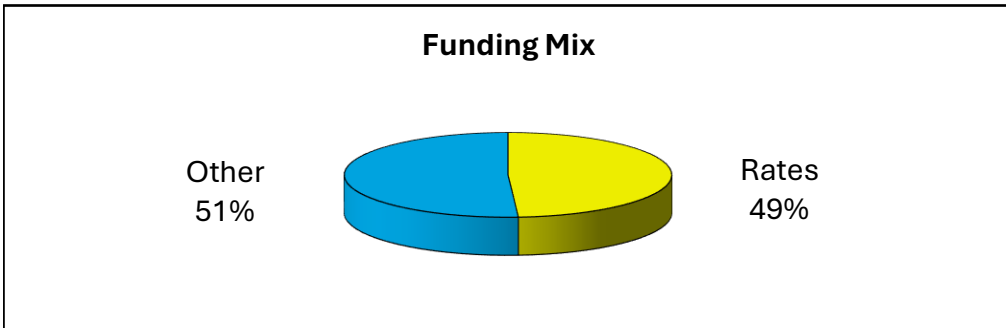
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		2,690
Total Revenues		14
Net Expenses		2,676
Less Expenses Capitalised		0
Net Operating Expenses		2,676
Net Asset Purchases		0
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		0
Capital Financing Requirement		0
Net Rating Requirement		2,676



Clarence City Council - Annual Budget Estimates 2026-27

INFRASTRUCUTRE - ROADS & TRANSPORT

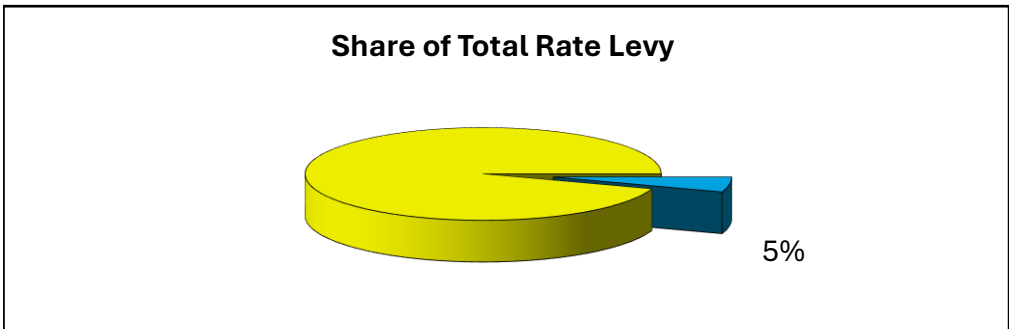
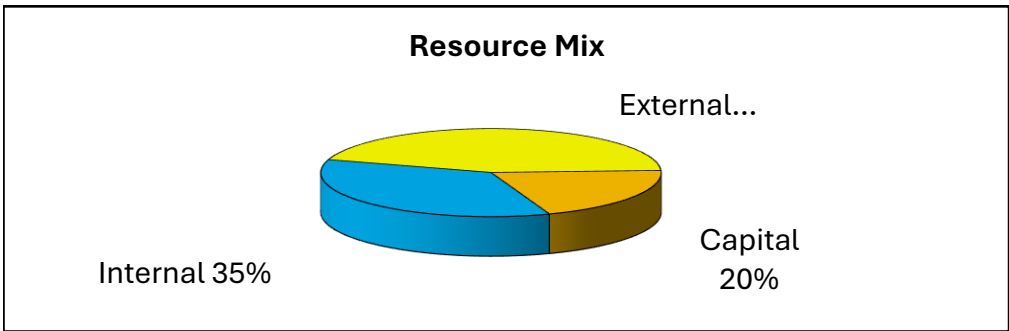
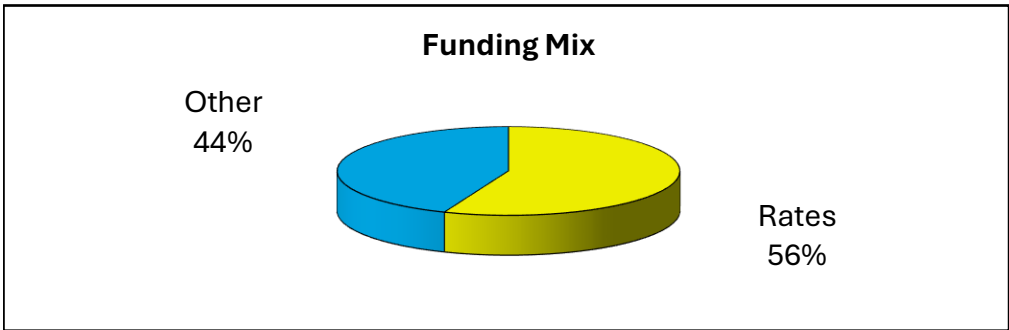
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		17,803
Total Revenues		2,694
Net Expenses		15,109
Less Expenses Capitalised		3,947
Net Operating Expenses		11,162
Net Asset Purchases		16,224
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		12,648
Capital Financing Requirement		3,575
Net Rating Requirement		14,737



Clarence City Council - Annual Budget Estimates 2026-27

INFRASTRUCTURE - STORMWATER

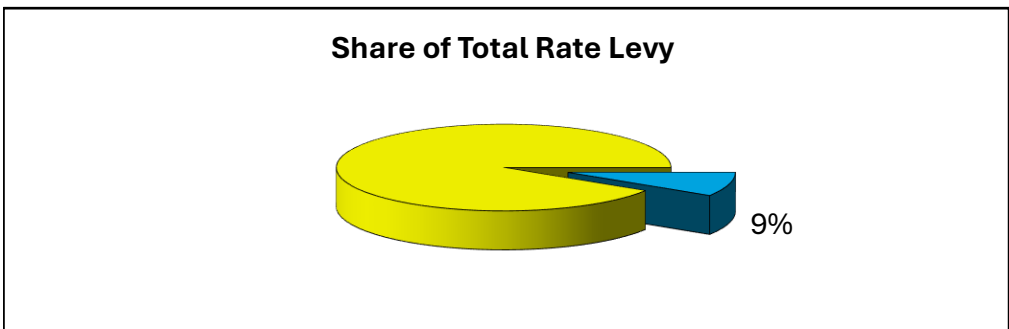
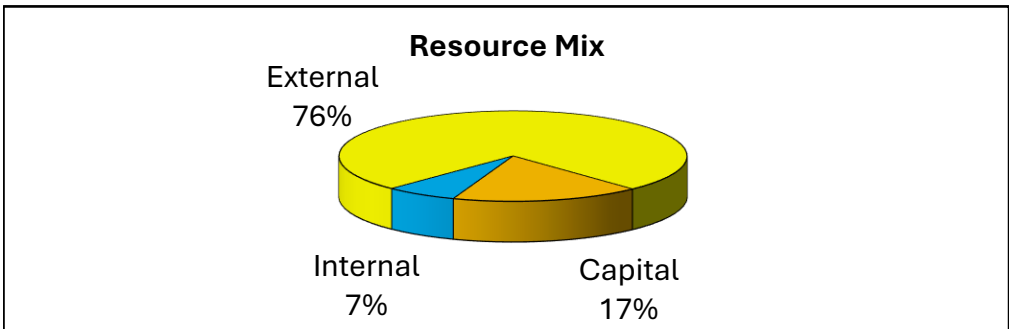
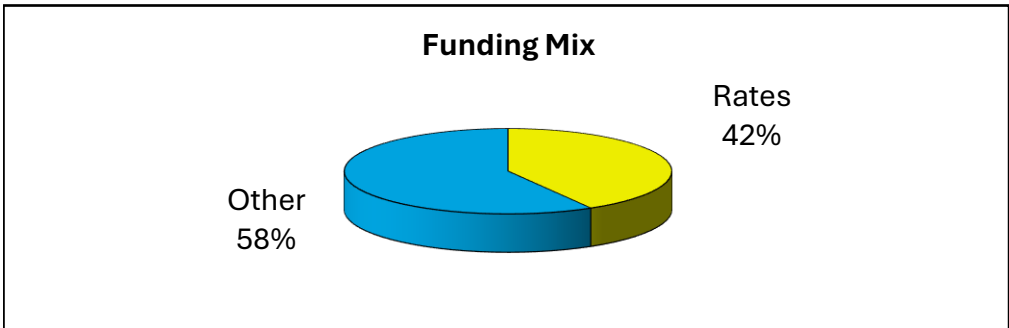
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		4,687
Total Revenues		906
Net Expenses		3,781
Less Expenses Capitalised		1,158
Net Operating Expenses		2,623
Net Asset Purchases		3,928
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		2,369
Capital Financing Requirement		1,559
Net Rating Requirement		4,182



Clarence City Council - Annual Budget Estimates 2026-27

INFRASTRUCTURE - FACILITIES MANAGEMENT

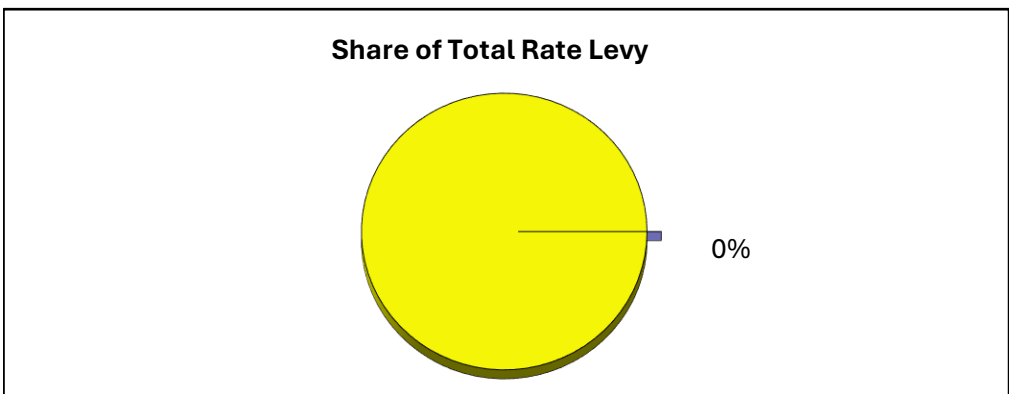
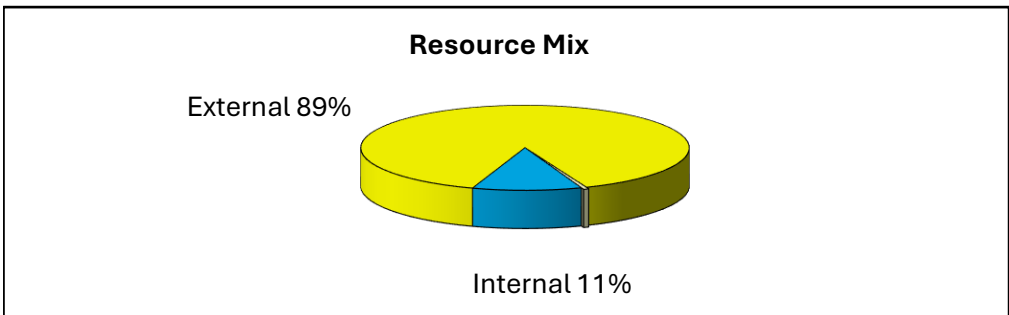
FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		8,369
Total Revenues		1,957
Net Expenses		6,412
Less Expenses Capitalised		494
Net Operating Expenses		5,918
Net Asset Purchases		9,308
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		8,080
Capital Financing Requirement		1,228
Net Rating Requirement		7,146



Clarence City Council - Annual Budget Estimates 2026-27

PLANT

FINANCIAL RESOURCE REQUIREMENTS		\$'000
Total Expenses		3,851
Total Revenues		3,851
Net Expenses		0
Less Expenses Capitalised		0
Net Operating Expenses		0
Net Asset Purchases		0
Borrowings		0
Transfers to Reserves		0
Transfers from Reserves		0
Capital Financing Requirement		0
Net Rating Requirement		0



Clarence City Council 2026-27 - Capital Programme Summary

	\$000
Funding	
State Grants Commission	4,156
Renewal Reserve Funding (Renewal Projects Only)	17,289
Sale Of Asset	3,600
Lease Income	600
Roads To Recovery	1,235
Special Grant Funding - Refer Below	428
Savings From Completed/Deferred Projects Redistributed	1,693
Rates For Reseal Prep Transferred From Recurrent	629
Rates For Computer Hardware Transferred From Recurrent	34
Financial Reform	1,023
Developer Stormwater Contributions	74
Headworks Contributions	187
Reserve Funding For Computer Hardware	216
Children Services Reserve	644
Special Dividend Tas Water	528
	32,335
Expenditure	
Active Recreation Assets	2,710
Passive Recreation Assets	1,040
Environment & Natural Assets	660
Facilities Management	9,016
Roads & Transport Management	14,909
Waste & Sustainability Management	60
Information Services & Data	710
Stormwater Management	3,230
	32,335
Funds Variance (Shortfall)	
	(0)
 Special Grants	
- Blackspot	78
- Cricket Tasmania Grant	50
- Umpires Facility (Election promises)	300
	428

Clarence City Council - Capital Expenditure Programme 2026-27

Project Description	Budget Estimate 2026-27
ROADS MANAGEMENT	
<i>Footpaths, Kerbs, Gutters, Pedestrian Refuge & Fencing</i>	
<i>Annual Programs</i>	
Major Digouts - Footpath, Kerb & Gutter Renewal Works	\$ 1,200,000
Major Digouts - Pavement Reconstruction	\$ 1,655,000
Footpath, Kerb & Gutter Renewal - Priority Works	\$ 1,800,000
Footpath, Kerb & Gutter Renewal - Reseal Works	\$ 900,000
Footpaths - Missing Links	\$ 450,000
Kerb & Footpath Accessibility	\$ 225,000
Street Furniture Replacement	\$ 200,000
<i>Other Projects</i>	
Ballawinnie Road - Pedestrian Refuge	\$ 15,000
Bastick Street - Kerb & Gutter Works	\$ 90,000
Cedar Street - Footpath Kerb & Gutter Widening	\$ 25,000
Goondi Street - Pedestrian Crossings	\$ 40,000
Harmony Lane - Kerb & Footpath Upgrade	\$ 630,000
Mannata Street - New Footpath	\$ 80,000
Park Road & Lincoln Street - New Kerb	\$ 60,000
Richmond - Pedestrian Path to Caravan Park	\$ 220,000
Shoreline Drive - Pedestrian Refuge	\$ 25,000
<i>Multi User Pathways & Cycling Infrastructure</i>	
Bicycle Parking Racks	\$ 4,000
<i>Ferry Infrastructure</i>	
Lindisfarne Ferry Terminal - Natone St Infrastructure	\$ 250,000
<i>Roads</i>	
<i>Annual Programs</i>	
Road Resealing - Asphalt Works	\$ 2,250,000
Road Resealing - Reseal	\$ 730,000
Road Resealing - Slurry Seal	\$ 510,000
Road Resealing - Spray Seal	\$ 910,000
Gravel Road Resheeting	\$ 100,000
<i>Other Projects</i>	
Acton Road / Roches Beach Road - Safety Upgrade	\$ 90,000
Bayview Road - Parking & Road Alignment	\$ 140,000
Black Spot - Clarence Street / Shoreline Drive	\$ 155,000
Cilwen Road / Acton Road - Junction Upgrade	\$ 50,000
Kennedy Drive - New Roundabout	\$ 90,000
School Road - Upgrades	\$ 620,000
Seven Mile Beach - Esplanade Reconstruction	\$ 1,050,000
<i>Car Parking</i>	
Cambridge Oval - Parking	\$ 260,000
Mountain Bike Park - Car Park Renewal	\$ 30,000
Rokeby Youth Centre - Car Park Upgrade	\$ 55,000
TOTAL ROADS MANAGEMENT	\$ 14,909,000

Clarence City Council - Capital Expenditure Programme 2026-27

Project Description	Budget Estimate 2026-27
STORMWATER MANAGEMENT	
Major Projects	
Anulka Street & Carella Street - Stormwater Upgrade	\$ 700,000
Bastick Street - Stormwater Upgrade	\$ 150,000
Fairfield Road - Stormwater Upgrade	\$ 300,000
Harmony Lane - Stormwater Upgrade	\$ 350,000
Kangaroo Bay, Bellerive & Howrah - Flood Map	\$ 200,000
Tranmere Road - Culvert Upgrade	\$ 200,000
Laurel Street & Gardenia Road - Pipe Upgrade	\$ 100,000
Mockridge Road - Pipe Upgrade	\$ 100,000
Thoona Street Reserve - Creek Improvements	\$ 100,000
Smaller Projects	
Alma Street - Stormwater System Upgrade	\$ 50,000
Barilla Rivulet - Crossing Remediation	\$ 30,000
Brookston Drive - Drain Improvement	\$ 90,000
Culgoa Street - Pipe Upgrade	\$ 35,000
Edward Street & Torrens Street - Stormwater Network Upgrades	\$ 30,000
Goodwins Road - Culvert Upgrade	\$ 75,000
Hill Street - Pipe Upgrades	\$ 90,000
Mannata Street - Culvert Upgrade	\$ 50,000
Mornington Industrial Estate - Gross Pollutant Trap	\$ 50,000
Tecoma Road - New Stormwater Connection	\$ 90,000
Wilga Road - Stormwater Mains Upgrade	\$ 50,000
Ongoing Programs	
Bicycle Safe Stormwater Grate Replacement	\$ 30,000
Drainage Minor Construction	\$ 150,000
Non-Functional Lintel Replacements	\$ 50,000
Pipe Relining Program	\$ 100,000
Soakage Trench Renewal	\$ 60,000
TOTAL STORMWATER MANAGEMENT	\$ 3,230,000
ACTIVE RECREATION ASSETS	
Major Projects	
Cambridge Oval - Recreation Grounds	\$ 2,200,000
Lauderdale Oval - Tiered Seating Renewal	\$ 165,000
Rokeyby Village Green - Cricket Renewals	\$ 150,000
Smaller Projects	
Anzac Park - Cricket Net and Surface Renewals	\$ 20,000
Clarence High School Oval - Perimeter Fence Renewal	\$ 50,000
North Warrane Oval - Multisport Upgrades	\$ 75,000
Preliminary Grant Investigations	\$ 50,000
TOTAL ACTIVE RECREATION ASSETS	\$ 2,710,000

Clarence City Council - Capital Expenditure Programme 2026-27

Project Description	Budget Estimate 2026-27
ENVIRONMENT & NATURAL ASSETS	
Ongoing Programs	
Coastal Amenity Infrastructure Renewals	\$ 120,000
Hazard Management Area Upgrades	\$ 100,000
Natural Areas Entrance Landscaping	\$ 140,000
Upgrading Fire Trails	\$ 80,000
Other Projects	
Lauderdale Saltmarsh Reserve Activation	\$ 60,000
Racecourse Flats Reserve - Fencing	\$ 80,000
Second Bluff Bellerive - Fencing	\$ 50,000
Wild Park Stage 1 - Weed Management	\$ 30,000
TOTAL ENVIRONMENT & NATURAL ASSETS	\$ 660,000
PASSIVE RECREATION ASSETS	
Open Spaces & Parklands	
Open Space Infrastructure & Landscaping Renewal	\$ 100,000
Open Space Signage Upgrades & Installations	\$ 50,000
Parks & Playspaces	
Ongoing Programs	
Fence & Gate Renewal	\$ 100,000
Park Furniture - New	\$ 25,000
Park Furniture - Replacement	\$ 30,000
Playspace Renewal & Upgrades	\$ 200,000
Other Projects	
Drinking Stations - Supply & Installation	\$ 15,000
Glebe Hill Playground Relocation (Design)	\$ 20,000
Rokeby Village Plan	\$ 50,000
Rosny Farm Cottage Garden & Artwork	\$ 30,000
Skate Park Renewal & Upgrade	\$ 100,000
South Street Bellerive Reserve & Dog Park Upgrades	\$ 80,000
Tracks & Trails	
Trail Signage (Directional & Risk Management) - Ongoing Program	\$ 20,000
Mortimer Bay Coastal Trail - Upgrade Stage 3	\$ 120,000
Tangara Trail - Track Upgrades	\$ 100,000
TOTAL PASSIVE RECREATION ASSETS	\$ 1,040,000

Clarence City Council - Capital Expenditure Programme 2026-27

Project Description	Budget Estimate 2026-27
FACILITIES MANAGEMENT	
Major Projects	
Cambridge Oval Pavilion	\$ 5,000,000
Aquatic Centre Capital Works	\$ 720,000
Clifton Beach Surf Life Saving Club - New Entry & Building Upgrades	\$ 555,000
Council Office Alterations	\$ 100,000
Gordons Hill Road Property Capital Works	\$ 1,220,000
Rosny Early Learning Centre - Redevelopment	\$ 1,044,152
Smaller Projects	
Bellerive Beach Park – Public Toilets Upgrade	\$ 75,000
Chambers - Vehicle Cage Replacement	\$ 60,000
DDA Building Compliance Minor Works	\$ 20,000
Rosny Farm Barn - Lighting Upgrades	\$ 60,000
Rosny Parklands - Facility Upgrade	\$ 72,000
Sandford Oval - Change Room Upgrades (Design)	\$ 35,000
Tollard Drive - Gutter Replacement	\$ 20,000
Wentworth Park - Toilets Roof Renewal	\$ 15,000
Wentworth Park Clubrooms - Heat Pump Installation	\$ 20,000
TOTAL FACILITIES MANAGEMENT	\$ 9,016,152
INFORMATION & DATA MANAGEMENT	
CCTV Network - Upgrades & Expansions	\$ 200,000
Corporate Reporting System	\$ 40,000
Customer Sign-In Systems	\$ 30,000
IT Hardware Purchases	\$ 250,000
Microsoft Teams - Room Installations	\$ 65,000
Statutory Delegation System	\$ 35,000
WH&S System Replacement	\$ 90,000
TOTAL INFORMATION & DATA MANAGEMENT	\$ 710,000
WASTE & SUSTAINABILITY MANAGEMENT	
Public Waste & Recycling Infrastructure	\$ 60,000
TOTAL WASTE & SUSTAINABILITY MANAGEMENT	\$ 60,000
TOTAL FUNDED CAPITAL EXPENDITURE PROGRAMME 2026-27	
	\$ 32,335,152



Clarence City Council List of Fees and Charges Effective from 1 July 2026

PLANNING FEES

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Applications for Development / Use								
Preliminary assessment			No Charge	No Charge		NA		
Request for confirmation of No Permit Required status		per application	\$173.40	\$182.30	5%	N	Suitable to satisfy s132(1)(c) Building Act 2016	
Advertising & Notification Fee (s57 LUPAA)		per application	\$444.70	\$467.40	5%	N	Required for discretionary applications only	
Advertising & Notification Fee (Level 2 Activity s27G EMPCA)		per application	\$1,331.10	\$1,399.00	5%	N	Required for discretionary Level 2 activities only (Schedule 2 EMPCA)	
Single dwelling, secondary residence or residential outbuilding (incl. additions & alterations)		per application	\$627.30	\$659.30	5%	N	Plus Advertising & Notification Fee (if required)	
Application to extend permit (s53 LUPAA)		per application	\$219.30	\$230.50	5%	N		
Multiple dwellings (incl. additions & alterations)		per application	\$313.65 per new dwelling (minimum fee \$627.30)	\$329.70 per new dwelling (minimum fee \$659.30)	5%	N	Plus Advertising & Notification Fee (if required)	
Change of use to visitor accommodation (as per Reg.11A of LUPA Regs 2024 only)		per application	\$250.00	\$250.00	0%	N	Fee set by LUPAA regulations	
All other development/ use (if not classified above), including mixed use developments								
Change of use and/or signs only		per application	\$627.30	\$659.30	5%	N	Plus Advertising & Notification Fee (if required)	
Est. cost of works ≤ \$500K		per application	\$1,020.00	\$1,072.00	5%	N	Plus Advertising & Notification Fee (if required)	
Est. cost of works ≤ \$1M		per application	\$2,550.00	\$2,680.00	5%	N	Plus Advertising & Notification Fee (if required)	
Est. cost of works ≤ \$2M		per application	\$5,100.00	\$5,360.10	5%	N	Plus Advertising & Notification Fee (if required)	
Est. cost of works ≤ \$5M		per application	\$7,650.00	\$8,040.20	5%	N	Plus Advertising & Notification Fee (if required)	
Est. cost of works > \$5m		per application	\$10,200 (base fee) + \$1.20 per \$1,000 (in excess of \$5M) Max \$102,000	\$10,720.20(base fee) + \$1.25 per \$1,000 (in excess of \$5M) Max \$10,720.20	5%	N	Plus Advertising & Notification Fee (if required)	
Cash in lieu of providing car parking space on development (unless specified otherwise in permit)								
- Bellerive township		per space	\$10,812.00	\$11,363.40	5%	N		
- Rosny Park		per space	\$12,974.40	\$13,636.10	5%	N		
- Lindisfarne township		per space	\$8,649.60	\$9,090.70	5%	N		
- Richmond township		per space	\$5,946.60	\$6,249.90	5%	N		
- Other areas			As determined by council	As determined by council		N		
Landscaping Bond - residential development (as per condition of permit)		per application	2.5% est cost of building works	2.5% est cost of building works		N	Bond (cash or bank guarantee) may be charged to ensure works are carried out in accordance with approved plans. GST applies only on forfeiture of deposit	
Landscaping Bond - commercial development (as per condition of permit)		per application	150% est cost of landscaping	150% est cost of landscaping		N	Bond (cash or bank guarantee) charged to ensure works are carried out in accordance with approved plans. GST applies only on forfeiture of deposit	
Weed Management Bond		per application	150% est cost of implementing weed management plan	150% est cost of implementing weed management plan		N	Bond (cash or bank guarantee) may be charged to ensure weed management plan is implemented in accordance with approved plan. GST applies only on forfeiture of deposit	

Some users may be eligible to apply for waiving of fees. Please view policy and application form at:
<https://www.ccc.tas.gov.au/wp-content/uploads/2023/06/Grants-and-Sponsorship-Policy-2023.pdf>

* All fees and charges inclusive of GST where applicable

PLANNING FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Amendments to Local Provisions Schedule of Tasmanian Planning Scheme - Clarence							
Advertising & Notification Fee (s40G LUPAA)	per application	\$2,700.00	\$2,837.70	5%	N	100% refunded if the request is considered but not supported by council and does not proceed. One third refunded if amendment is refused by TPC	
Additional Advertising & Notification Fee	per additional exhibition period	\$1,800.00	\$1,891.80	5%	N	To be applied when further advertising is required by the TPC	
Planning scheme amendment applications	per application	\$21,717.85	\$22,825.50	5%	N	Plus DA/SD fees as specified for any accompanying permit application (under s40T LUPAA) 60% refund if request withdrawn prior to consideration by council (inclusion in Agenda) 40% refund if the request is considered but not supported by council and does not proceed 20% refund if the amendment is supported by council but does not receive representations during public exhibition and proceeds directly to the TPC	
Tasmanian Planning Commission Costs	per application	\$382.00	\$392.00	3%	N	Fee set by Tasmanian Planning Commission. Refunded in total if LPS amendment is not initiated	
Regional Strategy							
Request to seek amendment of Southern Tasmania Regional Land Use Strategy (STRLUS)	per request	\$19,948.15	\$20,965.50	5%	N		
Strata Schemes							
Strata Scheme Assessment	per new strata lot	\$229.50	\$241.20	5%	N		
Property revaluation charge - valuation issued by the Office of the Valuer General	per strata lot	New Fee	\$130.00	New	N		These charges occur when the OVG reassesses a property whether it is a boundary adjustment, subdivision, strata, changes to infrastructure – ie demolition, new dwelling, alterations. Currently council absorbs these costs within its budget, but believe the applicant should be paying for the revaluation (user pays)
Issuing of Certificate of Approval for new strata schemes, amendments, consolidations or cancellations	per application	\$492.65	\$517.80	5%	N		
Reinspections of works (where initial requested inspection failed)	per application	\$153.00	\$160.80	5%	N		
Approval in principle of Community Development Scheme or Staged Development Scheme	per application	\$530.40 + \$96.90 per stage	\$557.50 + \$101.90 per stage	5%	N	Additional charge applies for each subsequent stage. Where a planning application is also required, planning application fees are additional as listed above	
Amendment of Community Development Scheme or Staged Development Scheme	per application	\$530.40	\$557.50	5%	N	Where a planning application is also required to be amended, planning application fees are additional as listed above	
Subdivisions							
Advertising & Notification Fee (s57 LUPAA)	per application	\$444.70	\$467.40	5%	N		

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* All fees and charges inclusive of GST where applicable

PLANNING FEES continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Subdivision Application Assessment Fees								
Boundary Adjustment (no new lots)		per application	\$627.30	\$659.30	5%	N	Plus Advertising & Notification Fee (if required)	
1 lot subdivision		per application	\$1,146.50	\$1,205.00	5%	N	Plus Advertising & Notification Fee (if required)	
> 1 lot subdivision		per application	\$1,147 (base fee) + \$204 per new lot (Max \$102,000)	\$1,205.50 (base fee) + \$250 per new lot (Max \$100,000)	5%	N	Plus Advertising & Notification Fee (if required)	
Property revaluation charge - valuation issued by the Office of the Valuer General		per lot	New Fee	\$130.00	New	N		These charges occur when the OVG reassesses a property whether it is a boundary adjustment, subdivision, strata, changes to infrastructure – ie demolition, new dwelling, alterations. Currently council absorbs these costs within its budget, but believe the applicant should be paying for the revaluation (user pays)
Public Open Space contributions on subdivision applications		per application	As determined by council	As determined by council		N	Contribution may be in the form of cash or land, as determined by council, in accordance with s117 of the Local Government (Building and Miscellaneous Provisions) Act 1993 (LGBMP), plus Valuation Fee as charged to council	
Request for sealing of final plan of subdivision		per request	\$306 + \$51 per additional lot	\$321.60 + \$53.60 per additional lot	5%	N	Charged for each stage that is a separate final plan, plus sealing of document fee	
Request for document signing and/ or sealing		per assessment	\$137.70	\$144.70	5%	N		
Reinspections of works (where initial requested inspection failed)		per inspection	\$153.00	\$160.80	5%	N		
Asset Management Fees (DAs & Subdivision)(continued next page)								
Engineering plan approval and audit inspection fee for civil works - subdivisions		per application	2% of contract cost or certified construct cost - Min fee \$550.80	2% of contract cost or certified construct cost - Min fee \$643.00	17%	N		Increase in line with the average of councils compared for minimum fees.
Engineering assessment fee - non-subdivision DA including multiple dwellings, warehouses, commercial developments, infrastructure relocation etc		per application	\$550.80	2% of contract cost or certified construct cost - Min fee \$643.00	17%	N	Applies to DA, multiple dwellings, warehouses, commercial developments, infrastructure relocation etc. Does not apply to subdivisions	Standardised with fee above. This is consistent with other councils. The increase revenue with this fee will allow council to appoint another Development Engineer
Follow up inspection		per additional inspection	\$153.00	\$218.00	42%	N	Re-inspection of works that did not meet approval on previous inspection	Increase in line with the average of councils compared for minimum fees
Driveway and cross-over works inspection		per inspection	NEW FEE	\$218.00	NEW	N		New fee consistent with practices in other councils, as these works are currently undertaken without any associated charge
Assessment and approval of other documents or reports required to satisfy a condition of a planning permit (excluding Part 5 Agreements)		per document	NEW FEE	\$315.00	NEW	N	Applies to documents and reports such as Environmental Impact Assessment, Bushfire Hazard Assessment, Heritage Impact Statement, Landscape Assessment and Natural Value Assessment	New fee aligned with Glenorchy City Council's approach, reflecting the broader scope of planning assessments required beyond engineering considerations. This acknowledges that planning conditions often necessitate specialist reports and evaluations, ensuring that the fee structure accurately represents the complexity and resources involved in comprehensive planning compliance
Stormwater treatment contribution - non-subdivision DA between 501m2 and 700m2 of impervious area		per application	\$12,000.00	\$12,612.00	5%	N	Applies to commercial and non-commercial developments	
Stormwater treatment contribution - non-subdivision DA between 701m2 and 1,000m2 of impervious area		per application	\$15,000.00	\$15,765.00	5%	N	Applies to commercial and non-commercial developments	
Stormwater treatment contribution - non-subdivision DA greater than 1,000m2 of impervious area		per application	\$20,000.00	\$21,020.00	5%	N	Applies to commercial and non-commercial developments	

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* All fees and charges inclusive of GST where applicable

PLANNING FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Asset Management Fees (DAs & Subdivision) (continued)							
Stormwater treatment contribution for subdivisions of up to 10 lots (applies regardless of whether subdivision includes or excludes roads/footpaths or pavement)	per lot	\$3,000.00	\$3,153.00	5%	N	Subdivisions of greater than 10 lots require provision of onsite treatment to meet council's Stormwater Procedure, unless otherwise agreed by council	
Other Planning Fees (continued next page)							
Application for minor amendment of a permit (s56 or s43K LUPAA)	per application	\$311.10	\$327.00	5%	N		
Petitions to amend sealed plans (s103 LGBMP)	per application	\$1,868.65	\$1,964.00	5%	N	\$943.40 to be paid on application, balance fee of \$1,000.00 due for payment if hearing is to be conducted. All fees to be paid by applicant. Sealing of document fee is also required	
Sealing of document (or formal signing of document on behalf of council)	per request	\$137.70	\$144.70	5%	N		
Applications for Certificates of non-contravention of dealings (s90 LGBMP)	per application	\$487.55	\$512.40	5%	N		
Applications for Adhesion Orders (s110 LGBMP)	per application	\$372.30	\$391.30	5%	N	Sealing of document fee is also required	
Applications for Adhesion Orders - request for document signing and/ or sealing	per assessment	\$137.70	\$144.70	5%	N		
Removal / ending / amendment of a Part 5 Agreement	per agreement	NEW FEE	\$225.00	NEW	N		Council receives many requests to remove/end/amend Part 5 Agreements and given the time it takes to prepare and lodge these with the Land Tiles Office, it is appropriate that Council should charge a fee
Preparation of Part 5 Agreement (by council)	per agreement	\$1,020.00	\$1,072.00	5%	N	Sealing of document fee is also required	
Review of Part 5 Agreement (prepared by 3rd party)	per agreement	\$714.00	\$750.40	5%	N	Review Part 5 Agreements that have been prepared by the applicant or applicant's agent. Sealing of document fee is also required	
Request for document signing and/ or sealing - Part 5 Agreement	per assessment	\$137.70	\$144.70	5%	N		
Deferment of consideration of planning application (at applicant's request) (where item is already listed on council agenda)	per request	\$429.95	\$451.90	5%	N		
Request for cancellation of Development/ Use or Subdivision Application where no permit required	per application	Refund 40% of assessment fee	Refund 40% of assessment fee		N	Where an application is cancelled, 40% of the fee paid will be refunded. If the application has not yet been advertised, any advertising fee paid will be refunded in full	
Any application withdrawn prior to determination	per application	Refund 40% of assessment fee; 100% of advertising and notification fee	Refund 40% of assessment fee; 100% of advertising and notification fee		N	Unless determined otherwise by council, where an application is cancelled, 40% of the fee paid will be refunded. If the application has not yet been advertised 100% of the advertising fee paid will be refunded	If application is not valid, no fees should be levied so any paid should be refunded (clarification was necessary)

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* All fees and charges inclusive of GST where applicable

PLANNING FEES continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Other Planning Fees (continued)								
Replacement application (Development/ Use or LPS Amendment only)		per application	NEW FEE	Waive 100% of assessment fee for replacement application. Advertising fee only to be waived if paid and not used in original application. 100% of assessment fee for replacement application is not applicable. However, advertising fee will be required to be paid if previously paid fee has already been used in original application	NEW	N	Only where replacement application has been required to be lodged for administrative purpose	Due to assessment delays, compliance with consent preconditions or updated advertising, applications may be required to be relodged as a new application (due to legislative restrictions). S205 allows for the setting of fees. S207 allows for the waiving or remitting of fees
Retrospective application (where application seeking to authorise use or development already undertaken)		per application	200% of applicable assessment fee plus normal advertising and notification fee (if applicable)	200% of applicable assessment fee plus normal advertising and notification fee (if applicable)		N	Standard application fees to apply only where the applicant can demonstrate that the unapproved use or development occurred prior to them purchasing the property	

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

BUILDING FEES

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Residential - Building Permit								
Class 1A/ 10A/ 10B works under \$20,000		per permit	\$305.50	\$322.00	5%	N	Certificate of Completion fee is charged additionally	To help with clarity of how fees are charged
Class 1A/ 10A/ 10B works over \$20,000		per permit	\$575.60	\$605.00	5%	N	Certificate of Completion fee is charged additionally	To help with clarity of how fees are charged
Multiple Dwellings		per permit	\$974.10 for 2 dwellings plus \$183.60 for each additional dwelling	\$1023.80 for 2 dwellings plus \$193.00 for each additional dwelling	5%	N	Certificate of Completion fee is charged additionally	To help with clarity of how fees are charged
Building Certificate of completion Class 1A/ 10A		per certificate	\$82.20	\$86.40	5%	N		
Building Certificate of completion - Multiple Dwellings		per certificate	\$260.70	\$274.00	5%	N	Charged on permit work only	
Residential - Building Notifiable Works								
Class 1A/ 10A/ 10B works under \$20,000		per notification	\$270.10	\$283.90	5%	N		
Class 1A/ 10A/ 10B works over \$20,000		per notification	\$540.40	\$568.00	5%	N		
Multiple Dwellings		per notification	\$938.40 for 2 dwellings plus \$183.60 for each additional dwelling	\$986.30 for 2 dwellings plus \$193.00 for each additional dwelling	5%	N		
Commercial								
Building permit Commercial Class 2 - 9 work under \$500,000		per permit	\$794.80	\$835.40	5%	N	Certificate of Completion fee is charged additionally	To help with clarity of how fees are charged
Building permit Commercial Class 2 - 9 work over \$500,000		per permit	0.1% of cost of works. Minimum \$794.80	0.1% of cost of works. Minimum \$835.40	5%	N	Certificate of Completion fee is charged additionally	To help with clarity of how fees are charged
Notifiable Building Works Commercial Class 2 - 9		per notification	\$938.10	\$986.00	5%	N		
Building Certificate of Completion Class 2 - 9		per certificate	\$260.70	\$274.00	5%	N	Charged on permit work only	
Other Building Fees (continued next page)								
Property revaluation charge - valuation issued by the Office of the Valuer General		per permit	New Fee	\$130.00	New	N	Applies to all building and demolition applications only. Includes all Building Permit and Building Notifiable Works for Residential and Commercial applications	
State Government Training Levy (prescribed under Part 3 of the <i>Building and Construction Industry Training Fund Act 1990</i> Applies for value of work more than \$20,000)		per permit / notification	0.2% of estimated cost of works e.g. for \$100,000 works Levy = \$200	0.2% of estimated cost of works e.g. for \$100,000 works Levy = \$200		N	This applies to all building applications with a value of work exceeding \$20,000	
State Government Administration Levy: prescribed under Section 296 of the <i>Building Act 2016</i> (Applies for value of works \$20,000 or more)		per permit / notification	0.1% of estimated cost of works E.g. For \$100,000 works Levy = \$100	0.1% of estimated cost of works E.g. For \$100,000 works Levy = \$100		N	This applies to all building applications with a value of work exceeding \$20,000	To help with clarity of how fees are charged
Permit of Substantial Compliance where a Building Order has been issued (Residential & Commercial).		per permit	\$366.80	\$385.50	5%	N	This fee is in addition to the relevant normal building application fees	
Extension of time to Building Permit		per permit	\$105.50	\$150.00	42%	N	Maximum extension of 12 months only	Increase due to staff time involved sending EOT expiry letters. Since starting this process we are receiving an increase in EOT submissions
Extension of time to Plumbing Permit		per permit	\$105.50	Transferred to Other Plumbing Fees		N	Maximum extension of 12 months only	Transferred to other plumbing fees
Lapsed/expired permit/ notifiable works applications Class 1A/ 10A		per permit / notification	\$240.70	\$253.00	5%	N		

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BUILDING FEES continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Other Building Fees (continued)								
Lapsed/expired permit/ notifiable works applications Class 2 - 9		per permit / notification	\$481.40	\$506.00	5%	N		
Amendment Fee - Residential (Re-assessment)		per permit / notification	\$240.70	\$253.00	5%	N		
Amendment Fee - Commercial (Re-assessment)		per permit / notification	\$472.00	\$496.10	5%	N		
Staged Approvals (First stage) - Residential & Commercial		per permit / notification		Normal Application Fees Apply		N		Fee format changed for clarity. Initial fee is determined by application type
Staged Approvals (subsequent stages) - Residential		per permit / notification-per stage	First stage = normal application fee + \$240.70 + completion charge each additional stage	\$253.00	5%	N	First stage attracts normal application fee (see fees above) PLUS relevant completion fee (see completion fees above). Each additional stage attracts an additional fee PLUS relevant completion fee (see completion fees above) Certificate of Completion is charged per each additional stage (permit work)	Fee format changed for clarity
Staged Approvals (subsequent stages) - Commercial		per permit / notification-per stage	First stage = normal application fee + \$481.40 + completion charge each additional stage	First stage = normal application fee + \$506.00 or 0.1% if work over \$500,000 for each stage + completion charge each additional stage	5%	N	First stage attracts normal application fee (see fees above) PLUS relevant completion fee (see completion fees above). Each additional stage attracts an additional fee PLUS relevant completion fee (see completion fees above) Certificate of Completion is charged per each additional stage (permit work)	Example being large commercial staged approval - First stage 1 million, second stage 8 million but would previously only have charged \$481.40 for additional stage rather than being more closely associated with above where 0.1% of cost of works is charged. Number of approvals have increased in recent years
Permit Authority Inspection		per inspection	\$114.05	\$175.00 \$190.00	67%	N		Comparison with other councils, CCC is much lower and hasn't kept up with CPI, changes of staff wages, fuel etc
Notification of Low Risk work (Form 80)		per notification	\$58.65	\$61.70	5%	N		
Building Certificate - Class 1 and 10		per application	\$1,244.40 Inspection and \$688.50 each subsequent inspection	\$1,307.90 Inspection and \$709.20 each subsequent inspection	5%	N		
Building Certificate - Commercial and Industrial		per application	\$2,361.30 Inspection and \$688.50 each subsequent inspection	\$2,432.20 Inspection and \$723.60 each subsequent inspection	5%	N		
Any application withdrawn prior to issue of permit or CLC		per application	50% of assessment fee	50% of assessment fee		N	50% of the assessment application fee paid will be refunded when an application is withdrawn	
Hard copy paper print of permit and plans up to (A3) size		per page	\$3.50	\$3.70	6%	N		
Hard copy paper print of permit and plans over (A3) size		per page	\$18.35	\$19.30	5%	N		

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

PLUMBING FEES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Plumbing Fees Applicable Under Building Act 2016							
Residential Plumbing Approval							
Minor Plumbing Installations	per application	\$183.80	\$193.20	5%	N		
Class 10A stormwater	per application	\$205.95	\$216.50	5%	N		
Class 10A with fixtures and fittings	per application	\$387.40	\$407.00	5%	N		
Class 1A stormwater	per application	\$332.35	\$349.30	5%	N		
Class 1A sanitary	per application	\$440.15	\$462.60	5%	N		
Class 1A with fixtures and fittings	per application	\$570.80	\$599.90	5%	N		
Multiple Dwellings Plumbing Permit	per permit	\$974.00 for 2 dwellings plus \$183.60 for each additional dwelling	\$1,023.70 for 2 dwellings plus \$193.00 for each additional dwelling	5%	N		
Plumbing Permit	per permit	\$82.20	\$86.40	5%	N		
Certificate of completion 1A or 10A	per permit / notification	\$82.20	\$86.40	5%	N	This fee is charged for ALL Plumbing Applications	To help with clarity of how fees are charged
Commercial Plumbing Approval							
Minor Plumbing Installations	per application	\$183.80	\$193.20	5%	N		
Class 2 – 9 stormwater	per application	\$430.00	\$452.00	5%	N		
Class 2 – 9 sanitary	per application	\$530.00	\$557.00	5%	N		
Class 2 – 9 with fixtures and fittings	per application	\$780.30	\$820.10	5%	N		
Plumbing Permit	per permit	\$82.20	\$86.40	5%	N		
Certificate of completion Class 2 - 9	per permit / notification	\$260.75	\$274.10	5%	N	This fee is charged for ALL Plumbing Applications	To help with clarity of how fees are charged
Other Plumbing Fees (continued next page)							
Inspection fee	per inspection	\$114.05	\$175.00 \$190.00	67%	N	This fee is calculated on the number of inspections required	Comparison with other councils, CCC is much lower and hasn't kept up with CPI, changes of staff wages, fuel etc
Reinspection fee	per inspection	NEW FEE	\$200.00 \$220.00	NEW		Failed inspections	A significant number of inspections are failing due to works not being completed or plumbers not being ready at the time of inspection. As a result, plumbing inspectors are required to reattend sites multiple times. Where the number of inspections included in the application is exceeded, additional inspections will be charged. This is intended to discourage inspections being booked before works are ready
Permit Authority Inspection	per inspection	\$114.05	\$175.00 \$190.00	67%	N		Comparison with other councils, CCC is much lower and hasn't kept up with CPI, changes of staff wages, fuel etc
Out of hours inspection fee	per inspection	\$170.15	\$250.00 \$285.00	67%	N		To be on par with other inspection increases
Notification of Low Risk work (Form 80)	per notification	NEW FEE	\$61.00	NEW	N		Duplicated from Building fees as Form 80s are lodged for both Building & Plumbing
Extension of time to Plumbing Permit	per permit	\$105.50	\$150.00	42%	N	Maximum extension of 12 months only	Transferred from Other Building Fees. Increase due to staff time involved sending EOT expiry letters. Since starting this process we are receiving an increase in EOT submissions therefore increased admin

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PLUMBING FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Other Plumbing Fees (continued)							
Lapsed permit/ notifiable works applications Class 1A/ 10A	per permit / notification	NEW FEE	\$250.40	NEW	N		Duplicated from Building fees as this also applies for Plumbing applications
Lapsed permit/ notifiable works applications Class 2 - 9	per permit / notification	NEW FEE	\$500.70	NEW	N		Duplicated from Building fees as this also applies for Plumbing applications
Staged Approvals (First stage) - Residential & Commercial	per permit / notification	NEW FEE	Normal Application Fees Apply	NEW			To help with clarity of how fees are charged
Staged Approval (Subsequent stages) - Residential	per stage	NEW FEE	\$250.40	NEW	N	Each additional stage attracts an additional fee PLUS relevant charges	This fee is relevant for both building & plumbing but was only listed under Building
Staged Approval (Subsequent stages) - Commercial	per stage	NEW FEE	\$500.70	NEW	N	Each additional stage attracts an additional fee PLUS relevant charges	This fee is relevant for both building & plumbing but was only listed under Building
Form 46 - Schedule of Maintenance	per application	\$129.75	\$136.40	5%	N	For all new residential builds and all commercial applications that have a maintainable plumbing installation	
Amendment Fee - Residential (reassessment)	per permit / notification	\$240.70	\$253.00	5%	N		
Amendment Fee - Commercial (reassessment)	per permit / notification	\$472.00	\$496.10	5%	N		
Any application withdrawn prior to issue of permit or CLC	per application	50% of assessment fee	50% of assessment fee		N	50% of the application fee paid will be refunded when an application is withdrawn	
Application for Plumbing Permit where a Plumbing Order has been issued	per permit	\$366.80	\$385.50	5%	N	This fee is in addition to the normal plumbing application fees	
Annual registration fee for tempering valves	per year	\$65.80	\$69.20	5%	N		
Annual registration fee for backflow device	per year	\$65.80	\$69.20	5%	N		
Annual registration/ maintenance other plumbing installations Schedule 1 - Directors Determinations	per year	\$65.80	\$69.20	5%	N		
Follow up Inspection fees associated with maintenance of plumbing installations Schedule 1 - Directors Determinations - compliance	per inspection	\$114.05	\$175.00 190.00	67%	N		Comparison with other councils, CCC is much lower and hasn't kept up with CPI, changes of staff wages, fuel etc
Groundwater/ seepage investigation - Initial Inspection and Dye Testing	each	\$137.50	\$144.50	5%	Y	Fee refunded if council infrastructure is found to be at fault	
Further request for investigation of groundwater/ seepage	per investigation	\$410.60 minimum charge + \$131.90 per hour on the job charge to nearest 15 minutes	\$431.56 minimum charge + \$138.70 per hour on the job charge to nearest 15 minutes	5%	Y	Fee refunded if council infrastructure is found to be at fault. Additional time is charged at the hourly rate	
Stormwater Quality Agreement	per year	\$311.30	DELETE		N	Annual fee	Fee is redundant
Plumbing fees specifically relating to the installation of retro-fit rainwater tanks (only) will be waived		\$0.00	\$0.00		NA		
Stormwater Connection Fee (Urban Drainage Act Clause 19)							
Urban Drainage Act Clause 19 Connection Fee being for the connection to the public stormwater system located in adjacent road reserve	per connection	Full cost recovery	Full cost recovery		N	Quote will be provided and work performed upon acceptance of quote	
Urban Drainage Act Clause 19 Connection Fee being for connection to the public stormwater system located in an adjacent property, including public & private land	per connection	Full cost recovery	Full cost recovery		N	Quote will be provided and work performed upon acceptance of quote	
Urban Drainage Act Clause 19 Extension Fee for each metre by which the public stormwater system has to be extended to meet the connection point	per metre	Full cost recovery	Full cost recovery		N	Quote will be provided and work performed upon acceptance of quote	

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HEALTH - LICENCE, PERMIT and NOTICE FEES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Place of Assembly Fees - permanent structures/ regular public events							
Application fee to licence new premises	per application	\$110.80	\$116.50	5%	N		
Application for annual renewal of a licence	per application	\$110.80	\$116.50	5%	N		
Place of Assembly Fees - temporary structures/ irregular and once off public events							
Application & licence fee for Not for profit / community organisations (not operating a commercial business) including schools		Exempt from fees	Exempt from fees		NA		
Application & Licence Fee	per specified period	\$110.80	\$116.50	5%	N	Issued for limited, specified period	
Follow up inspections and/ or sampling as part of conditions of approval	per inspection /sample	\$110.80	\$116.50	5%	N		
Registrations, Permits Under the Public Health Act							
Public Health Risk Activity	per premises + per person	Registration of Premises \$110.80 + Licence Fee \$41.20 per person	Registration of Premises \$116.50 + Licence Fee \$43.30 per person	5%	N	For example acupuncture, tattooing, ear/ body piercing	
Permit for burial of human remains on private land	per permit	\$237.25	\$249.40	5%	N		
Cooling tower or warm water system registration - regulated system	per tower	\$110.80	\$116.50	5%	N	Warm water systems in premises such as aged care facilities	
Registration of Private Water Supplier	per registration	\$110.80	\$116.50	5%	N		
Water Carting Annual Permit	per permit + each additional vehicle	Annual Permit - \$52.45 per vehicle	\$54.60 \$90.00	72%	N	Inspection of vehicles used for the sale and cartage of potable water	Increased to align with fees charged by other councils
Water Carting Random Sampling	per sample	\$195.00 per vehicle	\$205.00 per vehicle	5%	N	Testing when deemed necessary by council officers	
Environmental Protection Notices							
Environmental Protection Notices	per hour or part thereof	\$110.80	\$116.50	5%	N	Served under the <i>Environmental Management and Pollution Control Act 1994</i> . Fee includes investigation, issuing and management of the Notice	

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HEALTH - LICENCE, PERMIT and NOTICE FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Back to Index							
Food Business Registration							
Food Premises Registration Licences apply per financial year and will be charged on a 3 monthly pro-rata basis for part-year applications							
Category P1							
Commercial	per year	\$399.45	\$419.80	5%	N		
Not for profit/ community organisations (not operating a commercial business) including schools	per year	\$199.75	\$210.00	5%	N	Fee for NFP etc. is set at 50% of commercial fee	
Category P2							
Commercial	per year	\$223.20	\$234.60	5%	N		
Not for profit/ Community Organisations (not operating a commercial business) including schools	per year	\$111.60	\$117.30	5%	N	Fee for NFP etc. is set at 50% of commercial fee	
Category P3							
Commercial	per year	\$117.40	\$123.40	5%	N		
Not for profit/ community organisations (not operating a commercial business) including schools	per year	\$58.70	\$61.70	5%	N	Fee for NFP etc. is set at 50% of commercial fee	
Notification							
P3N Notification reinspect as needed	once off fee	\$42.30	\$44.50	5%	N		
P3N Notification reinspect as needed - Not for profit/ Community Organisations (not operating a commercial business) including schools	once off fee	\$21.10	\$22.20	5%	N	Fee for NFP etc. is set at 50% of commercial fee	
P4 Notification initial inspection	once off fee	\$42.30	\$44.50	5%	N		
P4 Notification initial inspection - Not for profit/ community organisations (not operating a commercial business) including schools	once off fee	\$21.10	\$22.20	5%	N	Fee for NFP etc. is set at 50% of commercial fee	
Mobile/ Food Vans Food Premises Fees							
Commercial							
Category P1	per year	\$223.20	\$234.50	5%	N	Typically high risk food products and processes	
Category P2	per year	\$223.20	\$234.50	5%	N	Typically medium risk food products and processes	
Category P3	per year	\$223.20	\$234.50	5%	N	Typically low risk food products and processes	
Category P3N - notification only	per year once off fee	\$42.30	\$44.50	5%	N	Very low risk food product and processes	Correction to unit, no incorrect charges made in past years
Category P4 - notification only	per year once off fee	\$42.30	\$44.50	5%	N	Very low risk food product and processes (requirement for different food products as stated in Tasmanian risk classification system)	Correction to unit, no incorrect charges made in past years
Not for profit/ community organisations (not operating a commercial business) including schools 50% discount							
Category P1	per year	\$111.60	\$117.30	5%	N		
Category P2	per year	\$111.60	\$117.30	5%	N		
Category P3	per year	\$111.60	\$117.30	5%	N		
Category P3N - notification only	per year once off fee	\$21.10	\$22.20	5%	N		Correction to unit, no incorrect charges made in past years
Category P4 - notification only	per year once off fee	\$21.10	\$22.20	5%	N		Correction to unit, no incorrect charges made in past years
Temporary Food Premises Fees							
Commercial	per event	\$42.30	\$44.50	5%	N		
Not for Profit / community organisations (not operating a commercial business) including schools	per event	\$21.10	\$22.20	5%	N		

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HEALTH - LICENCE, PERMIT and NOTICE FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Food Premises Other							
Food Premises - Pre-purchase Inspection	per inspection per hour or part thereof	\$110.80	\$116.50	5%	Y	Offered to persons wishing to confirm compliance levels prior to purchasing a food business	
Additional Food Premises Inspection	per inspection per hour or part thereof	\$110.80	\$116.50	5%	Y	Charged at Officers discretion if further follow up inspections are required for compliance purposes	
Improvement Notices or Prohibition Orders	per hour or part thereof	\$110.80	\$116.50	5%	N	Fee includes investigation, issuing and management of improvement requirements	
Application for report of likely compliance - new food premises (Form 49)	per application per hour or part thereof	\$160.60 per application + \$110.80 per hr/part thereof	\$168.80 per application + \$116.50 per hr/part thereof	5%	N		
EHO Occupancy Report (Form 50)	per inspection per hour or part thereof	\$110.80 per hr/part thereof	\$116.50 per hr/part thereof	5%	N	Includes inspection and report to Building Surveyor to allow building to be occupied	
Assessment of food premises fit out on Commonwealth owned land	per assessment	NEW FEE	\$250.00	NEW	N		Fee would usually come through with a Form 42 but Commonwealth land is exempt due to the <i>Building Act 2026</i> . Fee to cover cost of staff conducting the assessment
On-site Wastewater Disposal Systems							
Wastewater Assessment Fee - plumbing permit	per application	\$265.30	\$278.90	5%	N		
Wastewater Assessment Fee - plumbing permit - Commercial	per application per hour or part thereof	\$630.40 + \$110.80 per hr/part thereof	\$662.60 + \$116.50 per hr/part thereof	5%	N		
Amended Applications	per application	\$131.90	\$138.70	5%	N		
Subsequent Inspection or Scheduled Inspections	per hour or part thereof	\$110.80	\$116.50	5%	N		
Extension to Permit	per permit	\$63.25	\$66.50	5%	N		
Management, maintenance, monitoring & auditing costs of on-site wastewater systems under <i>Building Act 2016</i>	per hour or part thereof	\$110.80	\$116.50	5%	N		
Hard copy paper print of permit and plans up to A3 in size	per page	\$3.50	\$3.70	6%	N		
Hard copy paper print of permit and plans over A3 in size	per page	\$18.35	\$19.30	5%	N		
Sharps Containers							
Medical patients (residents of Clarence) disposal and replacement of single sharps container	each	Free of charge	Free of charge		NA	Applies for single container only	
Testing and Sampling Fees							
Testing of natural, environmental and effluent	per sample	\$121.70	\$127.90	5%	Y	For investigation of failing wastewater systems or incidents of pollution involving chemical parameters. To be charged at officers discretion	
Sampling Fees: Bacteriological	per sample	\$121.70	\$127.90	5%	Y	For investigation of failing wastewater systems or incidents of pollution involving bacterial parameters. To be charged at officers discretion	
Sampling Fees: Private water supplies	per sample + per hour or part thereof	\$66.80 per sample + \$110.80 per hr/part thereof	\$70.20 per sample + \$116.50 per hr/part thereof	5%	Y	Testing for bacteria in commercial premises that are not on reticulated, potable water supply e.g. tank water	
Testing & inspection for water quality in public pools	per sample + per hour or part thereof	\$127.80 per sample + \$110.80 per hr/part thereof	\$134.30 per sample + \$116.50 per hr/part thereof	5%	Y	Fee is payable by public pool operators	

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* All fees and charges inclusive of GST where applicable



Clarence City Council List of Fees and Charges Effective from 1 July 2026

ABATEMENT FEES

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ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Abatement action	per notice	\$365.30	\$384.00	5%	N		
Impounding fee for illegal agistment on council land	per day	\$213.00	\$223.90	5%	N		

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

ANIMAL CONTROL

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Dog Registrations							
Annual Fee - 1st July - 30th June (no pro-rata)							
Entire Dog	per year	\$140.00	\$147.20	5%	N		
De-sexed Dog	per year	\$42.00	\$44.20	5%	N	Documents required as evidence per council's Dog Management Policy 2021	
Working Dog	per year	\$70.00	\$73.60	5%	N	Evidence required - must be a working dog as defined under the <i>Dog Control Act 2000</i> . Not eligible for pension discount	
Tasmanian Canine Association Member Dog	per year	\$70.00	\$73.60	5%	N	Evidence required - must be a current financial member of the Tasmanian Canine Association. Not eligible for pension discount	Added comment for clarity
Entire Dog - Level 4 trained	per year	\$70.00	\$73.60	5%	N	Not eligible for pension discount	
Desexed Dog - Level 4 trained	per year	\$21.00	\$22.10	5%	N	Not eligible for pension discount	
Pension Discount	per year	20% off applicable fee	20% off applicable fee		N		
Dangerous Dog	per year	\$1,400.00	\$1,471.40	5%	N	Not eligible for pension discount	
Guard Dog	per year	\$280.00	\$294.30	5%	N	Not eligible for pension discount	Added comment for clarity
Guide Dog/ Hearing Dog/ Assistance Dog		No Charge	No Charge		NA	Evidence required for Assistance Dog - must meet the definition of an assistance animal as defined in the <i>Disability Discrimination Act 1992</i>	
Late payment of registration	per un-paid registration	\$51.00	\$53.60	5%	N	Charged 60 days after due date on unpaid dog registrations. Charged in addition to registration	
Dog Registration Adjustments (dog owners must contact council to apply for adjustment or refund)							
New Pensioners: Registration will be adjusted if the dog owner's pension card has an issue date prior to the dog registration due date. If registration was paid in full before the due date, it will be adjusted via partial refund. By requesting a concession, consent is given to Clarence City Council to use Centrelink Confirmation eServices to verify concession status and customer details with the relevant agency.							
Desexed Dogs: Registration will be adjusted if the dog was desexed prior to the registration due date. If registration was paid in full before the due date, it will be adjusted via partial refund. When applying for registration adjustment, documents will be required as evidence per council's Dog Management Policy 2021.							
Deceased Dogs: No full or part refund of registration fees is provided for a deceased dog - except if registration has been paid in full by the due date, and the dog is declared deceased prior to the registration due date, in which case fees will be refunded in full. A vet certificate or statutory declaration is required as evidence when applying for cancellation or refund of a deceased dog's registration.							
Dog Complaints							
Dog Complaint Fee	each	\$86.00	\$90.40	5%	N		
Kennel Licence (Prescribed)							
Application Fee	per application	\$140.00	\$147.20	5%	N		
Advertising Fee for New Kennel Application	per application	\$343.75	\$361.30	5%	N		
Renewal	per year	\$140.00	\$147.20	5%	N		
Dog Adopted from Dogs' Home or RSPCA or GAP (Greyhound Adoption Program)							
Applies until new registration year only		No charge	No charge		NA		

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ANIMAL CONTROL continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Other Dog Fees								
Replacement of Lost Tag		each	\$6.25	\$6.60	6%	N		
Dangerous dog collar		each	Sml / Med \$50.00; Lge /ExLge \$60.00	Sml / Med \$52.60; Lge /ExLge \$63.10	5%	Y		
Dangerous dog sign		each	\$76.50	\$80.40	5%	Y		
Release Fee from Dogs Home		each	\$80.00	\$84.00	5%	N		This fee is set in consultation with Hobart, Glenorchy and Brighton as we all have the same release fee at the Dogs Home. I have emailed these Councils about increasing the fee this financial year. Also with this fee the Dogs Home Of Tasmania have requested that the fee be in round figures without coins as this makes it easier for them and they carry very little change when people pay in cash
Returned dog fee where dog is not impounded		each	\$70.00	\$73.60	5%	Y	Where dog is returned directly to owner by ranger	
Cat Licence (Prescribed) This section is included for information only and is not intended for publication on council's website Required for 4 or more cats in a household, cat breeders, non-desexed cat							Included in response to Cat Legislation. As with previous year this section is included in the draft for information only. Propose this information not be published on council website List of Fees and Charges until legislative requirements are resolved. At this point legislative requirements are unclear and State charges have not been determined. Policy to be developed and presented to council as more information becomes available State is not currently charging for these permits. Cat Management Policy is going to be developed and presented to council as more information becomes available	
Application Fee		per application				N		
Advertising Fee for Cat Permit Application		per application				N		
Renewal		per year				N		

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

PERMITS, EVENTS, STAGE HIRE, USE OF PUBLIC PLACES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Permits - Use of Public Places							
Busking Permit	per permit	\$59.55	\$62.60	5%	N	Applies to Bellerive Boardwalk only	
Car Parking Space Bellerive	per vehicle per month	\$143.80	\$155.00	8%	Y	Available for commercial users only	Increase due to high demand for car parking space in Bellerive and a long wait list for spaces.
Temporary Stalls for Council Events							
All locations - Charitable Stall		Exempt from fees	Exempt from fees		NA		
All locations - Non Charitable Stall	1 day	\$110.00	\$110.00	0%	Y		
All locations - Non Charitable Stall	2 days	\$180.00	\$180.00	0%	Y		
All locations - Non Charitable Stall	3 days	\$270.00	\$270.00	0%	Y		
Ceremonies Only NB: No receptions to be held on reserves (including beaches) under council control							
Ceremonies on council land	per ceremony	\$75.40	\$79.30	5%	Y	Includes use of Bellerive Boardwalk stage	
Power supply							
Power supply	per event, or per day / part thereof	\$34.00	\$34.00	0%	Y	All locations (except skate parks)	
Skate Parks & Rosny Skate Park Stage							
Skate Park Stage Power Supply	per event, or per day / part thereof	\$34.00	\$34.00	0%	Y		
Rosny Skate Park (Charles Hand Park)	per event	\$265.50	\$270.00	2%	Y	Hire of the whole facility, including stage. Hirer is responsible for providing own security and notifying Tasmania Police of any event	
Hire of other Skate Parks (excluding Rosny Skate Park)	per event	\$150.00	\$157.65	5%	Y	Fee is for hire of the whole facility. Hirer is responsible for providing own security and notifying Tasmania Police of any event	
Bond	fixed fee	\$343.75	\$350.00	2%	N	GST applies only on forfeiture of deposit	
Miscellaneous Fees for Activities on Council Land							
Dog obedience training at South Street Reserve	per hour	\$15.80	\$16.60	5%	Y		
Other Public Place Fees							
Consumption of liquor on council land and reserves	per application	\$80.40	\$84.50	5%	N	Must be approved by Manager Environment Recreation and Facilities	
Note: These charges do not include items such as portable toilets, litter bins & skips or additional items that may be required by permit applicant							

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

CHILD CARE

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Family Day Care							
Educator Levy	per week	2% of educator's nett income (or minimum \$26.50 per week)	2% of educator's nett income (or minimum \$26.50 per week)	0%	N		
Administration levy							
Per child	per hour or part thereof	\$1.80	\$1.90	6%	N		
Play session levy	per session	\$12.00	\$12.00	0%	N		
Late Payment on accounts		NEW FEE	\$39.30	NEW			In line with late payment fee on OSHC
Outside School Hours Care General Fees - applies to all categories of care listed below							
1 July to 30 June							
Late Payment on accounts	per account	\$39.30	\$39.30	0%	N		No change
After School Care							
Permanent and Casual Bookings 1 July to 30 June							
After School Care	per child per session	\$40.00	\$42.00	5%	N		
Absence	per child per day	\$20.50	\$21.00	2%	N		
Non cancellation	per child per day	\$40.00	\$42.00	5%	N		
Late collection of child	per child per 15 minutes	\$42.60	\$42.60	0%	N	Charged every 15 minutes after 6 pm	No change
Kindergarten after school care	per child per session	\$26.00	\$27.30	5%	N	Subject to availability, may not be available at all locations	
Kindergarten after school care absence	per child per day	\$15.50	\$16.00	3%	N		
Kindergarten after school care non cancellation	per child per day	\$26.00	\$27.30	5%	N		
Before School Care							
Permanent and Casual Bookings 1 July to 30 June							
Before School Care	per child per session	\$17.50	\$21.00	20%	N		Price increased in order to remain competitive with the market. Our fees are considerably cheaper than others and may be seen as anti-competitive
Absence	per child per day	\$9.50	\$10.50	11%	N		
Non cancellation	per child per day	\$17.50	\$21.00	20%	N		
Holiday Care							
Permanent and Casual Bookings 1 July to 30 June							
Holiday Care 8.00am - 6.00pm	per child per day	\$96.50	\$101.00	5%	N		
Absence	per child per day	\$49.20	\$50.50	3%	N		
Non cancellation	per child per day	\$96.50	\$101.00	5%	N		
Late collection of child	per child per 15 minutes	\$42.60	\$42.60	0%	N	Charged every 15 minutes after 6 pm	No change

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CHILD CARE continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Rosny Early Learning								
Fee Schedule 1 July to 30 June								
Discount rate on weekly full time care per child (Monday to Friday). Valid only for enrolments prior to 1 July 2026		per child per week	\$681.32 (\$136.26 per day)	DELETE		N		No longer applicable
Daily rate		per child per day	\$151.39	\$166.60 \$168.05	11%	N		
Morning Session		per child per session	\$93.58	\$102.90 \$103.90	11%	N	Subject to availability	Fees calculated based on centre operating budget - new EA, and market scan to remain competitive
Afternoon Session		per child per session	\$81.82	\$90.00 \$90.85	11%	N	Subject to availability	
Planned absences with 14 days notice in writing. Discounted rate is valid for 10 days only per financial year. Full fee applies thereafter		per child per day	\$106.09	\$133.30	26%	N	Rate is 30 20-15% discount on full fee	Reduce percentage rate to 20% of daily rate instead of 30%. This discount is not usually offered by other organisations
A late fee is charged for children late collected		per child per 15 minutes	\$46.18	\$48.50	5%	N	Charged every 15 minutes after 5.30 pm	

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

CLARENCE COMMUNITY VOLUNTEER SERVICE

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Transport - CBD		per return trip	\$5.00	\$5.00	0%	Y		No change
Transport - Rural		per return trip	\$10.00	\$10.00	0%	Y		No change
Gardening		per visit	\$10.00	\$10.00	0%	Y		No change
Assisted/ List Shopping		per return trip	\$10.00	\$10.00	0%	Y		No change

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

HALL HIRE, COMMUNITY CENTRES etc.

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Rosny Farm - The Barn (continued next page)							
Exhibitions/ Display/ Performance/ Arts related functions							
Supported hire - not-for-profit/ arts groups/ students/ education groups							
• Rehearsal/ set-up day (weekday)	per day	\$112.20	\$117.90	5%	Y	Includes 1 hour of staff time to provide venue induction and assistance with tech setup	
• Rehearsal/ set-up day (weekdays after 6pm and weekends)	per day	\$255.00	\$268.00	5%	Y	Includes 1 hour of staff time to provide venue induction and assistance with tech setup	
• Performance days	per day or per half day	\$357.00 per day \$255.00 per half day	\$375.20 per day \$268.00 per half day	5%	Y	Full day includes 3 hours of staff time to provide venue induction and assistance with tech setup. Half day includes 2 hours of staff time	
• Weekly rate	per week (7 days)	\$1,500.00	\$1,576.50	5%	Y	Includes 3 hours of staff time to provide venue induction and assistance with tech setup	
Commercial, corporate & government hire daily rate (weekday)	per day or per half day	\$459.00 per day \$357.00 per half day	\$482.40 per day \$375.20 per half day	5%	Y	Full day includes 3 hours of staff time to provide venue induction and assistance with tech setup. Half day includes 2 hours of staff time	
Commercial, corporate & government hire daily rate (weekdays after 6pm and weekends)	per day or per half day	\$612.00 per day \$459.00 per half day	\$643.20 per day \$482.40 per half day	5%	Y	Full day includes 3 hours of staff time to provide venue induction and assistance with tech setup. Half day includes 2 hours of staff time	
Commercial, corporate & government hire weekly rate	per week (7 days)	\$2,500.00	\$2,627.50	5%	Y	Includes 3 hours of staff time to provide venue induction and assistance with tech setup	
Installation of exhibition panels/ display walls	per event	Available on request. Setup at hourly staff rate	Available on request. Setup at hourly staff rate		Y	Exhibition panels/ display walls are provided to users on request. Setup to be carried out by council staff only. See hourly charge for staff time below	
Staff & technical staff time	per person, per hour	\$112.20	\$117.90	5%	Y	Charged if staffing is required in addition to inclusions	
Rosny Farm - Extras							
Room setup with tables and chairs	flat rate	\$147.60	\$155.10	5%	Y	Tables and chairs are supplied as part of room setup service	
Tablecloths	per cloth	\$16.90	\$19.00	12%	Y	Fee includes laundering	Increase in fee attributed to increase in cleaning costs
Projector	per day or per week	\$56.25 per day \$170.85 per week	\$59.10 per day \$179.60 per week	5%	Y		
Full professional sound system with digital console and engineer	per day	\$392.70	\$412.80	5%	Y	Includes sound engineer to operate equipment	
Additional equipment hire		By Negotiation	By Negotiation		Y		
Drinking/ wine glasses	per 24 glasses	\$11.50	\$13.00	13%	Y		Increase in fee attributed to increase in cleaning costs
Extra large all weather picnic rugs	per rug	\$5.40	\$6.00	11%	Y		Increase in fees reflects higher replacement costs
A/V Screen 40"	per day or per week	\$56.25 per day \$170.85 per week	\$59.10 per day \$179.60 per week	5%	Y		
A/V Screen 55"	per day or per week	\$77.85 per day \$233.60 per week	\$81.80 per day \$245.50 per week	5%	Y		
Bond for Barn Hire	per booking	\$315.20	\$350.00	11%	N	GST applies only on forfeiture of deposit	Increase in bond fee better reflects potential remediation costs

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HALL HIRE, COMMUNITY CENTRES etc. continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Rosny Farm - The Barn (continued)							
Rosny Farm - Barn and Gardens							
Supported hire - not-for-profit/ arts groups/ students/ education groups - daily rate	per day	\$570.00	\$599.10	5%	Y	Includes 3 hours of staff time to provide venue induction and assistance with tech setup.	
Commercial, corporate & government hire - daily rate	per day	\$1,020.00	\$1,072.00	5%	Y	Includes 3 hours of staff time to provide venue induction and assistance with tech setup	
Photography session	per hour	\$129.75	\$136.40	5%	Y		
Security callout fee for after hours functions	per hour	\$134.65	\$142.00	5%	Y		
						NB: Alcohol is not permitted at Tranmere Hall, Richmond Court House or Alma's Activities Centre. No birthday parties 16-25 years old	
Hall & Room Hire - Cambridge Hall, Rokeby Trust Hall, Tranmere Hall, Lauderdale Hall, Sandford Hall, Richmond Hall, Richmond Court House, Lindisfarne Community Activities Centre, Alma's Activities Centre							
Hall, room or kitchen hire - Casual	per hour	\$16.85	\$17.00	1%	Y	e.g. Birthday parties 1-15 years old	
Hall, room or kitchen hire - Commercial	per hour	\$23.45	\$24.00	2%	Y		
Functions - Casual	per function	\$215.45	\$220.00	2%	Y	e.g. Birthday parties age 26 and older, baby showers, weddings, receptions etc.	
Functions - Commercial	per function	\$283.65	\$290.00	2%	Y		
Election/ Polling place hire	per booking	\$600.00	\$600.00	0%	Y	Any location. Includes cardboard booth removal and disposal	
Bond (no alcohol)	per booking	\$220.00	\$220.00	0%	N	GST applies only on forfeiture of deposit	
Bond (alcohol)	per booking	\$440.00	\$440.00	0%	N	NB: Alcohol is not permitted at Tranmere Hall, Richmond Court House or Alma's Activities Centre. GST applies only on forfeiture of deposit	
After hours call out fee	per call out	NEW FEE	\$220.00	NEW	Y		New fee to cover incidents such as failure to call in and pick up keys, resulting in a call out for staff to open facility
Seven Mile Beach Community Centre (Lewis Park) (no alcohol)							
Casual Hire of Centre	per hour	\$10.50	\$12.50	19%	Y		Increased to bring in line with other facilities
Commercial Hire of Centre	per hour	\$15.80	\$20.00	27%	Y		Increased to bring in line with other facilities
Bond (no alcohol)	per booking	\$220.00	\$220.00	0%	N	GST applies only on forfeiture of deposit	
Bellerive Community Arts Centre - Hire for art activities only (no alcohol)							
Casual Hire of Facility	per hour	\$10.50	\$12.50	19%	Y		Increased to bring in line with other facilities
Commercial Hire of Facility	per hour	\$15.80	\$20.00	27%	Y		Increased to bring in line with other facilities
Bond (no alcohol)	per booking	\$220.00	\$220.00	0%	N	GST applies only on forfeiture of deposit	

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HALL HIRE, COMMUNITY CENTRES etc. continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Risdon Vale Hall							
Casual Hire							
Hall Hire (including Kitchen)	per hour	\$15.00	\$17.00	13%	Y		Increased to bring in line with other facilities
Supper Room (including Kitchen)	per hour	\$10.00	\$10.00	0%	Y	Only available by arrangement with lessee	No longer available for casual hire but fee left in place in case arrangements are made with the lessee
Meeting Room	per hour	\$15.00	\$17.00	13%	Y	Only available by arrangement with lessee	No longer available for casual hire but fee left in place in case arrangements are made with the lessee
Commercial Hire							
Hall Hire (including Kitchen)	per hour	\$19.00	\$24.00	26%	Y		Increased to bring in line with other facilities
Supper Room (including Kitchen)	per hour	\$13.00	\$15.00	15%	Y	Only available by arrangement with lessee	No longer available for casual hire but fee left in place in case arrangements are made with the lessee
Meeting Room	per hour	\$19.00	\$20.00	5%	Y	Only available by arrangement with lessee	No longer available for casual hire but fee left in place in case arrangements are made with the lessee
Function Hire - Casual	per function	\$215.45	\$220.00	2%	Y	No birthday parties 16-25 years old	
Function Hire - Commercial	per function	\$283.70	\$290.00	2%	Y		
Bond (no alcohol)	per booking	\$220.00	\$220.00	0%	N	GST applies only on forfeiture of deposit	
Bond (alcohol)	per booking	\$440.00	\$440.00	0%	N	GST applies only on forfeiture of deposit	
South Arm Calverton Hall (Operated by Hall Committee)							
Booking Deposit for Functions	per booking	\$50.00	\$50.00	0%	Y		
Functions - Locals	per function	\$125.00	\$125.00	0%	Y		
Functions - Others	per function	\$150.00	\$150.00	0%	Y		
Per hour bookings - Locals	per hour	\$25.00	\$25.00	0%	Y		
Per hour bookings - Others	per hour	\$30.00	\$30.00	0%	Y		
Commercial Kitchen Hire	per hour	\$15.00	\$15.00	0%	Y		
Tennis Courts	per hour	\$10.00	\$10.00	0%	Y		
Booking Deposit for Sports Ground	per booking	\$20.00	\$20.00	0%	Y		
Sports Ground - Locals	per day	\$30.00	\$30.00	0%	Y		
Sports Ground - Others	per day	\$50.00	\$50.00	0%	Y		
Bond (no alcohol)	per booking	\$100.00	\$100.00	0%	N	GST applies only on forfeiture of deposit	
Bond (alcohol)	per booking	\$250.00	\$250.00	0%	N	GST applies only on forfeiture of deposit	
Bond (cleaning)	per booking	\$50.00	\$50.00	0%	N	GST applies only on forfeiture of deposit	Committee have advised no change
Geilston Bay Community Centre (Operated by Hall Committee)							
Hire Charge Week Days	per hour	\$15.30	\$15.30	0%	Y		
Hire Charge Weekend 4 hour session	per session	\$61.20	\$61.20	0%	Y	9am to 1pm or 1.30pm to 5.30pm	
Hire Charge Weekend all day (8 hour) session	per session	\$97.95	\$97.95	0%	Y	9am to 5pm	
Bond for use of equipment inside Centre only	per booking	\$61.20	\$61.20	0%	N	Includes cleaning of centre. GST applies only on forfeiture of deposit	
Bond for use of equipment both inside and stored in shed	per booking	\$102.00	\$102.00	0%	N	Includes cleaning of centre. GST applies only on forfeiture of deposit	Committee have requested no change

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HALL HIRE, COMMUNITY CENTRES etc. continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council	
Howrah Community Centre								
Community Centre Membership	annual	\$21.00	\$22.10	5%	N	Licencing commission requirement for patrons of licenced premises		
Function Rates - Baudinet Lounge (including Derwent Room)								
Excluding Bar	per hour	\$55.70	\$58.60	5%	Y			
Including Bar	per booking	\$278.50	\$292.70	5%	Y	6pm to midnight or day time function		
Including Kitchen	per booking	\$57.85	\$60.80	5%	Y	Breakages must be paid for		
Bond	per booking	\$262.65	\$276.10	5%	N	GST applies only on forfeiture of deposit		
Casual & Commercial Hire Rates								
Casual Room Hire	per hour	\$31.65	\$33.30	5%	Y			
Commercial Room Hire	per hour	\$37.75	\$39.70	5%	Y			
Kitchen only - casual	per hour	\$24.50	\$25.80	5%	Y			
Kitchen only - commercial	per hour	\$33.45	\$35.20	5%	Y			
Chair Hire	per chair	\$0.50	\$0.55	10%	Y			
Linen hire fee	per booking	\$157.60	\$165.70	5%	Y	Includes laundering		
Community activity fee	per booking	\$30.60	\$32.20	5%	Y	Fee for member only activities		
Clarendon Vale Sports Pavilion								
Casual Hire								
Social area and kitchen hire	per hour	NEW FEE	\$20.00	NEW	Y	Not available during seasonal lease periods. Hire does not include use of Clarendon Vale Oval or changeroom areas	The new sporting pavilion has been designed with a social space and kitchen with the intention of making these available to the public to hire when not under a lease agreement with the Rokeby Cricket Club. Potential uses could include small community group meetings or training, etc. Fee covers hire of the social area and equipment, the kitchen and toilet facilities at the main entrance. Hire of the oval and changerooms is not included. Fees are set higher than for hall hire as this space is a state of the are build and is more like hiring a clubroom than a hall.	
Commercial Hire								
Social area and kitchen hire	per hour	NEW FEE	\$30.00	NEW	Y	Not available during seasonal lease periods. Hire does not include use of Clarendon Vale Oval or changeroom areas		
Function Hire								
Function hire - casual	per booking	NEW FEE	\$240.00	NEW	Y	Not available during seasonal lease periods. Hire does not include use of Clarendon Vale Oval or changeroom areas		
Function hire - commercial	per booking	NEW FEE	\$300.00	NEW	Y	Not available during seasonal lease periods. Hire does not include use of Clarendon Vale Oval or changeroom areas		
Bonds								
Bond (no alcohol)	per booking	NEW FEE	\$220.00	NEW	N	GST applies only on forfeiture of deposit		
Bond (alcohol)	per booking	NEW FEE	\$440.00	NEW	N	GST applies only on forfeiture of deposit		

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HALL HIRE, COMMUNITY CENTRES etc. continued

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Miscellaneous								
Key Deposit		per key	\$60.00	\$60.00	0%	N	Deposit is forfeited if not returned by the following working day. GST applies only on forfeiture of deposit	
Electronic fob deposit		per fob	NEW FEE	\$60.00	NEW	N	For facilities with an electronic fob system. Deposit is forfeited if not returned by the following working day. GST applies only on forfeiture of deposits	Clarendon Vale Oval's new pavilion has been designed and built with an electronic fob system. Only seasonal lease holders will require a physical key in addition to the electronic fob.
Insurance levy for public liability insurance for informal user groups		per hour	\$4.00	\$4.00	0%	Y		
Storage space at facilities								
		per facility, per annum	\$75.00	\$78.90	5%	Y	Where storage area is not covered by a licence	Additional information is confusing and not required
		per facility, per annum	\$100.00	\$105.10	5%	Y	Where storage area is not covered by a licence	
		per facility, per annum	\$150.00	\$157.70	5%	Y	Where storage area is not covered by a licence	
Cancellation/ Amendment fee for hall hire		per hire	\$50.00	\$50.00	0%	Y	Fee applies if booking is amended or cancelled less than 48 hours before time of use	
Unauthorised use of hall		per incident	\$265 fixed fee plus 4 hours minimum	\$265 fixed fee plus 4 hours minimum	0%	Y	Fixed fee PLUS minimum of 4 hours at normal hourly hire rate. Additional fee will be charged for each hour of unauthorised use in excess of 4 hours	

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

OPEN SPACE ACTIVITY HIRE

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Sports Ground Hire - Winter								
Junior training rate (up to and including U18)		per hour	\$22.35	\$25.00	12%	Y	Excludes ground lighting	Fee increase to remain competitive with other councils ovals. Hobart and Kingborough councils both charge a training/match rate. CCC ovals are comparable to level 1 and level 2 fields at Hobart. E.g. Newtown/Queenborough/TCA for level 1 and Clare Street/Sandown Park/ Soldiers Memorial and South Hobart for level 2
Junior match rate (up to and including U18)		per hour	NEW FEE	\$35.00	NEW	Y	Excludes ground lighting	Introductory fee that may need to be increased under 27/28 fee schedule. In previous years the same fee has been charged for training and matches, fee separated in line with other councils
Senior training rate		per hour	\$44.70	\$47.00	5%	Y	Excludes ground lighting	
Senior match rate		per hour	NEW FEE	\$57.00	NEW	Y	Excludes ground lighting	Introductory fee that may need to be increased under 27/28 fee schedule. In previous years the same fee has been charged for training and matches, fee separated in line with other councils
Changeroom hire at sports ground - does not include use of sports ground		per hour	NEW FEE	\$15.00	NEW	Y	Changeroom hire is subject to availability and will also attract a cleaning fee at contract rate	Introduced due to requests to use changerooms only without use of sports grounds (e.g. for school beach days)
Soccer								
Soccer Small Sided Grounds No Fixed Goals		per ground, per hour	\$5.40	\$5.50	2%	Y	Applicable during winter season only	
Soccer Small Sided Ground Fixed Goals		per ground, per hour	\$10.50	\$11.00	5%	Y	Applicable during winter season only	
Sports Ground Hire - Summer								
Junior training rate (up to and including U18)		per hour	\$22.35	\$25.00	12%	Y		Fee increase to remain competitive with other councils ovals. Hobart and Kingborough councils both charge a training/match rate. CCC ovals are comparable to level 1 and level 2 fields at Hobart. E.g. Newtown/Queenborough/TCA for level 1 and Clare Street/Sandown Park/ Soldiers Memorial and South Hobart for level 2
Junior match rate (up to and including U18)		per hour	NEW FEE	\$35.00	NEW	Y		Introductory fee that may need to be increased under 27/28 fee schedule
Senior training rate		per hour	\$44.70	\$47.00	5%	Y		
Senior match rate		per hour	NEW FEE	\$57.00	NEW	Y		Introductory fee that may need to be increased under 27/28 fee schedule
Synthetic Practice Wickets		per hour, per wicket	\$10.20	\$11.00	8%	Y	Separate to ground	
Synthetic Practice Wickets (Home Clubs)		per block of wickets, per hour	\$10.20	\$11.00	8%	Y	Separate to ground	Not a new fee, was previously only in Lindisfarne & Kangaroo Bay section. Has been duplicated to general sports ground hire because it applies to all CCC ovals with synthetic practice wickets

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OPEN SPACE ACTIVITY HIRE continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Lindisfarne Oval/ Kangaroo Bay Oval							
Turf Wickets on ground - (No junior rates)	per hour	\$75.00	\$80.00	7%	Y	Applicable for matches only	
Turf Wicket - Special Event Match/ Training State/ National/ International	per day or part thereof	\$1,054.40	\$1,108.20	5%	Y		Used for state/national/international matches played where the curator is on site for the duration of the match
Junior training rate (up to and including U18) outfield only	per hour	\$22.35	\$25.00	12%	Y	Separate to practice wickets	Not a new fee as the outfield training has historically been charged at the junior and senior rate. Adding for clarity in fee schedule. Hobart and Kingborough councils both charge a training/match rate. CCC ovals are comparable to level 1 and level 2 fields at Hobart. E.g. Newtown/Queenborough/TCA for level 1 and Clare Street/Sandown Park/ Soldiers Memorial and South Hobart for level 2
Senior training rate outfield only	per hour	\$44.70	\$47.00	5%	Y	Separate to practice wickets	Not a new fee as the outfield training has historically been charged at the junior and senior rate. Adding for clarity in fee schedule
Turf Practice Wickets	per wicket, per hour	\$25.00	\$30.00	20%	Y	Separate to ground	For out of area clubs, state or national use. Council have always charged out of area, state/national levels a higher fee to use turf practice wickets. We have a reduced rate for Clarence and Lindisfarne Cricket Clubs to reduce the burden of cost to them
Synthetic Practice Wickets	per wicket, per hour	\$10.20	\$11.00	8%	Y	Separate to ground	
Synthetic Practice Wickets (Home Clubs)	per block of wickets, per hour	\$10.20	\$11.00	8%	Y	Separate to ground	
Turf Practice Wickets (Home Clubs)	per block of wickets, per hour	\$14.50	\$15.00	3%	Y	Separate to ground	
Clarence High School Oval							
Main Oval Hire - Junior (up to and including U18)	per hour	\$22.35	\$25.00	12%	Y		Fee increase to remain competitive with other councils ovals. Hobart and Kingborough councils both charge a training/match rate. CCC ovals are comparable to level 1 and level 2 fields at Hobart e.g. New Town/Queenborough/TCS for level 1 and Clare Street/Sandown Park/Soldiers Memorial and South Hobart for level 2
Main Oval Hire - Senior	per hour	\$44.70	\$47.00	5%	Y		
Lower Oval Hire - Junior (up to and including U18)	per hour	\$22.35	\$25.00	12%	Y	No sportsground lighting available	
Lower Oval Hire - Senior	per hour	\$44.70	\$47.00	5%	Y	No sportsground lighting available	
Main and Lower Oval Combined Hire - Junior (up to and including U18)	per hour	\$33.50	\$40.00	19%	Y	No lighting, not available outside daylight saving	
Main and Lower Oval Combined Hire - Senior	per hour	\$67.00	\$70.50	5%	Y	No lighting, not available outside daylight saving	
Synthetic Practice Wickets	per wicket, per hour	\$10.20	\$11.00	8%	Y	Separate to ground	

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OPEN SPACE ACTIVITY HIRE continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Back to Index							
Miscellaneous Sports & Fitness Hire Fees							
Commercial Organisation Ground Hire (Junior)	per hour	\$28.65	\$35.00	22%	Y		Fee increase to remain competitive with other councils
Commercial Organisation Ground Hire (Senior)	per hour	\$57.35	\$65.00	13%	Y		Fee increase to remain competitive with other councils
Wentworth Park - Salacia Ave Training Ground (Up to U18)	per hour	\$17.10	\$20.00	17%	Y		Fee increase to remain competitive with other councils
Wentworth Park - Salacia Ave Training Ground (Senior)	per hour	\$32.90	\$35.00	6%	Y		
Wentworth Park - Sports Centre hire for sporting activities only	per hour	\$14.50	\$15.00	3%	Y		
Kiosk Hire	per hour	\$12.10	\$15.00	24%	Y	Environmental Health approved kiosks only	Fee increase to remain competitive with other councils
Commercial Boot Camp & Fitness Activities on Council Land - sportsgrounds NB: Use of sports grounds not permitted	per hour	\$23.80	\$35.00	47%	Y	Own insurance is mandatory. Use of sports grounds subject to suitability assessment. Not available to sports clubs / associations	Removing clause not allowing use of sportsgrounds to align with multi-use strategy. Council officers to undertake suitability assessment prior to approving boot camps / fitness activities on sports grounds
Commercial Boot Camp & Fitness Activities on Council Land - reserves	per hour	NEW FEE	\$25.00	NEW	Y	Own insurance is mandatory. Not available for use of sports grounds	Adding a lower fee for use of parks / reserves as there is less maintenance than sporting venues
Unauthorised removal of barriers & barricades on council land	per incident	\$265.00	\$265.00	0%	Y	This fee applies regardless of whether barriers have been reinstated to their original position at end of hire period	
Unauthorised use of sportsgrounds without prior booking	per incident	\$265 fixed fee plus 4 hours minimum	\$265 fixed fee plus 4 hours minimum	0%	Y	Fixed fee PLUS minimum of 4 hours at normal hourly hire rate. Additional fee will be charged for each hour of unauthorised use in excess of 4 hours	
Booking amendment administration fee	per request	\$50.00	\$55.00	10%	Y	Applicable for amendments to seasonal permit bookings, not charged for one off adjustments & cancellations	
Carnivals/ Events (ex light charges) (continued next page)							
Carnivals/ Cross Country	per event	\$306.00 + applicable hourly ground hire rate	\$330.00 + applicable hourly ground hire rate	8%	Y	Includes basic line marking - i.e. perimeter line, no running lanes & 100m grid only	
Adjustment to line marking	fixed fee per request	\$300.00	\$330.00	10%	Y	Subject to approval	
Cleaning of grounds, change rooms/ toilets etc. during and/or after any events on sportsgrounds & council land	per event	At contract rate	At contract rate		Y	Charge applies if cleaning is required throughout an event, or if area is left in an unsatisfactory condition requiring council to arrange cleaning	
Council staff callout for safety compliance issues	per callout	At cost + 25%	At cost + 25%		Y		
Events on council land - all locations - commercial operators. Includes use of Clarence Mountain Bike park	per event	\$300.00	\$300.00	0%	Y	Includes cost of one-off commercial use permit for the duration of the event. Events on sportsgrounds may incur additional charges	
Events on council land - all locations - not for profit	per event	\$150.00	\$150.00	0%	Y	Includes use of Clarence Mountain Bike Park. Fee for Not For Profit is set at 50% of commercial fee * NFP status may require verification * No charge for events with no entry fee * No charge for events that do not have a membership fee Events on sportsgrounds may incur additional charges	

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OPEN SPACE ACTIVITY HIRE continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Back to Index							
Carnivals/ Events (ex light charges) (continued)							
Events on council land - all locations - late application fee	per event	NEW FEE	\$50.00	NEW	Y		Processing an application late can affect the delivery of other scheduled work and could require overtime to complete
Annual permit for regular use of council parks and reserves throughout the calendar year. Includes use of Clarence Mountain Bike Park	per year	\$130.00	\$136.70	5%	Y	Permit fee only, excludes waste and/ or cleaning services. Permits apply per calendar year and will expire on 31 December. No pro-rata charge offered * No charge for Not For Profit (NFP status may require verification) * No charge for events with no entry fee * No charge for events that do not have a membership fee	
Sports Ground/ Council Land - Special Event, Match, Promotional/ State/ National/ International - Junior - excluding lights	per ground / section, per day or part thereof	\$527.35	\$535.00	1%	Y	Fee does not include lighting	
Sports Ground/ Council Land - Special Event, Match, Promotional/ State/ National/ International - Commercial/ Senior - excluding lights	per ground / section, per day or part thereof	\$1,054.40	\$1,070.00	1%	Y	Fee does not include lighting	
Keys							
Key Deposit	per key	\$60.00	\$60.00	0%	N	Deposit is forfeited if not returned within one month two weeks from end of season. GST applies only on forfeiture of deposit	
Electronic fob deposit	per fob	NEW FEE	\$60.00	NEW	N	For facilities with an electronic fob system. Deposit is forfeited if not returned by the following working day. GST applies only on forfeiture of deposits	Clarendon Vale Oval's new pavilion has been designed and built with an electronic fob system. Only seasonal lease holders will require a physical key in addition to the electronic fob
Lighting							
Lighting charges Additional to Ground Hire Charge (Rate applies for all winter season bookings effective from end of Daylight Saving period from 4.30 pm)							
Sportsgrounds with remote access lights	per hour per ground / section	\$15.00	\$15.00	0%	Y	Charge is for game time only unless additional time is requested by Club. 1/2 hr setup & 1/2 hr pack-up period at no charge (for games only)	
Sportsgrounds without remote access lights	per hour per ground / section	\$15.00	\$15.00	0%	Y	Charge is for game time only unless additional time is requested by Club. 1/2 hr setup & 1/2 hr pack-up period at no charge (for games only)	

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

WASTE & VEHICLE TOWING

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Mornington Waste Transfer Station Clarence Domestic Resident Users								
Any Resident vehicle under 4.9 tonne GVM								
Minimum Gate Fee		per visit	\$18.00	\$20.00	11%	Y		Increase required to maintain allowable like-for-like weight for minimum charge across waste categories with step up in waste levy (\$20 per tonne + CPI)
Recoverables		per tonne	\$108.90	\$217.60	100%	Y		Contracted rate adjusted for CPI/ Removal of CSO
Green Organic Waste		per tonne	\$108.90	\$217.60	100%	Y		Contracted rate adjusted for CPI/ Removal of CSO
General Waste		per tonne	\$208.88	\$245.84	18%	Y		Contracted rate adjusted for CPI + waste levy
Mixed Loads (General Waste & Other)		per tonne	\$208.88	\$245.84	18%	Y		Contracted rate adjusted for CPI + waste levy
Fees for non residential waste set by operator								
Waste Collection Call-Back								
Additional, or extra, waste collection outside normal kerbside collection schedule		per call-back	\$70.72	\$74.33	5%	Y		
Other								
Events (general waste, recycling & organics)		per bin	Full Cost Recovery	Full Cost Recovery		Y	Costs associated with supply & removal of bins and disposal of waste will be charged to event holders	
Vehicle Tow Away Fee								
Towing Abandoned Vehicle		per vehicle	Full Cost Recovery	Full Cost Recovery		Y		
Holding Fee for abandoned vehicles until collection or approval for disposal		per vehicle	Full Cost Recovery	Full Cost Recovery		Y	All costs incurred by council will be charged to vehicle owner	
Clean-up & other costs associated with abandoned vehicles (if applicable)		per occurrence	Direct cost recovery dependent on individual vehicle circumstances	Direct cost recovery dependent on individual vehicle circumstances		Y	All costs incurred by council will be charged to vehicle owner	
Admin & legal costs associated with abandoned vehicles		per hour	\$179.30	\$188.50	5%	Y		

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COUNCIL PROPERTIES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Commercial lease preparation fee, including signing and/or sealing fee	per lease	\$800.00	\$840.80	5%	Y	Includes application fee & request for document signing and/or sealing fee	
Commercial licence preparation fee, including signing and/or sealing fee	per licence	\$500.00	\$525.50	5%	Y	Includes application fee & request for document signing and/or sealing fee	
Commercial sub-lease preparation and consent fee, including signing and/or sealing fee	per sub-lease	\$800.00	\$840.80	5%	Y	Applies when sub-lease is prepared by council staff. Includes application fee & request for document signing and/or sealing fee	
Commercial sub-lease review and consent fee, including signing and/or sealing fee	per sub-lease review	\$500.00	\$525.50	5%	Y	Applies when sub-lease is prepared by third party. Includes application fee & request for document signing and/or sealing fee	
Variation of a commercial lease agreement (where requested by the lessee)	per lease	NEW FEE	\$300.00	NEW	Y	Applies when lessee has requested a change to the lease agreement. Includes request for document signing and/or sealing	Council receive many requests from Lessees to vary a Lease Agreement. This can take considerable time and it is appropriate that Council should charge for these amendments when requested by the Lessee
Non commercial lease preparation fee, including signing and/or sealing fee	per lease	\$300.00	\$315.30	5%	Y	Includes application fee & request for document signing and/or sealing fee	
Non commercial licence preparation fee, including signing and/or sealing fee	per licence	\$250.00	\$262.80	5%	Y	Includes application fee & request for document signing and/or sealing fee	
Non commercial sub-lease preparation and consent fee, including signing and/or sealing fee	per sub-lease	\$300.00	\$315.30	5%	Y	Applies when sub-lease is prepared by council staff. Includes application fee & request for document signing and/or sealing fee	
Non commercial sub-lease review and consent fee, including signing and/or sealing fee	per sub-lease review	\$250.00	\$262.80	5%	Y	Applies when sub-lease is prepared by a third party. Includes application fee & request for document signing and/or sealing fee	
Variation of a non-commercial lease agreement (where requested by the lessee)	per lease	NEW FEE	\$150.00	NEW	Y	Applies when lessee has requested a change to the lease agreement. Includes request for document signing and/or sealing	Council receive many requests from Lessees to vary a Lease Agreement. This can take considerable time and it is appropriate that Council should charge for these amendments when requested by the Lessee
Contract for sale preparation fee, including signing and/or sealing fee	per contract	\$800.00	\$840.80	5%	Y	Includes request for document signing and/or sealing fee	
Storage licence preparation fee, includes sealing and/or signing of document	per licence	\$100.00	\$175.00	75%	N Y	Includes request for document signing and/or sealing fee	As this fee also incorporates the 'document signing and/or sealing fee', it has been increased for 2025/26 to ensure the fee is higher than the signing/sealing fee. It was an administrative oversight that this fee was less than the document signing/sealing fee in 2024/25
Request for creation of easements on council land	per easement	\$800.00 + \$200.00 for each additional easement within that application	\$840.80 + \$210.20 for each additional easement within that application	5%	N Y		
Reinstatement of commercial lease agreements	per lease	NEW FEE	\$300.00	NEW	Y	Charge for a new lease to be prepared if lessee fails to negotiate a new lease in the Holding Over Period of 60 days.	Under all new Lease Agreements, Lessees are required to negotiate a new lease within 60 days of the Expiry Date. If a Lessee fails to do this, then the lease agreement is terminated. Any continuation of the Lease Agreement will then require a new lease to be prepared which is reflected in this charge
Reinstatement of non-commercial lease agreements	per lease	NEW FEE	\$150.00	NEW	Y	Charge for a new lease to be prepared if lessee fails to negotiate a new lease in the Holding Over Period of 60 days.	
Reinstatement of licence fee for non-payment of rent	per licence	\$250.00	\$262.80	5%	N Y		

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ROAD CLOSURE REQUESTS

ITEM	Back to Index	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Temporary Road Closure - Application Fee		per event	\$153.00	\$175.00	14%	N		City of Hobart fee is \$417 (non-refundable) they also have a late application fee for applications within 14 days of the proposed closure date
Road Closure - Statutory Advertising		per closure	Reimburse full cost of advertising	Reimburse full cost of advertising		Y		

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OCCUPATIONAL LICENCES

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Launch and landing fee		per flight	\$124.15	\$130.00	5%	Y	Applicable to drones, hot air balloons and helicopters Charged in addition to temporary occupation of public land. Separate assessment and application required	
Public land - annual rental for commercial activity - Use of footpath/ forecourt for outdoor dining		per m2	\$49.90	\$52.50	5%	N		
Public land - temporary occupation of public land		per application	\$304.30	\$319.90	5%	N	NB: Bonds may also apply. See Infrastructure Bonds. Used for commercial filming permits (additional cost for use of drones listed above)	

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PERMITS, INFRASTRUCTURE & INFRASTRUCTURE BONDS

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Permits & Occupation of Council Land							
Parking permit within council car park	per day per space/part space	\$20.65	\$25.00	21%	N	This is a temporary permit for building works, removal vans or other similar short-term access needs only	City of Hobart is \$31 per day or \$17 for half day
Skip bin permits in road reserve or on council land	per week	\$50.00	\$52.60	5%	N	NB: Bond charge also applies for commercial properties. See Infrastructure Bonds	
Permit for shipping containers/ other storage in road reserve or on council land	per week per m2	\$4.10	\$4.50	10%	N	Minimum charge \$40.20 \$52.00 (as per skip bins). NB: Bond charge also applies for commercial properties. See Infrastructure Bonds	Minimum charge should be the same as the skip bin permit
Permit for associated building site works occupation of council land	per week per m2	\$4.10	\$4.50	10%	N	Minimum charge \$153.75 \$160.00 . NB: Bond charge also applies. See Infrastructure Bonds.	Minimum charge increased by CPI
Surcharge for occupation of council land without prior approval	per application	\$270.30	\$284.10	5%	N	NB: Bond charge also applies. See Infrastructure Bonds	
Permits on council land including roads for crane/ concrete pump/ cherry picker etc.	per 4 hrs or part thereof	\$127.50	\$134.00	5%	N	NB: Bond charge also applies. See Infrastructure Bonds	
Infrastructure Protection Bonds - GST applies only on forfeiture of deposit							
Infrastructure protection bond administration fee	per bond	\$153.00	\$153.00	0%	N	This administration fee applies to all infrastructure protection bonds. NB: No charge if infrastructure condition report is provided (as per policy).	
Skip bin/ cranes/ cherry pickers/ concrete pumps /shipping container/ site office/ storage (commercial property) infrastructure protection bond	per bin	\$2,040.00	\$2,144.10	5%	N	Bond for skip bin/ shipping container/ site office/ storage, commercial buildings and additions and demolition/ removal works. Also includes bonds for large vehicles such as cranes, cherry pickers and concrete pumps	
Film production infrastructure protection bond	per event application	\$1,825.80	\$1,919.00	5%	N	Bond for occupation of council reserve, road or public carpark for activities associated with film production.	
Infrastructure Agreements							
Infrastructure Agreement establishment fee	per bond	\$367.65	\$386.40	5%	N		
Infrastructure Agreement administration fee	per amended bond	\$237.25	\$249.40	5%	N	Applies to extensions or alterations not specified in the original bond agreement	
Parking Sensor Replacement, Removal & Reinstatement							
Replacement and installation of parking sensors removed without council authorisation	per sensor	\$507.00	\$532.90	5%	Y	NB: This fee is additional to any penalties associated with unauthorised works on council roads Fee for replacement and reinstatement of sensors that have been damaged or lost in the process of works done by contractors/ service providers	
Removal of parking sensors by council prior to works commencing	per hour	\$188.10	\$197.70	5%	Y	Contractors/ service providers must apply to have parking sensors removed by council prior to commencing works	
Reinstatement of parking sensors by council at conclusion of works	per hour	\$188.10	\$197.70	5%	Y	Contractors/ service providers must apply to council for reinstatement of sensors upon completion of works	

Some users may be eligible to apply for waiving of fees. Please view policy and application form at:
<https://www.ccc.tas.gov.au/wp-content/uploads/2023/06/Grants-and-Sponsorship-Policy-2023.pdf>

* All fees and charges inclusive of GST where applicable



Clarence City Council List of Fees and Charges Effective from 1 July 2026

DOCUMENT FEES

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ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Council Documents ▶							
Copy of full council agenda or minutes		Free (as per Regulations)	Free (as per Regulations)		NA		
Copy of agenda report/ working papers	per page	\$0.50	\$0.50	0%	N		
Extract of council policy guide	per extract	\$11.00	\$11.00	0%	N		
Tender Document Printing							
Minor (\$100,000 or less)	per document	\$81.50	DELETE		Y		Tender documents are now provided electronically
Major (\$100,001 or more)	per document	\$271.60	DELETE		Y		
NB: Document Fees are not charged for digitally stored information that is provided electronically							

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

REPRODUCTION FEES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Building & Drainage Plans							
Building plans - class 1 & 10 (residential - house/ dwelling, shed or pool)	per request, per property	\$40.00	\$42.10	5%	N	This fee is an admin cost only and will be charged regardless of the quality of plans that are retrieved or if no plans are located. A further fee per page will be charged for any hard copy printing (refer to photocopying fees below)	
Building plans - class 2 to 9 (commercial property)	per page	\$80 search/ admin fee. Additional staff time charged at \$131.90 per hour. Additional pages charged at \$12.70 per page	\$84.10 search/ admin fee. Additional staff time charged at \$138.70 per hour. Additional pages charged at \$13.40 per page	5%	N	Search/ admin fee covers first hour and up to 10 pages. Fee for additional pages applies to digital and hard copies	
Drainage plans	each	No charge	No charge	0%	NA		
Rates Information							
Copy Rates Notices							
Notices issued between 2016/17 & 2023/24 2024/25	per rates notice	\$40.00	\$42.10	5%	N		
Notices issued between 2024/25 & 2025/26 & 2026/27	per rates notice	No charge	No charge		N		
Prior Year Rates Information							
Any information prior to 1998/99	per property, per year requested	\$131.90 per hour or part thereof	\$138.70 per hour or part thereof	5%	N	Fee applies per property and per financial year. Information requests for one property spanning two (or more) financial years will be treated as two (or more) separate requests for information. Fee applies regardless of whether any data is found, and regardless of the quality of that data	
Any Information between 1999/00 and 2019/20	per property	\$131.90 per hour or part thereof	\$138.70 per hour or part thereof	5%	N	Fee applies per property. Information requests spanning more than one financial year will be treated as a single inquiry	
Any Information between 2020/21 and 2025/26 2026/27	per property	\$40.00	\$42.10	5%	N	Fee applies per property. Information requests spanning more than one financial year will be invoiced as a single inquiry	
Digital Data							
Digital Data is subject to licencing and agreement on costs with delegation provided to the CEO for approval							
Photocopying & Printing							
Up to 10 Copies							
Single sided A4	per page	\$0.55	\$0.55	0%	Y		
Double sided A4	per page	\$0.65	\$0.65	0%	Y		
Single sided A3	per page	\$0.85	\$0.85	0%	Y		
Double sided A3	per page	\$1.15	\$1.15	0%	Y		
Single sided A2	per page	\$46.00	\$48.35	5%	Y		
Single sided A1	per page	\$69.00	\$72.55	5%	Y		
Single sided A0	per page	\$155.00	\$162.90	5%	Y		
10 or More Copies							
Single sided A4	per page	\$0.35	\$0.35	0%	Y		
Double sided A4	per page	\$0.55	\$0.55	0%	Y		
Single sided A3	per page	\$0.75	\$0.75	0%	Y		
Double sided A3	per page	\$0.95	\$1.00	5%	Y		

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

ADDITIONAL FEES

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
General							
Purchase and installation of directional/ name signage for business/ schools/ community organisations attached to a street signpost	per sign	\$216.25	\$227.30	5%	Y		
Electric Vehicle Charge Fee - Council owned 22kW EV charging station located at 38 Bligh Street, Rosny Park	cents per kWh	\$0.60	\$0.60	0%	Y		
Recovery and storage of abandoned objects	per object	\$45.50	\$47.90	5%	Y	Charge per abandoned object (for example shopping trolleys and election signage) under the Public Places By-law	
Referral fee for debts (non rates) referred for collection	each	Cost recovery of collection agency fee	Cost recovery of collection agency fee		N	Unpaid debtor accounts referred to an external collection agency may be subject to additional referral fees equal to collection agency fee	
Request for document signing and/ or sealing fee	per document	\$137.70	\$144.80	5%	N		
Legal document review fee incorporating signing and/or sealing fee	per hour or part thereof	\$275.00	\$289.10	5%	Y	1 hour minimum charge	
Legal document review fee (no signing or sealing required)	per hour or part thereof	\$140.00	\$147.10	5%	Y	1 hour minimum charge	
Work carried out at a persons request e.g. requests for research, processing for council (non planning) discretionary decisions; report and document preparation; provision of information and/ or copies/ extracts from council records etc.	per hour or part thereof	\$131.90	\$138.70	5%	Y	One hour minimum charge	
Section 132 & 337 Certificates (continued next page)							
Section 132 Certificate (fee set by statute)	per certificate	\$57.30	\$58.80	3%	N	Fee set by Land Information System Tasmania (the LIST)	Fee is determined by Treasury after March each year
Section 337 Certificate (fee set by statute)	per certificate	\$253.08	\$259.70	3%	N	Fee set by Land Information System Tasmania (the LIST)	Fee is determined by Treasury after March each year
Work carried out at a persons request e.g. requests for research, processing for council (non planning) discretionary decisions; report and document preparation; provision of information and/ or copies/ extracts from council records etc. including requests arising from Section 337 Certificates Excludes council rates information, for rates information fees refer to Rates Information fees	per hour or part thereof	\$131.90	\$138.70	5%	Y	One hour minimum charge	
Supplementary Information request arising from Section 337 Certificates regarding planning permits on adjacent properties	per hour or part thereof for each nominated property	\$131.90	\$138.70	5%	N	One hour minimum charge	

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ADDITIONAL FEES continued

ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Display Banners							
Installation of approved display banners, Rosny Bus Mall	per 4 weeks	\$1,020.00	\$1,072.00	5%	Y	6 single banner poles (total 6 flags)	
Installation of approved display banners, Bellerive Boardwalk	per 4 weeks	\$510.00	\$536.00	5%	Y	1 four banner pole (total 4 flags) (15-18 on map)	
Installation of approved display banners, Bellerive Village	per 4 weeks	\$2,244.00	\$2,358.50	5%	Y	9 single banner poles, 2 four banner poles (total 17 flags)	
Installation of approved display banners, full set across Rosny Bus Mall and Bellerive Village	per 4 weeks	\$2,856.00	\$3,001.70	5%	Y	15 single banner poles, 2 four banner poles (total 23 flags)	
Asset Management							
Permit for works in road/ road reservation	per week, per application	\$255.00	\$320.00	25%	N	Fee is charged per 7 days of works, or part thereof (no pro-rata). Fee includes 1 audit inspection. Permit not required for works carried out by authorised entities covered under separate legislation	Increase in line with the average of councils
Surcharge for works undertaken in road/ road reservation without a permit	per application	\$357.00	\$375.30	5%	N	A weekly fee for retrospective permit will be charged in addition to this fee where works are underway (see permit fee above)	
Build over easement request/ assessment fee	per request/ assessment	\$140.55	\$382.00	172%	N		Increase in line with the average of councils. Higher fees are required to deter building over easements and to protect council-owned infrastructure for example stormwater systems
Rates Valuation							
Property revaluation/ classification request resulting in a change to property value	per request	NEW FEE	\$130.00	New	N	On charge of OVG fees paid by council for property revaluation where council is not able to pass this cost on via a Planning or Building application. Applies to requests made by council on owners behalf or made direct to OVG by owner G40	Waiting on appropriate wording for fee description from SW—Fee moved to Strata Schemes, Subdivisions and Other Building Fees
Property revaluation/ classification request where OVG finds no grounds for property value change	per revaluation not justified	NEW FEE	\$75.00	New	N	On charge of OVG fees paid by council for property revaluation where council is not able to pass this cost on via a Planning or Building application. Applies to requests made by council on owners behalf or made direct to OVG by owner	More work between Finance and Planning needs to be done on this fee

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Clarence City Council List of Fees and Charges Effective from 1 July 2026

COUNCIL COMMUNITY BUS

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ITEM	Unit	2025-26 Fee*	Proposed 2026-27 Fee*	% Change	GST Applied	Additional Information	Staff Comments for Council
Per person	half day	\$4.00	\$5.00	25%	Y		Increase to match rising cost of fuel and bus maintenance
Per person	full day	\$7.00	\$10.00	43%	Y		Increase to match rising cost of fuel and bus maintenance

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7. RATES AND CHARGES FINANCIAL YEAR 2026/2027

EXECUTIVE SUMMARY

PURPOSE

To set rates and charges applying to properties within the City for financial year 2026/2027.

RELATION TO EXISTING POLICY/PLANS

Consistent with adopted Rates and Charges Policy 2026 and adopted Estimates for financial year 2026/2027.

LEGISLATIVE REQUIREMENTS

Complies with rating provisions of the *Local Government Act 1993*.

CONSULTATION

No issues to be addressed.

FINANCIAL IMPLICATIONS

The proposed resolutions give effect to the rating requirements inherent in Council's adopted Estimates for financial year 2026/2027 and are therefore critical to the on-going operations of Council.

RECOMMENDATION:

- A. That Council makes the following General Rate, Service Rates and Service Charges under the *Local Government Act, 1993*, the *Fire Service Act, 1979* and the *Waste and Resource Recovery Act 2022* for the financial year 1 July 2026 to 30 June 2027 in respect to land in the Municipal Area which is separately valued under the *Valuation of Land Act 2001*.

Definitions and Interpretation

1. Unless the context otherwise requires, in the following resolutions, words and expressions defined in the *Local Government Act 1993* have the same meanings as they have in that Act.

Unless the context otherwise requires, in the following resolutions, the following words and expressions have the meanings set out below.

“Act” means the *Local Government Act 1993*;

“Adjustment Factors” means the market-based figures provided to Council, between fresh valuations, by the OVG;

“Commercial Purposes” means land used or predominantly used for commercial purposes and includes all land coded “C” and non-used land, coded “V2” in the Valuation List;

“Conservation Protection Arrangements” means formal arrangements the owner of land in the Municipal Area has entered into for the preservation of flora or fauna or other recognised conservation values or purposes under the *Nature Conservation Act, 2002* or by formal arrangement with Council regarding that land;

“Council Stormwater System” means any infrastructure component of any Public Stormwater System operated and maintained by Council within the Municipal Area in accordance with the *Urban Drainage Act 2013* (Tas);

“CPR” means a plan registered at the register at the Central Plan Office, Hobart for the lodgement and registration of plans, and included in the Central Plan Register;

“Domestic Refuse” means any domestic refuse and other rubbish collected by Council’s normal refuse collection service from land in the Municipal Area and expressly excludes biohazardous waste, controlled waste, noxious refuse and trade waste;

“Fresh Valuation” means the revaluation of properties every six (6) years by the OVG;

“Industrial Purposes” means all land used or predominantly used for industrial purposes and includes all land coded “I” and non-used land, coded “V3” in the Valuation List;

“Locality Areas” means areas defined by those locality boundaries as published in the Locality and Postcode Areas Dataset as contained in the Tasmanian Spatial Data Directory on the Tasmanian Government LIST website;

“Mining or Quarrying Purposes” means all land used or predominately used for quarrying or mining and includes all land coded “Q” in the Valuation List;

“Municipal Area” means the Municipal Area of Clarence;

“Non-Used Land” means all land coded “V” in the Valuation List;

“OVG” means the Office of The Valuer General;

“Primary Production Purposes” means all land used or predominantly used for primary production and includes all land coded “L” in the Valuation List;

“Public Purposes” means all land used or predominantly used for public purposes and includes all land coded “P” in the Valuation List;

“Public Stormwater System” has the same meaning as *the Urban Drainage Act 2013* (Tas);

“Recreation Purposes” means all land used or predominantly used for recreation more particularly identified and confined within land coded “S0, S4” in the Valuation List.

“Refuse” means any Domestic Refuse, biohazardous waste, controlled waste, noxious refuse, trade waste and other rubbish, debris, litter, recyclable materials or any other similar materials, articles or things;

“Residential Dwelling Unit” means a building or part of a building used as a self-contained residence;

“Residential Purposes” means all land used or predominantly used for residential purposes and includes all land coded “R” in the Valuation List (excluding land use coded R7 – Short stay visitor accommodation);

“Short Stay Visitor Accommodation” means all land used or predominantly used for short stay visitor accommodation purposes and includes all land coded “R7 - Short stay visitor accommodation” in the Valuation List;

“Sporting Facility Purposes” means all land used and predominantly used for sporting facilities more particularly identified and confined within the land coded “S1, S2, S3, S5 or S6” in the Valuation List;

“Supplementary Valuation” means the revaluation of a property whenever there is a major change to a property;

“The Map” means the map attached to these resolutions and marked as schedule 1;

“Vacant Land” means all non-used land with land use code “V1, V4, V5, V5L or V9” in the Valuation list;

“Valuation List” means, in respect of the financial year, the valuation list, supplementary valuation list or particulars of adjustment factors last provided to the Council by the Valuer-General under Section 45 of the *Valuation of Land Act 2001*;

“Waste Levy” means the levy established in accordance with Part 3 of the Waste and Resource Recovery Act 2022 (Tas); and

“Waste Management Services” means refuse, recycling and/or green waste collection services provided by Council to land in the Municipal Area.

2. General Rate

2.1 Pursuant to Sections 90 and 91 of the Act, Council makes the following General Rate on all rateable land (excluding land which is exempt pursuant to the provisions of Section 87 within the Municipal Area) for the period commencing 1 July 2026 and ending 30 June 2027 which consists of two components as follows:

- (a) a rate of 0.17383380 cents in the dollar on the capital value of the land; and
- (b) a fixed charge of \$423.00.

2.2 That pursuant to Section 107 of the Act, the Council by absolute majority hereby varies the general rate component (at subparagraph 2.1(a) above) according to the use or predominant use of land to:

- (a) 0.50959148 cents in the dollar of capital value for land used or non-used land for commercial purposes;
- (b) 0.39540000 cents in the dollar of capital value for land used or non-used land for industrial purposes;
- (c) 0.50959148 cents in the dollar of capital value for land used for public purposes;
- (d) 0.39758630 cents in the dollar of capital value for land used for quarry and mining purposes;
- (e) 0.34766760 cents in the dollar of capital value for short stay visitor accommodation purposes;
- (f) 0.50959148 cents in the dollar of capital value for land used for sporting facilities purposes.

3. Services Rates and Charges

Pursuant to Sections 93, 94 and 95 of the Act, Council makes the following service rates and service charges on all rateable land within the Municipal Area (including land which is otherwise exempt from rates pursuant to Section 87 but excluding land owned by the Crown to which Council does not supply any of the following services) for the period commencing 1 July 2026 and ending 30 June 2027 as follows:

- 3.1 A service rate for stormwater removal on all lands which:
- (a) drains into a Council Stormwater System; or
 - (b) which does not drain into a Council Stormwater System, but where the nearest boundary of that land is within 30 metres of a Council Stormwater System which is designed to remove stormwater from adjacent land, and Council is satisfied that it is reasonable to make a connection from that land into the Council Stormwater System. A rate of 0.01957000 cents in the dollar on the capital value of the land. Pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of this rate in the sum of \$104.25.
- 3.2 That pursuant to Section 107 of the Act, Council varies the service rate for stormwater removal at sub-paragraph 3.1 above, but not the minimum amount (if applicable) for the financial year in relation to the following land within the Municipal Area according to the locality of the land and/or the use of the land to:
- (a) 0.04792450 cents in the dollar of capital value for land used for commercial purposes (excluding V2 – Vacant Commercial);
 - (b) 0.03317020 cents in the dollar of capital value for land used for industrial purposes (excluding V3 – Vacant Industrial);
 - (c) 0.04792450 cents in the dollar of capital value for land used for public purposes;
 - (d) 0.0391400 cents in the dollar of capital value for short stay visitor accommodation purposes;
 - (e) 0.04792450 cents in the dollar of capital value for land used for sporting facilities purposes;
 - (f) the Rate is varied by decreasing it by 0.01957000 cents to 0.00 cents in the dollar on the capital value of the land if:
 - i. the land is not located within an area coloured red on The Map; or

- ii. the land is not within a sewerage district, defined as at 30 June 2009, being the Clarence Limited Sewerage District, the Richmond Limited Sewerage District (together with land outside that District and which is within the Locality Areas described as Richmond, Dulcot and Grasstree Hill but excluding properties 353 and 391 Grasstree Hill Road) and the Cambridge Industrial Limited Sewerage District.
- 3.3 A service charge for Waste Management Services in respect of each Residential Dwelling Unit to which Council supplies or makes available a kerbside Domestic Refuse collection service utilising an 80L mobile refuse garbage bin, a 140L mobile recycling garbage bin and a 240L mobile green waste garbage bin of \$238.12.
- 3.4 That pursuant to Section 107 of the Act, Council varies the Waste Management Service Charge at sub-paragraph 3.3 as follows:
- (a) For each Residential Dwelling Unit to which Council supplies or makes available a Domestic Refuse kerbside collection utilising a 120 litre mobile refuse garbage bin the service charge is varied to \$290.51.
 - (b) For each Residential Dwelling Unit to which Council supplies or makes available a Domestic Refuse kerbside collection utilising a 240 litre mobile refuse garbage bin the service charge is varied to \$447.67.
 - (c) For each Residential Dwelling Unit to which Council supplies or makes available a mobile Domestic Refuse kerbside collection service where a 240 litre mobile recycling bin has been provided by Council the waste charge is varied by increasing the charge otherwise applicable by \$41.10.
 - (d) For each Residential Dwelling Unit to which Council supplies or makes available a mobile Domestic Refuse kerbside collection service where no 240 litre mobile green waste bin has been provided by Council the service charge is varied by decreasing the charge by \$75.81
 - e) Council determines additional bins may be made available to any rate payer in the municipality that Council supplies and makes available a mobile Domestic Refuse kerbside collection service. Bin costs for 2026/27 are as follows:
 - a. 80 litre refuse bin - \$104.77
 - b. 120 litre refuse bin - \$157.16
 - c. 240 litre refuse bin - \$314.32
 - d. 140 litre recycling bin - \$57.54
 - e. 240 litre recycling bin - \$98.64
 - f. 240 litre green waste bin - \$75.81

3.5 A service charge to offset the waste levy payable by Council to the State Government under the *Waste and Resource Recovery Act 2022* (waste levy – State Government Charge) as follows:

- A. 80 litre refuse bin - \$19.44
- B. 120 litre refuse bin - \$29.16
- C. 240 litre refuse bin - \$58.32

4. Fire Service Rate

Pursuant to Section 93A of the Act, Council makes the following service rates in respect of the Fire Service contributions it must collect under the *Fire Service Act 1979* for the rateable parcels of land within the Municipal Area as follows:

4.1 A Permanent Brigade Fire Service Rate of 0.04458000 cents in the dollar on the capital value of all lands within the Permanent Brigade Fire District (ES) shown on CPR 3332. Pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of this rate of \$52.00.

4.2 A Volunteer Brigade Fire Service Rate of 0.01225300 cents in the dollar on the capital value of all lands within the Cambridge, Seven Mile Beach, Lauderdale, Richmond and South Arm Fire Volunteer Brigade Rating Districts shown on CPRs 3307, 3361, 3339, 3356 and 3366 respectively. Pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of this rate of \$52.00.

4.3 A General Land Fire Service Rate of 0.01290000 cents in the dollar on the capital value of all lands which are not within the Permanent Brigade Fire District (E.S.) shown on CPR 3332 or the Cambridge, Seven Mile Beach, Lauderdale, Richmond, or South Arm Fire Volunteer Brigade Rating Districts shown on CPRs 3307, 3361, 3339, 3356 and 3366 respectively. Pursuant to Section 93(3) of the Act, Council sets a minimum amount payable in respect of this rate of \$52.00.

5. Maximum Percentage Increase

5.1 Pursuant to Section 88A of the Act, the Council by absolute majority sets a maximum percentage increase for all rates payable on any rateable land within the Municipal Area of 50% above the amount payable in respect of that rateable land in the 2025/2026 financial year, when subject to a fresh revaluation or adjustment factors, as provided by the OVG.

5.2 Pursuant to Section 88A(1)(b) of the Act, Council declares that the maximum percentage increase varies within the Municipal Area according to the following factors:

- (a) for all rateable land used, or predominantly used, for Residential Purposes (excluding land use code R7 – Short stay visitor accommodation) and is occupied as a principal dwelling by persons who are eligible pensioners within the meaning of the *Local Government (Rates and Charges Remissions) Act 1991*, the maximum percentage increase is varied to 10% but minimum amount of remission given is \$5.00;
- (b) for all rateable land used or predominantly used for Residential Purposes (excluding land use code R7 – Short stay visitor accommodation) and where the variation at sub-paragraph 5.2 (a) does not apply, the maximum percentage increase is varied to 20% but minimum amount of remission given is \$5.00;
- (c) for all rateable land which is used or predominantly used for Primary Production Purposes and where sub-paragraph 5.2 (a) does not apply, the maximum percentage increase is varied to 20% but minimum amount of remission given is \$5.00;
- (d) for all rateable land which is used or predominantly used for Commercial Purposes, Industrial Purposes, Public Purposes, Mining and Quarrying Purposes, Short stay visitor accommodation, Sporting Facilities or Recreation and where sub-paragraph 5.2 (a) does not apply, the maximum percentage increase is varied to 30% but minimum amount of remission given is \$5.00;
- (e) A parcel of rateable land will not qualify for the maximum increase cap set in 5.1 or sub-paragraphs 5.2 (a) to (d);
 - i if any increase in the value of a parcel of rateable land is the subject of a supplementary valuation pursuant to section 92 of the Act made after 1 July 2025, and is attributable to the undertaking of capital improvements, or the subdivision of land. Or a supplementary rate change is due to changes to waste management services provided to the property;
 - ii if any rates were not applied in full or at all in the 2025/2026 financial year for any reason to a parcel of rateable land including the exercise of any discretion or the grant of any remission/rebate;

- iii if the land use code which Council relies upon to rate a parcel of rateable land for the 2026/2027 year has altered from the land use code relied upon by the Council to rate the same parcel of rateable land in the 2025/2026 year;
- iv if the fire district for a parcel of rateable land which Council relies upon to impose the fire service rate pursuant to clause 4 varies from the fire district applicable to that same parcel of rateable land in the 2025/2026 year;
- v if the increase for all rates payable on a parcel of rateable land is above the amount payable in respect of that rateable land in the 2025/2026 financial year by reason of the operation of subparagraphs, 2.2 (a), 2.2 (b), 2.2 (e), 2.2 (f), 3.2 (d) and 3.2 (e).

6. Remissions

6.1 Pursuant to section 129(4) of the Act, Council by absolute majority grants a remission of all or part of any rates paid or payable by the following classes of ratepayers:

- (a) for the class of ratepayers liable to pay the General Rate who lease land from the Crown and upon which there is constructed a boat shed or jetty used for private purposes, Council grants a Remission of \$288.00;
- (b) in respect of the class of ratepayers where the rateable land is 20 hectares or greater in area and is wholly or partially zoned pursuant to the Tasmanian Planning Scheme – Clarence Local Provisions Schedule, as Agriculture, Rural Living, Landscape Conservation or Rural, Council grants the following Remissions in respect of component (a) of the General Rate, (as per clause 2.1):

Land Size	Proportional Remission of component (a) of the General Rate
20 - 50 Hectares	10%
50 - 80 Hectares	20%
Above 80 Hectares	30%

6.2 For all rateable land used or predominantly used by ratepayers who are eligible pensioners within the meaning of the *Local Government (Rates and Charges Remissions) Act 1991 in line with the State Revenue Office, Department of Treasury and Finance Pensioner Rates Remission Guidelines for Councils*, a remission of 1.70% applies to all rates excluding any fire service rate.

6.3 That based on an application submitted to Council pursuant to Section 129(1) of the Act, Council grants a remission of the General Rate of \$5.00 per hectare where land that is subject to the conservation protection arrangement, with a minimum of \$50.00 applying a maximum remission of \$500.00 applying.

6.4 The amount of the minimum stormwater service rate (if applicable) is remitted in respect of all properties to which subparagraph 3.2(f) above applies.

7. Separate Land

For the purposes of these resolutions the rates and charges shall apply to each parcel of land which is shown as being separately valued in the Valuation List prepared under the *Valuation of Land Act 2001*.

8. Adjusted Values

For the purposes of each of these resolutions any reference to the capital value of land includes a reference to that value as adjusted pursuant to Sections 89 and 89A of the Act, except where these resolutions otherwise provide.

9. Instalments

Pursuant to Section 124 of the Act Council decides that Rates and Charges can be paid by four (4) instalment in accordance with the following payment schedule:

First instalment due 3 August 2026

Second instalment due 30 October 2026

Third instalment due 29 January 2027

Fourth instalment due 30 April 2027

9.1 Where rates are not paid by instalments, the date of payment is 3 August 2026.

10. Late Payments

That in accordance with Section 128 of the Act, and subject to the application of Council's relevant policies, Council decides as follows:

10.1 If any rate or instalment is not paid by the due date daily interest applies to the unpaid amount for the period during which it is unpaid from and including the day after it fell due.

10.2 Interest shall not apply to any rate or instalment that is not paid by the due date where:

(a) the ratepayer adheres to regular payments through Council's direct debit system and the total rates are paid in full by 30 June 2027.

10.3 The amount of the interest is the maximum prescribed percentage under Section 128 of the Act, being 10.65% per annum.

10.4 A penalty of 5% (minimum penalty charge \$5) will be applied on the unpaid instalment or part thereof that remains outstanding 15 days after the instalment due date, except:

- (a) Where the ratepayer has adhered to an approved payment arrangement plan; or
- (b) Where the ratepayer adheres to regular payments through Council's direct debit system.

NB: A Decision on this Item requires an Absolute Majority of Council.

ASSOCIATED REPORT

1. BACKGROUND

The purpose of this report is to consider Rates and Charges for financial year 2026/2027, variations to rates and charges for financial year 2026/2027 and the fixing of maximum percentage increases and the remission of rates and charges for financial year 2026/2027.

2. REPORT IN DETAIL

2.1. The recommendations associated with this report give effect to the rating implications of the Estimates adopted by Council at its Meeting of 15 June 2026. They are consistent with Council's adopted Rates and Charges Policy 2026.

2.2. Reflecting the adopted Estimates, after growth and allowing for the effect of State Government charges, the total rate requirement increased by 4.96%, however because of municipal property valuations and some changes to rating methodology and remissions the impact on individual ratepayers will vary.

Fire Service Levy

2.3. Council's Fire Service Contribution, which is a State Government charge payable directly to the Tasmania Fire Service, has increased by 3.4% in nominal terms. Within this overall average, the urban area has increased by 3.6%, the district areas (including, for example, Richmond, Cambridge, Seven Mile Beach, and South Arm) have increased by 3.2%, and the rural area by 0.7%. This distribution of increases has been determined by the State Fire Commission and Council has no discretion over its implementation.

2.4. Waste Levy

The Tasmanian Government introduced a Waste Levy in 2022/2023 that Council must collect on their behalf. The Levy is based on Council's refuse tonnage, a cost of \$70.56 per tonne which Council has estimated to be \$653,000 for the 2026/2027 financial year. This is a significant increase on last year's cost per tonne due to the State Government increasing the Levy by approximately another \$20 plus CPI per tonne in 2026/2027. The Waste Levy charges for 2026/2027 are \$19.44 for 80L, \$29.16 for 120L and \$58.32 for 240L bin sizes.

Variation of Rates – Differential Rates

2.5. In 2007/2008 Council chose to introduce differential rating. Differential rating allows Councils to address strategic objectives for funding, provides flexibility for local rating issues, as well as property fluctuations that are caused by revaluations. Differential rating supports fairness, capacity to pay and effectiveness. Council therefore supports further variation of rates as a means of providing flexibility and equity in the rating system moving forward, noting that the various rate categories of properties (land use codes) are exposed to differing market conditions.

2.6. It is important to note that applying a differential rate will not affect the total amount of revenue Council collects in rates, however by applying, for example, a higher differential rate than previously, will have a redistributive effect on the total rates burden.

- 2.7.** Council does not propose to extend differential rating in 2026/27, however, previously in 2024/2025 Council extended its differential rating to land use codes Sporting Facilities (S1, S2, S3, S5 or S6) in the OVG's Valuation List. These land use codes were moved from the residential rate in the dollar to recognise that properties within these codes are also not residential in nature. This adjustment was being phased in over three (3) years and 2026/2027 is the final year of moving these properties to a level that is the same to the rate in the dollar applied to properties in the Land Use code C – Commercial properties. Implementing this change over a number of years allowed a gradual rate increase, to help rate payers to manage the financial implications this change in rate apportionment will bring.
- 2.8.** Apart from above, rate variations are consistent with past policy and include variations to both the General Rate and the Stormwater Rate. The waste charge is again varied on a “component” basis under which properties are charged at a more granular level according to the level of service provided. This was introduced in financial year 2014/2015 in line with the implementation of the green waste bin service and provision of the opportunity for property owners to request multiple and various sized bins.

Fixed Charge

- 2.9.** The application of a fixed charge recognises that all rateable properties should make a fixed contribution to the cost of the council's operations and services. The application of a fixed charge reduces the rates that are raised based on the property values. In accordance with the Act, the total revenue raised from the fixed charge must not exceed an amount equal to 50% of the Council's General Rate in each rating year.
- 2.10.** Council considers collecting 20% of its General Rate through the fixed charge to be the most fair and equitable sharing of the general rate burden. In past years council has used the fixed charge to help smooth rate movements across the municipality due to extreme property revaluations, but as 2026/2027 is not subject to revaluation, Council has chosen a fixed charge of \$423.00 which will represent 20% of the General Rate raised in 2026/2027.

Rate Caps

2.11. The recommendation proposes continuation of the range of rate caps to various property classes previously applied by Council. Rates caps are applicable during an OVG Fresh Valuation or Adjustment Factor year. The mechanism under the Act is that a single cap must be set and may then be varied. The single cap is set at 50% and variations are applied from there. The variations are consistent with those applied in prior years and are noted as follows per land use code:

• Vacant Land	50%
• Commercial	30%
• Industrial	30%
• Public	30%
• Mining and Quarrying	30%
• Sporting Facilities	30%
• Recreation	30%
• Short Stay Visitor Accommodation (R7)	30%
• Residential (excluding R7)	20%
• Primary Production	20%
• Pensioners (excluding R7)	10%

2.12. In 2026, Council was due to receive fresh valuations from the OVG. There have been significant delays in receiving these updated values and Council has been advised that the new values will not be proclaimed until August 2026. Therefore, council must rate for 2026/2027 based on the latest valuations we have, which are the valuations proclaimed in 2019 but adjusted in 2024 for the OVG Adjustment Factors.

2.13. In 2026/2027 there are no revaluation rebates. In 2025/2026 the total revaluation rebate applied was in the order of \$3,636.00.

2.14. Sub-paragraph 5.2 (e) of the Recommendation outlines exemptions when rates capping does not apply. Current exemptions relate to those properties subject to the increasing Sporting Facilities rate in the dollar, and those properties that no longer qualify for a not-for-profit General Rate exemption.

Remissions

- 2.15.** Council's Pensioner Remission per the Rates and Charges Policy 2026 is consistent with the past year.
- 2.16.** Council's Rural Remission has been reduced by 10% for each land size in 2026 per Council's Rates and Charges Policy 2026.
- 2.17.** Other remissions, apart from the Boat shed remission, are also consistent with current policy and recent rating decisions. Due to the increase of the fixed charge for the General Rate from \$410.00 to \$423.00, the Boat Shed remission has been increased by \$13.00 from \$275.00 to \$288.00.

3. CONSULTATION**3.1. Community Consultation**

Nil.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

Media releases and community advice will be provided to update the community on the Estimates, capital program and other relevant issues arising from the budget process which was adopted at this Council meeting. Once the Rating resolution 2026/2027 has been adopted those properties subject to the amended rural remission, will be notified of these changes.

Council's Annual Plan, also listed for consideration on this Agenda, will provide the community with detail of Council's programs for the coming year, with performance against the plan to be reported within each quarterly report.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

Consistent with Council's adopted Rates and Charges Policy 2026 and the adopted Estimates for financial year 2026/2027.

5. EXTERNAL IMPACTS

Nil.

6. RISK AND LEGAL IMPLICATIONS

Any amendments to the resolution have been independently legally reviewed to ensure they comply with the *Local Government Act 1993* (Tas.), the *Waste and Resource Recovery Act 2022* (Tas.) and the *Fire Service Act 1979* (Tas.). The rate resolution provides the legal authority to levy the rates as detailed in the Council's adopted Estimates for 2026/2027.

7. FINANCIAL IMPLICATIONS

The recommended resolutions give effect to the rating requirements inherent in Council's adopted Estimates for the 2026/2027 financial year and are therefore critical to the ongoing operations of Council. If sufficient revenue is not raised by rates, the Council's capital and operational programs delivering the level of service expected by the community cannot be funded.

8. ANY OTHER UNIQUE ISSUES

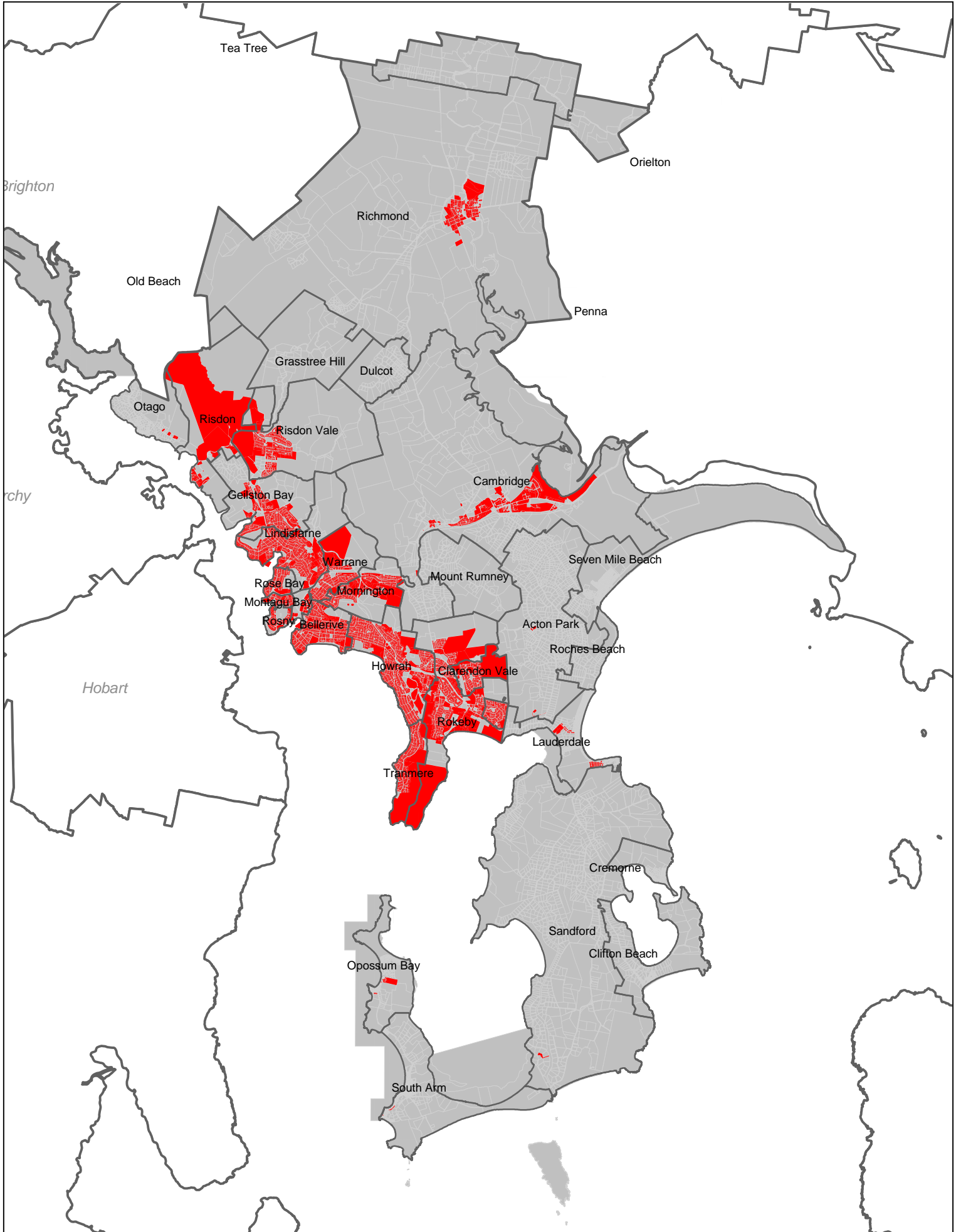
Nil.

9. CONCLUSION

The recommendations give effect to Council's rating requirement for financial year 2026/2027 and associated rating policies including variations of rates and rate remissions.

Attachments: 1. The Map - Schedule 1 (1)

Ian Nelson
CHIEF EXECUTIVE OFFICER



8. ANNUAL PLAN 2026-2027**EXECUTIVE SUMMARY****PURPOSE**

To approve the Annual Plan for the 2026-27 financial year.

RELATION TO EXISTING POLICY/PLANS

Consistent with Council's adopted Strategic Plan 2025-2035 and recommended Estimates.

LEGISLATIVE REQUIREMENTS

Section 71 of the *Local Government Act 1993* requires Council to prepare and adopt an annual plan for each financial year.

CONSULTATION

No issues to be addressed.

FINANCIAL IMPLICATIONS

There are no direct financial implications, however, the draft Annual Plan reflects the Estimates recommended to Council for approval, for financial year 2026-27.

RECOMMENDATION:

That the Annual Plan for financial year 2026-27 included as Attachment 1 to the associated report be approved.

ASSOCIATED REPORT**1. BACKGROUND**

- 1.1.** Council's Estimates, Capital Expenditure Program, and list of fees and charges for financial year 2026/27 are recommended to Council for approval at its meeting of 15 June 2026.
- 1.2.** In addition to its annual Estimates, Council is required to adopt an Annual Plan for each financial year.

2. REPORT IN DETAIL

- 2.1. The draft Annual Plan (**Attachment 1**) outlines how council will deliver the new Strategic Plan 2025-35 and reflects the work we have prioritised for this period.
- 2.2. The draft Annual Plan ties budgeted activity back to the Strategic Plan Focus Areas and related strategic outcomes. This format acknowledges the interconnected nature of the Strategic Plan 2025-35 and that annual priority actions may contribute to more than one strategic outcome.
- 2.3. For the first time, the draft Annual Plan also includes council role descriptors. The council role descriptors are designed to easily explain the various ways council works to achieve the strategic outcomes contained in the Strategic Plan.
- 2.4. The Annual Plan is consistent with the key initiatives and policies determined by Council through its development of the annual Estimates.
- 2.5. Where appropriate, the Annual Plan reflects Council's adopted Long Term Financial Management Plan and Asset Management Plans.

3. CONSULTATION

3.1. Community Consultation

No consultation has been undertaken.

3.2. State/Local Government Protocol

Nil.

3.3. Other

Nil.

3.4. Further Community Consultation

The annual Estimates and Annual Plan, once approved, will be communicated to the community via council's website and through other means.

4. STRATEGIC PLAN/POLICY IMPLICATIONS

The Local Government Act requires the Annual Plan to be consistent with the Strategic Plan. This is reflected in the content of the Annual Plan.

5. EXTERNAL IMPACTS

No issues to be addressed.

6. RISK AND LEGAL IMPLICATIONS

There are no issues to be addressed beyond meeting the statutory obligation to adopt an Annual Plan.

7. FINANCIAL IMPLICATIONS

There are no direct financial implications, however, the draft Annual Plan reflects the Estimates recommended to Council for approval, for financial year 2026-27.

8. ANY OTHER UNIQUE ISSUES

No issues to be addressed.

9. CONCLUSION

Council is required to adopt an Annual Plan each year which is consistent with its Strategic Plan. The Annual Plan outlines a range of initiatives and policy decisions established in the recommended Estimates for financial year 2026-27, reflecting the continued growth throughout the city, and the need for critical renewal works.

Attachments: 1. Annual Plan 2026-27 (Provided under separate cover)

Ian Nelson
CHIEF EXECUTIVE OFFICER