



Draft Annual Community Plan 2026/27 and Draft Long Term Financial Plan 2026–2036

Community Consultation

Welcome by Mayor Keith Parkes





The Alexandrina Council and its communities acknowledge the Ngarrindjeri, Peramangk and Kurna people as the traditional custodians of the lands and waters of our Council District.

Customised artwork created by Australian First Nations Artist, Gabriel Stengle (Kurna, Narungga, Ngarrindjeri)
Artwork commissioned by the Libraries Board of South Australia.



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Agenda



1. Council's Draft Annual Community Plan 2026/27

- Economic Context (current challenges)
- Response by Council
- Proposed Rate Adjustment & Back Pocket Impact Modelling
- Proposed Projects (operating, capital renewal and new)
- Continuous Improvement Priorities

2. Draft Long Term Financial Plan 2026–2036

- Borrowing Levels & Savings
- Financial Modelling (4.9%, 4.5% and 4%)
- Council's Response to ESCOSA Review

3. Questions / Feedback

Council Team Members will
note questions asked this
evening.





Draft Annual Community Plan 2026/27

Financial Restraint, Sustainability
and Future Readiness

Economic Context

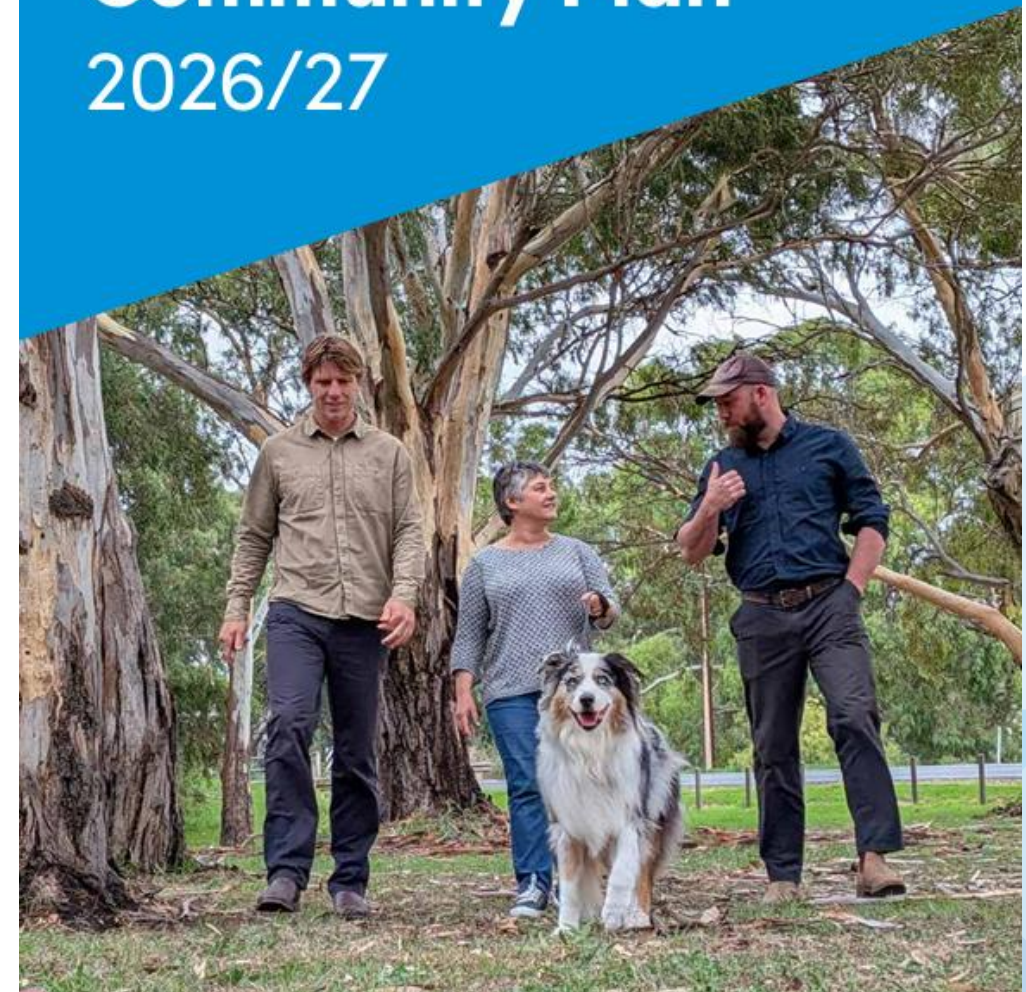
Current Challenges

- Global economic uncertainty
- Inflationary pressures:
 - Interest rates
 - Housing
 - Utilities
 - Travel
 - Infrastructure
 - General services

Alexandrina Council



Draft Annual Community Plan 2026/27



Adelaide March Quarter CPI

- Adelaide March CPI is **4.9%** (high inflation)
- This level of inflation is putting pressure on:
 - Our community (housing, food, fuel, travel, interest rates, utilities etc. and less discretionary spending)
 - Our Businesses (rent, fuel, interest rates, transport, utilities etc. and reduced cashflow due to reduced sales)
 - Our Council (cost of services, fuel, interest rates, asset renewal costs – roads, footpaths, waste management etc.)

Council's Response

- Financial restraint and consolidation in 2026/27
- Council is focused on:
 - Keeping downward pressure on rates
 - Lowering expenditure
 - Reducing borrowing
 - Maintaining essential services
 - Supporting long-term financial sustainability

Long-Term Financial Sustainability?

- What is Long-Term Financial Sustainability?
 - Predictable rate adjustments (year on year)
 - Maintaining services at current levels
 - Renewing assets on time and to a predetermined standard
 - Achieving a breakeven / surplus operating position to responsibly manage and paydown debt
- Council must ensure the organisation is financially sustainable long-term, by carefully managing revenue and expenditure to achieve the above.

Proposed Rate Adjustment

Long-Term Financial Plan (LTFP)

Original planned increase:

- Adelaide March Quarter CPI + 0.85% sustainability factor
- $4.9\% + 0.85\% = \mathbf{5.75\% \text{ total increase}}$ (current LTFP)

Proposed 2026/27 Adjustment

- Sustainability factor of 0.85% removed
- Rates proposed to increase by **4.5%** (1.25% below LTFP and 0.4% below CPI)

Rate adjustment below CPI (4.5% Vs 4.9%)

- Adjusting annual rates below CPI is a significant decision for Council, as it will adversely impact long-term financial sustainability, given that operating and capital costs are likely to increase in line with CPI.
- To mitigate this impact, Council must reduce expenditure in 2026/27 and identify further cost savings in future years.

Back Pocket Impact Modelling

			1
	2025/26 Capital Value	Average increase in capital value	2026/27 Capital Value
Residential	494,000	11.32%	550,000
	629,000	11.32%	700,000
	898,000	11.32%	1,000,000
Primary Production	949,000	5.38%	1,000,000
	1,423,000	5.38%	1,500,000
	1,898,000	5.38%	2,000,000

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%
Residential	550,000	2,067
	700,000	2,505
	1,000,000	3,382
Primary Production	1,000,000	2,885
	1,500,000	4,098
	2,000,000	5,310

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%
Residential	550,000	2,067	\$104
	700,000	2,505	\$126
	1,000,000	3,382	\$173
Primary Production	1,000,000	2,885	\$17
	1,500,000	4,098	\$16
	2,000,000	5,310	\$13

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3	4
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%	2026/27 estimated rates @ 4.5%
Residential	550,000	2,067	\$104	2,060
	700,000	2,505	\$126	2,496
	1,000,000	3,382	\$173	3,369
Primary Production	1,000,000	2,885	\$17	2,874
	1,500,000	4,098	\$16	4,081
	2,000,000	5,310	\$13	5,288

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3	4	5
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%	2026/27 estimated rates @ 4.5%	Year on Year Back pocket impact @ 4.5%
Residential	550,000	2,067	\$104	2,060	\$97
	700,000	2,505	\$126	2,496	\$117
	1,000,000	3,382	\$173	3,369	\$160
Primary Production	1,000,000	2,885	\$17	2,874	\$6
	1,500,000	4,098	\$16	4,081	\$0
	2,000,000	5,310	\$13	5,288	\$(9)

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3	4	5	6
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%	2026/27 estimated rates @ 4.5%	Year on Year Back pocket impact @ 4.5%	2026/27 estimated rates @ 4.0%
Residential	550,000	2,067	\$104	2,060	\$97	2,051
	700,000	2,505	\$126	2,496	\$117	2,484
	1,000,000	3,382	\$173	3,369	\$160	3,352
Primary Production	1,000,000	2,885	\$17	2,874	\$6	2,860
	1,500,000	4,098	\$16	4,081	\$0	4,060
	2,000,000	5,310	\$13	5,288	\$(9)	5,260

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3	4	5	6	7
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%	2026/27 estimated rates @ 4.5%	Year on Year Back pocket impact @ 4.5%	2026/27 estimated rates @ 4.0%	Year on Year Back pocket impact @ 4.0%
Residential	550,000	2,067	\$104	2,060	\$97	2,051	\$88
	700,000	2,505	\$126	2,496	\$117	2,484	\$105
	1,000,000	3,382	\$173	3,369	\$160	3,352	\$143
Primary Production	1,000,000	2,885	\$17	2,874	\$6	2,860	\$(8)
	1,500,000	4,098	\$16	4,081	\$0	4,060	\$(21)
	2,000,000	5,310	\$13	5,288	\$(9)	5,260	\$(37)

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Back Pocket Impact Modelling

	1	2	3	4	5	6	7
	2026/27 Capital Value	2026/27 estimated rates @ 4.9%	Year on Year Back pocket impact @ 4.9%	2026/27 estimated rates @ 4.5%	Year on Year Back pocket impact @ 4.5%	2026/27 estimated rates @ 4.0%	Year on Year Back pocket impact @ 4.0%
Residential	550,000	2,067	\$104	2,060	\$97	2,051	\$88
	700,000	2,505	\$126	2,496	\$117	2,484	\$105
	1,000,000	3,382	\$173	3,369	\$160	3,352	\$143
Primary Production	1,000,000	2,885	\$17	2,874	\$6	2,860	\$(8)
	1,500,000	4,098	\$16	4,081	\$0	4,060	\$(21)
	2,000,000	5,310	\$13	5,288	\$(9)	5,260	\$(37)

**Note: These figures represent an average estimate of expected back pocket impact based on the valuation data available 11 May 2026. Final valuations and impacts will be calculated prior to the adoption of the Annual Community Plan.*

Key Message

- Lower rate adjustment supports businesses and community during a period of economic pressure
- The proposed 4.5% rate adjustment will require reduced expenditure in 2026/27 and in future years to offset the impact (0.4% below CPI) and to ensure long term financial sustainability of Council.

Operating Projects

Budget Reduction

Reduced from:

- **\$500,000 → \$210,000**

Priority Projects Funded

- Roadside Vegetation Management Data Collection (\$100k)
- Alexandrina Wastewater Infrastructure Plan (\$100k)
- Community-led Tree Planting Program (\$10k)

Outcomes

- Improved vegetation management planning
- Support for future wastewater growth
- Environmental and community benefits

Minor Capital Renewal

Budget Reduction

Reduced from:

- **\$500,000 → \$246,000**

Priority Projects

- Replacement of fuel pods at Goolwa & Strathalbyn Depot (\$146k)
- Information technology & cyber security upgrades (\$100k)

Benefits

- Improved fuel security and fleet efficiency
- Enhanced operational efficiency in fuel management
- Stronger protection of Council data

Capital Renewal & New Projects

2026/27 Capital Program

Total investment:

- **\$34.8 million** (includes \$7.641 million in grant funding)

Program Changes

Reduced by:

- **\$5 million** (compared to forecast budget)

Critical Projects Still Funded

- Middleton stormwater project (\$2.015 million)
- Ashbourne stormwater project (\$1.335 million)
- Priority roads, footpaths and buildings

Continuous Improvement Priorities

Key Initiatives

- 30-Year Alexandrina Wastewater Infrastructure Plan
- Staff Resourcing Plan aligned with growth
- Continued Service Reviews (community survey to inform priorities)

Objectives

- Future readiness
- Organisational efficiency
- Effective service delivery
- Planning for future residential growth





Draft Long Term Financial Plan

2026-2036

LTFP Highlights

Future Rates

- Inline with Adelaide March Quarter CPI + 0.5% sustainability

Forecast Borrowings

- Current LTFP \$49.0 million in borrowings
- Revised forecast \$42.3 million in borrowings

Debt Reduction

- Borrowings reduced by \$6.7 million by 30 June 2027

Alexandrina
2040

Liveable. Green. Connected.



Our plan to thrive
Draft Long Term
Financial Plan
2026-2036



Interest Cost Reduction

Financial Benefits

Interest offset from financial restraint measures:

- **\$226,000 in 2026/27**

Ongoing annual offset:

- **Approx. \$250,000 per year**

Long-Term Outcome

Supports proactive roadside vegetation maintenance

Financial Modelling (4.9%, 4.5% and 4%)

'000s	Jun-27	Jun-28	Jun-29	Jun-30	Jun-31	Jun-32	Jun-33	Jun-34	Jun-35	Jun-36
Option 1 Rate Increase 4.9%										
Operating Position	- 475	393	544	1,693	2,470	3,998	5,248	7,009	8,275	10,048
Borrowings	42,195	41,974	41,089	39,543	36,845	31,875	27,237	18,601	8,228	-
Option 2 Rate Increase 4.5%										
Operating Position	- 730	110	234	1,353	2,096	3,589	4,803	6,550	7,865	9,663
Borrowings	42,354	42,402	41,814	40,594	38,256	33,679	29,472	21,278	11,298	42
Option 3 Rate Increase 4.0%										
Operating Position	- 1,022	- 208	- 113	976	1,685	3,142	4,318	6,038	7,412	9,221
Borrowings	42,727	43,108	42,880	42,050	40,138	36,002	32,314	24,648	15,138	4,762

Draft LTFP - Key Financial Outcomes

Council's Financial Strategy

- Maintain downward pressure on rates
- Reduce borrowing
- Control expenditure
- Protect essential services
- Invest strategically for future growth

Major Reductions

- Operating projects reduced
- Minor capital projects reduced
- Capital expenditure reduced by \$5 million

Debt Position

- Debt forecast reduced by **\$6.7M** in 2026/27 compared to the current LTFP



Council's Response to the Essential Services Commission of SA Review

February 2025 Report

Response to ESCOSA Review

Key improvements between the previous Long-Term Financial Plan 2024–2034 (as reviewed by ESCOSA) and the proposed Long-Term Financial Plan 2026–2036:

- **Rate Adjustments** – The above-CPI rate adjustment has been reduced from 12% over four years to 1.85% over the same period, without detrimentally impacting Council's operating position.
- **Staff labour budgets** – Staff labour budgets have been reduced by \$4 million over the life of the Long-Term Financial Plan.
- **Asset renewal budgets** – The asset renewal budget has increased by \$65.5 million over the life of the Plan, ensuring existing assets are renewed in a timely manner.
- **New asset budgets** – Expenditure on new assets has been reduced by \$10.1 million over the life of the Plan.
- **Forecast borrowing** – Forecast peak borrowings have been reduced from \$54 million to \$42.3 million, easing pressure from interest costs and strengthening Council's financial capacity.



Draft 2026/27 Annual Community Plan

Conclusion

Summary

The Draft Annual Community Plan 2026/27:

- Responds to economic uncertainty responsibly
- Limits rates increase to 4.5%
- Focuses spending on critical priorities
- Reduces debt and interest costs
- Maintains essential community services
- Supports long-term sustainability and growth



Closing Statement

Council remains committed to:

- Protecting ratepayers
- Reducing costs
- Lowering debt
- Maintaining financial sustainability

Questions and feedback



Consultation Now Open

The **Draft Annual Community Plan 2026/27** and **Draft Long Term Financial Plan 2026-2036** is now available for public input.

We encourage you to review the Plan, share your thoughts, and be part of the journey.

Share
your
view



How to submit feedback

Community consultation will be open
until **Sunday, 14 June 2026, 5pm.**



Complete a submission
on Council's website at
[mysay.alexandrina.sa.gov.au](https://mysay.alexandrina.sa.gov.au/acp2026-27)
/acp2026-27



Email responses can
be sent to
alex@alexandrina.sa.gov.au
*(with subject heading 'Draft
Annual Community Plan')*



Written responses can
be sent to
Alexandrina Council
PO Box 21
Goolwa SA 5214



Thank you