

2026 - 2027 Annual Business Plan Summary



Mount Barker District Council is pleased to present our Annual Business Plan and Budget for 2026/27.

This document outlines the projects, services and priorities Council will deliver during the 2026/27 financial year, together with the adopted budget and Long Term Financial Plan that support their delivery.

Community feedback played an important role in shaping the final Annual Business Plan and Budget. During consultation, residents highlighted the importance of fair investment across the district, moving from planning to delivery, ensuring infrastructure keeps pace with growth, improving transparency, maintaining financial responsibility and delivering value for money.

In response, the adopted budget maintains a strong focus on investing in essential infrastructure, roads, shared paths, township renewal, community services, environmental initiatives, open space and recreation, asset maintenance and renewal, and major intergenerational projects including the City Centre Project, Summit Precinct and Laratinga Water Recovery Plant.

A general rate increase of 4.9%, aligned with CPI, has been adopted for existing ratepayers. The Long Term Financial Plan has been updated to reflect current economic conditions including higher construction costs, fuel prices, interest rates and inflation, while ensuring Council remains financially sustainable and able to deliver the infrastructure and services our growing community expects.

RATES

Rates are Council’s main source of revenue. Council has determined to raise differential rates based on the use of the land and locality of the land. Land use is recognised by other State taxing agencies and is easily identified and understood by our communities. It is therefore considered the most appropriate method for applying different rates by the majority of Councils. Currently the general differential rates are applied on the basis of category of land use with the exception of properties within the category of residential land use in the planning zones of Productive Rural Landscape Zone and Rural Zone.

VALUATION

Council will continue to use the Capital Value determined by the Office of the Valuer- General as the basis for valuing land within the Council area.

MINIMUM RATE

For 2026 - 2027 Council has set a minimum amount payable by the way of general rates of \$1,214.

SEPARATE RATES

Council applies separate rates on land within areas of the region for the purpose of funding or securing development related activity that is, or is intended to be of particular benefit to the land, the occupiers of the land or visitors to that area. These include separate rates intended to fund: transport, wastewater, recreation and sports infrastructure within new developments. They provide security for Council, the community and developers to address the impact of significant development growth in the area.

REGIONAL LANDSCAPE (RL) LEVY

The RL Levy is a State Government levy which Council is required to collect on behalf of the State Government. The Levy is based on the capital value of your property and is shown as a separate charge on your Rate Notice.

SERVICE CHARGES

Council provides various prescribed services. Service charges are levied in accordance with the Local Government Act 1999.

Wastewater

- CWMS Service Charge \$792 per property
- Sewer Service Charge \$876 per property

Council will continue to provide a rebate to ratepayers connected to the existing sewer system in Brukung to be \$50.

Kerbside Waste Collection

- 2 bin service - Waste and recycling \$267 per property.
- 3 bin service - Waste, recycling and green waste \$320 per property.
- Properties leased from Council - Any 2 bins \$267 per property.

HARDSHIP

Ratepayers experiencing financial hardship may seek confidential assistance from Council’s rates team.

Postponement of Rates

Ratepayers who hold a State Seniors card are able to apply to Council to postpone payment of rates in excess of \$500 on their principal place of residence.

MEADOWS NON-POTABLE WATER SERVICE CHARGE

\$523 for each connected assessment (outside of the growth areas) as per a long-standing historical arrangement.

MEADOWS RECYCLED WATER SERVICE CHARGE

\$76 per allotment will be charged on some land within the township of Meadows plus a variable (metered) charge of \$3.59 per kilolitre (KL) of usage to be issued half yearly by tax invoice.

REBATES

Council provides both mandatory and discretionary rebates pursuant to the Act. Council may grant a rebate of rates, up to 100% to eligible ratepayers.

RATE CAPPING

A Rate Cap is to apply to eligible residential ratepayers’ principal place of residence to protect individuals against increased rates brought by substantially increased property valuations. Council will apply a rate cap to Residential 1, Residential 2 and Primary Production properties affected by increases. Rate capping is available to eligible ratepayers for increases in general rates 4% for pensioners and 12.5% for all ratepayers. Conditions apply. Applications to be made by 31 October 2026.

RATE IN THE DOLLAR: THE GENERAL DIFFERENTIAL RATES DECLARED FOR 2026 - 2027:

1. All residential land within the Productive Rural Landscape Zone and Rural Zone:			
0.259809 cents in the dollar			
2. All other land within the Council area according to its land use as follows:			
Residential (Category (a))	Industry (Category (e) and (f))	Other (Category (i))	
0.288677 cents in the dollar	0.288677 cents in the dollar	0.288677 cents in the dollar	
Commercial (Category (b),(c) and (d))	Vacant Land (Category (h))	Primary Production (Category (g))	
0.288677 cents in the dollar	0.288677 cents in the dollar	0.242489 cents in the dollar	

RATING STRATEGY

Mount Barker District Council is operating in an environment where inflation has increased to 4.9% (Adelaide March 2026 CPI). This increase means higher costs for wages, construction, insurance, energy and service delivery.

The 2026–2027 Annual Business Plan and Budget includes a General Rate increase of 4.9% for existing ratepayers, aligned with Adelaide CPI, together with an additional 3.66% in revenue generated through development growth. Ongoing inflationary pressures are expected to continue influencing both operational and capital expenditure as the district grows and demand for infrastructure and services increases.

Council is committed to disciplined financial management, efficiency initiatives and long-term planning to manage these rising costs while maintaining service quality. This includes service prioritisation, lifecycle asset management, responsible use of debt and general rate smoothing to help moderate year-to-year impacts on ratepayers and reduce cost pressures on residents.

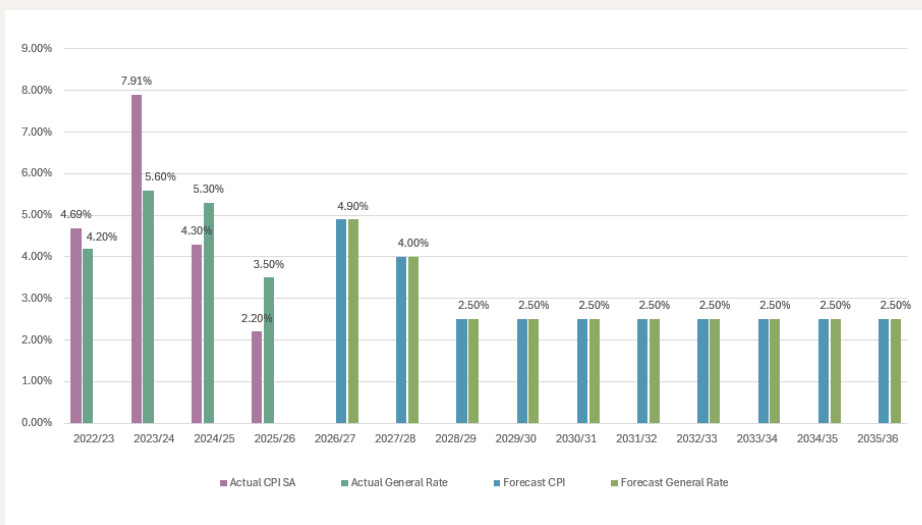
RATE SETTING 2026 - 2027

To keep general rate increases broadly aligned with CPI, we must actively:

- manage cost increases
- prioritise services based on available budget
- take a long term approach to asset renewal planning
- ensure growth related costs are appropriately funded

This disciplined approach will help keep costs manageable for ratepayers and maintain Council's financial sustainability.

Council has kept general rate increases broadly aligned with CPI for existing ratepayers for the 2026 – 2027 ABP and Budget and this is projected to continue through the ten years of the LTFP as below.



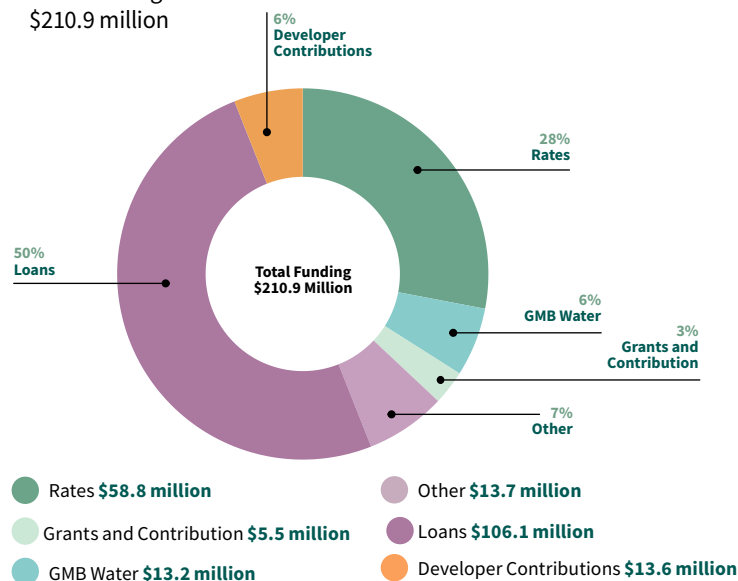
All Information in this publication is a summary.

Please visit mountbarker.sa.gov.au for more information about the Annual Business Plan.

Contact Council on 8391 7200 or email council@mountbarker.sa.gov.au

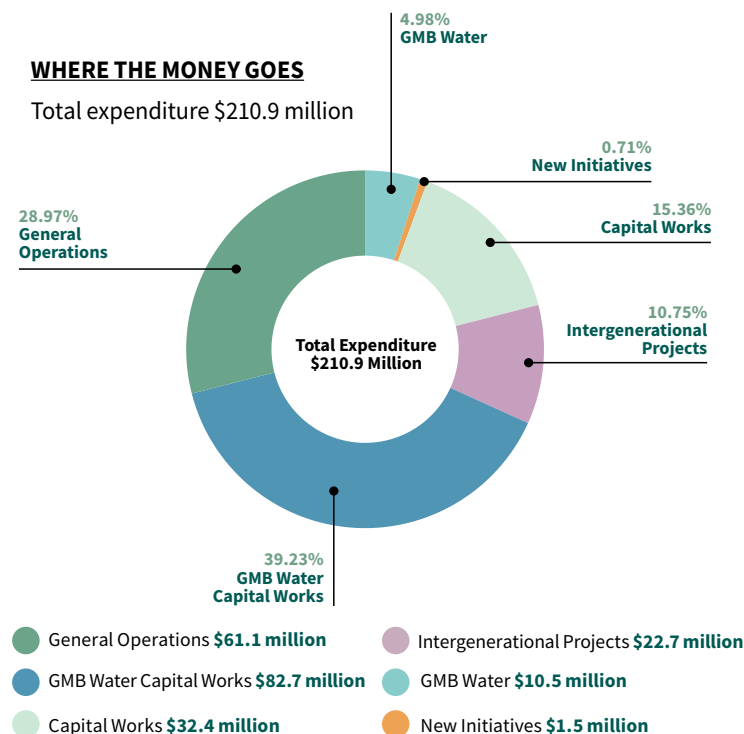
WHERE THE MONEY COMES FROM

Total funding
\$210.9 million



WHERE THE MONEY GOES

Total expenditure \$210.9 million



Where Your Rates Go How \$100 is Spent

	Maintenance and Operations \$38.44
	Planning, Strategic and Economic Development \$16.52
	Administration and Governance \$9.62
	Health and Public Safety \$8.92
	Engineering, Planning and Capital Delivery \$7.42
	Library \$7.24
	Community Buildings and Recreational Facilities \$6.72
	Community Development \$4.84
	Tourism and Tourist Park \$0.29

70%

Progress of council service delivery objectives as of the end of the third quarter of 2025 - 2026