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Contact number for meeting venue:

8384 0614

25 June 2021

## NOTICE OF MEETING

NOTICE IS HEREBY GIVEN in accordance with Section 83 of the *Local Government Act 1999* that a **Special Council meeting** of the City of Onkaparinga will be held on **Tuesday 29 June 2021 at 6.30pm** at the Council Chamber at the Civic Centre, Ramsay Place, Noarlunga Centre for the purpose of considering the items included on the attached agenda.

We recognise that the land on which we meet has considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna.

Scott Ashby  
Chief Executive Officer

Disclaimer: Please note that the contents of the Council Agendas have yet to be considered by Council and recommendations contained herein may be altered or changed by the Council in the process of formally making decisions of Council.

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# AGENDA

## Special Council Meeting 29 June 2021

VENUE:	Council Chamber Civic Centre, Ramsay Place, Noarlunga Centre
TIME:	6.30pm
APOLOGIES:	Nil
LEAVE OF ABSENCE:	Nil

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### Pledge

We recognise this City's considerable natural and cultural heritage, including thousands of years of traditional ownership by Kaurna, and the more recent contribution from people either born here or who have migrated here. As we meet together, we build on this heritage by respecting and listening to each other, thinking clearly, being receptive to new ideas, speaking honestly, and deciding wisely for the current and future well-being of those we serve.

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## 1. Opening of meeting

## 2. Reports of officers

### 2.1 2021–22 Adoption of Annual Business Plan, Budget, Valuations and Declaration of Rates

#### Report contact

Jade Bird, Manager Financial Services  
Ynys Onsman, Manager Strategy and Sustainability  
8384 0580

#### Approving officer

Chris White, Director Corporate

#### Meeting

Special Council

#### Date

29 June 2021

## 1. Purpose

This report contains the final Annual Business Plan 2021–22 for adoption, including the final budget and rating policy for 2021–22. The report also includes the 2021–22 valuations for adoption and proposed rates for declaration.

## 2. Recommendations

**That Council, in exercise of the powers contained in Chapters 8, 9 and 10 of the *Local Government Act 1999* (the Act), and in respect of the financial year ending 30 June 2021 and in the following order:**

### 1. Adopt the Annual Business Plan

- in accordance with Section 123 of the *Local Government Act 1999* (the Act) and Regulation 6 of the Local Government (Financial Management) Regulations 2011 (the Financial Management Regulations), having considered all submissions and any new or revised information in the possession of the Council that is relevant to the material contained in the draft annual business plan in accordance with Section 123(6) of the Act, that Council adopts the City of Onkaparinga Annual Business Plan as per attachment 1.
- the Chief Executive Officer be authorised to make any necessary changes to the text of the Annual Business Plan document prior to formal publication.

### 2. Adopt the budget

**Council adopts the budget for 2021–22, as detailed in appendices 1 to 7 to the Annual Business Plan and as laid before Council at this meeting as required by Section 123 of the *Local Government Act 1999* and Regulation 7 of the *Local Government (Financial Management) Regulations 2011* be adopted, involving:**

- total estimated operating expenditure of \$183.4 million

- total estimated operating income from sources other than rates of \$38.5 million
- total amount required to be raised from rates of \$140.4 million
- total estimated capital expenditure of \$50.3 million
- total estimated capital income of \$8.6 million.

### **3. Revision of the budget**

Council notes that the budget will be reviewed in accordance with regulation 9 of the *Local Government (Financial Management) Regulations 2011* effective of the periods ended:

- 30 September 2021
- 31 December 2021
- 31 March 2022
- 30 June 2022 (as part of our end of financial year processes).

### **4. Adopt the valuation**

Pursuant to section 167(2)(a) of the Act, the most recent valuations of the Valuer-General available to Council of the capital value of land within Council's area totalling \$XX,XXX,XXX,XXX be adopted for rating purposes at the date of preparation of the relevant report. Minor adjustments to the valuation total may need to be made to reflect changes between preparation of the relevant Council report and the date of the meeting where the valuations are adopted. The total valuations as at 28 June 2021 will be provided as an update to this Council report ahead of the meeting on 29 June 2021.

### **5. Declaration of the general rates**

Having considered and taken into account the general principles of rating contained in Section 150 of the *Local Government Act 1999* and, in accordance with Section 153(2) of the *Local Government Act 1999*, issues of consistency and comparability across council areas in the imposition of rates on various sectors of the business and wider community, Council determines that in exercise of the powers contained in sections 152(1)(c), 153(1)(b) and 156(1)(a) of the Act, it is appropriate to declare differential general rates for the 2021-22 year on all rateable land in the area of Council based on the following two components:

- One being a fixed charge of \$705.00
- The other being a differential general rate based on the capital value of the land varying according to land use in accordance with Regulation 14 of the Local Government (General) Regulations 2013 as follows:
  - i. 0.233107 cents in the dollar on rateable land of category (a)(Residential) use
  - ii. 0.402894 cents in the dollar on rateable land of categories of (b), (c), (d), (Commercial - Shop, Commercial - Office and Commercial - Other respectively) and (e) and (f) (Industry - Light and Industry - Other respectively) uses
  - iii. 0.274545 cents in the dollar on rateable land of category (g) (Primary Production) use

- iv. 0.331781 cents in the dollar on rateable land of category (h) (Vacant Land) use and
  - v. 0.254877 cents in the dollar on rateable land of category (i) (Other) use
  - Pursuant to section 153(3) of the Act Council will not fix a maximum increase in the general rate to be charged on any rateable land that constitutes the principal place of residence of a principal ratepayer.
    - i. Pursuant to section 166(1)(l)(i) & (ii) of the Act and to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to a change to the structure of the Council's rates and/or rapid changes in valuations, Council will grant a rebate of general rates to the principal ratepayer of land which has a land use of category (a) (Residential), in the monetary amount equivalent to the difference between the rates payable in respect of the land for 2021-22 and the rates payable in respect of the land for 2020-21 plus 10 per cent (excluding any other concession or relief granted in respect of the land) except that this rebate will not apply where the land has had significant capital improvements (regardless of when the improvements occurred); or
    - ii. a change to the land use since 1 July 2020 or
    - iii. a change in ownership of the rateable property since 1 July 2019
- 6. Declaration of separate rates – Regional Landscape levies**
- In exercise of the powers contained in section 69 of the *Landscape South Australia Act 2019* and section 154(1) of Act, in order to reimburse Council the amount contributed to the Regional Landscape Boards, Council declares a separate rate upon the capital value of rateable land as follows:
- 0.009179 cents in the dollar on all rateable land in the council's area of the Hills and Fleurieu landscape management region
  - 0.009179 cents in the dollar on all rateable land in the council's area of the Green Adelaide landscape management region
- 7. Services charges**
- a) That pursuant to section 155 (2) of the *Local Government Act 1999* and Regulation 12 of the *Local Government (General) Regulations 2013*, the Council imposes the following annual service charges on all land (rateable and non-rateable) to which it provides or makes available the CWMS prescribed service of collection, disposal and treatment of waste based on the CWMS Property Units Code:
    - an annual service charge of \$999.51 per unit on each occupied allotment
    - an annual service charge of \$999.51 per unit on each vacant allotment
  - b) That pursuant to Section 166(1)(m)(ii) of the *Local Government Act 1999* for the year ended 30 June 2022 the Council grants a discretionary rebate of the service charge for the collection, disposal and treatment of waste on all land to which the service charge applies in the amount of \$207.51 per unit.

**8. Payment pursuant to the provisions of section 181 of the Act Council resolves that the above rates and charges, which have been imposed for the financial year ending 30 June 2022 will fall due in four equal or approximately equal instalments on the following days:**

- **1 September 2021**
- **1 December 2021**
- **1 March 2022**
- **1 June 2022.**

**9. That pursuant to section 44 of the Act Council delegate authority to the Chief Executive Officer to alter any due date where it is necessary to ensure compliance with section 181(7) of the Act.**

### 3. Executive summary

This report contains the draft Annual Business Plan 2021–22 for adoption, including the draft budget and draft rating policy for 2021–22. The report also includes the 2020–21 valuations for adoption and proposed rates for declaration.

The final operating budget for 2021–22 includes \$178,878,828 operating income (which includes \$140,433,062 of rates revenue including Regional Landscape Levy), \$183,416,491 operating expenditure, resulting in an operating deficit of \$4,537,663.

The final 2021–22 capital budget includes \$8,582,794 capital income and \$50,330,946 capital expenditure for renewal, new & significant upgrades and major projects.

The budgeted debt position at 30 June 2022 is \$116,630,280, which is in line with the Long Term Financial Plan.

### 4. Background

Community Plan 2030	<p><b>people:</b> connected, engaged, active, healthy</p> <p><b>place:</b> green, inviting, accessible, liveable</p> <p><b>prosperity:</b> economically strong, environmentally thriving</p> <p><b>performance:</b> accountable, efficient, inclusive, sustainable</p> <p>The draft Annual Business Plan supports our decision making to ensure we direct our resources towards those actions that will help us progress towards our vision of a strong and vibrant city. This is currently across the three themes of people, place and prosperity.</p>
Policy and/or relevant legislation	<p>Under section 123 of the <i>Local Government Act 1999</i> (the Act), a Council must have an Annual Business Plan and budget for each financial year which includes a summary of the council's long-term objectives, an outline of the objectives, activities and performance measures for the financial year, assessment of financial requirements of the council for both the financial year and long-term plan, and the rates structure and policies.</p> <p>The Act also specifies the public consultation requirements that must occur prior to adoption. The Annual Business Plan and budget must be adopted by council after 31 May and before 31 August.</p>

Who did we talk to/who will we be talking to

We have worked with the community, Elected Members and administration to prepare the draft Plan, as well as referring to feedback received during the development of the LTFP. The draft Plan has been out for community engagement for the required 21 days. Feedback from the community engagement process was presented to Council for their consideration on 15 June 2021.

## 5. Discussion

Adoption of the Annual Business Plan (ABP), Budget, Valuations and Declaration of the rates is required to generate the 2021–22 annual rating income.

At the Special Council meeting of 4 May 2021 Council approved the draft Budget 2021–22 that included a general rate increase in line with CPI, plus growth, for inclusion in the plan. Council also approved the draft Rating policy for 2021–22 for community engagement purposes.

At the Council meeting of 18 May 2021 Council approved the draft ABP 2021–22 for community engagement purposes. The legislated 21 day community engagement commenced on 21 May 2021 and ended on 10 June 2021. 40 submissions were received, which were themed and presented to Elected Members for consideration at the Council meeting of 15 June 2021, allowing time for consideration of whether the submissions warranted changes to the ABP as part of its finalisation. Given the majority of the submissions were in favour of a particular budget item (funding toward Knox Park), and that other comments related to single issues or were outside the scope of the engagement, no updates were made on account of this feedback. A full evaluation of the engagement approach can be found at Attachment 2. Once adopted, the evaluation summary will be made available to community via the dedicated Your Say page for the ABP and Budget.

An update to the draft 2021-22 budget was also presented at the meeting of 15 June 2021, which noted updates to the operating position, capital budget, reserve adjustments and borrowings. These updates were approved by Council and have been incorporated into the final budget.

The final operating budget for 2021–22 includes \$178,878,828 operating income (which includes \$140,433,062 of rates revenue including Regional Landscape Levy), \$183,416,491 operating expenditure, resulting in an operating deficit of \$4,537,663.

The final 2021–22 capital budget includes \$8,582,794 capital income and \$50,330,946 capital expenditure for renewal, new & significant upgrades and major projects.

The budgeted debt position at 30 June 2022 is \$116,630,280, which is in line with the Long Term Financial Plan.

The draft Rating Policy for 2021–22 was also considered at the meeting of 15 June 2021 and Council approved its inclusion in the final Annual Business Plan (appendix 8). No changes were made to the Rating Policy following the community engagement.

This report presents the final 2021-22 Annual Business Plan including the Rating Policy and budgeted financial statements for adoption, as per Attachment 1.

Council must adopt the valuations for 2021–22 for land within its area for rating purposes after declaring the Annual Business Plan and budget for 2021–22. Valuations for the City of Onkaparinga are determined by the Valuer General in accordance with the *Local Government Act 1999*. In relation to the adoption of valuations, the most recent valuations available to Council at the time of adoption (28 June 2021) govern the rates for the 2021–22 financial year.

Differential general rates, separate rates (Regional Landscape Levy) and service charges (CWMS) including the setting of the fixed charge component are declared on all rateable land within the area of the City of Onkaparinga. These declarations are based on the use of land and is to be declared after Council have adopted the Annual Business Plan, Budget and Valuations for 2021–22.

Any changes made within the budget, including those made by the Chief Executive Officer, will be presented back to Council during the quarterly budget reviews.

Each year we seek external legal advice on the suitability and compliance of our adoption process and recommendations. The recommendations included within this report have been reviewed by Norman Waterhouse to ensure compliance with the Act.

## 6. Financial implications

### Financial summary

This report sets the baseline budget for 2021-22, with all future reports referring to financial impacts against this budget.

## 7. Risk and opportunity management

Risk	
Identify	Mitigation
Reputation/community expectation	<p>We have aligned the 2021-22 Annual Business Plan and budget to principles developed on feedback received from prior community engagements on the Long Term Financial Plan and current year budget. In addition, a 21-day community engagement occurred in from 21 May – 10 June 2021, with community feedback presented to Council for consideration on 15 June 2021.</p> <p>In addition, the Valuer-General's valuation movements will result in increased rates notices for some individual ratepayers. Ratepayers who have experienced valuation increases will receive information about the impacts of these and how to contact the Valuer-General if they have concerns about their valuation. Council have adopted a rate modelling structure that responds to the impact of the valuation increases for the community, noting that some ratepayers will still experience an increase in their rates.</p>
Financial/business sustainability	<p>We continue to employ a strategic approach to our financial planning that takes into account the current economic environment, our financial position, our long term financial sustainability, the impacts on the organisation both internally and externally, and the impact to the community.</p>
Compliance/legal	<p>The final ABP and budget meets our legislated requirements under the Act as noted above. The process is managed in accordance with our Financial Planning Timetable.</p>



Risk	
Identify	Mitigation
Service delivery	The final ABP and budget is based on the current range of services and projects to continue to be delivered to meet community needs and expectation.

Opportunity	
Identify	Maximising the opportunity
Consideration of financial sustainability	The 2021-22 budget is aligned to the principles underpinning the LTFP, which helps guide decision making in the context of long term financial sustainability.

## 8. Timelines and deadlines

Rate notices must be served a minimum of 30 days prior to the due date under Section 181(7) of the Act. Should we encounter delays (e.g. unexpected equipment or system failures) and there is any possibility we may not meet the 30 day requirement for the due date of 1 September 2020 the resolutions include delegation for the Chief Executive Officer to have the authority to amend the due dates should the need arise.

## 9. Next steps

Following the adoption of the budget, rates will be generated and rate notices distributed along with the Annual Business Plan summary to ratepayers before the end of July.

## 10. Attachments

Attachment 1 – Annual Business Plan 2021–22 (116 pages)

Attachment 2 – Engagement Evaluation Report (22 pages)

– END OF REPORT –







## KAURNA ACKNOWLEDGEMENT

**We acknowledge the Kurna Nation and its people as the traditional owners and custodians of the land in the area now known as the City of Onkaparinga.**

We recognise that this local living culture has developed over tens of thousands of years and that in today's contemporary context, Kurna and other Aboriginal people are actively engaged in community life and bring their rich cultural heritage to the strong, vibrant communities we strive for.

We remember Kurna people's spiritual relationship with country when we make decisions about our region and that the protection of places of importance to Kurna culture has an impact on the wellbeing and prosperity of Kurna and other Aboriginal people.

We recognise our leadership responsibility to Aboriginal and non-Aboriginal communities, local businesses, and service agencies by actively engaging in a shared journey towards reconciliation.

Our delivery of projects, programs and services each year are important to fulfil this acknowledgment through real action to continually improve how we incorporate Kurna perspectives in everything we do.



## FROM THE MAYOR

**Welcome to our Annual Business Plan and Budget 2021–22. This plan outlines what council will do over the next 12 months, and how we will fund it.**

Our city is home to 173,000 residents and ratepayers, more than 9000 businesses and attracts one million visitors each year. We're lucky enough to boast beautiful beaches, world-famous vineyards, delightful rural areas and much more.

It's a fabulous part of South Australia, with lots to look after. Our job is to effectively meet the needs of our community now, and ensure we have sound strategies in place to ensure ongoing community wellbeing, economic and environmental sustainability, and quality infrastructure and services for our growing region.

Developing an Annual Business Plan and Budget requires us to make hard decisions. We don't take these decisions lightly and we don't do it in a bubble.

We consider how we'll respond to challenges and opportunities our city faces, listen carefully to our diverse communities, plan how we'll deliver what's valuable and important, and make absolutely sure your rates are spent responsibly.

This year, I'm proud to let you know that our 2021–22 Annual Business Plan and Budget is the first step in implementing the Long Term Financial Plan which guides decision-making to maintain long term financial sustainability.

We listened to our residents and worked hard to adopt a financial plan that directly reflects how and where they believe their rates should be spent.

This is important, because the Long Term Financial Plan will see the City of Onkaparinga eliminate its operating deficit over four years, transitioning to a balanced budget.

The plan also sets future rate increases to align with CPI, with any decision to increase rates beyond that level requiring consultation with the community about exactly how that additional money would be spent.

Annual Business Plans, by their nature, are detailed documents, so my door is always open if you have questions about the projects and services that are important to you. I can't wait to get cracking and working with you towards a better future in this amazing place we call home.

Erin Thompson  
**Mayor**

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## OUR PLAN

**The Annual Business Plan and Budget 2021–22 will help us continue to build and nurture strong, vibrant communities in the City of Onkaparinga.**

This year, we will deliver the services our communities value, along with key projects which create or renew infrastructure to ensure our city remains a great place to live.

This will be achieved by adhering to the guiding principles set in our Long Term Financial Plan, which will see us return to a balanced budget within four years while reducing debt, keeping rates reasonable and continually improving how we deliver our services.

In a year when our city needs support to recover from the impacts of COVID-19 – be they social or economic – it's more important than ever that we take an approach that is both responsible and revitalising.

We are also proud to start a new phase of our journey toward including the knowledge of our First Nations stakeholders in our decision making.

The Annual Business Plan and Budget 2021–22 includes:

- the challenges and opportunities of our operating environment
- our long term objectives, expressed as outcomes in the Community Plan 2030
- our key activities for 2021–22 aligned to the Community Plan 2030, including on-going services, programs and projects
- how we measure and monitor our progress
- the financial requirements of council, including our operating expenditure.

# ANNUAL BUSINESS PLAN AND BUDGET 2021-22 SNAPSHOT

Our Annual Business Plan and Budget 2021–22 sets out what we will deliver in the next financial year, and how it will be funded.

Our Community Plan 2030 defines our vision for the city that our communities want to see now, and in the future. To make it a reality, our investment decisions are guided by our Long Term Financial Plan, Strategic Asset Management Plan and Strategic Action Plans. We will use this year's budget to deliver programs, services and projects across the city. The Annual Business Plan and Budget provides this detail.

Our commitments are reflected in the 16 guiding principles in the Long Term Financial Plan, including the following key directions:

## RATES AT CPI

Costs indexed in line with Consumer Price Index (CPI) to maintain existing services

## PROJECTS AND MAINTENANCE

Focus on upgrades and extensions to existing infrastructure over new major projects



## DEBT MANAGEMENT

Reduce our debt and return to a balanced budget within four years

## EFFECTIVE SERVICE DELIVERY

Deliver current community services, improving the way we work to ensure value for money

## WHAT WE WILL DELIVER IN 2021–22

PEOPLE		PLACE	
<b>Support</b> improved Kaurna engagement by establishing the First Nations People Advisory Group		<b>Progress</b> the Wearing Street Precinct at Port Noarlunga and the Witton Bluff Base Trail	<b>Deliver</b> four road safety projects
<b>Partner</b> with the Roger Rasheed Foundation to activate the Morton Road Sports and Community Hub	<b>Deliver</b> library services to provide literacy and learning opportunities including access to technology	<b>Invest</b> in the new Aldinga Payinthe College indoor recreation and sporting facilities	
<b>Launch</b> our new Onkaparinga Grants program to bring community ideas to life	<b>Deliver</b> essential support programs to assist vulnerable people in our communities	<b>Construct</b> a new multi-use sports building at the Port Noarlunga Sports Complex	<b>Maintain</b> 1953ha of open space area and 242 playgrounds



# THIS YEAR'S BUDGET IS \$205 MILLION

## WHERE DOES THE MONEY COME FROM?

Our budget comes from council rates, state and federal grants and a range of other sources. See page 51 for details

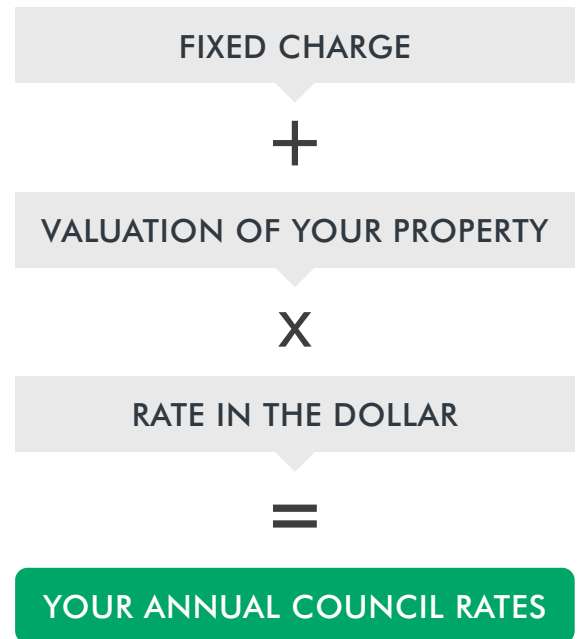
## HOW IS THE BUDGET SPENT?

We prioritise services, projects and programs across 33 delivery areas. See page 52 for full details

## HOW ARE RATES CALCULATED?

There is a formula we use to calculate council rates for households and businesses each year. See page 65 for details

## HOW WE CALCULATE THE RATES FOR YOUR PROPERTY



PROSPERITY		PERFORMANCE	
<b>Support the launch</b> of the multi-million dollar SRWRA Material Recovery Facility to ensure southern councils can process recyclables		<b>Introduce</b> a 'web chat' service to increase the options for people to seek information about council services	<b>Implement</b> council's new Long Term Financial Plan and debt reduction strategy to ensure sustainable financial management
<b>Implement</b> the Main Road, McLaren Vale Action Plan and Beach Road, Christies Beach Tourism Vision and Action Plan	<b>Continue</b> delivering our Go South Go Local campaign to support local business and the local economy	<b>Implement</b> our new Cyber Security Action Plan to safeguard the organisation and ensure business continuity	<b>Improve</b> customer service through delivery of OneCouncil technology
<b>Drive</b> a strategic approach to the management of Aldinga Washpool	<b>Develop</b> a Climate Change Action Plan to set direction on our climate change response	<b>Implement</b> the Engagement Improvement Program to better connect with our residents	



## WHAT WE DO



We manage  
**1953ha**  
of open space



**1552km**  
of roads  
1365km sealed  
142km unsealed  
45km dust sealed



**220,000**  
enquiries



We have  
**31km**  
of coastline

We collect  
**135,000kg**  
of general waste per day

We maintain  
**242**  
playgrounds





We have 9  
Community  
Centres  
(includes Neporendi),  
2 Positive Ageing  
Centres and  
3 Youth Centres

We have  
**1285km**  
of paths



**158,215**  
people  
participated  
in activities  
at our centres  
during 2020

In 2020  
there were  
**616,131**  
library visits



**50,356**  
people  
participated in  
585 community  
engagements  
in 2020



In 2020  
**118,596 people**  
attended 8 events delivered  
by our events team

## OUR DIRECTION

**Our direction is set by understanding the challenges and opportunities facing our city, listening to our communities' voices, and aligning our actions to the vision set out in our Community Plan 2030 and other guiding plans.**



### CHALLENGES AND OPPORTUNITIES

To effectively plan for the year ahead, we need to make sure we're well positioned to respond to the challenges and opportunities our region will face. Here are some examples of the key ways we will respond to the social, economic and environmental challenges facing our city over the coming year.





## Social

Never before has the importance of community health and wellbeing been so strongly highlighted than through our experience with COVID-19. The services we provide for the community are critically important to maintaining social connection in the face of such challenges. More than ever, we're being proactive in caring for the health, wellbeing and safety of our residents, businesses, volunteers and staff.

Many of the services we provide directly or indirectly support the most vulnerable people in our communities, while others can benefit every resident in Onkaparinga. For example, we're working to improve sports and recreational facilities to make it easier for our community to be active, reconnect with others and participate in community sports.

To be sure that everyone can participate, we're providing better facilities, such as the upgraded Port Noarlunga Sports Complex. We also know that being outdoors and getting back to nature can improve wellbeing, and the Witton Bluff Base Trail will provide a new outdoor experience for residents and visitors to enjoy.





## Economic

As the impacts of the COVID-19 pandemic begin to subside, Australia is experiencing one of the strongest economic recoveries in the world. However, at a state and local level challenges remain.

Despite a 0.5 per cent fall in January, the state's unemployment rate was the highest in the country in April 2021, at 5.7 per cent compared to the national average of 5.1 per cent.

Despite a stronger national economic recovery than expected, the full impacts of the end of the JobKeeper wage subsidy are still unclear, creating financial hardship in the home and upward pressure on community services to support those affected.

With these challenges in mind, the general rate revenue increase for 2021–22 has been set to align to CPI, with no additional increases for special purposes proposed this year. Any increases in costs higher than CPI will be offset through efficiencies that our team will work hard to identify throughout the year.

With the continued roll-out of the COVID-19 vaccine, the budget includes the return of community programs and events that were cancelled or postponed in the previous year.

We know the tourism and hospitality sectors have been hard hit, so we're continuing our focus on activating our local communities, including the delivery of the Tourism Strategic Plan 2019–23.

To support all local businesses, we will also continue our successful Go South Go Local awareness raising campaign, focused on encouraging everyone to shop locally and highlighting the variety and quality of goods and services available in our city.

Combined with our free ON Business Partner Program, the City of Onkaparinga is able to provide direct support to all local businesses seeking education, grants for expansion and development, additional exposure and networking and new business opportunities.



## Environment

Climate change is an essential consideration when planning for the financial future of our city. The impact of climate change is affecting not just the physical world, but economic factors such as insurance premiums, access to capital and capacity to manage operational risks.

The City of Onkaparinga is committed to integrating climate change responses into our planning and delivery across the organisation.

In 2021–22 we will finalise a climate change action plan to set a strategic direction. This will build on a range of projects including:

- Responding to recommendations from a coastline study assessing areas at risk of erosion and inundation from sea level rise.
- Rooftop solar systems installation on our highest-emitting buildings to reduce costs and deliver environmental benefits.
- Contributing to Resilient South—our partnership with state and local governments in southern Adelaide—to investigate the climate risks to our assets and options for building resilience.
- Greening our suburbs is also important, which is why we will plant 3200 street trees through our Urban Forest Planting Program and strengthen our local ecosystems by planting 30,000 indigenous tubestock grown in our nursery.

As part of that, we will investigate a corporate emissions target and a roadmap of how to get there, set new priorities for the Green Buildings Program to continue improving the energy efficiency of our council buildings, and develop a plan for the transition of our fleet to electric vehicles.

To ensure our day to day activities also address these challenges, we will continue to embed climate change risk into our corporate processes.



# COMMUNITY FEEDBACK

**We're committed to listening to our residents, ratepayers and businesses and acting on their feedback. What we hear from ratepayers helps us understand what's important to you and helps set our direction.**

More than 900 residents recently told us what they thought about our future financial focus. The key findings below are reflected in the decisions that guided this year's plan and budget. This is part of our commitment to being transparent, honest and responsible, and making sure our spending is in line with community expectations. Remember, you can always have your say by visiting [yoursay.onkaparinga.sa.gov.au](https://yoursay.onkaparinga.sa.gov.au)

## RANKING OF FINANCIAL PRIORITIES FOR COUNCIL

**#1**

Maintaining our city's existing facilities, open spaces and the built environment, including footpaths, lighting and roads

**#2**

Making sure our city has the right infrastructure as our population grows (e.g. storm water, roads, etc.)

**#3**

Having services that meet community needs

**#4**

Upgrading and renewing facilities as they age or are no longer fit for purpose (e.g. sporting clubs, community centres)

**#5**

Keeping your rates as low as possible



**#6**

Council paying off its loans to decrease debt



**#7**

Delivery of major projects (e.g. new sporting clubs, suburb renewals or upgrading foreshores)



## OUR GUIDING PLANS

**The Community Plan 2030 guides all of our strategies and plans. It outlines how we will work towards our vision of strong, vibrant communities over a 10-year horizon.**

Under that, we have a suite of strategic action plans and other supporting plans to drive many of the specific projects and services we deliver each year. Our investment decisions are then guided by our Long Term Financial Plan and Strategic Asset Management Plan.

The Annual Business Plan and Budget then describes the actions we will take each year and how much this will cost.

As the overarching plan, the Community Plan includes sixteen outcomes that describe what we aim to achieve for our communities and what success will look like, aligned with the themes of people, place, prosperity and performance.



## OUR VISION: STRONG, VIBRANT COMMUNITIES

**The Community Plan 2030 has:**

One vision describing the aspirations our communities, elected members and staff have for our city

Four themes (People, Place, Prosperity and Performance) that help us to organise our plan



Eight key result areas that describe broad areas for action

Sixteen outcomes that describe what we aim to achieve with this plan and what success will look like.

The Annual Business Plan and Budget 2021–22 sets out the actions we will take this financial year to make progress toward our Community Plan outcomes.

On the following pages, we have set out the key activities that we'll be undertaking for each strategic theme.



## OUR KEY ACTIVITIES 'PEOPLE'

PEOPLE	KEY ACTIVITIES	NET COST \$M
<p><b>Our communities are connected, engaged and resilient.</b></p> <p><b>Our communities are active and healthy.</b></p> <p>We support our communities' strengths, advancing equity and inclusion for all.</p> <p>We connect people and the spaces they enjoy, including trails, open spaces and other places to be active.</p> <p>We value local creativity, encourage diverse cultural expression and respect our Aboriginal, European and other cultural heritage.</p> <p>We provide opportunities for people to maintain and improve their health and wellbeing in ways that suit their preferences and abilities.</p>	<b>Community leadership development.</b> Deliver community programs including Leadership Onkaparinga and Every Generation Onkaparinga.	0.04
	<b>First Nations Advisory Group.</b> Support improved Kaurna engagement by establishing the First Nations People Advisory Group.	0.08
	<b>Flat to Vale Trail.</b> Construct the Flat to Vale Trail to provide a pedestrian and cycle link between McLaren Vale and McLaren Flat.	0.35
	<b>Immunisation program.</b> Deliver our childhood, adolescent and workplace immunisation programs, in collaboration with other immunisation providers.	0.09
	<b>Libraries.</b> Deliver year three of the Libraries Strategic Plan, including improved literacy and learning opportunities, access to information and technology, and connection to Kaurna culture.	5.96
	<b>Morton Road Sports and Community Hub.</b> Partner with the Roger Rasheed Sports Foundation program to activate Christie Downs' Morton Road Sports and Community Hub.	0.11
	<b>Onkaparinga Grants.</b> Launch our new Onkaparinga Grants program to bring community ideas to life.	0.48
	<b>Open space.</b> Increase focus on maintaining 1953 hectares of open space, including parks, sports grounds, trees, natural assets, biodiversity, playgrounds and urban furniture.	17.80
	<b>Playground upgrades.</b> Develop designs to upgrade 12 end of life playgrounds.	0.15
	<b>Recreation and wellbeing.</b> Activate council's major recreation facilities, including Noarlunga Aquatic Centre and Willunga Golf Course, to increase physical activity.	1.04
	<b>Vulnerable residents.</b> Deliver essential support programs to connect with and assist community members in need.	4.60
	<b>Youth employment.</b> Work with service providers on pathways into education, employment, volunteering and life transition for young people.	0.02

## OUR KEY ACTIVITIES 'PLACE'

PLACE	KEY ACTIVITIES	\$M
<p><b>Our city is green and inviting.</b></p> <p><b>Our city is a great place to live.</b></p> <p>We are leaders in the transition from recycling to a circular economy.</p> <p>We manage our water resources for environmental benefit, and to create and maintain green spaces.</p> <p>We encourage sustainable residential development that improves our city's liveability, values our natural areas, and protects our Aboriginal and built heritage.</p> <p>We look after our townships, centres and suburbs, making them safe, welcoming and easy for people to access and travel between.</p>	<p><b>Aldinga Sports Park.</b> An investment in the new Aldinga Payinthe College indoor recreation and sporting facilities to ensure new, high quality facilities for community outside of school hours.</p>	0.80
	<p><b>City gateways.</b> Undertake landscape improvements to important city gateways including along Dyson Road, Christies Beach, key intersections in Flagstaff Hill and Aberfoyle Park, and in Port Noarlunga, Gawler Street roundabout alongside the wave wall.</p>	0.26
	<p><b>Crime prevention and graffiti management.</b> Deliver services including the volunteer graffiti removal program, monitored security systems, facility access and CCTV.</p>	0.68
	<p><b>Planning and Design Code reforms.</b> Implement planning reforms and transition to the new state planning system following the introduction of the Planning and Design Code and related legislation in March 2021.</p>	0.04
	<p><b>Port Noarlunga Sports Complex.</b> Construct a new multi-use sports building at the Port Noarlunga Sports Complex which services all current sports, and responds to the anticipated sport and recreation needs of the community.</p>	0.65
	<p><b>Road safety program.</b> Deliver four road safety projects.</p>	0.90
	<p><b>Waste management.</b> Provide kerbside collection for waste, recycling, organics and hard waste collection while promoting waste-to-landfill diversion and education initiatives.</p>	18.10
	<p><b>Water management.</b> Maintain underground and above-ground drainage systems including retention and detention ponds, and stormwater quality management systems.</p>	3.10
	<p><b>Waste strategy.</b> Review the Waste and Recycling Strategic Management Plan to include circular economy principals, litter and the single-use plastics ban.</p>	0.03
	<p><b>Wearing Street.</b> Redevelop Port Noarlunga's Wearing Street Precinct, delivering new facilities for existing aquatic user groups, improved and safer river access, upgraded vehicle and trailer parking, and new public toilets and public art.</p>	2.25
	<p><b>Paths.</b> Construct new footpaths and renew existing footpaths across our city.</p>	2.68

## OUR KEY ACTIVITIES 'PROSPERITY'

PROSPERITY	KEY ACTIVITIES	\$M
<p><b>Our economy benefits everyone.</b></p> <p><b>Our region's natural environment is thriving.</b></p> <p>We champion our environment, reinforcing its strengths, regenerating its losses and protecting its vulnerabilities.</p> <p>We support local jobs growth, investment and industry development.</p> <p>We encourage tourists to enjoy more of what's on offer in our vibrant and diverse region.</p> <p>We respond to the impacts of climate change, reducing emissions and building community resilience.</p>	<b>Activate McLaren Vale and Christies Beach.</b> Implement the Main Road McLaren Vale Action Plan and Beach Road, Christies Beach Tourism Vision and Action Plan.	0.48
	<b>Aldinga Washpool.</b> Drive a strategic approach to management of the Aldinga Washpool.	0.20
	<b>Buy local campaigns.</b> Implement buy local campaigns ('Go South Go Local' and 'Go Local for Procurement') to influence residents, businesses and council staff to support local.	0.02
	<b>Christie Creek outlet sand dunes.</b> Revegetate sand dunes, install sand drift fencing and replace fencing located on the northern side of the Christie Creek outlet.	0.05
	<b>Climate Change Response Plan.</b> Develop the Climate Change Response Plan to set direction for adaptation and mitigation of climate change impacts.	0.11
	<b>Emergency event preparation.</b> Work with the state government, hazard leaders and control agencies during emergency events to increase knowledge and resources for prevention and preparedness, and to build and sustain community resilience.	0.19
	<b>Festivals and events.</b> Touch a Truck, Christmas Pageant, Santos Tour Down Under, Australia Day Fair and the Beachside Food and Wine Festival.	0.32
	<b>ON Business Partner Program.</b> Provide business support, resources and capacity building programs and services.	0.29
	<b>Recycling facility launch.</b> Joint venture to open the multi-million dollar Southern Region Waste Resource Authority (SRWRA) Material Recovery Facility (MRF) at Seaford Heights, to ensure southern Adelaide councils can process their own recyclables.	*
	<b>Resilient Assets.</b> Incorporate climate risk into asset management through the regional Resilient South project with four councils and the Local Government Association (LGA).	0.06
	<b>Solar panels.</b> Install solar PV panels at Southern Operations Centre to reduce energy consumption and costs.	0.04
	<b>Witton Bluff Base Trail Coast Park.</b> Build the 1.37km Witton Bluff section of Coast Park around the base of Witton Bluff from Christies Beach to Port Noarlunga. (Budget will be carried forward from 2020–21 as project will not be completed prior to 30 June 2021)	2.55

## OUR KEY ACTIVITIES 'PERFORMANCE'

PERFORMANCE	KEY ACTIVITIES	\$M
<p>Our communities trust council to deliver.</p> <p>Our ratepayers receive strong returns for their rates.</p> <p>We are transparent and accountable, sharing information in clear, accessible and timely ways.</p> <p>We efficiently and effectively deliver services, balancing cost, quality and responsiveness to community needs.</p> <p>We make sure people can engage easily with us and ensure that their voices are considered when making our decisions.</p> <p>We make financially sustainable choices for the long term.</p>	<b>Cyber Security Action Plan.</b> Implement a new Cyber Security Action Plan to safeguard the organisation and ensure business continuity.	0.48
	<b>Engagement improvement.</b> Implement the Engagement Improvement Program to better connect with and understand our residents.	0.22
	<b>Financial management program.</b> Implement council's new Long Term Financial Plan and debt management strategy to ensure service delivery and sustainable financial management.	0.11
	<b>Fleet replacement plan.</b> Procure replacement plant and fleet as per the 10-year replacement plan for 2021–22.	3.27
	<b>ICT Reform.</b> Deliver next phase of the OneCouncil technology rollout to improve operational efficiency and customer service.	2.97
	<b>Onkaparinga Now.</b> Launch a redesigned Onkaparinga Now council magazine for delivery with quarterly rates notices.	0.08
	<b>Risk and audit systems upgrade.</b> Migrate risk management actions, audit outcomes and corporate documentation to new software to enhance reporting capability and accountability.	0.09
	<b>Service reviews.</b> Review key services and service levels to ensure they meet community expectations and deliver value.	0.34
	<b>Web chat for residents.</b> Introduce a 'web chat' service to increase the options for people to seek information about council services.	0.02
	<b>Compliance.</b> Inspect activities and businesses at risk of spreading communicable disease including food businesses, public swimming pools, skin penetration operations and high-risk manufactured water systems.	0.84

## OUR SERVICES, PROJECTS AND PROGRAMS

The City of Onkaparinga delivers many different services to our communities, which turn our Community Plan and strategies into action, making sure we deliver what's essential for our city.

The following pages present five service categories and more than 40 services.

Each service category outlines the value we provide to the community and the key activities that will be delivered.

## OUR DIVISIONS ARE:

City  
Operations

Community  
Services



Corporate



Planning and  
Regulatory  
Services



Strategy and  
Engagement



# CITY OPERATIONS

## City Operations efficiently and effectively plan for, introduce, improve and rejuvenate infrastructure and community assets.

The information below summarises the extensive services and assets provided and maintained by the City Operations Division.

### Asset Protection

- Services including CCTV, security, facility access and graffiti removal and volunteer management

### Bridges

- A network of 249 bridges with a value of \$27 million

### Buildings

- 120 sport and active recreation buildings, and 321 community, commercial and municipal buildings with a value of \$204 million

### Bus shelters and pads

- 43 bus pads and in partnership with Department for Infrastructure and Transport 260 bus shelters valued at \$4.5 million

### Carparks

- 196 sealed carparks and 74 unsealed carparks valued at \$23 million

### Coastal assets

- 31km of coastline including boardwalks, beach access stairs, coastal fencing and lookouts with a value of \$21 million

### Fleet and plant

- A diverse network of 87 trucks and buses, 61 major plant, 138 light vehicles and 323 small plant and trailers valued at \$26 million



### Land

- 2480 land parcels with a value of \$618 million—some containing infrastructure such as playgrounds, carparks or buildings, and others used as open spaces

### Lighting

- 800 council owned lights for paths, trails, sports facilities and carparks, and 22,000 council-managed lights, with a value of \$4 million

### Parks/play spaces

- 404 developed reserves—which can include playgrounds, landscaping, paths, furniture, BBQ facilities and seating—and 358 undeveloped reserves, totalling \$32 million
- 242 playgrounds and 20 fitness parks valued at \$8 million

### Paths

- A \$150 million network of 1285km of paths and 13,000 kerb ramps, providing connectivity through our streets, coast and open spaces

### Placemaking

- Targeted enhancement of public spaces to improve the character of an area, preserve local heritage, promote economic development and manage and respond to urban development

### Roads

- A \$1 billion network including 2300km of kerbs, 1365km of sealed roads, 142km of unsealed roads, 45km of dust sealed roads, and 29km of guard rails

### Sport and active recreation assets

- 263 courts, 34 pitches, 217 lights and 31 turfed ovals valued at \$22 million that facilitate community activity

### Waste management

- The collection of kerbside waste, recycling, organics, hard rubbish and illegal dumping; street sweeping; and waste education

### Water

- Maintain a \$739 million network containing 27.7ha of wetlands, 147km of sewer pipe and 676km of stormwater pipe. This includes water quality monitoring



## CITY OPERATIONS 2021–22 KEY ACTIVITIES

<b>BRIDGES</b>	Renew the Branson Road bridge, Tatachilla
<b>BUILDINGS</b>	Install solar panels at Southern Operations Centre to reduce energy consumption and costs
	Renew insulation, air conditioning and dust extraction unit for the Aldinga Community Centre Community Shed
	Renew the ceiling at McLaren Vale Hall
	Undertake numerous annual building renewal programs including external painting of buildings, asbestos removal, air conditioning replacement and flooring renewal
	Upgrade the Happy Valley Sports Complex main building toilets to meet DDA requirements
<b>BUS SHELTERS AND PADS</b>	Maintain bus shelter assets including renewal and modifications, and ensure shelters and boarding pads are compliant with DDA requirements
<b>CARPARKS</b>	Seal and formalise the Weymouth Oval Recreation Ground upper carpark in Coromandel Valley
	Upgrade the carpark on the Lower Esplanade at Sellicks Beach (adjacent to the Sellicks Beach Road/Esplanade intersection)
	Renew the carpark on the northern side of the Randell Road/Stanley Street intersection, Morphett Vale
<b>COASTAL ASSETS</b>	Upgrade the lookout area on the Esplanade, opposite Palmerston Avenue, Sellicks Beach
	Reinstate the seawall as part of the Esplanade, Sellicks Beach Lower carpark upgrade
	Revegetate sand dunes, install sand drift fencing and replace fencing located on the northern side of the Christie Creek outlet
	Renew the geofabric cover at Witton Bluff north, Christies Beach
	Upgrade beach access at Button Road, Sellicks Beach

<b>FLEET AND PLANT</b>	Procure replacement plant and fleet as per the 10-year replacement plan for 2021–22 to the value of \$3.27 million
<b>LIGHTING</b>	Install Smart Cell units into energy-efficient LED lights as part of upgrading major road lighting
<b>PARKS/PLAY SPACES</b>	Deliver services for our parks, sports grounds, trees, natural assets, biodiversity playgrounds and urban furniture to ensure they're fit for purpose and meet legislative requirements
	Provide open space facilities in accordance with our service levels outlined in the Open Space Strategic Management Plan 2018–23
	Upgrade the playspace and landscaping at Hastings Avenue Reserve, Sellicks Beach
	Construct a playground and undertake landscaping at the Kimber Avenue Reserve, Huntfield Heights
	Replace the playground in Gerald Court Reserve, Christie Downs
	Develop a scope and design for the upgrade of Wakefield Reserve, Highway Drive, Morphett Vale
	Upgrade playground at Godfrey Street Reserve, Darlington
	Replace park furniture in Tangari Park, Woodcroft
	Develop designs for the upgrade of 12 'end of life' playgrounds in the 2022–23 financial year



PATHS	Construct the Flat to Vale Trail to provide a pedestrian and cycle link between McLaren Vale and McLaren Flat
	Work with the Willunga Basin Trail Community Group to complete the Willunga Basin Trail
	Renew a segment of the Coast to Vines Trail behind the McLaren Vale and Fleurieu Coast Visitor Centre
	Construct new footpaths across our city including: <ul style="list-style-type: none"> <li>- St Andrews Terrace and Moore Street, Willunga</li> <li>- Aldinga Road, Willunga</li> <li>- Wheatsheaf Road, Morphett Vale</li> <li>- Patapinda Road, Old Noarlunga</li> <li>- Honeypot Road, Huntfield Heights</li> <li>- States Road, Morphett Vale</li> <li>- Griffiths Drive, Moana</li> <li>- Roy Terrace, Christies Beach</li> <li>- Sandpiper Crescent, Aberfoyle Park</li> <li>- Taylors Road, Aberfoyle Park</li> <li>- Sedunary Road, Morphett Vale</li> <li>- Sunningdale Drive, Christie Downs</li> </ul>
	Renew existing footpaths across our city including: <ul style="list-style-type: none"> <li>- Southern Cross Drive and Chandlers Hill Road, Happy Valley</li> <li>- Bakers Green Reserve, Onkaparinga Hills</li> <li>- Black Road, Flagstaff Hill</li> </ul>
PLACEMAKING	Undertake landscape improvements to important city gateways including along Dyson Road, Christies Beach; key intersections in Flagstaff Hill and Aberfoyle Park; and in Gawler Street, Port Noarlunga roundabout alongside the wave wall

ROADS	Deliver road safety projects
	Undertake a road reconstruction of Gulf Parade, Maslin Beach
	Renew rural roads including a significant revamp of Hunt Road, McLaren Flat
	<p>Reseal, reconstruct and upgrade road segments in line with sustainable asset management practices including:</p> <ul style="list-style-type: none"> <li>- Sandow Crescent, Coromandel Valley</li> <li>- Tripoli Road, Happy Valley</li> <li>- Monaco Boulevard, Sellicks Beach</li> <li>- Evans Street, Aldinga Beach</li> </ul>
SPORT AND ACTIVE RECREATION ASSETS	Construct new sports lighting for two netball courts at Karingal Reserve, Port Noarlunga South
	Renew lighting at the Southern United Netball Association (SUNA) netball courts at Morphett Vale's Wilfred Taylor Reserve to align with the court rebuild project
	Complete designs for renewal of sports lighting fittings at Christies Beach Oval, Hackham soccer and football ovals, and Christies Beach Bowling Club
	Upgrade the BMX track at Hastings Reserve, Sellicks Beach
	Improve drainage on the Morphett Vale (Memorial) and Reynella Oval to improve the playing surface quality during wet weather events
	Undertake the annual netball and tennis court recoating program
	Renew Morphett Vale's Wilfred Taylor Reserve irrigation where rugby is played, and upgrade the Aldinga Bay Bowling Club greens from manual to an automated irrigation system

WASTE MANAGEMENT	Review the Waste and Recycling Strategic Management Plan to include circular economy principals, litter and the single-use plastics ban
	Reduce the impacts of litter and illegal dumping in our community
	Open the multi-million-dollar SRWRA Southern Material Recovery Facility at Seaford Heights, to ensure southern Adelaide councils can process their own recyclables
WATER	<p>Undertake stormwater management improvements at:</p> <ul style="list-style-type: none"><li>- Marston Drive, Morphett Vale</li><li>- Bains Road, Morphett Vale</li><li>- Elder Parade, Port Willunga</li><li>- Esplanade, Seaford</li></ul>

# SERVICES AND PROJECTS

## BUDGET CITY OPERATIONS

SERVICES	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
Bridges	0.00	0.30	0.00	0.30
Buildings	0.18	7.24	0.00	7.06
Bus shelters and pads	0.00	0.03	0.00	0.03
Carparks	0.00	0.21	0.00	0.21
Coastal assets	0.00	0.31	0.00	0.31
Fleet and plant	0.23	-2.89	0.00	-3.12
Lighting	0.00	0.06	0.00	0.06
Parks/play spaces	0.03	16.97	0.00	16.94
Paths	0.00	6.00	0.00	6.00
Roads	5.93	7.32	0.00	1.39
Sport and active recreation assets	0.03	1.63	0.00	1.60
Waste management	0.56	18.84	0.00	18.28
Water	4.13	10.22	-0.50	6.59

TOTAL SERVICES CATEGORY	\$11.09	\$66.24	-\$0.50	\$55.65
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PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
<b>BRIDGES</b>				
Bridges renewal	0.22	0.61	0.00	0.39
<b>BUILDINGS</b>				
Buildings renewal	0.00	2.89	0.07	2.82
Buildings new and significant upgrade	0.00	0.50	0.40	0.10
<b>BUS SHELTERS AND PADS</b>				
Bus shelter infrastructure renewal	0.00	0.17	0.00	0.17
<b>CARPARKS</b>				
Carparks renewal	0.00	0.11	0.00	0.11
Carparks new and significant upgrade	0.00	0.28	0.00	0.28
<b>COASTAL ASSETS</b>				
Coastal management renewal	0.00	0.47	0.00	0.47
Coastal management new and significant upgrade	0.00	0.06	0.00	0.06
<b>COMMERCIAL OTHER</b>				
Commercial other	0.00	0.25	0.25	0.00
<b>FLEET AND PLANT</b>				
Plant and equipment renewal	1.10	4.37	0.00	3.27
<b>LIGHTING</b>				
Lighting renewal	0.00	0.13	0.00	0.13
Lighting new and significant upgrade	0.00	0.01	0.00	0.01

PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
<b>PARKS/PLAY SPACES</b>				
Open space renewal	0.00	0.84	0.50	0.34
Open space new and significant upgrade	0.00	0.31	0.00	0.31
Environmental	0.00	0.03	0.00	0.03
Strategic planning	0.00	0.03	0.00	0.03
Major project – Wearing Street Precinct	2.35	4.60	0.00	2.25
<b>PATHS</b>				
Footpaths renewal	0.00	0.65	0.00	0.65
Footpaths new and significant upgrade	0.00	2.03	0.00	2.03
Trails and cycling renewal	0.00	0.25	0.00	0.25
Trails and cycling new and significant upgrade	1.50	1.90	0.00	0.40
<b>PLACEMAKING</b>				
Placemaking	0.00	0.25	0.00	0.25
<b>ROADS</b>				
Roadworks renewal	0.70	20.51	0.00	19.81
Roadworks new and significant upgrade	0.35	0.84	0.00	0.49
Traffic management renewal	0.00	0.11	0.00	0.11
Traffic management new and significant upgrade	0.00	0.58	0.00	0.58
Major project – Hackham South East Local Infrastructure Upgrades	0.18	0.00	0.00	-0.18



PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
<b>SPORT AND ACTIVE RECREATION</b>				
Sport and recreation renewal	0.00	0.56	0.00	0.56
Sport and recreation new and significant upgrade	0.00	0.10	0.00	0.10
Major project – Aldinga Sports Park	0.00	0.80	0.00	0.80
Major project – Port Noarlunga Sports Complex	0.65	1.30	0.00	0.65
Major project – Knox Park	0.00	0.10	0.00	0.10
<b>WATER</b>				
Water resources renewal	0.00	0.29	0.00	0.29
Water resources new and significant upgrade	0.00	0.64	0.00	0.64
Community wastewater management systems	0.00	0.77	0.77	0.00
<b>TOTAL PROJECTS CATEGORY</b>	<b>\$7.05</b>	<b>\$47.34</b>	<b>\$1.99</b>	<b>\$38.30</b>

# MAJOR PROJECTS LIST 2021–22

PROJECTS	\$M
<b>WEARING STREET PRECINCT</b> Redevelopment of Port Noarlunga's Wearing Street Precinct, delivering new facilities for existing aquatic user groups, improved and safer river access, upgraded vehicle and trailer parking, and new public toilets and public art. Construction subject to external funding, land transfer and necessary approvals.	2.25
<b>PORT NOARLUNGA SPORTS COMPLEX</b> Construction of a new multi use sports building at the Port Noarlunga Sports Complex which services all current sports, and responds to the anticipated sports and recreation needs of the community.	0.65
<b>ALDINGA SPORTS PARK</b> An investment in the new Aldinga Payinthe College indoor recreation and sporting facility to ensure new, high quality facilities for community outside of school use.	0.80
<b>ICT REFORM</b> Continued rationalisation of council's current core software applications to a single software system, enabling more effective and efficient business operations and providing an improved customer service interface.	2.97
<b>KNOX PARK</b> Undertake investigations and design of upgrades to Morphett Vale's Knox Park to a multi-use shared sporting facility.	0.10
<b>HACKHAM SOUTH EAST LOCAL INFRASTRUCTURE UPGRADE</b> Continued upgrade of roads in conjunction with adjacent residential development works (Sturt Lane and Hepenstal Road). Revenue received in 2021–22 expenditure commencing in 2022–23.	(0.18)
<b>TOTAL MAJOR PROJECTS (NET EXPENDITURE)</b>	<b>\$6.59m</b>
<b>WITTON BLUFF BASE TRAIL COAST PARK</b> Design and construction of the 1.37km Witton Bluff section of Coast Park around the base of Witton Bluff from Christies Beach to Port Noarlunga (budgeted for in 2020–21 and not spent).	0

# COMMUNITY SERVICES

**The Community Services Division leads the development of strategic directions for our community. We provide services and work alongside our residents to build capacity to achieve their goal of strong, vibrant communities as articulated in the Community Plan 2035.**

## COMMUNITY CAPACITY

### Active ageing and disability

- Improving independence, social connection and wellbeing by supporting equitable access to services and programs

### Arts reconciliation and cultural development

- Promoting the benefits of arts and cultural expression and facilitating opportunities to participate in the reconciliation process

### Community development

- Providing places and spaces for community connection, active participation and skill development across our city with a focus on local communities and our priority populations

### Youth

- Working with young people and community to increase wellbeing, skills and knowledge, and better connections for young people aged 8–25 years through places, spaces, programs, grants and events

## LIBRARIES AND CUSTOMER RELATIONS

### Libraries

- Enriching and strengthening lives by connecting people to library resources and activities in welcoming and inclusive places

### Customer relations

- Providing access to our services and council information through telephone, face-to-face and online services

## RECREATION SERVICES

### Caravan parks, golf course, aquatic centre and recreation centre

- Provide facilities that are safe, welcoming, fit for purpose, and meet community demand

### Recreation services

- Advocacy for sport and active recreation in our community through a single point of contact service
- Increasing our community's level of physical activity through participation in sport and active recreation
- Supporting providers of sport and active recreation to be safe, welcoming and well managed
- Operational funding support for surf life saving clubs and providing small donations to support costs associated with being a representative athlete

# COMMUNITY SERVICES

## 2021-22 KEY ACTIVITIES

COMMUNITY CAPACITY	Deliver community programs including Leadership Onkaparinga and Every Generation Onkaparinga
	Increase food security initiatives through partnerships and community engagement to inform future program delivery
	Support management committees of community halls through development of management agreements, provision of grants and support to meet legislative requirements
	Work with service providers on pathways into education, employment, volunteering, and life transition for young people
	Implement and adopt recommendations based on key findings of youth evaluation to complement existing service delivery
	Utilise funding secured for Onkaparinga Youth Enterprise Hub (OYEH) to deliver programs in a leased shopfront on Beach Road, Christies Beach
	Support Reconciliation Week, Harmony Day and Refugee Week activities, NAIDOC Mayor's Breakfast, Nunga Tag, and Southern Deadly Fun Run
	Assist with the relocation of Neporendi Aboriginal Forum Inc. to a more appropriate location
	Partner with Neporendi Aboriginal Forum Inc. to undertake engagement with Aboriginal and Torres Strait Islander (ATSI) communities to identify community needs, service gaps and work to find culturally appropriate solutions
	Identify and support opportunities for young people from culturally and linguistically diverse (CALD) backgrounds, particularly refugees and migrants to be involved, recognised and contribute to citizenship ceremonies

COMMUNITY CAPACITY	Deliver the community facilities coordination model including district reference groups, district coordination groups, governance support and expansion of the central enquiry system
	Finalise the Arts and Cultural Development Action Plan 2021–24
	Deliver the Fleurieu Arthouse as an artisan hub for the creation, display and sale of art by local artists through a partnership arrangement
	Commission a public artwork to recognise Kurna women and acknowledge their leadership, advocacy and support provided to the Aboriginal community
	Deliver on the outcomes of the Active Ageing Service Review
	Provide practical support and information to older people, younger people with a disability and carers through short-term programs and courses that focus on skills development, independence and social connectedness
	Work in partnership with external and internal providers to ensure access to pathways to volunteering and life transition for older people in our region
LIBRARIES AND CUSTOMER RELATIONS	Deliver year three of the Libraries Strategic Plan, including improved literacy and learning opportunities, access to information and technology, and connection to Kurna culture
	Expand the award-winning Southern Deadly Yarns podcast program to include a regular schedule of episodes discussing First Nations topics
	Deliver individual and group-based ‘digital literacy’ sessions to over 500 people monthly to access government services, apply for jobs, teach the safe use of technology and to assist people to thrive in our community
	Deliver joint-use library services in partnership with the Department for Education
	Develop the customer liaison officer role to assist customers with complex needs to receive support to access council services
	Implement new options including a web chat service to increase support for people to seek information about council services
RECREATION SERVICES	Lead the implementation of the Sport and Active Recreation Action Plan 2021–25 and monitor and report on progress
	Design an annual physical activity survey that measures local level participation in sport and active recreation
	Support the implementation of the Roger Rasheed Sports Foundation partnership program to activate Christie Downs’ Morton Road Sports and Community Hub



# SERVICES AND PROJECTS

## BUDGET COMMUNITY SERVICES

SERVICES	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
COMMUNITY CAPACITY				
Active ageing	3.38	5.17	0.00	1.79
Arts, reconciliation and cultural development	0.28	1.20	0.00	0.92
Community development	0.91	3.32	0.00	2.41
Youth	0.21	1.58	0.00	1.37
LIBRARIES AND CUSTOMER RELATIONS				
Customer relations	0.00	2.90	0.00	2.90
Libraries	1.20	7.36	0.00	6.16
RECREATION SERVICES				
Commercial management	2.22	1.36	0.00	-0.86
Community facilities	3.12	4.27	0.00	1.15
Recreation	0.00	0.72	0.00	0.72

TOTAL SERVICES CATEGORY	\$11.32	\$27.88	\$0.00	\$16.56
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PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
COMMUNITY CULTURE AND LIBRARIES				
Arts and culture	0.00	0.07	0.00	0.07
Libraries	0.03	0.07	0.00	0.04
Sport and active recreation	0.00	0.05	0.00	0.05
ORGANISATION RESPONSE				
Upgrade RFID devices libraries	0.00	0.05	0.00	0.05

TOTAL PROJECTS CATEGORY	\$0.03	\$0.24	\$0.00	\$0.21
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# CORPORATE

**The Corporate Division supports the operation of council by delivering internal services that enable the work of customer-facing teams.**

## FINANCIAL SERVICES

### Financial strategy

- Developing financial strategies and plans to help guide decision making while maintaining long-term financial sustainability

### Financial accounting

- Provision of statutory financial reporting, compliance with taxation requirements, accounts payable, treasury management, fixed asset accounting and payroll services

### Financial planning and analysis

- Provision of financial support, analysis and advice to the business, preparation of budgets and budget reviews, and development of financial reporting systems

### Procurement

- Ensuring purchasing activity and contract management is undertaken in compliance with legislation and public sector standards

### Revenue

- Administration of council's rating database including rates modelling and generation of rates notices, sundry debtor management and supporting people experiencing financial hardship

## GOVERNANCE

### Civic governance

- Council meetings, agendas and minutes, mayoral and elected member advice and support, and civic event planning and coordination

### Corporate governance

- Legislative compliance, freedom of information services, escalated complaints and internal reviews, emergency management, risk management and internal audit, insurance, policy, legal reporting and advice

### Corporate information management

- Management of information/records and legislative compliance

### Emergency management

- Promoting the importance of planning and preparing for emergencies and disasters, working in partnership with key agencies involved in the response to and recovery from emergency events
- Addressing identified risks and hazards, protecting the health and wellbeing of the community and building community resilience

## ICT

### Business systems

- Corporate applications and business systems

### ICT reform

- The implementation of modern technology that will benefit both customer and employees, simplifying and automating everyday business activities

### Technology support

- Technical support to the organisation to enable service delivery

## ORGANISATIONAL EFFECTIVENESS

### Business performance improvement

- Implement the Plan/Do/Check/Act operating model, project gateway, continuous improvement, and public value functional and service reviews

## PEOPLE AND CULTURE

### Human resources

- Management of employee/industrial relations, volunteer management, injury management and recruitment

### Learning and development

- Developing our people through training, education and induction

### Organisational development

- Improving organisational capability through people and performance-focused projects

### Work health and safety

- Delivering healthy and safe workplaces

# CORPORATE

## 2021–22 KEY ACTIVITIES

FINANCIAL SERVICES	Provide recommendations to assist with financial decision making within the context of the Long Term Financial Plan 2021–22 to 2030–31
	Implement actions associated with year one of the Strategic Procurement Roadmap
	Support the ongoing implementation of future phases of the OneCouncil project due for delivery in 2021–22
	Review council's rating policy in view of the Valuer General's revaluation initiative
ICT	Develop a corporate ICT Strategic Plan
	Continue to progress the ICT Reform Program – Project 2: Asset Management, Work Orders and Customer Action Requests
	Implement a cyber security framework with a view to progressing improved compliance with state cyber security standards
	Undertake upgrades to desktop computers, data communication systems and network infrastructure
ORGANISATIONAL EFFECTIVENESS	Implement reviews of key services and service levels to ensure they meet community expectations and deliver value
	Facilitate strategic procurement and divestment
	Deliver commercial acumen training to managers and team leaders

GOVERNANCE	Finalise and review the new audio and visual equipment that facilitates the recording of Council and committee meetings
	Source, plan and introduce a modern agenda and minutes software platform
	Migrate risk management actions, audit outcomes and corporate documentation to new software to enhance reporting capability and accountability
	Develop an organisation-wide compliance register
	Take a lead role in organisational changes resulting from the expected passage through State Parliament of the Statutes Amendment (Local Government) Review Bill
	Conduct a comprehensive review of crisis management, business continuity and disaster recovery arrangements and implement improvements
	Lead organisational changes resulting from the expected passage through State Parliament of the Freedom of Information (Miscellaneous) Amendment Bill 2020
	Transition council's enterprise content management platform, CiAnywhere, to a cloud environment as part of the OneCouncil project
	Achieve Government Disposal Schedule 21 accreditation to streamline disposal of records
	Work with the state government, hazard leaders and control agencies to increase knowledge and resources for prevention and preparedness, and to increase community resilience to emergency events
PEOPLE AND CULTURE	Develop a Strategic Workforce Plan
	Renegotiate our enterprise agreements (inside/field staff– December 2021, waste and workshop staff – June 2022)
	<p>Ensure healthy and safe workplaces:</p> <ul style="list-style-type: none"> <li>- implement a scheduled Verification of Competency program</li> <li>- complete the 2021 Local Government Association Workers Compensation Scheme Key Performance Indicators Action Plan</li> <li>- deliver the 'safe systems of work' element of the four-year work health and safety action plan</li> </ul>

# SERVICES AND PROJECTS BUDGET CORPORATE

SERVICES	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
<b>FINANCIAL SERVICES</b>				
Financial accounting	0.13	1.96	0.00	1.83
Financial planning and analysis	0.00	0.84	0.00	0.84
Procurement	0.00	0.99	0.00	0.99
Revenue	0.15	1.61	0.00	1.46
<b>GOVERNANCE</b>				
Civic governance	0.00	1.48	0.00	1.48
Corporate governance	0.12	2.48	0.00	2.36
Corporate information management	0.00	1.04	0.00	1.04
<b>ICT</b>				
Business systems	0.00	2.61	0.00	2.61
Technology support	0.00	3.19	0.00	3.19
<b>ORGANISATIONAL EFFECTIVENESS</b>				
Business performance improvement	0.00	0.68	0.00	0.68
<b>PEOPLE AND CULTURE</b>				
Human resources	1.23	4.42	0.00	3.19
Learning and development	0.00	0.87	0.00	0.87
Organisational development	0.00	0.42	0.00	0.42
Work health and safety	0.00	0.67	0.00	0.67
<b>TOTAL SERVICES CATEGORY</b>	<b>\$1.63</b>	<b>\$23.26</b>	<b>\$0.00</b>	<b>\$21.63</b>



PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
ORGANISATIONAL RESPONSE				
Innovation and improvement	0.00	0.03	0.00	0.03
Introduction of meetings software	0.00	0.07	0.00	0.07
ICT hardware and software development	0.00	0.48	0.00	0.48
MAJOR PROJECTS				
ICT reform project	0.00	4.44	1.47	2.97
TOTAL PROJECTS CATEGORY	\$0.00	\$5.02	\$1.47	\$3.55

# PLANNING AND REGULATORY SERVICES



**Planning, Property, Rangers and Compliance Services are key to our communities. Externally focussed, the Planning and Regulatory Services Division drives the organisation's development policy and oversees planning and development applications, assessments and compliance. The division also leads community health and community safety services, including cats and dogs management.**

## COMMUNITY SAFETY AND PROPERTY

### Community health

- Managing public and environmental health including the inspection of activities at risk of spreading communicable disease, food safety, onsite wastewater systems, hoarding and squalor
- Delivering immunisation services

### Community rangers

- Investigating and responding to reports of non-compliance with council's by-laws, the *Dog and Cat Management Act*, *Local Nuisance and Litter Control Act*, *Australian Road Rules* and the *Local Government Act*
- Engaging with our community to support bushfire preparedness and ensuring private landowners meet their responsibility to reduce bushfire hazards

### Property management

- Facilitating all real property transactions for council's land and property portfolio including acquisitions and disposals, permanent road (openings and closings), leasing, licencing and permits
- Managing the operations of our six cemeteries to provide optimal customer service, ongoing maintenance and regular improvements
- Routinely managing our contaminated land responsibilities to comply with legislation
- Coordinating all updates and reviews to our Community Land Register and management plans

## DEVELOPMENT SERVICES

### Development policy

- Appropriately planned urban and rural land that balances necessary growth, heritage protection, green tree canopy and environmental considerations, and improves the local economy and lifestyle

### Development support

- Supporting council's planning, building and compliance functions, including customer service, property searches and liquor licence comments

### Planning and development compliance

- Processing development applications in an accurate and timely manner, provide quality advice to customers, and ensure development is undertaken in accordance with relevant authorisations

# PLANNING AND REGULATORY SERVICES 2021-22 KEY ACTIVITIES

COMMUNITY SAFETY AND PROPERTY	Inspect activities and businesses at risk of spreading communicable disease e.g. food businesses, public swimming pools, skin penetration operations, and high-risk manufactured water systems
	Assess, approve and inspect onsite wastewater system applications
	Maintain immunisation rates for vaccine-preventable diseases through the delivery of our childhood, adolescent and workplace immunisation programs in combination with other immunisation providers
	Respond to customer requests such as dogs wandering, dog attacks and barking dogs
	Promote responsible animal ownership and the microchipping and desexing of dogs and cats
	Investigate reports of abandoned vehicles, illegal dumping and local nuisance
	Regulate parking controls, with hazardous parking (around schools, in bus and bicycle lanes and on footpaths) our priority, followed by permit holder access (disabled parking spaces) and time-limited parking
	Regulate activities on our foreshore, particularly vehicle access and Australia Day celebrations
	Undertake fire-prevention inspections to ensure private landowners are meeting their responsibilities under the <i>Fire and Emergency Services Act 2005</i>
	Facilitate bushfire fuel reduction through the administration of burning permits in accordance with the Environment Protection Authority's policies and Country Fire Service guidelines
	Manage property transactions (acquisitions and disposals) of council land and public roads
	Manage and maintain our extensive leased property portfolio
	Monitor and manage contaminated land and the operation of our six cemeteries
DEVELOPMENT SERVICES	Implement planning reforms and transition to the new state planning system following the introduction of the Planning and Design Code and related legislation in March 2021
	Facilitate development applications that result in an economic benefit for our city
	Perform a range of statutory/regulatory functions under the <i>Planning, Development and Infrastructure Act 2016</i> and other relevant legislation
	Undertake planning policy work including Code Amendments in accordance with council and state directions

# SERVICES AND PROJECTS BUDGET

## PLANNING AND REGULATORY SERVICES

SERVICES	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
COMMUNITY SAFETY AND PROPERTY				
Community rangers	2.19	3.19	0.00	1.00
Community safety business support	0.00	0.86	0.00	0.86
Environmental health and immunisation	0.38	1.31	0.00	0.93
Property management	4.16	2.27	0.00	-1.89
DEVELOPMENT SERVICES				
Building and compliance	0.61	1.81	0.00	1.20
Development policy	0.00	0.72	0.00	0.72
Development support	0.15	1.19	0.00	1.04
Planning	0.92	1.88	0.00	0.96

TOTAL SERVICES CATEGORY	\$8.41	\$13.23	\$0.00	\$4.82
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PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
DEVELOPMENT POLICY				
Land use planning	0.00	0.11	0.00	0.11
PLACEMAKING				
Local Heritage Incentive Scheme	0.00	0.04	0.00	0.04
Local Heritage workshop and awards	0.00	0.02	0.00	0.02

TOTAL PROJECTS CATEGORY	\$0.00	\$0.17	\$0.00	\$0.17
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# STRATEGY AND ENGAGEMENT

**Strategy and Engagement is responsible for effectively engaging with residents, setting the strategic direction of council and keeping the community informed of what's happening in our city. The division also delivers major events, economic growth and tourism initiatives as well as environmental sustainability and climate change planning.**

## COMMUNICATION AND ENGAGEMENT

### Engagement, grants and events

- Producing clear and objective information, offering genuine opportunities for our communities to participate in council decision making
- Implementing the right funding programs for the community that achieve our objectives and encourage community participation and ownership
- Delivering safe and enjoyable events for our communities to enjoy, instilling pride in our region

### Marketing and communication

- Developing effective and engaging communications ensuring our communities are well informed and involved with our services and activities
- Effective management of our brand ensuring council is appropriately represented in all promotions and communications



## STRATEGY AND SUSTAINABILITY

### Environmental sustainability

- Integrating environmental sustainability into our strategy and services, climate change planning and reporting, community workshops and events

### Strategic services

- Supporting the organisation and our communities to plan for the future through informed, evidence-based decisions, to implement our Community Plan 2030
- Collaborating with state and federal government to secure funding for community outcomes

## ECONOMIC GROWTH AND TOURISM

### Economic growth

- Creating a prosperous economy that is diverse and innovative, enhancing job creation, and building local business capacity

### Investment attraction and tourism

- Promoting our region and supporting the development of our local tourism industry to drive visitation growth, create jobs and generate economic prosperity

# STRATEGY AND ENGAGEMENT

## 2021-22 KEY ACTIVITIES

COMMUNICATION AND ENGAGEMENT	Complete and deliver the Community Engagement Improvement Program actions
	Implement the new Grants and Sponsorship Program
	Deliver key events – Touch a Truck, Christmas Pageant, Santos Tour Down Under, Australia Day Fair and the Beachside Food and Wine Festival
	Launch a redesigned Onkaparinga Now council magazine for delivery with quarterly rates notices
	Develop simplified corporate brand guidelines to ensure better recognition of council-delivered projects, services, and events
STRATEGY AND SUSTAINABILITY	Support improved Kaurna engagement by establishing the First Nations People Advisory Group
	Begin integrated planning and reporting reform
	Review and improve the Community Wellbeing Monitor
	Deliver easy-to-read and accessible versions of key strategic documents
	Collaborate to attract increased external grant funding
	Deliver the Climate Change Response Plan
	Drive a strategic approach to the management of the Aldinga Washpool
	Assess climate change risk across council
	Coordinate a response to the Coastal Scoping Study recommendations assessing risk of erosion and inundation; and engage with the community on its findings
	Deliver the Energy Support program to support community centres to minimise energy and water consumption
	Support the hosted Green Adelaide education program that works in schools
	Develop a corporate emissions reduction target and a high level roadmap of how we will meet the target



<b>ECONOMIC GROWTH AND TOURISM</b>	Finalise a new economic development strategy, including a review of the ON Business Partner Program, ensuring we're the best council to do business with
	Provide business support, resources and capacity building programs and services through the ON Business Partner Program
	Work with the ON Business Ambassadors Group to progress strategic priorities
	Implement buy local campaigns ('Go South Go Local' and 'Go Local for Procurement') to encourage residents, businesses and council staff to support local
	Support the Economic Development Forum to facilitate communication and engagement with local business and tourism associations on strategic economic development issues and opportunities
	Develop and deliver an expanded place and business activation program
	Implement our 12-month Beach Road Re-Imagination Action Plan to deliver key priorities for activating Beach Road, Christies Beach in the short term (alongside the development of a tourism vision and action plan)
	Install permanent decorative lights along Main Road, McLaren Vale and west Beach Road, Christies Beach to support businesses and improve the visitor experience
	Deliver year three of our Tourism Strategic Plan 2019-23

# SERVICES AND PROJECTS BUDGET STRATEGY AND ENGAGEMENT

SERVICES	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
COMMUNICATION AND ENGAGEMENT				
Engagement and events	0.00	1.35	0.00	1.35
Marketing and communication	0.01	1.15	0.00	1.14
ECONOMIC GROWTH AND TOURISM				
Economic growth	0.00	0.87	0.00	0.87
Investment attraction and tourism	0.49	1.51	0.00	1.02
STRATEGY AND SUSTAINABILITY				
Strategic services	0.00	1.25	0.00	1.25
Sustainability	0.35	0.98	0.00	0.63
TOTAL SERVICES CATEGORY				
	\$0.85	\$7.11	\$0.00	\$6.26

PROJECTS	INCOME \$M	EXPENDITURE \$M	RESERVE TRANSFER \$M	NET EXPENDITURE \$M
<b>COMMUNITY CULTURE AND LIBRARIES</b>				
Community events and grants program	0.00	0.63	0.00	0.63
<b>ECONOMIC GROWTH AND INVESTMENT ATTRACTION</b>				
Major tier 1 events and sponsorship	0.00	0.18	0.00	0.18
Tourism	0.01	0.13	0.00	0.12
<b>ORGANISATIONAL RESPONSE</b>				
Customer experience framework	0.00	0.08	0.00	0.08
<b>PLACEMAKING</b>				
Beach Road main street lighting	0.00	0.31	0.31	0.00
McLaren Vale tourism lighting display	0.00	0.15	0.00	0.15
<b>ENVIRONMENTAL ACTIVITIES</b>				
Corporate environmental activities	0.00	0.05	0.00	0.05
<b>STRATEGIC PROJECTS</b>				
Strategies	0.00	0.09	0.00	0.09
<b>TOTAL PROJECTS CATEGORY</b>	<b>\$0.01</b>	<b>\$1.62</b>	<b>\$0.31</b>	<b>\$1.30</b>

# MEASURING OUR PERFORMANCE

We track delivery of our key activities and services throughout the year, and report on what we have achieved at the end of each financial year in our Annual Report. This is the main way we monitor progress toward the outcomes in our Community Plan 2030.

Our communities can check our progress through publicly available reports such as The Quarter, quarterly financial reports, and Council reports on major projects and initiatives (available via Council agendas on our website).

Below is a small selection of what we track across our Community Plan themes of People, Place, Prosperity and Performance, showcasing just some of the ways we measure our progress.

PEOPLE	PLACE	PROSPERITY	PERFORMANCE
Inspections of food businesses per year	The percentage of development applications completed within prescribed timeframes each year	Tonnes of domestic waste collected (tonnes per 10,000 residents) each year	Customer phone and face-to-face interactions each year
Vaccines administered per year	Building and compliance inspections undertaken each year	Customer requests related to hard waste collections and illegally dumped rubbish each year	Participants in engagement activities each year
Community capacity activities held per year	Customer requests regarding sealed/unsealed roads, kerbing and/or drainage matters each year	Visitors to the McLaren Vale and Fleurieu Coast Visitor Centre each year	Council resolutions passed per year
Hours of community centre usage each year	Customer requests related to trees and weed control each year	New trees/plants planted each year	Full time equivalent employees including externally funded positions
People visiting libraries each year	Development compliance investigations each year	Greenhouse gas emissions each year	Average customer experience score for the year



## OUR BUDGET

The 2021–22 budget has been developed within the context of the key principles of the Long Term Financial Plan. In particular, this includes transitioning to a balanced budget over the next four years, increasing rates in line with CPI, including the costs required to continue to deliver existing services and asset maintenance in an efficient manner, including asset renewal and upgrade expenditure as per the Strategic Asset Management Plan, focusing on completing existing major projects, and changing our rates/debt funding mix for new capital projects.

In developing the budget, we have recognised an annual savings target of \$2.0m (to reach a balanced budget within four years). We have also recognised that cost increases above CPI will be offset through efficiencies throughout the year. This allows us to continue to deliver the services that our community value.

Our capital works program (renewal and new and significant upgrades) is assessed according to criteria to prioritise and allocate funding to the projects that will provide the greatest economic, environmental and community outcomes for the city. Where possible, council will also advocate to state and federal governments for grant and stimulus funding.

## WHERE OUR FUNDS COME FROM

WHERE OUR FUNDS COME FROM	\$M
Rates	141.2
Grants, subsidies and contributions	23.1
New borrowings	13.4
User charges	8.6
Transfers from reserves	4.1
Other revenue	5.4
Statutory charges	3.9
Community wastewater management systems	3.5
Reimbursements	1.7
Investments	0.1
<b>TOTAL</b>	<b>\$205.0</b>

The general rate revenue increase for 2021–22 is equivalent to CPI, which at March 2021 was 1.2 per cent. Where there is a shortfall in revenue from rate revenue and other sources, the remaining funding comes from debt.





## HOW OUR FUNDS ARE SPENT

We have budgeted to spend \$205 million in 2021–22.

HOW OUR FUNDS ARE SPENT	\$M
Bridges	0.9
Buildings	10.6
Bus shelters and pads	0.2
Carparks	0.6
Coastal assets	0.8
Commercial other	0.3
Communication and engagement	3.2
Community capacity	11.3
Community safety and property	7.6
Development services	5.7
Economic growth and tourism	2.7
Finance charges	3.0
Financial services	5.4
Fleet and plant	1.5
Governance	5.1
ICT	6.3
Libraries and customer relations	10.4

HOW OUR FUNDS ARE SPENT	\$M
Lighting	0.2
Loan repayments	5.0
Major projects	11.2
Organisational effectiveness	0.7
Parks/play spaces	18.2
Paths	10.8
People and culture	6.4
Placemaking	0.8
Recreation services	6.4
Regional landscape levy	3.2
Roads	29.4
Sport and active recreation assets	2.3
Strategy and sustainability	2.4
Transfer to reserve	1.7
Waste management	18.8
Water	11.9
<b>TOTAL</b>	<b>\$205.0</b>

# FINANCIAL PLANNING PROCESS

**We ensure our long-term financial planning processes align with the outcomes set out in our Community Plan 2030 and Strategic Asset Management Plan (SAMP).**

## LONG TERM FINANCIAL PLAN 2021

Council's Long Term Financial Plan (LTFP) is a key tool to assist with long-term decision making and forecasting while monitoring financial sustainability. It also provides transparency to the community regarding council's projected financial position.

In February 2021, Council adopted a new LTFP for the 10-year period to 2030–31. This plan will be reviewed and updated annually.

Following consideration of the Community Plan 2030, expenditure requirements set out in the SAMP, community feedback and extensive input from elected members when developing the new LTFP, 16 key principles relating to services, projects, debt and rates were developed. These key principles provide guidance for future financial decisions including annual budget setting.

**To learn more about the LTFP and the 16 key principles, visit [www.onkaparingacity.com](http://www.onkaparingacity.com)**





## ASSET MANAGEMENT

The SAMP was adopted by Council in February 2021, and it provides an overview of our assets (including buildings, bridges and roads), how they're performing, the service levels we provide, our asset goals and objectives, areas for improvement, and related financial projections. There are strong links between the goals and priorities highlighted in the Community Plan 2030, and those presented in the SAMP.

It's critical that long-term financial planning and the SAMP strongly align. The LTFP's projections align with the objectives and demands identified in the SAMP to ensure sufficient budgets are allocated to achieve these objectives. It's also important that if budget shortfalls, pressures or opportunities are identified in the LTFP, these are reflected in the SAMP.

Through the development of the updated LTFP, forecast capital expenditure has been reallocated between major asset categories in response to changes in service levels and other demands. Each year, as both the LTFP and asset plans for each asset class are updated, the changes will be mirrored in each plan.

## ENGAGEMENT OUTCOMES

In developing the LTFP, early engagement with the community was conducted to seek feedback on the key components of services, projects, debt and rates, and this feedback was used to develop the principles that underpin the LTFP.

The feedback included:

- a preference for council to continue to deliver its current community services and asset maintenance in an efficient manner
- recognition that costs may need to increase in line with CPI to maintain current services
- a preference for council to prioritise maintaining and upgrading existing infrastructure, rather than building new assets
- the need for more transparency around how rates and debt are used.

The development of the 2021–22 budget has been guided by this feedback.

## DEBT LEVELS

Under the new LTFP, there are a number of strategies in place to reduce council's debt over the next 20 years, including:

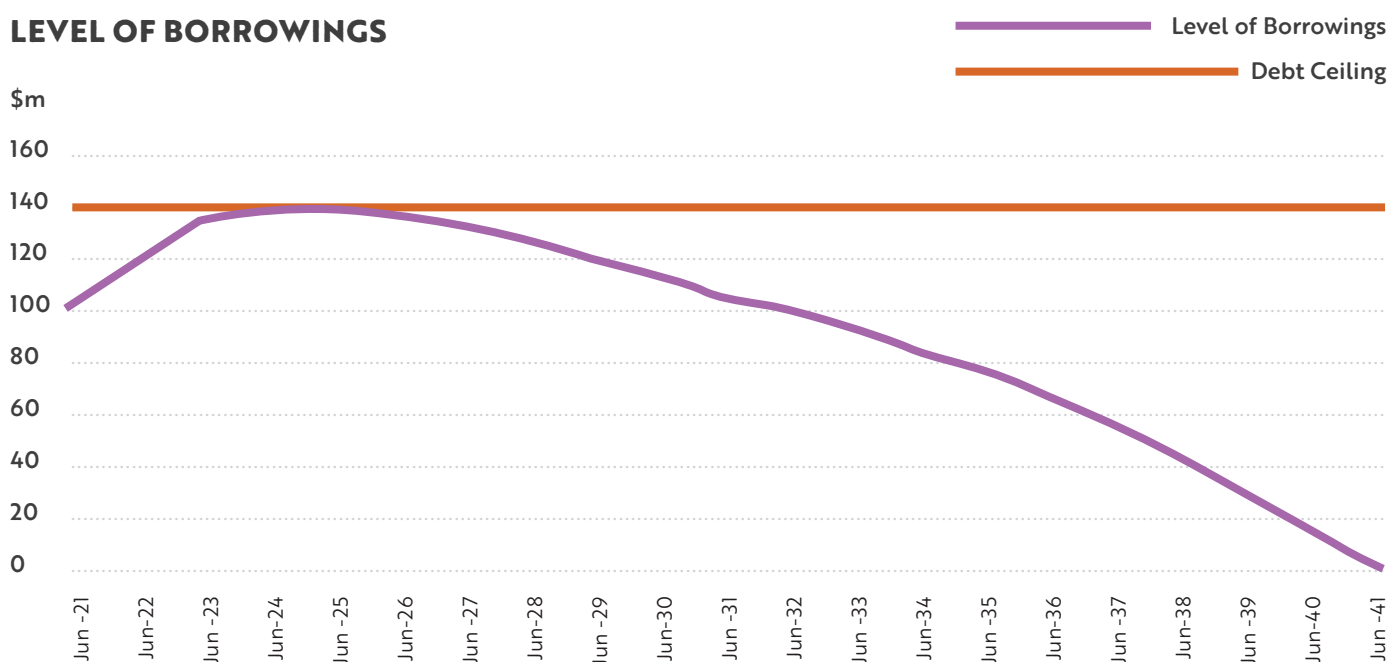
- changing the funding mix for new and significant upgrade projects from the previous 80:20 debt:rates funding mix, to 60:40 debt:rates
- completing existing committed major projects, and commencing new major projects only if they fall within available funding limits
- adopting a dollar value debt ceiling (rather than targeting a percentage of rates revenue).

The impact of these strategies in our LTFP sees debt peaking at \$138.5m in 2023–24, and then reducing. However, the LTFP allows for council to be flexible and increase borrowings to respond to opportunities such as stimulus funding.

The below chart shows the trajectory of council's level of borrowings over the 20-year period. The budgeted debt position for 2021–22 is \$116.6m, which is in line with the parameters set by the LTFP.



## LEVEL OF BORROWINGS



## KEY FINANCIAL INDICATORS

Council has adopted a suite of Key Financial Indicators (KFIs) that are primarily based on those included in the Model Financial Statements and those recommended by the Local Government Association and Local Government Financial Managers Group as appropriate for measuring financial sustainability in local government.

Additional measures for debt servicing and level of borrowings have been developed based on best-practice financial management principles.

The financial indicators, related targets and budgeted positions for 2021–22 are summarised in the table below

KEY FINANCIAL INDICATOR	BUDGETED POSITION FOR 2021–22	TARGET	RESULT
Operating surplus ratio	-2.5 per cent	We will achieve an average operating surplus ratio of between 0 and 10 per cent. Deficit reduction in place to achieve this by 2024-25.	X
Net financial liabilities ratio	77 per cent*	Our net liabilities as a percentage of total operating revenue will not exceed 100 per cent.	✓
Interest cover ratio	1.7 per cent*	Our finance charges as a percentage of total operating revenue will not exceed 5 per cent.	✓
Level of borrowings	\$116.6 million	Our borrowings will not exceed the hard dollar value limit of \$138.5m.	✓
Debt servicing	4.45 per cent* (\$8.0 million)	Total debt servicing will be below an upper debt servicing limit of 10 per cent (\$17.9 million) and above a lower limit of three per cent (\$5.4 million) of rate revenue.	✓
Asset sustainability ratio	89 per cent	Expenditure on renewal of assets will be greater than 90 per cent but less than 110 per cent of depreciation (the proxy for required expenditure to maintain assets).	X
Asset consumption ratio	73 per cent	The asset consumption ratio will be between 40 per cent and 80 per cent at any point in the target period.	✓

✓ = Target achieved or within target range.

X = Outside of target range for 2021–22.

\* = These positions are based on forecast borrowings.



## COMMUNITY WASTEWATER MANAGEMENT SYSTEMS

Council collects service charges from its community wastewater management system (CWMS) customers to recover the cost of operating and maintaining its seven community wastewater systems (sewerage services).

CWMS is subject to a regulatory regime under the auspices of the Essential Services Commission of South Australia (ESCOSA), in addition to requirements of the *Local Government Act 1999* (the Act).

While the Act makes it clear that councils are entitled to recover the full cost of providing CWMS, ESCOSA require that the full cost of providing the service should also recognise a return on capital and an allowance for unquantifiable risks associated with CWMS.

Acknowledging that charging CWMS customers a return on capital and allowance for risk generates more revenue than is required to cover CWMS operating and capital costs in a sustainable manner, in past years council has approved separately rebating customers the excess funds that full cost recovery pricing under ESCOSA, generates.

Applying this policy, the CWMS service charge of \$999.51 for 2021–22 is an increase of 2.5 per cent on a full cost recovery basis, which is to be partially offset by a rebate of \$207.51 service charge rebate (a 13 per cent increase). The net CWMS service charge for 2021–22 is \$792 which represents a zero per cent increase.



## GENERAL RATE INCREASE

In line with the LTFP principles of maintaining existing community services and asset maintenance, and recognising that costs may increase by CPI, Council has adopted total rate revenue increases equivalent to CPI, plus growth. Growth is the revenue generated from new properties that have been built or established in the city.

CPI is based on the March 2021 figure of 1.2 per cent. Growth is equivalent to 0.9 per cent, based on prior years' trends.

## OUR RATE AND REBATE POLICIES

**Our rating policies are a key component of our financial planning.**

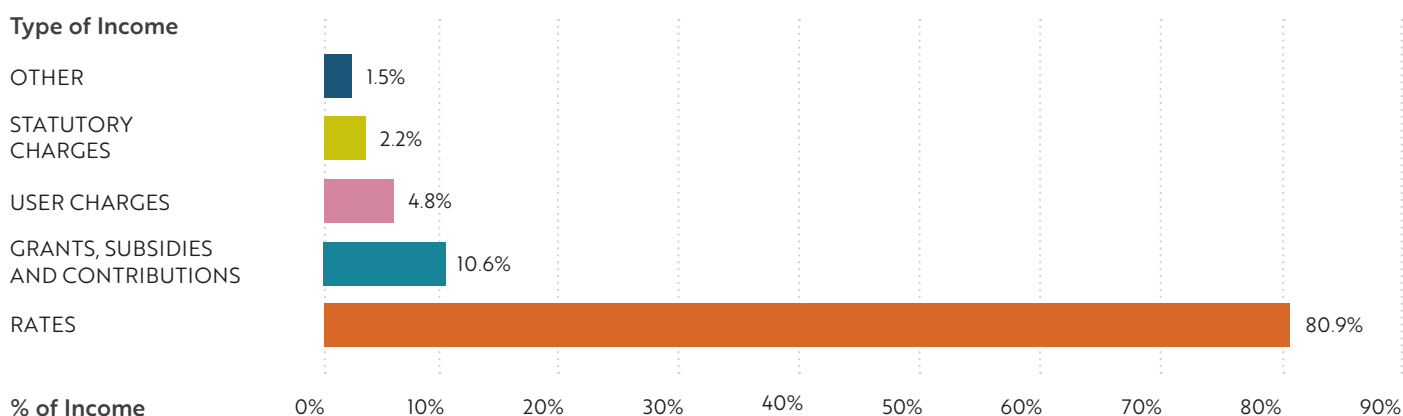
In 2021–22 we anticipate that 80.9 per cent of our total operating income will come from rates.

In setting the rates, we consider valuation movements and develop rate models to determine the likely impact on individual properties.

**Our Rating Policy is reviewed annually, with key considerations being:**

- our rating strategies and structure ranked highly against the principles of taxation
- the current rating structure and rate revenue contribution methodology is equitable
- the fixed charge component collects an equitable contribution from all rateable properties
- differential rates contribute an equitable level of rate revenue from each land use category
- the Rating Policy supports the practical implementation of our goals, strategies and statutory obligations.

### TOTAL OPERATING INCOME 2021–22





## RATING POLICY

**Council considered engagement outcomes from previous years in developing our Rating Policy 2021–22 (appendix 8).**

Feedback from our communities consistently indicates the desire to lower the rate in the dollar by breaking the direct link between valuation increases and rate increases. This is partially achieved with the current fixed charge rate structure. However, the level of the fixed charge has been lower than what is required to prevent swings in valuations, impacting negatively on an individual's rates account. Increasing the fixed charge to the required level in recent years has been a progressive process. Council has increased the fixed charge over time to ensure a base contribution from all rateable properties to partly offset fluctuations caused by market events. However given the market events over the past 12 months and the work undertaken by the Valuer General to revalue the state, these events have caused more significant and less equitable valuation movements in 2021–22. Therefore, a higher fixed charge is required to ensure ratepayers are not put at risk of unequitable shifts in the rates allocation.

Increasing the level of fixed charge does not increase rate revenue. In fact, in many cases for an individual, the amount paid is lessened, as more revenue is collected from the fixed component. Essentially by increasing the total raised from the fixed charge, it reduces the amount of revenue raised using the property valuation, lowering the rate in the dollar. This assists in further achieving the key objective under item 4.0 of our Rating Policy 2021–22, and it prevents inequitable shifts in rate responsibility due to property market forces.

The overall structure of our Rating Policy 2021–22 is very similar to that applied during 2020–21 and includes:

- a fixed charge of \$705
- different rates for different land use categories, retaining a similar proportion of net rate revenue to 2020–21 for each category, which also prevents further redistribution of the rate burden between categories of ratepayers
- the maintenance of an automatic rebate to properties with a residential land use to cap any increase in the general rates at 10 per cent based on the same eligibility criteria as in 2020–21.

To assist pensioners and self-funded retirees meet their rating obligations, council will continue to apply the postponement provisions available under the *Local Government Act 1999*.



## VALUATION TRENDS AND RATE MODELLING

**South Australian property values are determined by the Valuer-General. The Office of the Valuer-General—under the *Valuation of Land Act 1971*—provides a value for every property in South Australia annually, which takes effect from 1 July.**

The Valuer-General delivers annual general valuations for both site (the value of the land excluding structural improvements) and capital values (the value of the land including improvements) for the state, for the purpose of rating and taxing.

This year the Valuer-General is delivering a project named the Revaluation Initiative, and extensive research and data collection has been undertaken for the most recent General Valuation to identify errors and/or missing information. Changes to land zoning, the physical nature of the property or market trends impact the capital value. In 2021–22, this has resulted in more pronounced changes to the value of some properties due to market shifts. Such reviews are commonplace and are best practice to ensure accurate property values. If your property is valued much higher/lower in 2021–22, it's not because it's now over or undervalued, but rather it's a more accurate figure. Please refer to the Office of the Valuer-General website for more information.



Valuation increases have no impact on the total rates income of a council, but they do impact on the proportion of rates paid by an individual ratepayer. Rate modelling is undertaken annually to ensure the impacts on the community prior to adoption of the annual budget and the Rating Policy remain aligned.

In determining who pays how much in rates (rate modelling), a fixed charge amount is set for every ratepayer with the remaining required rate revenue target being summed by all the property values in its area. The number arrived at is called the 'rate in the dollar' and a different rate is set for each land use category. By combining the fixed charge and using the value of each rateable property by the 'rate in the dollar', the result is the rates bill for each property.



At the City of Onkaparinga, a fixed charge is levied to ensure all rateable properties pay a base amount to council's activities and maintaining the services and infrastructure. This effectively results in rates being based on two components and this model delivers the most equitable rating outcomes, provides options to manage risk and ultimately can protect ratepayers from rapid valuation movements.

Number of rateable properties by differentiating type comparison table:

LAND USE	2020-21	2021-22
Commercial - office	120	229
Commercial - other	861	1307
Commercial - shop	458	1293
Industry - light	293	503
Industry - other	338	411
Other	2292	255
Primary production	2123	2057
Residential	70,998	72,936
Vacant land	2373	2328
<b>TOTAL</b>	<b>79,856</b>	<b>81,319</b>

\*Excludes tenancy records

## REGIONAL LANDSCAPE LEVY

The Regional Landscape Levy (RLL) is a state levy that council is required to collect. The levy funds the operations of regional landscape boards for the management of the state's natural resources. The total amount to be collected from the RLL in 2021–22 is \$2.95 million which is all passed on to the region landscape boards. Rates that will apply for the RLL are subject to finalisation of valuation data and budget adoption. For information about the levy, please contact your relevant board.







## POSTPONEMENT OF RATES FOR SENIORS

Seniors Card holders who have had difficulty in meeting their rate obligations can apply, under the *Local Government Act 1999*, to postpone or defer a portion of their council rates on a long-term basis. Under this scheme, eligible ratepayers annually postpone or defer any rate amount above \$500.

The deferred amount is subject to a monthly interest charge, with the accrued debt being payable on the sale of the property.

To qualify for eligibility:

- the property must be the ratepayer's principal place of residence
- the ratepayer (or their spouse) must hold a current Seniors Card (or be eligible to hold a Seniors Card and have lodged their application)
- the ratepayer must own the property (or it can be jointly owned by their spouse), but no other person can be registered as an owner of the property
- if the property has a mortgage that was taken out before 25 January 2007, the ratepayer must have at least 50 per cent equity in the property.

Should the ratepayer (or their spouse) cease to be eligible for the Seniors Card or move out of their home, deferred rates remain payable upon sale of the property (or earlier if the ratepayer chooses).

However, any future rates cannot be deferred and will be subject to the normal quarterly rating provisions if a ratepayer ceases to be eligible. Additionally, should a ratepayer elect to pay more than the \$500 in any given year, the amount paid in excess is applied to the balance outstanding.



## RATE REBATES

While council must impose rates on all properties, the *Local Government Act 1999* includes provisions for rates to be rebated under certain circumstances. This includes the granting of mandatory rebates for specific types of properties such as churches and cemeteries, and discretionary rebates where it's determined to be appropriate by Council.

Our Rate Rebate Policy is reviewed annually in conjunction with the Rating Policy to reflect any changes to the legislation or policy changes.

The Rate Rebate Policy for 2021–22 (appendix 9) is based on the rebate structure for 2020–21.



## FINANCIAL HARDSHIP

The Financial Hardship Policy (Rates) assists ratepayers who are experiencing payment difficulties due to temporary or ongoing financial challenges. It provides them with an understanding of the options available to manage payment of rates that are outstanding or will become overdue soon. The options available to council are payment arrangements, referral to a government-funded financial counsellor, remission of fines and interest, holding of debt collection, postponement of rates and remission of rates.

The National Debt Helpline (NDH) is an online and phone financial counselling service available across each state and territory in Australia. The financial counsellors at NDH talk to people with debts and explain what options are available. This may include referral to their local financial counselling service. The NDH helpline is 1800 007 007 or via <http://www.ndh.org.au/>



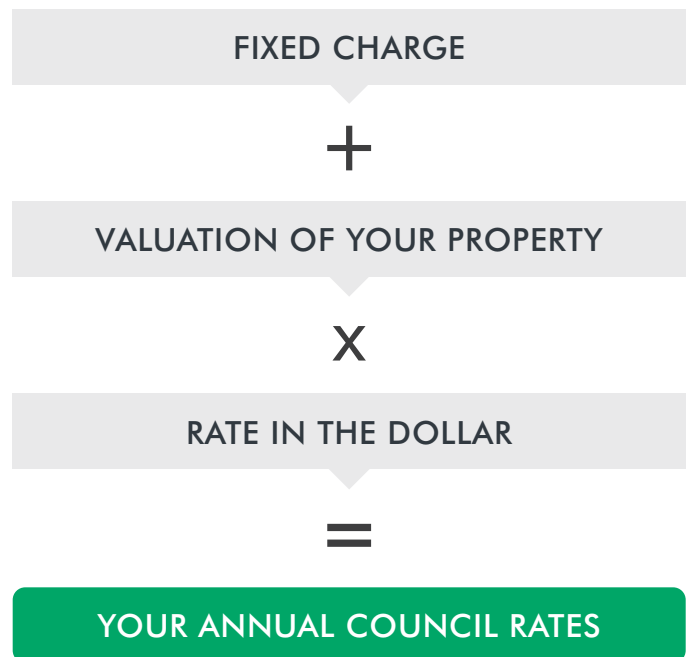
## HOW RATES ARE DETERMINED

The amount collected via rates is determined by the annual budget councils set to provide services to the community.

Council works with the community to develop a rating strategy and then sets a rate in the dollar to generate the required rate revenue after council has determined its annual budget. Council relies on both a fixed charge component and an additional component calculated using property values to share the rates burden among property owners equitably.

We consult with the community on the draft Annual Business Plan each year. It includes information on proposed rating decisions to ensure council is being transparent and accountable to the community for rating decisions that impact them. This helps council balance community demands for services and infrastructure with the revenue available to pay for them. The diagram opposite demonstrates how we calculate your rates.

## HOW WE CALCULATE THE RATES FOR YOUR PROPERTY



### WHAT IS THE FIXED CHARGE?

Council applies a fixed charge to all rateable properties in the council area.

This means each property owner makes a contribution to the cost of administering council activities, services and infrastructure across Onkaparinga.

### WHAT IS RATE IN THE DOLLAR?

The rate in the dollar is our total rates income (not including the fixed charge) divided by the combined value of all rateable properties in our council area.

**Footnote** – We also collect on behalf of the Regional Landscape Levy and this cost is added to your rates notice and passed on to state government.



**FUNDING STATEMENT FOR THE YEAR ENDING 30 JUNE 2022**

	2020-21	2021-22
	Budget	Budget
<b>Operating activities</b>		
<b>Income</b>		
Rates revenues	141,895,852	144,724,565
Statutory charges	3,531,500	3,892,005
User charges	7,596,456	8,640,868
Grants, subsidies and contributions	17,837,772	18,874,810
Investment income	53,000	12,200
Reimbursements	1,636,307	1,715,095
Other income	525,235	1,019,285
Share of operating profit from equity accounted investees	-	-
<b>Total income</b>	<b>173,076,122</b>	<b>178,878,828</b>
<b>Expenditure</b>		
Employee costs	68,495,287	74,272,347
Contracts	46,715,000	45,470,526
Materials	11,765,202	12,030,444
Depreciation	35,265,000	35,434,051
Finance costs	3,217,627	2,991,096
Other expenses	13,563,021	13,218,027
<b>Total expenses</b>	<b>179,021,136</b>	<b>183,416,491</b>
<b>Operating surplus / (deficit)</b>	<b>(5,945,014)</b>	<b>(4,537,663)</b>
<b>Capital projects</b>		
<b>Renewal</b>		
Project expenses	28,413,682	31,716,423
Less:		
Grants, subsidies and contributions	84,000	1,601,630
Developer contributions	-	-
Other income	1,065,999	4,097,599
<b>Net renewal expense</b>	<b>27,263,683</b>	<b>26,017,194</b>
<b>New and Significant Upgrades</b>		
Project expenses	27,539,841	18,614,523
Less:		
Grants, subsidies and contributions	9,353,000	4,205,195
Developer contributions	200,000	280,000
Other income	-	-
<b>Net new and significant upgrade expense</b>	<b>17,986,841</b>	<b>14,129,328</b>
<b>Capital Project Expenditure</b>	<b>45,250,524</b>	<b>40,146,522</b>

## FUNDING STATEMENT FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Other</b>		
<b>Loans</b>		
New loans	15,732,457	13,415,572
Less:		
Loan principal repayments	4,278,373	4,964,852
<b>Net loan movement</b>	<b>11,454,084</b>	<b>8,450,720</b>
<b>Reserves</b>		
Transfer from reserves	7,086,857	4,123,849
Less:		
Transfer to reserves	2,526,403	1,722,805
<b>Net reserve movement</b>	<b>4,560,454</b>	<b>2,401,044</b>
<b>Adjust:</b>		
Depreciation - included in operating result, funded by renewal	35,265,000	35,434,051
Grants, subsidies and contributions (renewal) - included in operating result	(84,000)	(1,601,630)
<b>Funding Surplus / (deficit)</b>	<b>-</b>	<b>-</b>
Grand Total Income	206,514,435	205,001,043
Grand Total Expense	206,514,435	205,001,043
Funding Surplus / (deficit)	-	-

**STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDING 30 JUNE 2022**

	2020-21	2021-22
	Budget	Budget
<b>Operating income</b>		
Rates	141,895,852	144,724,565
Statutory charges	3,531,500	3,892,005
User charges	7,596,456	8,640,868
Grants, subsidies and contributions	17,837,772	18,874,810
Investment income	53,000	12,200
Reimbursements	1,636,307	1,715,095
Other income	525,235	1,019,285
Net gain - joint ventures and associates	-	-
<b>Total operating income</b>	<b>173,076,122</b>	<b>178,878,828</b>
<b>Operating expenses</b>		
Employee costs	68,495,287	74,272,347
Materials, contracts and other expenses	72,043,223	70,718,997
Finance costs	3,217,627	2,991,096
Depreciation	35,265,000	35,434,051
Net loss - joint ventures and associates	-	-
<b>Total operating expenses</b>	<b>179,021,136</b>	<b>183,416,491</b>
<b>Operating surplus/(deficit) before capital amounts</b>	<b>(5,945,014)</b>	<b>(4,537,663)</b>
<b>Capital income</b>		
Amounts received specifically for new or upgraded assets	9,553,000	4,485,195
Physical resources received free of charge	5,854,280	5,854,280
<b>Net surplus/(deficit)</b>	<b>9,462,266</b>	<b>5,801,812</b>
<b>Other comprehensive income</b>		
Changes in revaluation surplus - infrastructure, property, plant and equipment	73,917,529	3,287,411
Non-operating items - joint ventures and associates	-	-
<b>Total other comprehensive income</b>	<b>73,917,529</b>	<b>3,287,411</b>
<b>Total comprehensive income</b>	<b>83,379,795</b>	<b>9,089,223</b>

## STATEMENT OF FINANCIAL POSITION AS AT 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Current assets</b>		
Cash and cash equivalents	-	-
Trade and other receivables	10,919,219	10,123,892
Inventories	89,651	89,651
Other non-current assets held for sale	-	-
<b>Total current assets</b>	<b>11,008,870</b>	<b>10,213,543</b>
<b>Non-current assets</b>		
Financial Assets	650,692	950,692
Equity accounted investments in council businesses	10,939,000	11,439,000
Infrastructure, property, plant and equipment	2,348,019,792	2,335,742,454
Other non-current assets	16,315,944	18,315,944
<b>Total non-current assets</b>	<b>2,375,925,428</b>	<b>2,366,448,090</b>
<b>Total assets</b>	<b>2,386,934,298</b>	<b>2,376,661,633</b>
<b>Current liabilities</b>		
Trade and other payables	13,744,895	11,334,920
Short term borrowings	3,276,931	3,701,448
Short term provisions	13,039,567	12,070,130
Other current liabilities	6,870,353	7,313,018
<b>Total current liabilities</b>	<b>36,931,746</b>	<b>34,419,516</b>
<b>Non-current liabilities</b>		
Long term borrowings	114,282,194	112,928,832
Long term provisions	1,594,000	1,694,000
<b>Total non-current liabilities</b>	<b>115,876,194</b>	<b>114,622,832</b>
<b>Total liabilities</b>	<b>152,807,940</b>	<b>149,042,348</b>
<b>Net assets</b>	<b>2,234,126,358</b>	<b>2,227,619,285</b>
<b>Equity</b>		
Accumulated surplus	552,942,864	547,231,673
Asset revaluation reserve	1,658,354,541	1,656,658,229
Other reserves	22,828,953	23,729,383
<b>Total equity</b>	<b>2,234,126,358</b>	<b>2,227,619,285</b>

## STATEMENT OF CASH FLOWS FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Cash flows from operating activities</b>		
<b>Receipts</b>		
Operating receipts	173,023,122	178,866,628
Investment receipts	53,000	12,200
<b>Payments</b>		
Operating payments to suppliers and employees	(140,538,509)	(144,991,344)
Finance payments	(3,217,627)	(2,991,096)
<b>Net cash flows from operating activities</b>	<b>29,319,986</b>	<b>30,896,388</b>
<b>Cash flows from investment activities</b>		
<b>Receipts</b>		
Grants specifically for new or upgraded assets	9,553,000	4,485,195
Sale of replaced assets	1,065,999	4,097,599
<b>Payments</b>		
Expenditure on renewal/replacement of assets	(28,413,682)	(31,716,423)
Expenditure on new/upgraded assets	(27,539,841)	(18,614,523)
<b>Net cash flows from investment activities</b>	<b>(45,334,524)</b>	<b>(41,748,152)</b>
<b>Cash flows from financing activities</b>		
<b>Receipts</b>		
Proceeds from borrowings	15,732,457	13,415,572
<b>Payments</b>		
Repayments of borrowings	(4,278,373)	(4,964,852)
<b>Net cash flows from financing activities</b>	<b>11,454,084</b>	<b>8,450,720</b>
<b>Net increase/(decrease) in cash held</b>	<b>(4,560,454)</b>	<b>(2,401,044)</b>
<b>Cash and cash equivalents at beginning of reporting period</b>	<b>-</b>	<b>-</b>
<b>Cash and cash equivalents at end of reporting period</b>	<b>(4,560,454)</b>	<b>(2,401,044)</b>
<b>Represented by:</b>		
<i>Cash and cash equivalents</i>	-	-
<i>Less: Short term cash advance drawdowns</i>	(4,560,454)	(2,401,044)



## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Accumulated surplus</b>		
Balance at end of previous reporting period	538,920,144	539,028,817
Surplus/(deficit) from operations	9,462,266	5,801,812
Transfers to other reserves	(2,526,403)	(1,722,805)
Transfers from other reserves	7,086,857	4,123,849
<b>Balance at end of period</b>	<b>552,942,864</b>	<b>547,231,673</b>
<b>Asset revaluation reserve</b>		
Balance at end of previous reporting period	1,584,437,012	1,653,370,818
Gain on revaluation of infrastructure, property, plant and equipment	73,917,529	3,287,411
<b>Balance at end of period</b>	<b>1,658,354,541</b>	<b>1,656,658,229</b>
<b>Community wastewater management systems reserve</b>		
Balance at beginning of period	319,360	724,831
Transfers to reserve	1,412,496	758,386
Transfers from reserve	(589,976)	(767,467)
<b>Balance at end of period</b>	<b>1,141,880</b>	<b>715,750</b>
<b>Hazel McKenzie car park</b>		
Balance at beginning of period	14,476	14,841
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>14,476</b>	<b>14,841</b>
<b>Stormwater management</b>		
Balance at beginning of period	2,044,339	2,321,459
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>2,044,339</b>	<b>2,321,459</b>
<b>Footpath reserve</b>		
Balance at beginning of period	1,481,896	1,664,898
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>1,481,896</b>	<b>1,664,898</b>
<b>One Council</b>		
Balance at beginning of period	569,871	1,113,074
Transfers to reserve	-	-
Transfers from reserve	-	(1,000,000)
<b>Balance at end of period</b>	<b>569,871</b>	<b>113,074</b>

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Open space development reserve</b>		
Balance at beginning of period	1,645,850	2,183,065
Transfers to reserve	150,000	100,000
Transfers from reserve	(600,000)	(500,000)
<b>Balance at end of period</b>	<b>1,195,850</b>	<b>1,783,065</b>
<b>Sturt linear land purchase reserve</b>		
Balance at beginning of period	-	-
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>-</b>	<b>-</b>
<b>Coast parks reserve</b>		
Balance at beginning of period	1,740	1,740
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>1,740</b>	<b>1,740</b>
<b>Court recoating reserve</b>		
Balance at beginning of period	68,625	24,274
Transfers to reserve	-	-
Transfers from reserve	(50,000)	-
<b>Balance at end of period</b>	<b>18,625</b>	<b>24,274</b>
<b>Committed expenditure reserve</b>		
Balance at beginning of period	-	-
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>-</b>	<b>-</b>
<b>Contingency reserve fund</b>		
Balance at beginning of period	8,873,491	4,964,891
Transfers to reserve	-	-
Transfers from reserve	(4,756,722)	(471,691)
<b>Balance at end of period</b>	<b>4,116,769</b>	<b>4,493,200</b>
<b>Commercial activity reserve</b>		
Balance at beginning of period	493,927	544,484
Transfers to reserve	984,428	993,373
Transfers from reserve	(372,659)	(504,691)
<b>Balance at end of period</b>	<b>1,105,696</b>	<b>1,033,166</b>
<b>Revolving resources reserve</b>		
Balance at beginning of period	2,542,476	2,456,350
Transfers to reserve	-	34,157
Transfers from reserve	(380,000)	(365,000)
<b>Balance at end of period</b>	<b>2,162,476</b>	<b>2,125,507</b>

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Developer contributions (roads)</b>		
Balance at beginning of period	97,883	97,883
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>97,883</b>	<b>97,883</b>
<b>Urban Tree Fund</b>		
Balance at beginning of period	38,372	55,075
Transfers to reserve	10,000	10,000
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>48,372</b>	<b>65,075</b>
<b>Plant and fleet reserve</b>		
Balance at beginning of period	5,508,394	6,308,138
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>5,508,394</b>	<b>6,308,138</b>
<b>Seaford Library fund</b>		
Balance at beginning of period	172,463	228,641
Transfers to reserve	84,274	84,274
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>256,737</b>	<b>312,915</b>
<b>Innovation and Improvement reserve</b>		
Balance at beginning of period	235,000	235,000
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>235,000</b>	<b>235,000</b>
<b>Climate change response fund</b>		
Balance at beginning of period	548,802	454,465
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>548,802</b>	<b>454,465</b>
<b>Economic Development Reserve</b>		
Balance at beginning of period	837,707	633,595
Transfers to reserve	-	-
Transfers from reserve	(284,500)	(515,000)
<b>Balance at end of period</b>	<b>553,207</b>	<b>118,595</b>

## STATEMENT OF CHANGES IN EQUITY FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget
<b>Water Business Unit reserve</b>		
Balance at beginning of period	118,795	(35,199)
Transfers to reserve	(118,795)	(257,385)
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>-</b>	<b>(292,584)</b>
<b>Community Corporation 20224</b>		
Balance at beginning of period	28,966	29,966
Transfers to reserve	4,000	-
Transfers from reserve	(3,000)	-
<b>Balance at end of period</b>	<b>29,966</b>	<b>29,966</b>
<b>Carparking Contribution Scheme</b>		
Balance at beginning of period	42,416	77,091
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>42,416</b>	<b>77,091</b>
<b>Hackham South East Infrastructure</b>		
Balance at beginning of period	502,508	502,508
Transfers to reserve	-	-
Transfers from reserve	-	-
<b>Balance at end of period</b>	<b>502,508</b>	<b>502,508</b>
<b>Strategic Acquisitions</b>		
Balance at beginning of period	1,202,050	1,529,357
Transfers to reserve	-	-
Transfers from reserve	(50,000)	-
<b>Balance at end of period</b>	<b>1,152,050</b>	<b>1,529,357</b>
<b>Total reserves</b>	<b>1,681,183,494</b>	<b>1,680,387,612</b>
<b>Total equity</b>	<b>2,234,126,358</b>	<b>2,227,619,285</b>

**UNIFORM PRESENTATION OF FINANCES FOR THE YEAR ENDING 30 JUNE 2022**

	2020-21	2021-22
	Budget	Budget
<b>Operating surplus/(deficit)</b>		
Operating income	173,076,122	178,878,828
Less: Operating expenses	(179,021,136)	(183,416,491)
<b>Operating surplus/(deficit) before capital amounts</b>	<b>(5,945,014)</b>	<b>(4,537,663)</b>
<b>Less: Net outlays on existing assets</b>		
Capital expenditure on renewal and replacement of existing assets	(28,413,682)	(31,716,423)
Less: Depreciation, amortisation and impairment	35,265,000	35,434,051
Less: Proceeds from sale of replaced assets	1,065,999	4,097,599
<b>Net outlays on existing assets</b>	<b>7,917,317</b>	<b>7,815,227</b>
<b>Less: Net outlays on new and upgraded assets</b>		
Capital expenditure on new and upgraded assets	(27,539,841)	(18,614,523)
Less: Grants and contributions for new and upgraded assets	9,553,000	4,485,195
<b>Net outlays on new and upgraded assets</b>	<b>(17,986,841)</b>	<b>(14,129,328)</b>
<b>Net lending / (borrowing) for financial year</b>	<b>(16,014,538)</b>	<b>(10,851,764)</b>

## KEY FINANCIAL INDICATORS FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget

**Operating surplus ratio**
*The percentage by which the major controllable income source varies from day to day expenses*

Calculated as:

Operating surplus/(deficit) before capital amounts	(5,419,785)	(4,537,663)
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Divided by:

Operating income	173,076,122	178,878,828
<b>Operating income</b>	<b>173,076,122</b>	<b>178,878,828</b>

**Expressed as a percentage**
**(3.1%)**
**(2.5%)**

<b>Target*</b>	<b>&gt;0%</b>	<b>&gt;0%</b>
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**Net financial liabilities ratio**
*How significant is the net amount owed compared with income*

Calculated as:

Net financial liabilities	134,354,050	137,878,113
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Divided by:

Total operating income	171,110,642	178,878,828
<b>Total operating income</b>	<b>171,110,642</b>	<b>178,878,828</b>

**Expressed as a percentage**
**79%**
**77%**

<b>Target</b>	<b>&lt;100%</b>	<b>&lt;100%</b>
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**Interest cover ratio**
*How much income is used in paying interest on loans*

Calculated as:

Finance costs	3,217,627	2,991,096
Less: Investment income	(53,000)	(12,200)
<b>Net finance costs</b>	<b>3,164,627</b>	<b>2,978,896</b>

Divided by:

Total operating income	173,076,122	178,878,828
Less: Investment income	(53,000)	(12,200)

**Total operating income**
**173,023,122**
**178,866,628**
**Expressed as a percentage**
**1.8%**
**1.7%**

<b>Target</b>	<b>&lt;5%</b>	<b>&lt;5%</b>
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## KEY FINANCIAL INDICATORS FOR THE YEAR ENDING 30 JUNE 2022

	2020-21	2021-22
	Budget	Budget

### Asset sustainability ratio

*What percentage of assets are being replaced at the rate they are consumed*

Calculated as:

Expenditure on renewal/replacement of assets	28,413,682	31,716,423
Less: Sale of replaced assets	(1,065,999)	(1,097,599)
<b>Net expenditure on renewal/replacement of assets</b>	<b>27,347,683</b>	<b>30,618,824</b>

Divided by:

Projected asset renewal funding requirement	31,251,870	34,265,000
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**Expressed as a percentage**

	<b>88%</b>	<b>89%</b>
<b>Target</b>	<b>90-110%</b>	<b>90-110%</b>

### Asset consumption ratio

*The average proportion of 'as new condition' left in assets*

Calculated as:

Carrying value of infrastructure, property, plant and equipment	2,348,019,792	2,335,742,454
Less: Land	(504,846,000)	(621,175,000)
<b>Carrying value of infrastructure, property, plant and equipment (excluding land)</b>	<b>1,843,173,792</b>	<b>1,714,567,454</b>

Divided by:

Carrying value of infrastructure, property, plant and equipment (excluding Land)	1,843,173,792	1,714,567,454
Plus: Opening accumulated depreciation and amortisation	631,460,000	599,039,000
Plus: Depreciation and amortisation for financial year	35,265,000	35,434,051
<b>'As new' value of Infrastructure, property, plant and equipment (excluding land)</b>	<b>2,509,898,792</b>	<b>2,349,040,505</b>

**Expressed as a percentage**

	<b>73%</b>	<b>73%</b>
<b>Target</b>	<b>40-80%</b>	<b>40-80%</b>

### Adjusted Liquidity Ratio

*The ability to make payment on current liabilities as and when they fall due taking into account undrawn funding*

Calculated as:

Total current assets	11,008,870	10,213,543
Add: difference between approved and forecast borrowings	22,828,953	23,729,383
<b>Total current assets including cash from undrawn budget funding</b>	<b>33,837,823</b>	<b>33,942,926</b>

Less:

Total current liabilities	36,931,746	34,419,516
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**Surplus / (shortfall)**

	<b>(3,093,923)</b>	<b>(476,590)</b>
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**Shortfall expressed as number of rates debtor days**

	<b>8</b>	<b>1</b>
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<b>Target</b>	<b>&lt;30 days</b>	<b>&lt;30 days</b>
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## Rating Policy 2021–22

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## 1 Preamble

Council adopts this policy to set the rating objectives within its area. Where Council is committed to achieving standards that are not imposed upon it by statute, its commitment is to endeavour to achieve those standards or requirements within available resources.

The contents and commitments in this policy is a statement of Council's general position.

## 2 Policy purpose

The purpose of this policy is to outline Council's approach towards rating its communities and to meet the requirements of the *Local Government Act 1999* (SA) (the Act) with particular reference to Section 123. Section 123 requires Council to have a rating policy that must be prepared and adopted (as part of the Annual Business Plan) each financial year in conjunction with the declaration of rates.

## 3 Definitions

'Act' refers to the *Local Government Act 1999* (SA).

'BUF' refers to *Building Upgrade Finance* which is a scheme that enables owners to access finance for environmental upgrades and heritage works from a lending institution that are repaid through a council-based rating mechanism under Schedule 1B of the Act.

'BUA' refers to a *Building Upgrade Agreement* under Schedule 1B of the Act.

'BUA Fees' refers permissible fees enabling administrative cost recovery under Schedule 1B of the Act.

'Capital value' refers to the valuation methodology used in determining the value of land, as defined in the *Valuation of Land Act 1971*.

'Council' (with a capitalised C) refers to the elected Council body.

'council' (with a non- capitalised c) refers to council as the organisation.

'CWMS' refers to the Community Wastewater Management System within the Council area formerly referred to as Septic Tank Effluent Disposal Schemes (STEDS).

'Different rate' refers to a rate that may be applied to a category of land that is different to the rate applied to other land categories (termed differential rates under the Act).

'Fixed charge' refers to a charge that must apply equally to each separate piece of rateable land in the area under Section 152(1) of the Act.

*'General Rate'* refers to the rate in the dollar that applies to properties in the calculation of the general rate payable by way of Council Rates. Please note that the 'General Rate' is also referred to as the Differential General Rate under the Act and also includes the fixed charge component charged.

*'Postponed rates'* refers to any rates postponed under Section 182 or 182A of the Act.

*'Rating'* refers to the overall process of raising revenue by way of levying rates and charges.

*'Rebates'* refers to an amount that a rate or charge may be reduced in accordance with Chapter 10, Division 5 of the Act.

*'Remissions'* refers to any reduction in amount payable granted in accordance with Section 182 of the Act.

*'Residential rate cap rebate'* refers to the rate cap applied to properties with a Residential land use, subject to specific criteria, which is applied under the discretionary rebate provisions of Section 166(1)(l) of the Act.

*'Service charge'* refers to a charge imposed for the provision of a prescribed service under Section 155(1) of the Act.

*'Separate rate'* refers to a rate that applies in addition to other rates and charges, which is used to fund specific activities in accordance with Section 154 of the Act.

*'Primary Production'* for rating purposes is defined as per section 5(1) of the Valuation of Land Act 1971:

(definition of 'business of primary production');

'the business of agriculture, pasturage, horticulture, viticulture, apiculture, poultry farming, dairy farming, forestry or any other business consisting of the cultivation of soils, the gathering in of crops or the rearing of livestock or consisting of the propagation and harvesting of fish or other aquatic organisms.'

#### **4 Principles & Objectives**

In developing the rating policy, Council is required to make judgements based on several guiding principles and objectives. These principles and objectives are often competing and need to be balanced to achieve the desired outcome for the community.

Council's policy directions are guided by four themes that are central to achieving our vision as outlined in the Community Plan 2030: People, Place, Prosperity and Performance.



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Council's role is to ensure that our communities have access to an appropriate range of facilities and services.

In all things, council considers if its direction aligns with the principles that defines who it is. Council believes in:

- putting people first
- enabling equity
- promoting strengths
- seeking to understand
- being resourceful
- encouraging investment
- working strategically towards our vision.

Council is required to raise revenue for the purpose of governance, administration and the provision of appropriate goods and services required by the community. The goods and services are especially those that would not be provided by private businesses e.g. infrastructure, street lighting, regulatory and compliance activities.

Chapter 10 of the Act requires local government to levy rates and charges on land and provides some principles for consideration when developing rating policies. The key principle in levying rates recognises that rates constitute a system of taxation on the community for local government purposes (generally based on the value of land).

In developing this policy Council has considered the following five principles:

- equity (taxpayers with the same income pay the same tax (horizontal equity), wealthier taxpayers pay more (vertical equity))
- benefit (taxpayers should receive some benefits from paying tax, but not necessarily to the extent of the tax paid)
- ability-to-pay (in levying taxes the ability of the taxpayer to pay the tax must be considered)
- efficiency (if a tax is designed to change consumers behaviour and the behaviour changes the tax is efficient (e.g. tobacco taxes), if the tax is designed to be neutral in its effect on taxpayers and it changes taxpayer's behaviour a tax is inefficient)
- simplicity (the tax must be understandable).

The principle of 'benefit' (above) supports the philosophy that rates should not be regarded as a user pays system and it should be recognised that benefits are consumed differently over the life cycle of a ratepayer.

To some extent, in practice these principles conflict with each other. Council must therefore strike a balance between:

- 
- the application of the principles
  - the policy objectives of taxation
  - the need to raise revenue
  - the effects of the tax on the community.

Council has identified and developed the following key objectives in response to the outcomes of our community engagement activities and on-going annual reviews:

***Equity for our communities***

To achieve this objective our policy is designed to:

- improve equity in rate distribution across our communities
- prevent inequitable shifts in rate responsibility
- collect a base contribution from all rateable properties
- equally distribute the responsibility of rates across the community (unless some compelling application of the other taxation principles should be applied)
- raise an equitable level of contribution from each land use sector.

***Benefit to our communities***

To achieve this objective our policy is designed to:

- minimise the impact of property valuation movements
- move away from valuation-based rating by breaking the direct link between valuation and rates
- maintain the relativity within differing communities and between communities

***Economic and property development***

Our rating policy seeks to balance Council's economic and property development focus and to achieve this objective our policy is designed to:

- facilitate a strong and vibrant economic environment
- support the growth of business within the area
- balance the issue of consumption of resources with economic development objectives
- encourage development on vacant land
- recognise the importance of arable land suitable for viable primary production

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### ***Taxation principles***

Council is faced with balancing its service levels, the needs and expectations of the community and setting appropriate tax levels that can sustainably resource its roles and responsibilities. In setting its rates for the financial year, Council provides primary consideration to strategic directions, budget considerations, the current economic environment and likely impacts on our communities.

Feedback from our communities indicates a desire to lower the rate in the dollar to reduce rapid rate increases from valuation movements.

Council achieves a reduction in the above risk by setting an appropriate fixed charge. Applying a fixed charge at the required level ensures an equitable base contribution is achieved from all rateable properties, reducing the reliance on the rate in the dollar component and equitably distributing the rates burden.

Council determines the total rate revenue as part of the financial planning and budgeting process and the amount raised from the fixed charge is a component of the total revenue. Increasing the total raised from the fixed charge does not increase the overall rate revenue, but simply reduces the revenue raised against the property valuation. This has the effect of lowering the rate in the dollar and assists in managing large valuation movements.

The current rating objectives and strategies meet the direction and goals expressed in the Community Plan 2030 and Long Term Financial Plan, with each component of our rating strategy rating highly against the principles of taxation.

In developing the Rating Policy for 2021–22 Council has undertaken a community engagement process including information provision and community education as a key focus.

#### **4.1 Strategic and budget considerations**

Council has determined that the application of an annual Rating Policy should be developed within a framework which integrates strategic planning through to service delivery. The strategic directions for the City and the Organisation are outlined in the Community Plan 2030.

The Community Plan 2030 represents our shared vision for the next ten years, and is reviewed every four years. It sets the focus for Council, clearly outlining the key outcomes we want to achieve, which together form our vision of strong, vibrant communities.

The Rating Policy for 2021–22 has been reviewed to reflect the strategic directions set in the Community Plan 2030.

Our financial planning framework provides a long term financial plan to resource our strategic directions. As part of the financial planning and budget processes, the rate revenue required to meet expenditure needs is calculated considering other sources of revenue. The structure of the rating system is then determined having

consideration for how the rates are levied between, and within, various categories of ratepayers.

#### 4.2 Rating strategies and methodologies

The following key strategies and methodologies have been developed consistent with our policy principles to meet the rating objectives:

- valuation methodology based on capital value
- different rates for different land use categories
- contribution methodology to determine the different rates is based on a percentage of total rate revenue required from each category (adjusted for growth)
- incorporating a fixed charge as a component of the general rate
- rate rebates (including rate capping for residential properties and discretionary rebates)
- rate remissions.

##### 4.2.1 Valuation methodology

Councils may adopt one of the following three valuation methodologies to value the properties in its area (Section 151 of the Act):

- capital value: the value of land, buildings and other improvements
- site value: the value of land and any improvements which permanently affect the amenity or use of the land, such as drainage works, but excluding the value of buildings and other improvements
- annual value: the value of the rental potential of the property.

Council adopts the use of **capital value as the basis for valuing land** within the Council area. Council considers that this method of valuing land provides the most equitable distribution of the rates burden as it identifies the land and improvements and is consistent with the taxation principle indicating a person's capacity to pay.

Council does not determine property valuations but chooses to exercise the right under Section 151 of the Act to adopt the capital valuations as assessed by the Valuer-General (VG). If a ratepayer is dissatisfied with a property valuation, an objection may be made as detailed in Section 4.6.5.

##### 4.2.2 Differential rating

The Act allows Councils to 'differentiate' rates based on the use of the land, the locality of the land, the use and locality of the land or on some other basis determined by the council.

The City of Onkaparinga applies **different rates on the basis of land use**.

The Act further allows Council the option to use a combination of factors (land use and locality) to apply different rates. Land use is recognised by other 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.

Differential rates better reflect consumption of council services but can also be tailored to support other key objectives e.g. economic development, encourage capital development or recognise the value of a specific land use sector. The differential rating strategy assists in addressing all of council's rating objectives.

Definitions of the use of the land are prescribed by regulation and are categorised as follows for rating purposes:

- Residential
- Commercial – Shops
- Commercial – Office
- Commercial – Other
- Industrial – Light
- Industrial – Other
- Primary Production
- Vacant Land
- Other
- Marina Berths.

As part of the valuation assessment process the VG recommends a land use to each assessment, identifying the predominant use of the land. This land use is applied by various taxing authorities. Council generally applies this land use for general rating purposes, however under the Act, Council is the relevant authority that determines land use for rating purposes.

The rating land use applied by Council must meet the definitions under Development Regulations. As such the local government land use may vary from that used by other taxing authorities.

If a ratepayer believes that a property has been wrongly classified as to its land use, then an objection may be made as detailed in Section 4.6.6.

#### **4.2.3 Contribution methodology**

**The 'percentage of total rate revenue required from each land use category (adjusted for growth)' will be used in determination of the rate in the dollar (differential rate) for each category.**

Council's underlying philosophy is that the responsibility of rates should be equitably distributed across the community, unless some compelling application of the other taxation principles is applied to ensure the equity of the tax.

To minimise the impact of valuation movements, prevent inequitable shifts in rate responsibility and improve equity in rate distribution across the community, Council has determined that the proportion of total rate revenue contribution payable by each of the land use sectors should be maintained at a similar level as that paid in the previous year (adjusted for growth).

The contribution methodology is an integral component of our overall rating strategy that assists in achieving a number of our rating objectives, by:

- improving equity in rate distribution across the community
- preventing inequitable shifts in rate responsibility
- minimising the impact of property valuation movements
- raising an equitable level of contribution from each land use sector
- maintaining the relativity within differing communities and between communities
- recognising communities where there is a greater consumption of services and resources
- ranking highly against the principles of taxation.

We have undertaken comparative analysis of differential rates across the metropolitan councils in the state. The analysis indicates our average rates paid in all land use categories sit around mid-scale.

#### **4.2.4 Different rates**

Council adopts differential general rates primarily based upon land use and the assessed capital value of the land, including any improvements thereon. The differentiating factors are the permitted land use categories.

Council has determined that a different rate will be applied for 2021–22 to all assessments attributed with the following land use:

**Residential - different rate of 0.233107 cents in the dollar**

**Commercial and Industrial - different rate of 0.402894 cents in the dollar**

**Primary Production - different rate of 0.274545 cents in the dollar**

**Vacant Land - different rate of 0.331781 cents in the dollar**

**Other - different rate of 0.254877 cents in the dollar**

#### 4.2.5 Fixed charge

Council has determined that **a fixed charge of \$705.00 will be applied to rateable assessments for 2021–22.**

The Act allows Councils to impose a fixed charge on each rateable property in its area, providing that it has not also imposed a minimum rate (Section 152 of the Act).

The primary reason for imposing a fixed charge is to ensure that all rateable properties make a base contribution to the cost of administering Council activities and maintaining services and physical infrastructure.

A fixed charge has the effect of reducing the rate in the dollar that will be applied to the property valuations, which in turn assists in addressing policy objectives developed in response to the outcomes of community engagement activities.

In applying a fixed charge only one charge can be imposed on two or more adjoining assessments with the same owner and occupier (contiguous).

Where a ratepayer believes that they may be eligible for a reduction in the fixed charge applied to contiguous assessments an objection may be made as detailed in Section 4.6.5.

#### 4.2.6 Rate Rebates

Council will grant a mandatory rebate **upon the applicant satisfying the requirements under Sections 159 to 165 of the Act.**

Applications for **discretionary rebates lodged under Section 166 of the Act will be considered under Council's Rate Rebate Policy.**

The Act acknowledges that there are particular land uses that are economically disadvantaged and provide local community benefit and therefore must be offered rate relief in order to be sustainable. On this basis some rebates under the Act are applied as a mandatory requirement however further discretionary provisions allow Council to determine whether other desirable land uses may be offered rate relief.

Each year Council reviews the Rate Rebate Policy which provides the full details regarding rate rebates permissible under the Act. This policy document supports our main Rating Policy.

The rate rebate strategy addresses the following objectives:

- improves equity in rate distribution across the community
- ranks highly against the principles of taxation.

#### Residential rate cap rebates

For the 2021–22-year Council has determined that **a rebate be applied to properties with a Residential land use to cap any increase in the total rates (valuation component and fixed charge) at 10%, subject to specific criteria.**



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A rebate cap will not be applied where the rate increase is as a result of an increase in valuation from significant capital improvements on the property (regardless of when the development was undertaken) or where there has been a change in the land use since the commencement of the previous financial year or a change in ownership or licence to occupy during the two prior financial years.

Rate capping (subject to certain criteria) recognises that in some circumstances residents have no control over increases in property valuations. Where a significant valuation increase is as a result of market forces and not as a result of purchasing the property, the rates levied as a result of that valuation increase should be capped at a level that minimises the impact to a reasonable level.

The rate capping strategy addresses the following objectives:

- improves equity in rate distribution across the community
- prevents inequitable shifts in rate responsibility
- minimises the impact of property valuation movements
- ranks highly against the principles of taxation.

The rate cap will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for the Residential Rate Cap Rebate may lodge an application. Council rebates or remissions are not included in the capping calculation process. The application must be lodged prior to 31 August 2021. This rebate is applied under the discretionary rebate provisions of Section 166(1)(l) of the Act. The Residential Rate Capping Application Form appears as an attachment to the Rate Rebate Policy 2021–22.

#### 4.2.7 CWMS rebates

**For the 2021–22 year, Council has determined that a rebate be applied to properties subject to Community Wastewater Management Systems (CWMS) Service charges. This rebate is to assist mitigate increases to ratepayers arising from the transition to the Essential Services Commission of SA (ESCOSA) full cost recovery pricing requirements.**

CWMS service charge rebates will be applied where funds available within Council's CWMS Reserve are more than funds forecast to be required in order to manage CWMS in a financially sustainable manner. The level of service charge rebate applicable (if any) for a financial year will be approved by Council as part of the budget process for that year.

#### 4.2.8 Remission and postponed rates

**Application for remission of rates and charges, fines and interest or postponement of rates will be considered under the discretionary provisions of Sections 181 and 182 of the Act.**

Council will accept requests for remission of fines and interest in certain extenuating circumstances. A request for waiver of fines and/or interest should provide detailed reasons why a remission has been requested.

Council will accept requests for postponement of rates from ratepayers suffering on-going or extreme financial hardship through a qualified financial counsellor and will consider the recommendation on a case by case basis.

Council will consider a request for remission of rates when the property is being sold due to a ratepayer experiencing financial hardship. Financial hardship must be confirmed in writing by a qualified financial counsellor at the time of application for remission of rates or postponement for hardship.

Monthly interest at the prescribed rate will be applied to rates postponed under Section 182 of the Act.

**Application for postponement of rates and charges for holders of a State Seniors Card will be considered under the provisions of Section 182A of the Act – 'Postponement of rates – Seniors'.**

To assist seniors, Council markets and supports ratepayers to consider options such as postponement of rates for seniors. Under this scheme eligible ratepayers can annually postpone or defer any rate amount above \$500. In addition, should a ratepayer elect to pay more than the \$500 in any given year, the amount paid in excess is applied to the balance outstanding.

Applications must be lodged in writing and must provide evidence of eligibility plus other evidence as required. Requests must be lodged on the Application Form for Postponement of Rates Seniors. Monthly interest at the prescribed rate will be applied to rates postponed under Section 182A of the Act.

Where an application for postponement under Section 182A is granted, a presumption of on-going annual postponement will be assumed.

The remission of fines and interest and postponement strategy addresses the following objectives and taxation principles:

- improves equity in rate distribution across the community
- ranks highly against the principles of taxation.

#### **4.3 State Government Regional Landscape Levy – Separate Rate**

The South Australian Government has introduced a major legislative reform program with the introduction of the Landscape South Australia Act 2019 (the Act) which replaces the *Natural Resources Management Act 2004*.

The legislation provides the framework for how the State's natural resources will be managed with a stronger emphasis on effective water management, pest plant and animal control, soil and land management and decentralised decision-making. These changes aim to provide communities a greater voice in natural resources management.

The Regional Landscape Act has implications for local government, particularly in relation to the land-based levy collection process and the realignment of boundaries. The Act creates nine landscape management regions with NRM boards being replaced by eight new regional landscape boards and a metropolitan landscape board, being Green Adelaide. The levies raised for 2021–22 will be based on the Regional Landscape Boundaries.

The landscape levy collection process for 2021–22 remains largely the same as previous arrangements under the *Natural Resources Management Act 2004*. There are no proposed changes to the basis of the regional landscape levy. The Regional Landscape Act imposes a cap on levies across the state and limits future increases in the levy to CPI.

Councils will continue to recover ongoing collection costs from regional landscape boards.

All Council contributions and the basis of the regional landscape levy will be set out in the landscape board (and Green Adelaide) business plans. The landscape boards will have responsibility for notifying councils of their share and Council will continue to set a levy rate under the *Local Government Act 1999* in accordance with the advice provided by the Department of Environment and Water.

Money raised through the imposition of the levy is paid to the central Landscape Administration Fund for later distribution to the landscape boards.

Council is required to collect this mandatory state government levy as a separate rate for Natural Resources Management. This levy for 2021–22 is applicable to land previously within the area of the Adelaide and Mt Lofty Ranges Natural Resources Management Board and the SA Murray-Darling Basin Natural Resources Management Board.

For 2021–22 the regional landscape levy for the properties previously located in the previous Natural Resources Management Board regions will now be known as either Green Adelaide or as Hills and Fleurieu.

**Regional Landscape Levy for 2021-22:**

Green Adelaide – 0.009179 cents in the dollar

Hills & Fleurieu - 0.009179 cents in the dollar

Council is required to forward the revenue raised to the state government and does not determine how the revenue is to be spent.

**4.4 Service rates and charges**

Council provides a Community Wastewater Management System (CWMS) to seven districts within the City. To fund the provision of this service Council imposes a service charge to recover the cost to the council of establishing, operating, maintaining, improving and replacing infrastructure (taking into account depreciation of any assets and including future capital works).

**4.4.1 Waste and minor trade waste**

Council will recover the cost of this service through the imposition of a uniform service charge on each of the relevant assessments (including non-rateable land) for the disposal and treatment of residential waste and minor trade waste.

The CWMS service charges will be as follows for 2021–22:

- **occupied allotments - \$999.51 per property unit**
- **vacant allotments - \$999.51 per property unit**

In the case of a single residential household a 'Property Unit' will equal one. In the case of higher use properties (such as schools, hospitals and other multiple tenancy properties etc) an equivalent unit charge is calculated. In calculating property units Council adheres to the LGA Community Wastewater Management Systems (CWMS) Code issued in April 2006.

CWMS Service Charges where Aerobic or Sand Filter systems are in use:

- Owners of aerobic or sand filters systems shall be entitled to a 50% remission on the annual charge provided they show evidence of an annual maintenance contract and have been issued with an exemption by an Environmental Health Officer. No new exemptions will be issued
- Owners of aerobic systems who do not show evidence of an annual maintenance contract and any property owners with a conventional subsurface disposal system who discharges effluent above ground or into stormwater systems intentionally or otherwise will be required to connect to the CWMS system immediately

- Connection to the system and/or the payment of the full connection fee shall be compulsory on the sale of an occupied property or the development of a vacant block.

For 2021–22 Council will provide a rebate of \$207.51 to assist with the transition to full cost recovery pricing requirements (Refer 5.3.7 above).

#### **4.4.2 Major trade waste**

Council imposes a service charge or rate to recover the costs incurred by the Council. This charge is for the disposal and treatment of major trade waste based on the nature and the level of usage of the service.

This service charge shall be set in compliance with our obligations under the Water Industry Act 2012 and related Price Determinations for Minor and Intermediate Retailers as determined by the Essential Services Commission of South Australia. Council will impose an annual service charge to recover the costs incurred by Council for the disposal and treatment of major trade waste. This service charge to be calculated on either a per kilolitre basis or an annual amount (as negotiated with the customer). The service charge will be inclusive of the cost of service provision (based on the nature and the level of usage of the service), depreciation, return on assets plus other regulatory requirements.

### **4.5 Building Upgrade Finance**

#### **4.5.1 Building Upgrade Finance mechanism**

Schedule 1B of the Act the Building Upgrade Finance (BUF) came into operation from August 2017. This legislation enables owners of existing commercial, industrial and agricultural buildings to access finance for environmental upgrades and heritage works from a lending institution that are repaid through a council-based rating mechanism. Under the BUF mechanism a council issues payment notices, collects repayments from building owners and passes the repayments onto financiers. The mechanism allows these owners to approach a financial institution to be the financier for the loan and participate in a BUF Agreement (BUA) through Council which enables the loan to become a charge on the land under Schedule 1B of the Act.

Council approved participation in this optional scheme at its meeting of 30 January 2018.

#### **4.5.2 Building Upgrade Charge**

For each BUA accepted by Council the amount of the Quarterly Loan Repayment must be individually declared as a BUF Charge. Under Schedule 1B it also permits Council to delegate certain powers to the CEO.

At its meeting of 30 January 2018 Council resolved (in part):

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In exercise of the power contained in Section 44 of the *Local Government Act 1999*, hereby delegates Section 44(3a) of the Local Government Act 1999 to the person occupying the office of Chief Executive Officer, being the power to:

- enter into, or vary or terminate, a Building Upgrade Agreement
- declare and levy a Building Upgrade Charge under a Building Upgrade Agreement

As such, declaration of BUA Charges does not form part of the annual rates declaration process.

#### **4.5.3 Building Upgrade Agreement Fees**

In resourcing and administering a BUA council will incur the costs of assessing and processing the application fee, initial setup costs, costs associated with quarterly administration, late payment administration and costs associated with any variation to the agreement.

Under Schedule 1B, Councils are able to set appropriate fees and charges to recover these costs from building owners. The BUA Fees were approved by Council on 20 March 2018 and now form part of the Fees and Charges Schedule and reviewed annually.

#### **4.5.4 Default on Building Upgrade Agreement Charge**

Under Section 11(1) of Schedule 1B it requires that council must use its best endeavours to recover a building upgrade charge in accordance with the terms of the BUA under which the charge is authorised. Where a building owner is in default of the agreement and charges fall into arrears they will be subject to recovery action as outlined in council's Building Upgrade Finance Enforcement Procedure.

Section 11(2) of Schedule 1B it also provides that a council is not liable for any failure by a building owner to pay a building upgrade charge and any such failure does not make the council liable to pay any outstanding amount to the finance provider.

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#### 4.6 Payment of rates

Rates are payable by quarterly instalments which will be due on **1 September 2021, 1 December 2021, 1 March 2022 and 1 June 2022**. The total outstanding balance of rates may be paid in full at any time.

##### 4.6.1 Payment methods

Council has determined that rates may be paid by the following methods (detailed on the back of the rate notice):

- Australia Post
- BPay
- Centrepay (Centrelink direct debit system)
- Council's 'Online Payments' system on [www.onkaparingacity.com](http://www.onkaparingacity.com)
- Onkaparinga Pay by Phone - 1300 276 468
- in person at Council offices

##### 4.6.2 Late payment of rates

Council has determined that **penalties for late payments will be imposed** in accordance with the provisions of Section 181(8) of the Act and relevant Council procedures.

Fines and interest for late payment are levied in accordance with the provisions of Section 181(8) of the Act. These provisions are the only provisions available to Council to ensure that all ratepayers pay promptly.

The Act provides that:

*If an instalment of rates is not paid on or before the date on which it falls due:*

- (a) the instalment will be regarded as being in arrears*
- (b) a fine of two percent of the amount of the instalment is payable*
- (c) on the expiration of each full month from that date, interest of the prescribed percentage of the amount in arrears (including the amount of any previous unpaid fine and including interest from any previous month) accrues.*

Any ratepayer who may, or is likely to, have trouble with meeting the standard instalments and due dates can contact Council to discuss alternative payment arrangements. It should be noted that fines and interest are still levied in accordance with the Act under any payment arrangement.

Council will consider applications for remission of fines in certain extenuating circumstances. A request for waiver of fines should be made in writing, setting out detailed reasons why a fine remission has been requested.



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#### 4.6.3 Application of payments

Council has determined that **rate payments will be applied in accordance with the provisions of Section 183 of the Act.**

Section 183 of the Act provides that when the Council receives a payment in respect of rates, the Council applies the money received as follows:

- first – to satisfy any costs awarded in connection with court proceedings
- second – to satisfy any interest imposed
- third – in payment of any fines imposed
- fourth – in payment of rates, in chronological order (starting with the oldest amount first).

#### 4.6.4 Recovery of outstanding rates

In accordance with sound financial management principles, the Revenue Section will apply prudent debt management practices to Rate Debtors. This includes an on-going review of rates in arrears and following a systematic debt recovery approach.

Rates that remain in arrears for a period exceeding 30 days will be subject to recovery action in accordance with Council's normal debt recovery procedures.

Section 184 of the Act provides that Council may sell any property where any rates have been in arrears for three years or more. Council is required to notify the owner of the land of its intention to sell the land if payment of the outstanding amount (by cash or bank cheque) is not received within one month. Except in extraordinary circumstances, Council will enforce the sale of land for arrears of rates.

#### 4.6.5 Valuation objections

If a ratepayer is dissatisfied with a property valuation then an objection may be made to the State Valuation Office in writing, within 60 days of receiving notice of the valuation, explaining the basis for the objection – provided they have not:

- previously received a notice of this valuation, under the Act, in which case the objection period is 60 days from the receipt of the first notice, or
- previously had an objection to the valuation considered by the State Valuation Office in the current financial year.

It should be noted that under the *Valuation of Land Act 1971* the VG has the discretion to extend the allowable objection period where it can be shown there is reasonable cause.

Objections to valuations should be addressed to:

Valuation General

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GPO Box 1354  
Adelaide SA 5001  
Email [lsgobjections@sa.gov.au](mailto:lsgobjections@sa.gov.au)  
Telephone 1300 653 345

The City of Onkaparinga has no role in this process and it is important to note that the lodgement of an objection does not change the due date for payment of rates. Rates must be paid in accordance with the rate notice until otherwise notified by Council.

#### **4.6.6 Land Use Objections**

If a ratepayer believes that a particular property has been wrongly classified as to its land use, then an objection may be made (to council) within 60 days of being notified of the land use classification. Council may exercise its discretion to extend the allowable objection period where it can be shown there is reasonable cause.

It is important to note that the lodgement of an objection does not change the due date for payment of rates. Rates must be paid in accordance with the rate notice until otherwise notified by council.

#### **4.6.7 Fixed Charge Objections**

Where a ratepayer believes that they may be eligible for a reduction in the fixed charge applied to contiguous assessments, they must lodge their objection in writing to:

Chief Executive Officer  
City of Onkaparinga  
PO Box 1  
Noarlunga Centre SA 5168

The objection must contain full details of the ownership, occupants (tenants), dates of any lease agreements and date of purchase for each assessment subject to objection. Rates must be paid in accordance with the Rate Notice until otherwise notified by Council.

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#### 4.7 Disclaimer

In accordance with Section 171(5) of the Act, **a rate cannot be challenged on the basis of non-compliance with this policy** and must be paid in accordance with the required payment provisions.

Where a ratepayer believes that Council has failed to properly apply this policy they should raise the matter with Council.

#### 4.8 Community engagement

In accordance with Council's desire to inform and involve the community, and in keeping with good practice, **a community engagement process will be undertaken annually** on the development of budget and rating processes and policy.

Community engagement is undertaken when developing the annual budget and rating policies as part of the draft annual business plan to ensure that transparency of the process is maintained and to provide an avenue for the community to contribute their opinion.

### 5 Attachments

Attachment 1 – Application for Postponement of rates for seniors

Attachment 2 – Application for Rate Capping

### 6 Relevant legislation and references

Printed documents	<i>Council policy, Rate Rebate 2021-22</i>
	<i>Council Policy, Financial Hardship Policy (Rates)</i>
	<i>City of Onkaparinga, Community Plan 2030</i>
	<i>City of Onkaparinga, Long Term Financial Plan 2021-22 to 2030-31</i>
	<i>LGA Annual Service charges for Community Wastewater Management Systems</i>
	<i>City of Onkaparinga, Building Upgrade Finance Enforcement Procedure</i>
Legislation	<i>Local Government Act 1999</i>
	<i>Landscape South Australia Act 2019</i>
	<i>Valuation of Land Act 1971</i>
	<i>Water Industry Act 2012</i>

## 7 Further information

This policy is available for inspection, during business hours at:

City of Onkaparinga, Ramsay Place, NOARLUNGA SA 5168.

It is also available for inspection, downloading or printing from our website

[www.onkaparingacity.com.au](http://www.onkaparingacity.com.au).

## 8 Document control

<b>Author (to whom changes are to be recommended):</b>			
<b>Position</b>		<b>Name</b>	
Team Leader Revenue		Justin Rice	
<b>Stakeholders (audience – engagement groups):</b>			
Community, Elected Members, Directors, Managers and Staff			
<b>Reviewed by:</b>			
<b>Position</b>		<b>Name</b>	<b>Date reviewed</b>
CFO		Anthony Spertalis	15/05/2021
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<b>Position / Group</b>	<b>Name</b>	<b>Approval date</b>	<b>Approval ECM number</b>
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V 1.0	01/07/2021	Review every 1 year from the Approval date Risk calculation: Consequence rating- Catastrophic Likelihood rating- Rare Overall risk rating- High	

<b>History:</b>
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Date	Author	Version	Nature of change
06/04/2021	Justin Rice	V 1.0	Reviewed annually in February
<b>Related documents:</b> (internal documents that need to be reviewed when this document is amended)			
<b>Title of document</b>			<b>Document number</b>
Application for Rate Capping 2021-22			ECM 4534626
Postponement for Seniors Application 2021–22			ECM 4526663
<b>Document location:</b>			
<b>Published location</b>			<b>Original in ECM</b>
Onkanet and public website  Telephone: (08) 8384 0666 Web address: <a href="http://www.onkaparingacity.com">www.onkaparingacity.com</a> Email: <a href="mailto:mail@onkaparinga.sa.gov.au">mail@onkaparinga.sa.gov.au</a>  Postal: City of Onkaparinga, PO Box 1, Noarlunga Centre SA 5168			ECM 4519000

## Rate Rebate 2021–22 Policy

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## **1 Preamble**

Where Council commits to achieving standards or requirements that are beyond those imposed by law it will endeavour to achieve those standards or requirements to the best of its ability.

The contents of and the commitments that Council makes in this policy are not intended to be and should not be interpreted to be any more than a statement of the Council's general position in relation to those matters and to facilitate its aspirations wherever it is reasonable to do so.

## **2 Policy purpose**

The purpose of this policy is to assist Council in deciding applications for and to provide guidance to the community as to the grounds upon which they may be entitled to a rebate of rates in accordance with the requirements of the *Local Government Act 1999 (SA) (the Act)*.

In accordance with the Act this policy sets out the type of use in respect of land which the Council must grant a rebate of rates and the amount that this rebate must be and those types of land uses where the Council has discretion to grant a rebate of rates.

## **3 Principles**

Council's policy directions are guided by the four themes that are central to achieving our vision as outlined in the Community Plan 2030: People, Place, Prosperity and Performance.

Council's role is to ensure that our communities have continual access to an appropriate range of facilities and services.

In all things we consider if our direction aligns with the principles that define who we are. We believe in

- putting people first
- enabling equity
- promoting strengths
- seeking to understand
- being resourceful
- encouraging investment
- working strategically towards our vision.

Council recognises that adverse economic conditions may from time to time impact on the economic base(s) within the City of Onkaparinga and will consider requests for rebates based on individual merit.



Chapter 10 of the Act empowers local government to levy rates and charges on land and provides some general principles for consideration when developing rating policies. Our Rating Policy is the lead document in respect to the application of rates within the City of Onkaparinga and provides detailed explanations of our principles and objectives.

In developing this policy Council has also given consideration to the five principles previously identified by the local government industry in the document '*Local Government Rating – A Consultation Paper, April 2001*', that apply to the imposition of taxes on communities.

In summary those principles are:

- equity
- benefit
- ability-to-pay
- efficiency
- simplicity.

#### **4 Definitions**

'Act' refers to the *Local Government Act 1999* (SA).

'Council' (with a capitalised C) refers to the elected Council body.

'council' (with a non- capitalised c) refers to council as the organisation.

'Discretionary Rebate' refers to rebates where Council may apply a rebate in accordance with criteria specified in the Act.

'Mandatory Rebate' refers to rebates that Council must grant in accordance with the Act.

'Rating' refers to the overall process of raising revenue by way of levying rates and charges.

'Rebates' refers to an amount that a rate or charge may be reduced in accordance with Chapter 10, Division 5 of the Act.

#### **5 Detail**

The Act is the principal legislative document that directs Council on the rebate of rates. The Act acknowledges that there are particular land uses that are economically disadvantaged and provide local community benefit and therefore must be offered rate relief in order to be sustainable. Further discretionary provisions allow for Council to determine whether other desirable land uses may be offered rate relief. In determining discretionary rebates primary consideration would be directed towards Council's strategic directions, budget considerations, the current economic climate and likely impacts on our communities.

The Act provides:

- for a mandatory rebate of rates in specified cases and the amount of that mandatory rebate (see section 5.2 below)
- that where Council must grant a rebate of rates under the Act, and the amount of that rebate is fixed by the Act at less than 100 per cent, Council may increase the amount of the rebate
- in Section 166, for Council to provide a discretionary rebate of rates in the cases set out in that Section (see Clause 5.3 below).

### 5.1 Rating Objectives

In developing rating policy Council has identified and developed key principles and objectives in response to the outcomes of our community engagement activities and on-going annual reviews. For further details regarding the guiding key principles and objectives, please refer to Council's Rating Policy 2021–22.

### 5.2 Mandatory rebates

Council must grant a rebate in the amount specified in respect of those land uses which the Act provides will be granted a rebate.

Rates on the following land will be rebated at 100 per cent:

- Health services (Section 160)
  - land being predominantly used for service delivery or administration by a hospital or health centre incorporated under the *South Australia Health Commission Act 1976*
- Religious purposes (Section 162)
  - land containing a church or other building used for public worship (and any grounds) or land solely used for religious purposes
- Public cemeteries (Section 163)
  - land being used for the purposes of a public cemetery
- Royal Zoological Society of SA (Section 164)
  - land (other than land used as domestic premises) owned by, or under the care, control and management of, the Royal Zoological Society of South Australia Incorporated.

Rates on the following land will be rebated at 75 per cent:

- Community services (Section 161)
  - land being predominantly used for service delivery or administration (or both) by a community services organisation. A 'community services organisation' is defined in the Act as a body that:
    - is incorporated on a not for profit basis for the benefit of the public

- provides community services without charge or for a charge that is below the cost to the body of providing the services
- does not restrict its services to persons who are members of the body.

**It is necessary for a community services organisation to satisfy all of the above criteria to be eligible for the mandatory 75 per cent rebate.**

The Act further provides that eligibility for a rebate by a community services organisation is subject to the provision of one or more of the following community services as the predominate use of the land:

- emergency accommodation
- food or clothing for disadvantaged persons (i.e. persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability)
- supported accommodation (i.e. residential care facilities in receipt of Commonwealth funding or accommodation for persons with mental health, intellectual, physical or other difficulties who require support in order to live an independent life), essential services, or employment support, for persons with mental health disabilities, or with intellectual or physical disabilities and also including accommodation for persons provided by housing associations registered under the Community Housing Providers National Law
- legal services for disadvantaged persons
- drug or alcohol rehabilitation services
- the conduct of research into, or the provision of community education about, diseases or illnesses, or the provision of palliative care to persons who suffer from diseases or illnesses.
- educational purposes (Section 165)
  - land occupied by a government school under a lease or licence and being used for educational purposes
  - land occupied by a non-government school registered under Part 5 of the Education Act 1972 and being used for educational purposes, or
  - land being used by a university or university college to provide accommodation and other forms of support for students on a not for profit basis.

Where Council is satisfied from its own records or from other sources that a person or body meets the necessary criteria for a mandatory 100 per cent or 75 per cent rebate, Council will grant the rebate of its own initiative. Where Council is not satisfied it will require the person or body to apply for the rebate in accordance with Clause 5.4 of this policy.

Where a person or body is entitled to a rebate of 75 per cent Council may, pursuant to Section 159(4) of the Act, increase the rebate up to a further 25 per cent. Council may grant the further 25 per cent rebate upon application or on its own initiative. In either case Council will consider those matters set out at Clause 5.4 of this policy.

Where an application is made to Council for a rebate of up to a further 25 per cent the application will be made in accordance with Clause 5.4 of this policy and Council will provide written notice to the applicant of its determination of that application.

### **5.3 Discretionary rebates**

Council may in its absolute discretion grant a rebate of rates or service charges in any of the following cases pursuant to Section 166(1) of the Act:

1. where it is desirable for the purpose of securing the proper development of the area (or a part of the area)
2. where it is desirable for the purpose of assisting or supporting a business in its area
3. where it will be conducive to the preservation of buildings or places of historic significance
4. where the land is being used for educational purposes
5. where the land is being used for agricultural, horticultural or floricultural exhibitions
6. where the land is being used for a hospital or health centre
7. where the land is being used to provide facilities or services for children or young persons
8. where the land is being used to provide accommodation for the aged or disabled
9. where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the *Aged Care Act 1987* (Commonwealth) or a day therapy centre
10. where the land is being used by an organisation which, in the opinion of the Council, provides a benefit or service to the local community
11. where the rebate relates to common property or land vested in a community corporation under the Community Titles Act 1996 over which the public has a free and unrestricted right of access and enjoyment
12. where the rebate is considered by the Council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable due to:
  - a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates
  - a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations.
13. where the rebate is considered by the Council to be appropriate to provide relief in order to avoid what would otherwise constitute:
  - a liability to pay a rate or charge that is inconsistent with the liabilities that were anticipated by the Council in its Annual Business Plan

- a liability that is unfair or unreasonable.
- 14. where the rebate is to give effect to a review of a decision of the Council under Chapter 13 Part 2 of the Act (Internal Review of council actions)
- 15. where the rebate is contemplated under another provision of this Act

Council may grant a rebate of rates up to and including 100% of the relevant rates or service charges. Council may grant a rebate for a period exceeding one year, but not exceeding 10 years in respect of those cases identified at 5.3(1), 5.3(2) or 5.3(11) above.

Council has an absolute discretion:

- to grant a rebate of rates or service charges in the above cases
- to determine the amount of any such rebate.

Persons or bodies who seek a discretionary rebate will be required to submit an application form to council and provide such information as stipulated on the application form and any other information that the Council may reasonably require.

#### **5.3.1 Rate capping**

In developing the rating policy for 2004–05 Council undertook a major review in full consultation with the community that resulted in structural change. The review was required to address the impact of significant valuation movements on rates paid, particularly the effect on the residential sector, which created hardship in many instances. Council identified the most appropriate mechanism to deal with this issue is to apply a rate 'cap' under the discretionary rebate provisions of Section 166(1)(l) of the Act. Rate capping has been applied since the 2004–05 rating year.

For the 2021–22 year, Council has determined that the maximum total rates payable on properties with a Residential land use will be the amount payable for 2020-21 plus 10% of that amount (noting that the amount payable includes this capping but excludes any other concession or relief), subject to specific criteria.

A rebate cap will not be applied where the rate increase is as a result of an increase in valuation recognising significant capital improvements on the property (regardless of when the development was undertaken) or where there has been a change in the land use since the commencement of the previous financial year or a change in ownership or licence to occupy during the two prior financial years. Council rebates or remissions are not included in the capping calculation process.

The rate cap will be applied automatically to properties that can be readily identified as being eligible. Where this rebate is not applied automatically, ratepayers who consider they could be eligible for the Rate Cap Rebate may lodge an application form which will be assessed against the eligibility criteria.

The application must be lodged by 31 August 2021. A copy of the Residential rate capping application appears at Attachment 2.

### 5.3.2 CWMS rebates

**In developing rating policy for the 2021–22 year, Council has determined that a rebate be applied to properties subject to Community Wastewater Management Systems (CWMS) Service charges. This rebate is to assist with the transition to the Essential Services Commission of SA (ESCOSA) full cost recovery pricing requirements.**

CWMS service charge rebates will be applied where funds available within Council's CWMS Reserve are in excess of funds forecast to be required in order to manage CWMS in a financially sustainable manner. The level of service charge rebate applicable (if any) for a financial year will be approved by Council as part of the budget process for that year.

### 5.4 Applications

Council will inform the community of the provisions for rate rebates under the Act by the inclusion of suitable details in the Rating policy summary distributed with the annual rate notice.

Persons or bodies who seek a rebate of rates (and/or service charges) either:

- pursuant to Section 159(4) of the Act and Clause 5.1 of this policy
- pursuant to Section 166 of the Act and Clause 5.2 of this policy

must make written application to council pursuant to Section 159(1) of the Act in the manner and form determined by the Council and supply information as the Council may reasonably require.

Two application forms have been developed for the convenience of ratepayers:

- Rate rebate application - Attachment 1 (designed for general rebate applications)
- Residential rate capping application - Attachment 2.

Both application forms are available from council's website [www.onkaparingacity.com](http://www.onkaparingacity.com) or may be obtained from council offices located at:

- Noarlunga Office, Ramsay Place, Noarlunga Centre
- Aberfoyle Park Office, The Hub, Aberfoyle Park
- Willunga Office, St Peter's Terrace, Willunga
- Woodcroft Community Centre, 175 Bains Rd, Morphett Vale
- Aldinga Office, 11 Central Way, Aldinga Beach.

In considering applications for rebates Council may take into account matters considered relevant by Council including but not limited to the following:

- the community need that is being met by activities carried out on the land for which the rebate is sought
- the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons
- why there is a need for financial assistance through a rebate



- the level of rebate (percentage and dollar amount) being sought and why it is appropriate
- the extent of financial assistance, if any, being provided to the applicant and/or in respect of the land by Commonwealth or State agencies
- whether the applicant has made/intends to make applications to another Council
- whether, and if so to what extent, the applicant is or will be providing a service within the Council area
- whether the applicant is a public sector body, a private not for profit body or a private for profit body
- whether there are any relevant historical considerations that may be relevant for all or any part of the current Council term
- the desirability of granting a rebate for more than one year in those circumstances identified at Clause 5.2 of this policy
- consideration of the full financial consequences of the rebate for Council
- the time the application is received
- the availability of any community grant to the person or body making the application
- whether the applicant is in receipt of a community grant
- any other matters and policies of Council, which are considered to be relevant.

All persons or bodies that wanted to apply to Council for a discretionary rebate for the 2021-22 year (excluding a Residential rate cap) were required to make application prior to 31 March 2021. On this basis the closing date for applications for 2022–23 is 31 March 2022. Applications received after this date will be considered for the following financial year. However, applicants who satisfy the criteria for a mandatory rebate will be granted the rebate at any time prior to 30 June 2022.

All persons or bodies that wish to apply to Council for a Residential Rate Cap Rebate are encouraged to do so as soon as possible after receipt of the annual rate notice. Early receipt of applications will assist to streamline the rebate process and reduce the quarterly payment amounts due. Applicants who satisfy the criteria for a Residential rate cap rebate will be granted the rebate provided the application is lodged prior to 31 August 2021.

The Act provides that Council may grant a rebate of rates or charges on such conditions as Council thinks fit in relation to discretionary rebates listed at Clause 5.3 of this policy.

Council delegates the authority to grant a Residential rate cap rebate under Section 166(1)(l) of the Act to the Chief Executive Officer.

Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies. Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year Council is entitled to recover



rates or rates at the increased level (as the case may be) proportionate to the remaining part of the financial year.

It is an offence for a person or body to make a false or misleading statement or representation in an application or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the Act. The maximum penalty for this offence is \$5,000.

If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist the person or body must immediately inform Council of that fact and (whether or not Council is so informed) the entitlement to a rebate ceases. If a person or body fails to do so that person or body is guilty of an offence. The maximum penalty for this offence is \$5,000.

Council will advise rebate applicants of its determination in relation to each application in writing.

### **5.5 Review**

A person or body that is aggrieved by a determination of Council in respect of an application for a rebate may seek a review of that by written application to Council within 21 days of the date of which the notice of determination is given pursuant to Clause 5.3 of this policy.

### **5.6 Availability of policy**

This policy is available for inspection at council offices and also available on our website [www.onkaparingacity.com](http://www.onkaparingacity.com). Persons may also obtain a printed copy of this policy upon payment of the fee set by the Council.

## 6 Attachments

Attachment 1 – Rate rebate application  
Attachment 2 – Residential rate capping application

## 7 Relevant legislation and references

Printed documents     *Council policy, Rating Policy 2021–22*  
                                  *Council Policy, Financial Hardship Policy*  
                                  Norman Waterhouse and SA Local Government Financial  
                                  Management Group, 2001, *Rate Rebate Policies*.  
                                  Wallmans Lawyers and SA Local Government Financial  
                                  Management Group, February 2008, *Rate Rebate Policies*

Legislation             *Local Government Act, 1999*  
                                  *Health Care Act 2008*  
                                  *Community Housing Providers National Law Act 2013*  
                                  *Aged Care Act 1987 (Commonwealth)*  
                                  *Community Titles Act 1996*

Websites                [www.onkaparingacity.com](http://www.onkaparingacity.com)

## 8 Further information

This policy is available for inspection, during business hours at:  
 City of Onkaparinga, Ramsay Place, NOARLUNGA CENTRE SA 5168  
 Telephone: 8384 0666, Email: [mail@onkaparinga.sa.gov.au](mailto:mail@onkaparinga.sa.gov.au).  
 It is also available for inspection, downloading or printing from our website  
[www.onkaparingacity.com.au](http://www.onkaparingacity.com.au).

## 9 Document control

Author (to whom changes are to be recommended):	
Position	Name
Team Leader Revenue	Justin Rice
Stakeholders (audience – engagement groups):	
Community, Elected Members, Directors, Managers and Staff	

<b>Reviewed by:</b>			
<b>Position</b>	<b>Name</b>	<b>Date reviewed</b>	
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<b>Position / Group</b>	<b>Name</b>	<b>Approval date</b>	<b>Approval ECM number</b>
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V 1.0	01/07/2021	Review every 1 year from the Approval date Risk calculation: Consequence rating- Insignificant Likelihood rating- Rare Overall risk rating- Low	
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<b>Date</b>	<b>Author</b>	<b>Version</b>	<b>Nature of change</b>
06/04/2021	Justin Rice		Yearly update
<b>Related documents: (internal documents that need to be reviewed when this document is amended)</b>			
<b>Title of document</b>			<b>Document number</b>
Rate Rebate Application 2021–22			ECM 4541067
Rate Capping Application 2021–22			ECM 4534626

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Published location	Original in ECM
<p>Onkanet and public website  Telephone: (08) 8384 0666  Web address: <a href="http://www.onkaparingacity.com">www.onkaparingacity.com</a>  Email: <a href="mailto:mail@onkaparinga.sa.gov.au">mail@onkaparinga.sa.gov.au</a>    Postal: City of Onkaparinga, PO Box 1, Noarlunga Centre SA 5168</p>	<p>ECM 4519044</p>

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## **CITY OF ONKAPARINGA**

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## **COUNCIL CUSTOMER SERVICE**

### **Aberfoyle Park**

The Hub, Aberfoyle Park

Mon to Fri 9.30am–5pm

### **Aldinga Beach**

11 Central Way, Aldinga Beach

Mon to Fri 9.30am–1pm

### **Noarlunga Centre**

Ramsay Place, Noarlunga Centre

Mon to Fri 8.30am–5pm

### **Willunga**

St Peters Terrace, Willunga

Mon to Fri 8.30am–5pm

### **Woodcroft Community Centre**

175 Bains Road, Morphett Vale

Mon to Fri 9am–5pm





**YOUR SAY**

# **COMMUNITY ENGAGEMENT FEEDBACK REPORT**

**ANNUAL BUSINESS PLAN AND BUDGET 2021-22**

## INTRODUCTION

Each year we compile an Annual Business Plan (ABP) and Budget to outline the work we plan to do in the coming financial year, and how it will be funded. The ABP and Budget are guided by key documents that set our strategic direction, in particular our Long-Term Financial Plan (LTFP), the Community Plan 2030, and the Strategic Asset Management Plan. We are legislatively required to consult with the community on our ABP and Budget.

## ENGAGEMENT PURPOSE

The purpose of the engagement was to inform our communities about how the ABP is developed, provide opportunities for feedback and meet our legislative requirements.

## ENGAGEMENT OBJECTIVES

This year, our approach included informing the community about our budgeting process to help them understand how rates are calculated and used. This was an important focus as the recent LTFP community survey found:

- 62 percent of respondents felt they knew a little or nothing about rates. Importantly, the more they knew, the more likely they were to be satisfied with council services.
- 79 percent of respondents felt they knew little or nothing about debt.

Our objectives were to:

- inform and educate the community about council's budget, how it is developed and calculated and how it links to the LTFP
- ensure the community has a genuine opportunity to provide feedback about Council's ABP and Budget for 2021-22
- meet the public consultation legislative requirements under Section 123 of the Local Government Act 1999

## ENGAGEMENT TECHNIQUES

The below table outlines all techniques used to consult and promote the engagement:

Technique	Stakeholder	Reach
Direct email – external stakeholders	All stakeholders/groups/businesses listed in the Community Group Register	1700
Direct email – internal stakeholders	All staff email from CEO	872
Your Say Newsletter	All registered users of the Your Say platform	4400
Advertiser Public Notice	Promote the engagement to a wider audience	N/A
Mayor's video	Promote the engagement to a wider audience	N/A



Onkaparinga Now	Promote the engagement to Onkaparinga Now readers	3125
Local Radio segment	Promote the engagement to a wider audience	N/A
On hold call centre message	Promote the engagement to ratepayers	N/A
Facebook promotion	Promote the engagement to a wider audience – targeted to our city	12999
Roadside banners	To capture commuters at key locations within our city	3 banners
Hard copy information and posters	Available at council offices and libraries for those who may not have access to a computer	N/A
Dedicated Your Say webpage with engagement tools to collect submissions and allow people to ask questions	Your Say page contained: <ul style="list-style-type: none"> <li>- The Draft ABP</li> <li>- Snapshot Draft ABP</li> <li>- March Quarter CPI updated</li> <li>- Frequently Asked Questions</li> <li>- Project information</li> <li>- Question and Answer tool for people who wanted to ask us a question</li> <li>- Submission tool to collate feedback</li> <li>- Links to communications campaign videos</li> </ul>	805 visits

## COMMUNITY ENGAGEMENT OUTCOMES

Community engagement outcomes at the close of the engagement on 10 June 2021:

- 805 site visits to the Your Say page
- 298 downloads of the full Draft Annual Business Plan and Budget 2021-22
- 165 downloads of the Snapshot Draft Annual Business Plan and Budget 2021-22
- 26 Downloads of the Frequently Asked Questions document
- 40 online submissions received

## SUMMARY OF KEY FINDINGS

Engagement opened on 21 May and concluded on 10 June 2021. During the consultation, 40 submissions were made. They are included verbatim, along with our responses, at page 6.

Of the submissions received, 33 were directly relevant to the ABP and Budget – 21 of which were nearly identical comments from members of the Southern Athletics Club in support of the budget allocation for the Knox Park upgrade. One submission was also received from Athletics SA in support of the Knox Park upgrade and establishing this as a home ground for the Southern Athletics Club.

Those not related to Knox Park included topics such as:

- More trails for cyclists, invest in active transport
- More funding to support homelessness
- Prioritise stand out locations; Byards Wetlands and other locations
- First Nations Advisory Group; is \$0.08m enough?
- Witton Bluff
- Increase the number of playing fields, upgrade Frank Smith Park
- Support for community focused spend
- Improvements on how budget information could be presented
- Positive comments on the ABP

There were also submissions focused on requests and general comments:

- Request for speed humps on Scott Glade Road, Christie Downs
- Request for pedestrian safety at Investigator Drive and Bains Road Woodcroft intersection
- Employee cost rise is a concern
- Increasing land value is a concern
- Regarding stand out locations, consider local area community surveys to discover local community matters that are important to them

## Facebook Comments

In addition, while feedback via Facebook is not the formal avenue for community engagement, we received eight comments and questions on the post inviting people to engage on the ABP. In theming the comments/questions, the below relate to the ABP:

- The increase in housing should provide more revenue, so spend more money on improving current infrastructure, upkeep of park land and open space
- Base your budget on last year's income, so no rate increase
- Concerned about the continued growth in employee costs
- Where is your efficiency plan for reviewing costs to ensure best value for money on expended funds?
- ICT \$6.3m, do we get details on why you are wasting this kind of money and what benefits are there to ratepayers?
- Are rates not going up by 40%?

Some of these questions were answered directly via Facebook. People posting on Facebook were reminded to have their say via the Your Say page and a link was provided in the feed.

## HOW RESULTS WERE CONSIDERED

All submissions were reported to Council (click [here](#) and select '15 June 2021 to view report) as part of considering whether updates needed to be made to the draft ABP & Budget before moving to final adoption at the Special Council Meeting on 29 June 2021.

## HOW RESULTS WILL BE SHARED WITH THE COMMUNITY

Results will be shared on the dedicated ABP & Budget Your Say page, including this report, the submissions made, and our response. Those who provided submissions will be notified via email once the ABP and Budget is endorsed.

All reports to Council are publicly available via our website.

## SUBMISSIONS AND RESPONSES

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
ABP and Budget related	Cycling Trails	<p>I'm the leading representative from the Coast to Vines BUG (Bicycle User Group) and we are thankful for the small provisions made for cycling in the coming budget. We are also disappointed that there isn't more funding for active transport infrastructure that would provide safety, recreation, health benefits and significant tourism dollars to the region.</p> <p>There are currently more bike owners and riders than ever before. Like toilet paper, bicycles left the stores in droves during COVID. There are wonderful advocates out there promoting cycling and bike paths like Cycle Adelaide SA and Cycle with Serafina that are getting more people cycling more often on the paths in the Coast to Vines region, the Hills and others!</p> <p>As a community advocacy group we have worked closely with Council and supported the strategic plan for cycling expansion in the region and the direct proposal for the Willunga - Aldinga separated bike path - still yet to be funded.</p> <p>I'm aware there are many competing priorities but an investment in active transport is not only a financially proactive move but it closely aligns with one of your main drivers from what I read in this draft in the section on - Our communities are connected, engaged and resilient. Here cycling and active transport can play a major role, as well as - Our communities are active and healthy. What better way than to support active transport that is not only providing health and recreation but significant transport infrastructure. It is a simple multiple-benefit when we invest in active transport.</p> <p>You can see our priorities for active transport in the region in our 1-pager (see below) and I'd welcome any response and follow up conversation.</p> <p><b>Full submission at Appendix A.</b></p>	<p>Noted. Comment considered as part of the ABP drafting process</p> <p>Comments/suggestions have been passed onto our Asset Planner for Trails, Sport and Active Recreation.</p>

## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
ABP and Budget related	Debt  Employee costs  Frank Smith Park	The debt levels forecast are a significant concern and are likely relying on interest rates remaining relatively low to make the forecast reductions. This will have a dramatic impact on future spending and the capital works budget, in addition to the change in funding mix from 80:20 to 60:40 rates to debt. Why do employee costs rise by 8.3% in next years budget? This is significant with only a CPI increase on rates. There are many smaller capital works projects that could benefit many more residents than building few significant projects. For instance, some funding towards Frank Smith Oval would allow adult soccer and cricket to be played there in addition to school soccer.	Noted. Comment considered as part of the ABP drafting process
ABP and Budget related	Rate allocation  Content suggestion	<p>This year's ABP is clear and informative. The alignment to Council strategic direction is strong and the new graphics look crisp.</p> <p>The new explanations of CPI calculations and rate allocations are also good. However, I encourage Council to consider further emphasising that rates are set only to deliver the agreed services and projects, ie (1) First Council looks at what's required, then (2) fairly distributes this cost across the rateable property base.</p> <p>I also encourage Council to more clearly explain what 'net costs' are when represented against each focus area of the Community Plan 2030 and, given transfers a shown in further tables, explain how these cash reserves are used to fund strategic endeavours. These 'ins and outs' can get confusing.</p> <p>Overall, the Council should be proud of its plan and I look forward to seeing important projects and improvements delivered across the city.</p>	Noted. Rate allocation suggestion to be considered in future preparation of the ABP & budget
ABP and Budget related	Homelessness	The draft business plan is comprehensive. I note that I could find no funding for the homeless of our city. I have been concerned about homeless people's welfare particularly on code Red and blue days. I note that some homeless people sleep on the floor or chairs in the library during the day because it's warm and safe. This does give a notion that something must be done. Homeless people need a place to go during the day. A drop in place. There are places for showers and clothes washing - Christie's Baptist and the Stables for instance but no gathering place. Also council needs to think about their response to submissions of groups that have ideas of small cabins or other forms of temporary shelter for those whose only place to sleep is in the car. Do we need a safe parking area? Families are placed in motels with no kitchens for months at a time	Noted. Comments shared with the Community Services and Planning & Regulatory Services division.

## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
		and they have to find the money to pay for this unsatisfactory accommodation. There needs to be a connection between the council planning department and the council community development arm There needs to be brainstorming within council departments and not just amongst caring community members who then have to convince council of the worthiness of their plans.	
ABP and Budget related	Budget - First Nations People Advisory Group  Witton Bluff	I was pleased to see the plan to establish a First Nations People Advisory Group. However at a cost of only \$0.08m is that sufficient to set up and support the group and pay the First Nations People for their valuable time. I was dismayed to see the proposal to go ahead with the Witton Bluff Base Trail at a cost of \$2.55m. I have heard Kaurna Elders speaking strongly in opposition to the trail. Will the proposed trail be discussed at the First Nations People Advisory Group? I also note the plan to integrate climate change responses and coastline study assessing areas at risk of erosion and inundation. Will this study include the risks at Witton Bluff?	Noted. The budget proposed for the First Nations Advisory Group includes sitting fees for Traditional Owner members, as well as other costs to help establish the group. As the group hasn't formally met yet, items for consideration haven't been decided. The Coastal Adaptation study will include Witton Bluff.
ABP and Budget related	Byards Wetland  Fingerboard Corner  Whitings Rd	There are some stand out locations in the council area that we see that have not had any priority for some years. I have had a number of communications as a member of community friends' groups, directly with council staff and councillors, to highlight wider community benefit for some minor investment and action. Regrettably I am told on every occasion that there are not the resources or staff to be able to pick up the changes that are needed. This questions how rigorous the review process is for the strategic and community plans. Communication with other community members visiting the sites I point to in the list below, shows great disappointment that council has been unwilling to listen and prioritise the actions needed to improve the areas. On this aspect there is suggestion to council to consider local area community surveys to discover local community matters that are of importance to them. There is no present local review process that involves residents. Three locations that I point to for greater consideration are; 1. the Byards Wetland site - signage for species identification - adding habitat structures such as nesting boxes, nesting platforms, logs and perches - Community education/involvement and citizen science consulting with Prof Phil Roetman at	Noted. Comment considered as part of the ABP drafting process  Comment has been passed on to our Commercial Officer.

## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
		the University of SA - Installation of a specific dog pond - public amenities for a very busy reserve including toilets, seating, picnic tables, bird hides/boardwalk structures 2. Fingerboard Corner - revegetation with indigenous plants in the area newly isolated from the neighbouring vineyard property with fencing. - Review of the drainage line for pondage 3. Grading Whittings Rd between Blewitt Springs and Kays Rd because sections of it are not functional for a regular car. It is a path to Hardys Scrub conservation parks.	
ABP and Budget related	Irrigated turf fields  Frank Smith Park	It was outlined in Councils recent Strategic Asset Management Plan that there was a shortage of irrigated turf sporting fields in the Hills North region. Yet in the 2021/21 draft annual business plan there is no commitment towards any new playing field spaces. A great opportunity is Frank Smith Park. This would be a great solution to this shortage. Under invested in and sitting there for the last two decades. With some funding invested in this space it would allow for girls/boys, women/mens cricket, plus senior soccer in addition to primary school soccer. Improvements to the playing surface, irrigation, cricket pitch replacement, public toilets, change room facilities and a sheltered building structure to view games from in inclement weather (hot sun and rain). It has so much potential and is what Frank Smith intent the space to be years ago. A sporting and recreational complex.  Playground and walking trails in the area would be a great addition for all community users too.	Noted. Comment was considered as part of the ABP drafting process
ABP and Budget related	Frank Smith Park	I have been a resident of Onkaparinga for the entirety of my 29 years. I have been heavily involved in many community groups and sporting organisations across the region, utilising a wide range of ovals. There continues to be a trend of increasing participation in team sports (football, soccer & cricket) sports which use grassed ovals, alongside seemingly static trend of facility development - especially in the northern region of the city.  Last annual plan identified the potential to upgrade Frank Smith Park to a multipurpose oval with a \$2m investment which included resurfacing the oval, club / change facilities and associated amenities such as car parks and walking trails. I'm utterly disappointed to discover this plan for 2022/23 has been seemingly wiped from the council's priorities. We are closing in on a situation involving an acute shortage of these multipurpose facilities which are used all year round by residents of all ages and demographics.  This parcel of land was left to the council many decades ago and has seen a complete lack of investment	Noted. Comment was considered as part of the ABP drafting process



## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
		<p>when it has the potential to be a facility catering to the communities urgent need.</p> <p>Please consider the impact the removal of such a project has on the community, not just in the present but For the future 25+ years.</p>	
ABP and Budget related	Community programs	<b>See Appendix B</b>	Noted. Comment was considered as part of the ABP drafting process.
ABP and Budget related	Knox park Athletics facilities	<p>To Erin and Scott</p> <p>Southern Athletics Club are excited that there are monies allocated in the 2021-22 City of Onkaparinga draft budget for investigation and design work for Knox Park.</p> <p>Please see attached correspondence advocating for the approval of that project. <b>See Appendix C</b></p>	Noted. Council will work with the community during the design stage.
ABP and Budget related	Knox park Athletics facilities	<p><i>21 separate submissions were provided with near identical text. <b>See Appendix D</b></i></p> <p><i>All individual submissions can be provided if requested</i></p>	Noted. Council will work with the community during the design stage.
ABP and Budget related	Knox park Athletics facilities	<i>Support for budget item from Athletics SA. <b>See Appendix E</b></i>	Noted. Council will work with the community during the design stage.
ABP and budget related	Athletics training facilities	<p>It is disappointed that with all the activities that are planned for sports and community engagement there is nothing for athletics in the South.</p> <p>Grass tracks are great for little Aths but no good for adults and competitive high level training that the youngsters want to engage in. Currently a large number of children, teens and adults make their way to Mile End 3-4 days a week to allow them to train in an appropriate manner.</p> <p>When Mile end starts their upgrades, we will need to travel to Salisbury. With some of the athletes training</p>	Noted. The initial stages of an upgrade of Knox Park is included in next years' budget, with proposals for works in future years, if approved.

## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
		<p>for international competition not having something local just adds to their exhaustive training schedule.</p> <p>Knox park would have been an ideal area to set up for this purpose as it was the original intent of the area.</p> <p>As a community we have been asking for this for years.</p>	
Positive feedback	General content	This plan & budget is the best I have seen in 25 years. Comments from the Ratepayers have been listened to & Climate change & our environment are at last being upped as being important. Debt reduction strategy is excellent & look forward to KPI's for this reducing each year. Well done.	Noted, thank you.
Positive feedback	General content	Its good to see that you are creating more activities for our local young people. Keep rates as low as possible. Lots of people are struggling.	Noted, thank you.
Customer request	Speed humps	Could you please put speed humps on Scott glade road Christie Downs as cars go along there at ridiculous speeds and as my driveway is on a bend in the road it is very hard to see these cars need to slowed down thankyou	Noted, to be raised as customer request
Customer request	Pedestrian safety	<p>I request that Council consider improvements to pedestrian safety at the intersection of Investigator Drive and Bains Road in Woodcroft.</p> <p>Currently there are poor east-west pedestrian connections at this busy roundabout. A sealed path runs along the eastern side of Bains Road, and also along the northern side of Investigator Drive, terminating at the roundabout - these paths do not connect. Pedestrians are forced to use unsealed gravel paths to cross Bains Road. The terrain slopes down on the eastern side of Bains Road in this area, and it is difficult for people with mobility scooters or prams/young children to cross Bains Road safely and connect through to Investigator Drive. I find it a difficult environment to navigate with my young children, who attend Woodcroft Primary School.</p> <p>My request is that Council considers providing: 1) improved safe pedestrian crossing point on Bains Road in proximity to the Investigator Drive roundabout and 2) upgrade to sealed path connections between Investigator Drive and the eastern side of Bains Road.</p>	Noted, to be raised as a customer request.

## COMMUNITY ENGAGEMENT FEEDBACK REPORT

Draft Annual Business Plan & Budget 2021-22 Community Engagement Submissions			
Category	Theme(s)	Participant Comment (verbatim)	Council response
		I trust Council will consider this work a priority due to the safety issues at this busy intersection.	
Customer request	Playgrounds	There needs to be further plans and information available regarding playground upgrades. There are multiple playgrounds in Woodcroft that are significantly outdated and need to be upgraded, particularly the playground at Woodcroft Farm which has the space available and potential to be a community hub. A playground directory with search criteria such as fences, toilets and different play equipment would also be a benefit for the council/region. I currently visit more playgrounds in the city of Marion instead of Onkaparinga despite living in the onkaparing LGA as the details and locations of these facilities are more readily available online.	Noted, your comment has been passed on to our Open Space team.
Customer request	Concerns with increasing land values  Roads	I'm okay with the projected plans however as much as monies are needed i am concerned at the ever-increasing land value on older established homes that reflect in ever increasing rates on non-increasing age pensions due to the size of the council area and constant developments that require so much extra monies than established council areas.  What hasn't been included is the addition of an extra road from the Seaford end of the expressway to allow so much traffic to flow from the ever growing southern population. If an accident occurs all traffic is diverted to commercial road that bottle necks at Noarlunga .	Noted, to be raised as a customer request

## Appendix A - Coast to Vines BUG (Bicycle User Group) submission

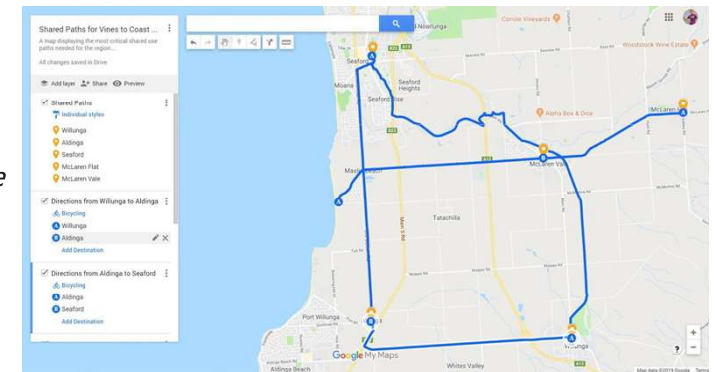
### Vision, Mission & Who We Are!

We are residents living in the coast to vines region and passionate about active transport. We advocate for shared-use infrastructure for happier, healthier and more connected communities.

- **Tagline:** *Supporting safe and popular shared-use pathways & infrastructure for our region*
- **Vision:** *to see safe, attractive and functional shared use paths in the coast to vines region connecting communities and creating a prosperous environment for all!*
- **Mission:** *Work with all levels of government and stakeholders to connect communities with shared-use paths for commuters, recreation, tourism and dedicated cyclists, enjoying and accessing the Coast to Vines region*

Our region is from Sellicks to Seaford and into McLaren Vale servicing the communities of Seaford, Maslin Beach, Aldinga, Aldinga Beach, Sellicks, Willunga, McLaren Vale and McLaren Flat. We see the following three shared use paths as the most important and impacting for the region:

1. **Aldinga to the train in Seaford** separated shared use path on South Rd duplication and/or Old Coach Road - [link to map](#)
2. **Willunga to Aldinga** separated shared use path on the ample verge of the existing Willunga - Aldinga road and/or alternative path connecting backroads - [link to map](#)
3. **McLaren Vale to the Coast** (likely Maslin Beach) separated shared use path - no route depicted as yet and a need for investigation, but we feel via [Tatachilla School and road](#)



### Critical needs and positive impacts of proposed shared use paths:

- **ECONOMICS:** the paths would easily pay for themselves as recreational cyclists would flood to the region if various loops of dedicated shared use paths were on offer. The cafes, bakeries, wineries, BnBs and other businesses would benefit. It is proven cyclists spend more on the routes they travel than people in cars

**Appendix A continued - Coast to Vines BUG (Bicycle User Group) submission**

- **TOURISM:** the Coast and Vines region is a great tourism destination, especially for cyclists. These shared use paths would connect the existing Coast to Vines / Shiraz trails from Seaford to McLaren Vale and Willunga back to the coast in Aldinga and then back to the train. Bikes can be transported on the train, or fit people can cycle back to Adelaide on separated shared use paths
- **SAFETY:** The existing narrow roads, limited road shoulders and high speeds for cars, are all incredibly dangerous and highest risk for cyclists, families and tourists
- **COMMUTING:** This is very dangerous for current commuters, including school children and families who are using back-roads with dangerous crossings. Separated shared-use paths would get more people on bikes, especially for accessing the Willunga Markets and for daily cyclists from Aldinga using the train services. (the bus currently doesn't carry bikes)

## Appendix B – Fleurieu Film Festival Submission

I represent the Fleurieu Film Festival, an incorporated organisation that has benefited from grants of varying size from the City Of Onkaparinga since our beginnings in 2016. I congratulate you on this very detailed and well thought out document! Your social direction is very important

Never before has the importance of community health and wellbeing been so strongly highlighted than through the experience with COVID-19. The services provided for the community are critically important to **maintaining social connection** in the face of such challenges. More than ever, the Council are being proactive in caring for the health, wellbeing and safety of our residents, businesses, volunteers and staff.

We are looking forward to the launch of your new Onkaparinga Grants program and the finalising of the Arts and Cultural Development Action Plan 2021–24 to bring community ideas to life. **Our concerns are that sufficient funds be put in the pool for the following – taken from your document.**

### COMMUNITY CAPACITY

Active ageing and disability – Improving independence, social connection and wellbeing by supporting equitable access to services and programs

Arts reconciliation and cultural development – Promoting the benefits of arts and cultural expression and facilitating opportunities to participate in the reconciliation process

Community development – Providing places and spaces for community connection, active participation and skill development across our city with a focus on local communities and our priority populations

Youth – Working with young people and community to increase wellbeing, skills and knowledge, and better connections for young people aged 8–25 years through places, spaces, programs, grants and events

Delivering the Fleurieu Arthouse as an artisan hub for the creation, display and sale of art by local artists through a partnership arrangement

SERVICES EXPENDITURE AVAILABLE looks good!

### COMMUNITY CAPACITY

Active ageing: **1.81 available**

Arts, reconciliation and cultural development: **0.86 available**

Community development: **2.42 available**

Youth: **1.37 available**

We support the following funding goals.

### COMMUNICATION AND ENGAGEMENT

Engagement, grants and events – Clear and objective information, offering genuine opportunities for our communities to participate in council decision making –

The right funding programs for the community that achieve our objectives and encourage community participation and ownership –

Safe and enjoyable events for our communities to enjoy, instilling pride in our region

## Appendix B (continued) – Fleurieu Film Festival Submission

Marketing and communication –

Effective and engaging communications ensuring our communities are well informed and involved with our services and activities –

Effective management of our brand ensuring council is appropriately represented in all promotions and communications

We support:

### STRATEGY AND SUSTAINABILITY

Environmental sustainability –

Integrating environmental sustainability into our strategy and services, climate change planning and reporting, community workshops and events Strategic services –

Supporting the organisation and our communities to plan for the future through informed, evidence-based decisions, to implement our Community Plan 2030 –

Collaborating with state and federal government to secure funding for community outcomes

### ECONOMIC GROWTH AND TOURISM

Economic growth – Creating a prosperous economy that is diverse and innovative, enhancing job creation, and building local business capacity Investment attraction and tourism –

Promoting our region and supporting the development of our local tourism industry to drive visitation growth, create jobs and generate economic prosperity

We support:

Implementing the new Grants and Sponsorship Program

Implementing buy local campaigns ('Go South Go Local' and 'Go Local for Procurement') to encourage residents, businesses and council staff to support local.

Delivering year three of the Tourism Strategic Plan 2019-23

### COMMUNICATION AND ENGAGEMENT FUNDING

Engagement and events 1.14 available

Community events and grants program 0.63 available

### EVALUATION

Such as Community capacity including:

Activities held per year

Visitors to the McLaren Vale and Fleurieu Coast Visitor Centre each year

Hours of community centre usage each year



## Appendix C: Southern Athletic Club submission



[info@southernac.org.au](mailto:info@southernac.org.au)  
<http://southernac.org.au/>  
<https://www.facebook.com/SouthernAthleticClub>

---

7 June 2021

To Erin Thompson and Scott Ashby

I am writing to you with excitement from the members, families, and supporters of Southern Athletic Club. This excitement has been generated by the news that there are monies set aside in the upcoming Onkaparinga City Council Budget for the planning and design of the Knox Park sports and community reserve.

Southern Athletic Club or The Sharks, as we are fondly known to the running and Athletics community, was established in 1989 from Southern District Road Runners, Noarlunga athletic and Murray lands athletic clubs. Currently we have 90 registered members, however our reach is far greater than this. We know this because race entries across Adelaide show that many runners identify as sharks when asked to enter a club in race entries and many who wear the shark's competition singlet at events. We believe having a home ground, a place to call our own and somewhere we can base all our training and several club events from will help us engage these athletes to become registered members.

The club also has aspirations to engage more and more local Parkrunners to become 2, 3 or 4 day a week runners. To support this vision, we have just started a beginner running program and, in the future, we intend to add triathlon and cycling to the sports offered by the club. We envision that the development of a home ground at Knox Park will see our membership grow beyond 250 within a few years.

Not only will it help engage new members but form a stronger connection with our current members, particularly our junior athletes. For many years, our Development Academy athletes have been training between Reynella East College and Christies Beach High School ovals and our club equipment is spread across members garages, car boots and borrowed space in Little Athletic Club sheds. These athletes are our future and to be able to provide them with a place to call home will make them feel more supported and prepared to achieve their training goals. It will also give the opportunity for our recreational runners and track and field athletes to come together more often and bring cross unity to the club.

### **Appendix C (continued): Southern Athletic Club submission**

As a club we have been campaigning for a home ground and athletics hub in the Southern Metropolitan region for 5 years now and in early September 2018 a unanimous vote at council saw the zoning of the land at Knox Park changed to a district sporting ground and that the park would be developed as a multi-use sports facility. Southern AC hopes that this money in the draft budget will be approved and we look forward to working with council and other stakeholders to develop this park into a well-used community sporting hub.

Warm regards

A handwritten signature in black ink, appearing to read 'Jason Stevens', with a stylized, flowing script.

Jason Stevens  
President Southern Athletic Club  
Ph: 0401 033 297

## Appendix D: Southern Athletic Club submission (members)



[info@southernac.org.au](mailto:info@southernac.org.au)  
<http://southernac.org.au/>  
<https://www.facebook.com/SouthernAthleticClub>

---

As a member of Southern Athletic Club (the Sharks) I am excited by the news that there are funds allocated in the City of Onkaparinga's Draft Annual Business Plan and Budget 2021-2022 for the investigation, planning and design of the Knox Park sports and community reserve.

Our club currently has 90 registered members, however our reach is far greater and I'm aware of this through participants in Parkruns and a range of other events identifying as Sharks. I believe having a home ground, a place to call our own, will mean we can base all our training and several club events there to help us engage these athletes to become registered members.

Not only will it help engage new members but form a stronger connection with our current members, particularly our junior athletes. These athletes are our future and to be able to provide them with a place to call home will make them feel more supported and prepared to achieve their training and competition goals. It will also give the opportunity for our recreational runners and track and field athletes to come together more often and bring unity across the club.

I hope that the money in the draft budget will be approved and I look forward to supporting my club in working with council and other stakeholders to develop this park into a well-used community sporting hub.

**Appendix E –Athletics South Australia submission***DREAMS START HERE*

Dear Erin and Scott,

Athletics SA is delighted to see there is \$100,000 in funds allocated in the draft 2021-22 City of Onkaparinga Business Plan and Budget for the investigation, planning and design of the Knox Park sports and community reserve.

Southern Athletic Club or The Sharks, as they are fondly known in the running and athletics community, was established in 1989 from Southern District Road Runners, Noarlunga Athletic and Murray Lands Athletic Clubs. Currently they have 90 registered members, down on last year's 140 due to Covid-19 impacts, however their reach is far greater than this. We know this because race entries across Adelaide show that many runners identify as Sharks and many wear the Shark's competition singlet at events. We believe having a home ground, a place to base all their training and several club events from will help Southern engage these casual athletes to become registered members.

Consistent with the State Government's Game On strategy, the Club has plans to engage with local Parkrun participants to become more regular 2, 3 or 4 day a week runners. To support this vision, Southern have just started a beginner running program and, in the future, intend to add triathlon and cycling to the sports offered by the Club. They envision that the development of a home ground at Knox Park would see membership grow beyond 250 within a few years.

Culturally a base at Knox would also aid the formation of a stronger connection with current members, particularly junior athletes who have operated between Reynella East College and Christies Beach High School ovals in recent times. It will also give the opportunity for recreational runners and track and field athletes to come together more often.

## Appendix E (continued) –Athletics South Australia submission

The Club and Athletics SA has been keen to see an athletics hub in the southern metropolitan area and were pleased to see the September 2018 vote at council zone the land at Knox Park as a district sporting ground and that the park would be developed as a multi-use sports facility.

Athletics SA strongly supports the plans the City has and hopes the budget will be approved. We look forward to working with council and other stakeholders to develop this park into a well-used community sporting hub.

Yours sincerely



**Shane Fuller**

Chief Executive Officer

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## SIGN OFF

### Officer who prepared the document

Name: Paula Bugden \_\_\_\_\_

Position Title: Community Engagement Advisor \_\_\_\_\_

### Reviewed by:

Name: \_\_\_\_\_ Ynys Onsman \_\_\_\_\_ Date: \_\_21/06/21\_\_\_\_\_

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## 2.2 Witton Bluff Base Trail - Section 23

**Report contact**

Rob Bau, Project Leader  
8384 0166

**Approving officer**

Kirk Richardson, Director City Operations

**Meeting**

Special Council

**Date**

29 June 2021

### 1. Purpose

This report provides an update to Council on the progress of the Witton Bluff Base Trail (WBBT) project, recent correspondence and discussion with the Department of Premier and Cabinet – Aboriginal Affairs and Reconciliation (AAR) and seeks approval to lodge an application for authorisation under Section 23 of the *Aboriginal Heritage Act 1988 (Heritage Act)* for the Witton Bluff Base Trail project.

### 2. Recommendations

**That Council:**

- 1. Notes the agenda report and attachments to the agenda report.**
- 2. Approves the lodgement of an application for authorisation under Section 23 of the *Aboriginal Heritage Act 1988* (Section 23 application) for the Witton Bluff Base Trail project including the installation of fitness equipment at Tutu Wirra Reserve, Port Noarlunga.**
- 3. Approves the Chief Executive Officer to write to the Minister for Aboriginal Affairs and Reconciliation (the Premier) advising that Council will lodge a Section 23 application and advocating for support for the process (attachment 3 to the agenda report).**
- 4. Approves the Chief Executive Officer to write to the Minister for Planning (the Attorney General) advising that Council will lodge a Section 23 application under the Heritage Act and that this will further delay the delivery of the Witton Bluff Base Trail project and advocating for support for the process (attachment 4)**

### 3. Executive summary

The Witton Bluff Base Trail project has been progressing well with the recent extension to the state government funding agreement approved by the Attorney General, Hon Vicki Chapman. The following key elements have been progressed since Council received its last report on the project:

- . The Coast Protection Board have reviewed the project and found the project was unlikely to have any unacceptable environmental impacts on the coastal environment (terrestrial and marine), landform and coastal processes, and complies with the Board's coastal access, environmental and hazard policies.
- a. Constructive preliminary conversations with local Kaurua community have commenced on how we could work together to integrate cultural heritage into the design.

- b. Design has been progressed for both the elevated boardwalk and the seawall elements of the project. Finalisation of the designs will include outcomes of the consultation with the Kurna community.

Despite this progress, council administration has recently received a copy of a letter from AAR (attachment 1) that advised that in their view a Section 23 application under the Heritage Act would be required for the Witton Bluff Base trail project as it would affect the Tjilbruke songline. This advice was unequivocal and differed from discussions with AAR officers relating to this project. This is a challenging development given council has been proactively partnering with the State Government in delivering on its Coast Park vision while simultaneously having to address issues arising from within state government agencies.

The Tjilbruke songline links the key sites in the Tjilbruke Dreaming and passes through the Fleurieu Peninsular, from Warriparinga in the City of Marion to Kingston Park in the City of Holdfast Bay and then some 80km through the City of Onkaparinga and the District Council of Yankalilla to Cape Jervis. Council has continued to acknowledge the cultural importance of the songline by recently renewing the plaque on the cairn at Tutu Wirra Reserve, Port Noarlunga and acknowledging the ongoing efforts of senior Kurna woman, Ms Georgina Williams.

The Tjilbruke songline is referred to by AAR as 'intangible anthropological heritage' and is not linked to a physical site or object. Council administration understands that advising the need for a Section 23 application on an intangible anthropological heritage site within the metropolitan area is unprecedented. Consequently, given the length and undefined extent of the songline the advice from AAR may have significant impacts on other developments (both public and private) both within our council and other council areas along the songline.

AAR have advised that whether a particular project damages, disturbs or interferes with Aboriginal heritage, is a matter for the Premier, as the Minister responsible for Aboriginal Affairs, to determine within a Section 23 application under the Heritage Act. A determination as to what actions damage, disturb or interferes with the Tjilbruke songlines via a Section 23 application for the WBBT will be an important test for measuring the potential impact of this determination on other projects or developments.

#### 4. Background

Community Plan 2030	<b>prosperity:</b> economically strong, environmentally thriving The WBBT is an important link in the Coast Park that will grow tourism while promoting sustainable and healthy lifestyles
Policy and/or relevant legislation	The WBBT delivers on part of the Coast Park Plan 2019. The Heritage Act provides the legislative framework for dealing with Aboriginal sites and objects.
Who did we talk to/who will we be talking to	Discussions with AAR, Attorney Generals Department, Department of Infrastructure and Transport (Planning and Land Use Services and ODASSA)

On 9 June 2021 council administration received a copy of a letter addressed to Cr Alayna de Graaf dated 14 January 2021 (attachment 1). This letter provided AAR's view that a Section 23 application under the Heritage Act would be required for the Witton Bluff Base trail project as it would affect the Tjilbruke songline.

Tjilbruke is the best known of all the Kaurna creation stories. The story is recognised in our region with stone cairns at four coastal locations within its boundaries. The Tjilbruke songline links these sites and passes through the Fleurieu Peninsular, from Warriparinga in the City of Marion to Kingston Park in the City of Holdfast Bay and then some 80km through the City of Onkaparinga and the District Council of Yankalilla to Cape Jervis.

On 10 June 2021 Council responded to the copy of the AAR letter to Cr de Graaf (attachment 2) seeking clarifications from AAR on whether the need of a Section 23 application still stands. Further discussion occurred on 16 June 2021 with senior officers from AAR regarding their letter. The following discussion and conclusions were reached:

- AAR maintained that whether a Section 23 application was required was based on a risk assessment by the applicant
- the cultural significance highlighted with the site is intangible. There have been no similar Section 23 applications (for an intangible site) in metropolitan Adelaide however there was an application in Lake Torrens in the north of the state.
- a site could be excluded from the Heritage Act via regulation, however this would take time
- a Section 23 application is likely to take a minimum of 6 months
- the Minister will determine whether an activity damages the intangible site as part of the Section 23 application.

On 18 June 2021 discussions occurred with senior officers from the Attorney General's portfolio of Planning and Local Government. During these discussions, council officers raised the matter of AAR's advice and the impacts that this would have on the Witton Bluff project and potential future works involved with Coast Park and development more broadly. It was agreed that a formal letter would be sent to the Attorney General advising of the likely delays anticipated (attachment 4). This will likely impact the funding agreement which has recently been extended.

## 5. Discussion

In recent months council has been actively working on restoring and enhancing our relationship with Kaurna through the establishment of a First Nations Peoples Advisory Group (FNPAG). We also recognise that the coast of our council is significant to Kaurna in the context of the Tjilbruke Dreaming Track.

The City of Onkaparinga operates a risk-based approach to protecting Aboriginal cultural heritage within the council. Our procedure documents the protocols to be followed which will vary based on the site location and condition. A risk-based approach is required as the Heritage Act covers the protection of both known and unknown Aboriginal heritage.

As part of its risk management, council undertook the following tasks to determine whether a site exists on the planned WBBT site:

- Commissioning Australian Cultural Heritage Management (ACHM) to undertake a 2008 cultural heritage survey on the land, which concluded that no sites were present. This report was reviewed by ACHM in a desk-top study in 2015.
- Carrying out a recent search of the Register of Aboriginal Sites and Objects that advised that no sites have been registered
- Consulting with AAR on whether any actions have been made under the Heritage Act to determine if an Aboriginal site is located in the area.

Based on this work, council has been progressing the project in good faith and has demonstrated our willingness to work with our Kurna Traditional Owners in the understanding that the Witton Bluff Base Trail project did not require Section 23 application.

The recent letter is now unequivocal in AAR's advice that a Section 23 application is now required. This letter fundamentally changes the risk profile of proceeding with the project. This means the previous approach of working with the Kurna community on how we could work together to integrate cultural heritage into the base trail project is no longer adequate to address the legal risk to council. This is stated on page 4 of the AAR letter to Cr de Graaf, "In the circumstances, procuring a section 23 authorisation under the Heritage Act is the only way that Council can be certain that the Project can proceed without breaching the Heritage Act." This is unfortunate as council staff had commenced positive discussions which will now be circumvented by the Section 23 application process, a process which has not always been seen as a positive experience for Traditional Owners in the past. Regardless of the Section 23 application process, Council will continue to engage with Kurna representatives through the FNPAG.

From further discussion with AAR on 16 June they have now advised that the Tjilbruke songline is referred as 'intangible anthropological heritage' and is not linked to a physical site or object. Given the length and undefined extent of the songline our understanding is that the advice from AAR has significant potential to impact other projects both within our council and other council areas along the songline. Clarifications are being sought from AAR to fully understand the potential impacts.

AAR have advised that whether a particular project damages, disturbs or interferes with Aboriginal heritage, is a matter for the Premier to determine within Section 23 applications. Subject to this, a determination as to what actions damage, disturb or interferes with the Tjilbruke songlines via a Section 23 application for the WBBT may be an important test for measuring the potential impact of this determination on other projects.

The requirement to complete a Section 23 application will add significant time to the project completion. The recent Section 23 application for Wearing Street took 17 months to complete. AAR advised that some of this time was due to delays associated with COVID-19 and a lack of internal resources. AAR have verbally advised that a Section 23 application for the WBBT could be expected to be completed within six months of lodgement, but this remains subject to other pressures and priorities in AAR.

Council approval is sought to correspond to both the Attorney General and the Premier to highlight the importance of the WBBT project to the community, to confirm our commitment of working with our Traditional Owners and to advocate for an expeditious outcome.

## 6. Financial implications

### Financial summary

Item	Capital	Operating	Comment
<b>Budget</b>			
Current budget allocation	\$5,300,000		
Additional funding required	Nil		
Funding source and amount	\$2,650,000		2020-21 project funding from State DPTI Open Space Grant. Formal funding agreement in place.
Budget impact	Nil		
<b>Long Term Financial Plan (LTFP)</b>			
In current LTFP?	Yes		
LTFP category	MPF		
Timing in LTFP	2021		
Additional debt			
Rates funded amount			
Ongoing rate impact			
Operating Position impact			

## 7. Risk and opportunity management

Risk	
Identify	Mitigation
Reputation/community expectation – the project is supported by a large amount of the community with expectations the project will be delivered	Update stakeholders about the revised process to ensure the community is informed of the impacts on the project delivery. Confirm to community that council is committed to pursuing the project through the lodgement of the Section 23 application.
Reputation/community expectation – Section 23 application may undermine the relationships we are currently strengthening with Traditional Owners in our region.	Continue to engage with Kurna through the First Nations Peoples Advisory Group. Ensure Traditional Owners are aware that Section 23 application is not Council's preferred action but is necessary given the recent advice from AAR
Political - The grant funding for the project requires that the works be complete by September 22.	The requirement to pursue a Section 23 application will delay the project beyond the revised grant date. A letter to be sent requesting a further extension to the completion date.

Compliance/legal – ensure compliance with the Heritage Act	Section 23 application to be lodged under the Heritage Act given the AAR advice that a Section 23 application is the only way that Council can be certain that the Project can proceed without breaching the Heritage Act.
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Opportunity	
Identify	Maximising the opportunity
Create continuous Coast Park link from O’Sullivan Beach to Moana	<p>Improve the function and quality of the region for pedestrian and cyclist access, public safety, quality open space and public infrastructure</p> <p>Showcase the remarkable scenery, geology, heritage and natural beauty of the Christies Beach and Port Noarlunga coastlines</p> <p>Protect environmental and cultural heritage in sensitive areas and improve cliff stability through a formalised trail</p>
Integrate Kurna cultural considerations into the project	Work with the Kurna community on opportunities to incorporate cultural heritage into the WBBT project.

## 8. Timelines and deadlines

AAR have verbally advised that a Section 23 application for the WBBT could be expected to be completed within six months of lodgement but this remains subject to other pressures and priorities in AAR.

## 9. Next steps

Subject to agreement by Council a Section 23 application will be lodged with AAR for the WBBT project.

## 10. Attachments

Attachment 1 – Letter from AAR to Cr de Graaf (5 pages)

Attachment 2 – Letter to AAR (3pages)

Attachment 3 – Draft letter to the Premier (2 pages)

Attachment 4 – Draft letter to the Attorney General (2 pages)

- END OF REPORT -



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Government of South Australia

Department of the Premier  
and Cabinet

Document Ref: B900795

14 January 2021

Aboriginal Affairs &  
ReconciliationGPO Box 2343  
Adelaide SA 5001

DX 56201

Tel 08 8226 8900  
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Cr Alayna de Graaf  
Knox Ward  
City of Onkaparinga Council  
PO Box 1  
NOARLUNGA CENTRE SA 5168

By email: [Alayna.deGraaf@onkaparinga.sa.gov.au](mailto:Alayna.deGraaf@onkaparinga.sa.gov.au)

Dear Councillor de Graaf,

Thank you for your recent email to Aboriginal Affairs and Reconciliation (AAR) about the proposed Witton Bluff Base Trail (Project), and your related concerns for and on behalf of Kurna Traditional Owners.

I take this opportunity to share with you some key concepts around Aboriginal heritage, its management, AAR's role, and the City of Onkaparinga's (Council's) obligations under the *Aboriginal Heritage Act 1988* (SA) (Heritage Act).

#### 2018 Telephone Call - AAR Advice

Mr Alex van Wessem of AAR's Heritage Team confirms that he spoke with a 'Mr John B' of Council about the Project by telephone in late October 2020. However, Alex disagrees with the characterisation of that conversation described in the 'EM Enquiry Response' document sent with your email.

That document says that AAR told Council that it could "rely on" a 2008 heritage survey and search of AAR's central archives, and that "appropriate risk management had been undertaken."

Alex's recollection of the conversation is that he advised Council that heritage surveys and archives searches are both important heritage management measures, but qualified that statement by saying that early and ongoing direct engagement with Aboriginal people is the heart of effective Aboriginal heritage management.

#### Aboriginal Heritage – Basis of Protection

Section 23 of the Heritage Act says that no one may damage, disturb or interfere with any Aboriginal heritage in South Australia without authorisation under the Act.

Heritage is defined to include physical archaeological sites and objects, but also intangible anthropological heritage, including songlines such as the Tjilbruke Dreaming Track.

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All Aboriginal heritage, whether formally determined by the Premier, reported on the central archives, unreported or undiscovered, is equally protected by the Act.

Section 23 allows applicants to seek authorisation from the Premier to "damage, disturb or interfere with" Aboriginal heritage. While prima facie the Heritage Act requires the Premier to protect and preserve heritage, he is entitled to weigh the wider benefits of proposals to the whole community when deciding whether or not to grant an authorisation. Authorisations can be conditional.

Section 13 of the Heritage Act requires consultation with Traditional Owners, interested Aboriginal people and organisations, and the State Aboriginal Heritage Committee, before an authorisation may be granted.

Traditional Owner is defined in the Heritage Act as an Aboriginal person with traditional social, economic or spiritual affiliations with, or responsibilities for, an area, site or object.

Traditional Owners of an area may belong to different native title bodies, or to no native title body at all.

Tjilbruke Songline

Tjilbruke is the best known of all the Kurna creation stories. Council has recognised the story with stone cairns at four freshwater springs within its boundaries. These springs were created by Tjilbruke's tears in the story. The Council also renamed the reserve atop of Witton Bluff to *Tutu Wirra Reserve*, meaning 'lookout park' in Kurna, further recognising the area's cultural significance to Kurna.

AAR confirms that Ms Georgina Williams is a key, if not the key, Traditional Owner of the Tjilbruke songline.

Ms Williams says the Project will affect the songline. Were the Premier to formally assess and determine the Aboriginal heritage status of Witton Bluff, under section 13(2) of the Heritage Act, he would be obliged to accept Ms Williams' views as to the significance of the area to Aboriginal tradition.

Whether a particular project damages, disturbs or interferes with Aboriginal heritage, is a matter for the Premier to determine within section 23 applications.

Recording Tjilbruke

There is no 'site card' in AAR's central archives for the entire Tjilbruke Track. However, certain sites along the songline, and their interaction with the Tjilbruke story, are recorded.

As you have noted, AAR has had previous discussions with Ms Williams about recording the Tjilbruke songline. To define the songline as a whole would be a task of significant scale and complexity, and unfortunately, AAR has not had the capacity to progress that project to date.

Nonetheless, I am happy to provide an AAR archaeologist to work with Ms Williams (and likely others) to record the anthropological heritage around Witton Bluff if that would assist Council and/or Ms Williams.

**OFFICIAL**Central Archives

The central archives are by no means a complete record of Aboriginal heritage in South Australia. Aboriginal tradition dictates that some sites must be kept secret; such sites are unlikely to be discovered by a central archives search.

This means that a central archives search result not identifying any Aboriginal heritage, does not necessarily indicate that Aboriginal heritage does not exist in the search area.

Nonetheless, there are over eight thousand sites recorded on the central archives, which is regularly updated with new information, and Council is encouraged to continue making regular searches.

I note your concern about search fees for the central archives. These were introduced in 2017 to provide a small income for the Heritage Fund established under the Act. The Heritage Fund is used to protect and preserve Aboriginal heritage around the state. The fees do not recover AAR's costs of providing the information service.

Aboriginal people are exempt from central archives search fees, as are students and researchers in certain circumstances. The fees are set by regulation, meaning AAR is unable to vary them of its own accord.

Council Consultation for Projects

The unavoidable limitations of the central archives is one reason that close liaison with relevant Aboriginal groups and people is necessary to fully understand if and how ground-disturbing works might affect their heritage. It is only from Traditional Owners themselves that Council can understand in detail the effect that proposed projects may have on Aboriginal culture.

I note that in AAR's experience, several Council staff are amongst the best in local government in this regard. Mr Brian Fitzpatrick, Mr Mike Brown and others at Council go to significant lengths to engage meaningfully and work constructively with Traditional Owners, and AAR commends them for their ongoing efforts.

I note that the Witton Bluff area, like all land within Council's boundaries, is of asserted significance to the Ramindjeri people as well as Kaurna. It is common for two or more native bodies to have an interest in the same area, reflecting that traditionally, Aboriginal language groups were not confined to living within the native title boundaries that now exist.

In AAR's central archives search response of 9 July 2020, AAR supplied Council with the contact details of the two Ramindjeri heritage associations. Both should be engaged about the Project before any works begin, in addition to any consultation with Kaurna groups and people.

AAR Contact List

Other than native title bodies, the people and organisations on AAR's heritage contact list are all self-nominated. Like the central archives, AAR's contact list does not purport to be a complete list of all relevant Aboriginal heritage contacts in all areas of South Australia.

AAR relies on Traditional Owners and Aboriginal organisations to self-nominate, and to provide and update contact details for their areas. This does not always occur. The contacts provided in AAR's search requests should therefore be considered a starting point.

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Again, it is only by building relationships with Aboriginal communities that Council will learn which individuals have connections with particular heritage.

AAR was unaware of the Southern Traditional Owners Meyunna Patparta (STOMP) group until December 2020. If STOMP wishes to be recorded on AAR's heritage contact list, a representative should contact AAR to advise of who STOMP represents, and what areas and heritage it is interested in.

It is likely that AAR already liaises with most if not all of STOMP's members individually in Heritage Act matters.

**Aboriginal Organisation Project Endorsements**

AAR has provided you with contact details for various heritage organisations with an interest in the Witton Bluff area, including those of the Kurna Yerta Aboriginal Corporation (KYAC).

While KYAC holds Kurna's native title, and is now the peak representative body of all Kurna people, the Heritage Act does not accord any special position or privilege to either native title or heritage bodies. The Heritage Act instead prioritises Traditional Owners - those with social, economic or spiritual affiliations with heritage.

In the context of the Heritage Act, organisations such as KYAC and STOMP are simply a convenient mechanism to corral the views of Traditional Owners. Native title and heritage bodies are not "Traditional Owners" of themselves, and the views of the directors of such bodies should not be necessarily be preferred to those of the Traditional Owners with the closest connections with the relevant heritage.

In the context of the Project, Ms Williams is acknowledged by Kurna and AAR as a key Traditional Owner in the area, and Council should seek to work with her notwithstanding the submissions of other Aboriginal people or groups.

**Section 23 Authorisation for the Project**

Council is not obliged to seek authorisation under the Heritage Act to undertake the Project. However, if it does not, there is a risk that Ms Williams or others will seek Council's prosecution under the Heritage Act if ground disturbing works commence.

Under section 45(3) of the Heritage Act, any Traditional Owner may request the Premier to commence a prosecution if they consider the Heritage Act has been breached. The Premier must give proper consideration to all such requests.

Penalties for breaching the Heritage Act are up to \$50,000 and/or six months jail. For a successful prosecution, the state would be required to establish that Council had knowledge that the Witton Bluff area comprised Aboriginal heritage, and that it deliberately took steps to impact that heritage without authorisation, notwithstanding that knowledge.

Given Council's recognition of traditional Aboriginal interests in and around the Project area, in my view, it would seem that such a prosecution may have some prospect of success if it were brought.

In the circumstances, procuring a section 23 authorisation under the Heritage Act is the only way that Council can be certain that the Project can proceed without breaching the Heritage Act. As discussed, an authorisation request would trigger a public consultation requirement and referral to the State Aboriginal Heritage Committee. This process would take up to nine months to reach decision after Council's provision of finalised application documents to AAR.



**OFFICIAL**

In 2020, Council sought a section 23 authorisation in respect of the proposed Wearing Street redevelopment. I understand that this application will go to the Premier for decision next week. The Wearing Street project is essentially adjacent to Witton Bluff, and Ms Williams was also a consultee in that matter.

Ms Williams' view about the Wearing Street redevelopment was that it should not occur, because it would affect the significance of women's sites connected with the Onkaparinga or Ngangkiparri River (Ngangkiparri meaning 'place of the women's river' in Kurna). In her submission on that matter, Ms Williams also referred to the likely associated impacts to the Tjilbruke songline as a reason not to redevelop the site.

While I am unaware of how the Premier will decide that application, Council should perhaps consider how an approval to redevelop Wearing Street may influence Traditional Owners' attitudes to the redevelopment of Witton Bluff, and any consequential legal risks that may present for Council.

I would be pleased to meet with you to discuss the matters raised in this letter, either in person at Level 16, 30 Wakefield Street Adelaide, or online via Teams.

Alternatively, if you wish to discuss a potential application under the Heritage Act, please contact Mr Alex van Wessem from our Community and Industry Relations Team at [Alex.VanWessem@sa.gov.au](mailto:Alex.VanWessem@sa.gov.au) or on 8303 0739.

If you would like to discuss AAR recording the Tjilbruke songline in and around Witton Bluff, please contact Mr Matt Schlitz from our Conservation Team at [Matthew.Schlitz@sa.gov.au](mailto:Matthew.Schlitz@sa.gov.au) or on 8303 0752.

Yours sincerely



**Toby Forde**  
**Manager Aboriginal Heritage**  
**Aboriginal Affairs and Reconciliation**



Your Ref B900795

10 June 2021

Mr Toby Forde  
Manager Aboriginal Heritage  
Aboriginal Affairs Reconciliation  
GPO Box 2343  
ADELAIDE SA 5001

Dear Mr Forde

Following our conversation yesterday I am writing to seek clarification on your letter to Cr de Graaf on 14 January 2021 regarding the Witton Bluff Base Trail project, which council received a copy of on 9 June 2021.

The City of Onkaparinga has a number of concerns with your correspondence and seek confirmation of a number of statements which you have made. Firstly, I note that you sent the correspondence to Cr de Graaf, however given the scope of the contents I think that it would have been appropriate for it to have been provided to council at the same time. It is unfortunate that council has been unable to address these issues with you since this correspondence was sent nearly six months ago.

I also note that you have responded to Cr de Graaf's concerns "for and on behalf of Kurna Traditional Owners". This is a matter for our local Kurna community and would recommend you seeking confirmation from them regarding this.

I am somewhat confused by your letter, including only reference to a phone call between officers in October 2020, given we have previously received letters from Aboriginal Affairs and Reconciliation (AAR) on 9 July 2020 stating that there are no registered Aboriginal sites related to the project.

As part of its risk management, council has undertaken the following tasks to determine whether a site exists on the land:

- Commissioning Australian Cultural Heritage Management to undertake a 2008 cultural heritage survey on the land, which concluded that no sites were present
- Carrying out a recent search of the Register of Aboriginal Sites and Objects that advised that no sites have been registered
- Consulting with AAR on whether any actions have been made under the Act to determine if an Aboriginal site is located in the area.

Based on this work, council has been progressing the project in good faith and has demonstrated our willingness to work with our Kurna Traditional Owners in the understanding that the Witton Bluff Base Trail project did not require Section 23 authorisation.



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Therefore it has come as a surprise that this is now not the view of AAR. In fact, your correspondence states;

"In the circumstances, procuring a section 23 authorisation under the Heritage Act is the only way that Council can be certain that the Project can proceed without breaching the Heritage Act."

Further to this, you state:

"Given Council's recognition of traditional Aboriginal interests in and around the Project area, in my view, it would seem that such a prosecution may have a prospect of success if it were brought."

These statements indicate that AAR is unequivocal in its advice to Cr de Graaf that a Section 23 approval is required for the Witton Bluff Base Trail project to proceed. Can you please clarify if this is the case?

While Section 23 authorisation may provide Council with legal certainty under the Heritage Act, our experience is that this process is not welcomed by Traditional Owners. In fact, this process may well undermine the relationships we are currently strengthening with Traditional Owners in our region. I understand the 2017 amendments to the Act to provide for establishment of Recognised Aboriginal Representative Bodies (RARBs) has been designed to address these concerns.

As you know, the Witton Bluff Base Trail project has been under development for some time and has received wide community support as well as State Government funding to align with its well-documented Coast Park ambition. We have recently received an extension of time for the project funding from the Attorney General until September 2022. This extension was sought to allow for ongoing engagement with our local Kurna community, and the requirement to accommodate a review of the project by the State's Coast Protection Board. However, given we have only just received a copy of your correspondence to Cr de Graaf, this is now likely to have further implications for our funding obligations to the Attorney General.

Since the time of your correspondence, the City of Onkaparinga has undertaken the following engagement with our Kurna community.

**9 April 2021** – the Council held a ceremony to renew the plaque on the Tjilbruke Dreaming Track cairn at Tutu Wirra Reserve. Senior Kurna woman, Ms Georgina Williams, spoke at this event and ceremonially secured the new plaque to the cairn, with the event also recognising her 50 years of passionate community work.

**20 April 2021** – the City of Onkaparinga approved the establishment of a First Nations People Advisory Group, Chaired by Mr Karl Telfer. This group is designed to be a southern "spoke" of Kurna Yerta Aboriginal Corporation (KYAC) and has the support of their Chairperson, Mr Jeffery Newchurch. It is intended that all projects, policy and services that relate to Traditional Owner matters in our region will be addressed through this engagement mechanism.

**4 May 2021** – Meeting with senior Kurna representative on the Witton Bluff Base Trail project



**9 June 2021** – Walk of the Witton Bluff Base Trail project location with Kurna representatives, for an initial discussion on the project and opportunities to incorporate Aboriginal cultural considerations, with the potential to lead to further meaningful engagement.

As noted in your correspondence to Cr de Graaf, Council does acknowledge Ms Georgina Williams as a key Traditional Owner of the Witton Bluff locality, and certainly the Tjilbruke Dreaming Track, and is actively working with her family to achieve an outcome which delivers a project supported by the wider community while acknowledging and honouring the cultural significance of its location. Council is committed to continue to work through this as transparently and constructively as we can.

Given these latest developments and ongoing engagement efforts, council is seeking clarification from AAR whether your statement for the need of a Section 23 authorisation still stands.

The City of Onkaparinga is committed to achieving better outcomes for Traditional Owners in our region and we are actively working collaboratively with the State Government to help achieve this.

I look forward to receiving your earliest advice given the recently extended deadlines established as part of the State Government's funding agreement with council.

For any further information please feel free to contact me on 8384 0666.

Yours sincerely



Julia Grant

**Director**

**Strategy and Engagement**

cc Nerida Saunders, Executive Director, Aboriginal Affairs and Reconciliation



Our Ref: 5501036

xx June 2021

The Hon Steven Marshall MP  
Premier of South Australia  
Parliament House  
Email: [premier@sa.gov.au](mailto:premier@sa.gov.au)

Dear Premier

We write regarding advice received from the Department of Premier and Cabinet - Aboriginal Affairs and Reconciliation (AAR) in relation to the jointly funded Witton Bluff Base Trail project.

This advice was received as a copy of a letter (attached) sent to one of our elected members, Cr de Graaf, on 14 January 2021 but was only received by Council administration on 9 June 2021. This correspondence was unequivocal in advising that Council would require authorisation under Section 23 of the *Aboriginal Heritage Act 1988* (*Heritage Act*) to complete the Witton Bluff Base Trail project. This advice differs from our earlier interaction with your officers.

The Witton Bluff Base Trail forms part of the State Government's Coast Park project and has been 50% funded by the state government. The trail presents a fantastic tourism opportunity showcasing the remarkable scenery, geology, heritage and natural beauty of the Christies Beach and Port Noarlunga coastlines. Whilst this long-awaited project is overwhelmingly supported by our community and local business, we acknowledge that there is also opposition from members of the community with respect to environmental concerns and cultural heritage matters.

As such, our council has worked with Minister Speirs and the Coast Protection Board on a review into environmental impact. The review was completed earlier this year and the project was found to be unlikely to have any unacceptable environmental impacts and complied with the Board's coastal access, environmental and hazard policies. In addition, council has been actively working on restoring and enhancing our relationship with our Traditional Owners through the establishment of a First Nations Peoples Advisory Group. We also recognise that the coast of our council is significant to Kaurna in the context of the Tjilbruke Dreaming Track.

Council has undertaken a review of the project site in line with our Aboriginal cultural heritage management procedures which has included:

- Commissioning Australian Cultural Heritage Management to undertake a 2008 cultural heritage survey on the land, which concluded that no sites were present. This report was reviewed by ACHM in a desk-top study in 2015.



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- Carrying out a recent search of the Register of Aboriginal Sites and Objects that advised that no sites have been registered
- Consulting with AAR on whether any actions have been made under the Heritage Act to determine if an Aboriginal site is located in the area.
- Discussions with members of the local Kaurna community.

Based on this work, we have been progressing the project in good faith and have demonstrated our willingness to work with our Kaurna Traditional Owners in the understanding that the Witton Bluff Base Trail project did not require Section 23 authorisation. The recent advice from AAR now states "In the circumstances, procuring a section 23 authorisation under the Heritage Act is the only way that Council can be certain that the Project can proceed without breaching the Heritage Act."

The advice from AAR is that the project is likely to affect the Tjilbruke songline which AAR advises has 'intangible anthropological heritage not linked to a physical site or object'. It's council's understanding that the extent of the songline is from Warraparinga in the City of Marion to Cape Jervis in the District Council of Yankalilla. We also understand that a Section 23 authorisation on an intangible site is unprecedented in metropolitan Adelaide and may also impact public and private development along Adelaide's coastline, including the remainder of the State Government's Coast Park project.

This letter is to advise you that based on the AAR advice, council will lodge a Section 23 application for the Witton Bluff Base Trail project. As this process will now delay this project, we seek your assistance to prioritise this work in AAR. We note that this delay is on top of the recent delay brought about by the Coast Protection Board inquiry as well as enabling further discussion with Kaurna.

While Section 23 authorisation may provide Council with legal certainty under the Heritage Act, our experience is that this process is not always welcomed by Traditional Owners. Despite this we will continue to work as constructively as possible with our Traditional Owners through this process.

We look forward to your support as we work to deliver the State Government's Coast Park vision. For any further information please contact Julia Grant on 8384 0166.

Thank you for your consideration of this matter.

Yours sincerely

Scott Ashby  
**Chief Executive Officer**





Our Ref: 5501036

xx June 2021

The Hon Vickie Chapman  
Deputy Premier  
Attorney-General  
Minister for Planning and Local Government  
Email: [attorneygeneral@sa.gov.au](mailto:attorneygeneral@sa.gov.au)

Dear Minister Chapman

We write regarding advice received from the Department of Premier and Cabinet - Aboriginal Affairs and Reconciliation (AAR) in relation to the jointly funded Witton Bluff Base Trail project.

This advice was received as a copy of a letter (attached) sent to one of our elected members, Cr de Graaf, on 14 January 2021 but was only received by Council administration on 9 June 2021. This correspondence was unequivocal in advising that Council would require authorisation under Section 23 of the *Aboriginal Heritage Act 1988* (*Heritage Act*) to complete the Witton Bluff Base Trail project. This advice differs from our earlier interaction with your officers.

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This letter is to advise you that based on the AAR advice, council will lodge Section 23 applications for the Witton Bluff Base Trail. As this process will delay this project we seek your assistance to prioritise this work in AAR as well as the Crown Solicitor's Office where possible. We note that this delay is on top of the recent delay brought about by the Coast Protection Board inquiry as well as enabling further discussion with Kurna.

While Section 23 authorisation may provide Council with legal certainty under the Heritage Act, our experience is that this process is not always welcomed by Traditional Owners. Despite this we will continue to work as constructively as possible with our Traditional Owners through this process.

Given ongoing challenges and delays navigating state government processes and approvals when delivering these projects, we ask that you consider the appointment of a dedicated case manager for key projects including Coast Park to help manage state government processes so that we can achieve the project outcomes desired by our communities as efficiently as possible.

We look forward to your support as we work to deliver the State Government's Coast Park vision. For any further information please contact Julia Grant on 8384 0166.

Thank you for your consideration of this matter.

Yours sincerely

Scott Ashby  
**Chief Executive Officer**

3. Confidential items

Nil.

4. Closure

# Conflict of Interest Disclosure Form

**CONFLICTS MUST BE DECLARED VERBALLY DURING MEETINGS**

<b>Councillor:</b>	<b>Date:</b>
<b>Meeting name:</b>	<b>Agenda item no:</b>

**1. I have identified a conflict of interest as:**

MATERIAL ☐                      ACTUAL ☐                      PERCEIVED ☐

**MATERIAL:** Conflict arises when a councillor or a nominated person will gain a benefit or suffer a loss (whether directly or indirectly and whether pecuniary or personal) if the matter is decided in a particular manner. If declaring a material conflict of interest, Councillors must declare the conflict and leave the meeting at any time the item is discussed.

**ACTUAL:** Conflict arises when there is a conflict between a councillor's interests (whether direct or indirect, personal or pecuniary) and the public interest, which might lead to decision that, is contrary to the public interest.

**PERCEIVED:** Conflict arises in relation to a matter to be discussed at a meeting of council, if a councillor could reasonably be taken, from the perspective of an impartial, fair-minded person, to have a conflict of interest in the matter – whether or not this is in fact the case.

**2. The nature of my conflict of interest is as follows:**

*(Describe the nature of the interest, including whether the interest is direct or indirect and personal or pecuniary)*

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**3. I intend to deal with my conflict of interest in the following transparent and accountable way:**

☐ I intend to **leave** the meeting

**OR**

☐ I intend to **stay** in the meeting *(complete part 4)*

**4. The reason I intend to stay in the meeting and consider this matter is as follows:**

---



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*(This section must be filled in. Ensure sufficient detail is recorded of the specific circumstances of your interest.)*

and that I will receive no benefit or detriment direct or indirect, personal or pecuniary from considering and voting on this matter.

**CONFLICTS MUST ALSO BE DECLARED VERBALLY DURING MEETINGS**

Governance use only: Member voted FOR/AGAINST the motion.

## Ordinary Business Matters

A **material, actual** or **perceived** Conflict of Interest does not apply to a matter of ordinary business of the council of a kind prescribed by regulation.

- (1) *The following ordinary business matters are prescribed under Regulation 8AAA of the Local Government (General) Regulations 2013.*
  - (a) *the preparation, discussion, conduct, consideration or determination of a review under section 12 of the Act*
  - (b) *the preparation, discussion, adoption or revision of a policy relating to allowances and benefits payable to members if the policy relates to allowances and benefits payable equally to each member (rather than allowances and benefits payable to particular members or particular office holders)*
  - (c) *the preparation, discussion, adoption or alteration of a training and development policy under section 80A of the Act*
  - (d) *the preparation, discussion, adoption or amendment of a strategic management plan under section 122 of the Act*
  - (e) *the adoption or revision of an annual business plan*
  - (f) *the adoption or revision of a budget*
  - (g) *the declaration of rates (other than a separate rate) or a charge with the character of a rate, and any preparation or discussion in relation to such a declaration*
  - (h) *a discussion or decision of a matter at a meeting of a council if the matter—*
    - (i) *relates to a matter that was discussed before a meeting of a subsidiary or committee of the council*
    - (ii) *the relevant interest in the matter is the interest of the council that established the committee or which appointed, or nominated for appointment, a member of the board of management of the council subsidiary or regional subsidiary.*
- (2) *For the purposes of section 75(3)(b) of the Act, a member of a council who is a member, officer or employee of an agency or instrumentality of the Crown (within the meaning of section 73(4) of the Act) will not be regarded as having an interest in a matter before the council by virtue of being a member, officer or employee.*

## Engagement and membership with groups and organisations exemption

A member will not be regarded as having a conflict of interest **actual** or **perceived** in a matter to be discussed at a meeting of council **by reason only of**:

- an engagement with a community group, sporting club or similar organisation undertaken by the member in his or her capacity as a member; or membership of a political party
- membership of a community group, sporting club or similar organisation ( as long as the member **is not** an office holder for the group, club or organisation)
- the member having been a student of a particular school or his or her involvement with a school as parent of a student at the school
- a nomination or appointment as a member of a board of a corporation or other association, if the member was nominated for appointment by a Council.

However, the member will still be required to give careful consideration to the nature of their association with the above bodies. Refer Conflict of Interest Guidelines.

**For example:** If your **only** involvement with a group is in your role as a Council appointed liaison as outlined in the Council appointed liaison policy, you will not be regarded as having a conflict of interest actual or perceived in a matter, and are NOT required to declare your interest.