



## 2023-24 Annual Business Plan & Budget - Summary

Northern Area Council’s Annual Business Plan sets out proposed services, programs and projects for the 2023-24 financial year.

It aims to maintain efficient services for the community and continues progress towards longer term objectives as set out in our strategic plans, including aims to create a thriving local economy, desirable place to live and visit, stronger communities, effective assets and financial sustainability.

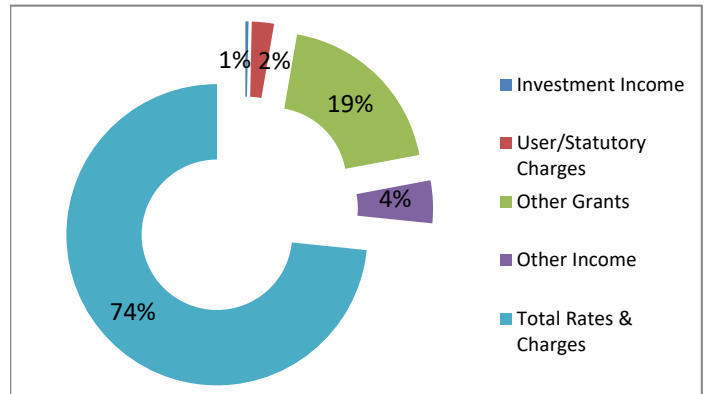
Council relies heavily on rates and grants as primary sources of income.

The table below provides a summary of the operating income and expenditure budgeted for the 2023-24 year, while the pie charts (to the right) show the breakdown of income and expenditure.

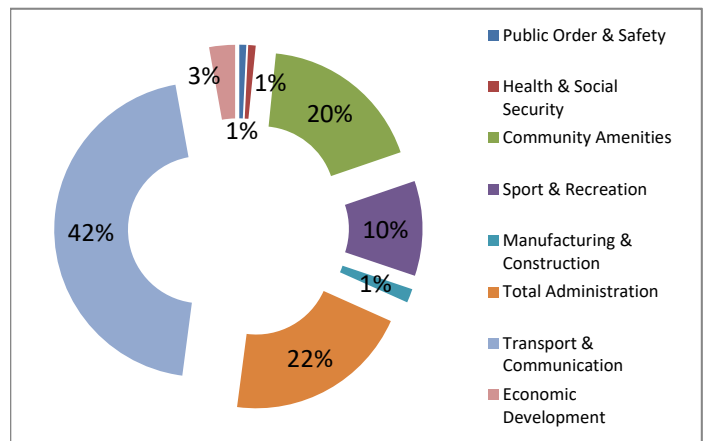
Operating Income	\$M	Operating Expenses	\$M
Rates	\$9.96	Employee costs	\$4.11
User/ Statutory charges	\$0.33	Materials, Contract, Other	\$3.78
Grants	\$2.57	Finance costs	\$0.29
Other income	\$0.62	Depreciation	\$4.92
<b>Total</b>	<b>\$13.48</b>	<b>Total</b>	<b>\$13.10</b>

This is a summary only. A full copy of the Annual Business Plan is available at [www.nacouncil.sa.gov.au](http://www.nacouncil.sa.gov.au) or via hard copy at Council offices.

### 2023/24 Operating Revenue Mix



### 2023/24 Operating Expense Mix



### Significant Influences and Priorities

A number of significant factors have influenced the 2023-24 Annual Business Plan, including:

- CPI increases (7.9% for year to March 2023);
- Local Government Price Index increases (6.9% for year to December 2022);
- Council aiming for gradual improvements towards a financially sustainable operating position;
- Requirements to maintain and improve infrastructure assets to acceptable standards;
- Service and infrastructure needs for a changing population;
- Commitments to continuing projects and partnership initiatives over more than one year;

- Fees/changes imposed by other government agencies e.g. waste levy, Regional Landscape Levy.

In response to these factors, and to minimise the burden on ratepayers, the plan includes:

- No significant new projects – other than those already in train – for 2023/24;
- Total revenue raised through general rates increasing by 4.7%;
- Total operating expenses to be held within CPI of the current year’s level;
- Maintenance of service levels for continuing Council programs and activities;
- Continuing to pursue shared service opportunities;
- Improving asset management practices.

## Priorities for the Year

In 2023-24, Council will undertake major capital works aligned with our Asset Management Plans. These plans ensure Council is making the right level of investment, in the right assets at the right time to ensure the longevity and safety of our community's assets and that they are delivering the levels of service expected by the community.

The budget for footpaths has increased from \$115,000 to \$250,000, while Council has also set aside a total allocation of \$100,000 to undertake projects which support safe, sustainable and inclusive communities and encourage tourism.

Council will invest in capital expenditure of \$6.3 million of which \$0.6 million is allocated for new assets and the remaining \$5.7 million for renewal and upgrade of existing assets, including roads, buildings, stormwater, CWMS, bridges and plant. The table on the right of this page summarises this expenditure.



*The budget for playgrounds has increased in 2023/24.*

<b>Civil</b>	
Resealing of existing sealed roads	\$574,000
New seal allowance	\$150,000 (loan funded)
Infrastructure renewal allowance	\$500,000 (loan funded)
Unsealed road resheeting	\$1,827,000
Bridges	\$162,000
Footpaths	\$250,000
Kerbs	\$62,000
Ayr Street Design	\$200,000
<b>Stormwater</b>	
Jamestown Flood Mitigation	\$200,000 (50% grants)
Stormwater Management Plans (Gladstone, Laura, Georgetown, Spalding)	\$100,000 (50% grants)
Stormwater	\$80,000
Floodway and culvert program	\$50,000
<b>Plant</b>	
Plant replacement program	\$726,000 less trade (\$100,000)
<b>Buildings</b>	
Swimming Pool projects	\$175,000
Public toilet tiling/painting	\$40,000
Planned building maintenance	\$65,000
Hall compliance (e.g. fire safety, disability compliance, defibrillators)	\$135,000
Solar/energy upgrades	\$40,000
Airport compliance	\$100,000 (50% grants)
<b>Public Open Space</b>	
Playgrounds	\$140,000
Cycle Trails	\$50,000
Irrigation – various priorities	Grant
<b>CWMS</b>	
CWMS projects	\$322,000

### Highlights of the 2022-23 financial year:

#### Operations

- Maintenance of roads and associated infrastructure including patrol grading, road patching and footpath/kerb repairs in the range of \$1.46M.
- Public open space maintenance (including parks and gardens) of approximately \$500K.
- Resheeting 75kms of rural roads \$1.7M was achieved in 2023/24.

#### Capital works

- A capital works program of \$12.8M, including \$7.8M for the replacement and renewal of existing assets and \$5M for new and upgraded assets (bolstered by \$5M of grant funding).

#### Building Maintenance Program

- Continuation of hall fire safety, disability and building repair programs.

#### Events

Support for Laura 150 Celebrations, Jamestown Races, Jamestown Show, Jamestown Christmas Pageant, Caltowie Chilled Out & Fired Up Music Festival and the Laura Fair.

Council's employees continued to deliver these works despite significant change in the organisation's leadership.

## What it means for rates in 2023-24

### How does Council determine the rates payable?

Council adopts the capital values (as provided by the Office of the Valuer-General) on all properties in the district. Council determines the revenue required for Council operations each financial year in the form of the Annual Business Plan & Budget. The rate in the dollar and the fixed charge are then applied.

For example: A residential property has a capital value of \$230,000 and Council declares a rate in the dollar of 0.6150 cents. That property will pay \$230,000 x 0.6150 cents = \$1,414.50 + \$150.00 fixed charge for total of \$1,564.50.

In 2022-23 Council's general rate revenue was \$7,809,000. It is budgeted that in 2023-24 a 4.70% general rate increase will apply to rateable properties bringing the gross expected rate income to \$8,176,000.

### Overview

In setting its rates for the 2023/2024 financial year Council considered the following:

- Economic climate (including inflation / interest rates);
- Specific issues faced by our community;
- Replacement / upgrade of infrastructure;
- Objective of attracting and supporting business activity to generate economic development;
- Council's Strategic Management Plan objectives;
- 2023/2024 Budget and Long Term Financial Plans;
- Principal of achieving equity in the distribution of rates;
- Minimising general rates by levying user pays fees and charges for goods and services where possible;
- Setting fees and charges to recover the full cost of operating or providing the services of goods, with concessions for those unable to meet the full cost;
- Taking into account increases on valuations by the Office of the Valuer-General;
- Single Farm Enterprise benefits to reduce the rate burden on primary production businesses.

Council conducts public consultation on a broad range of issues as required by its Public Consultation Policy. All ratepayers and community members had the opportunity to provide written feedback and comments prior to adoption of the Annual Business Plan.

### General Rates

All land within a council area, except for land specifically exempt (e.g. Crown land, council occupied land etc). The Local Government Act provides for a Council to raise revenue for the broad purposes of the Council through a general rate, which applies to all rateable properties.

Council will raise \$8,099,000 net general rate revenue in a total revenue budget of \$13,483,600. Council anticipates the following general rates based on land use category to raise the necessary revenue.

Land Use Category	Rate in \$	Net Property Rate Revenue (\$'000)
Residential	0.006150	2372
Commercial - Shop	0.006795	68
Commercial - Office	0.006795	11
Commercial - Other	0.006795	241
Industry - Light	0.006795	10
Industry - Other	0.006795	35
Primary Production	0.002040	4981
Vacant Land	0.009200	155
Other	0.007700	225

### Method Used To Value Land

Council may adopt one of three valuation methodologies to value properties in its area. They are:

- Capital Value – the value of the land and all improvements on the land;
- Site Value – the value of the land and any improvements which permanently affect the amenity of use of the land (e.g. drainage works) but excluding value of buildings and improvements;
- Annual Value – a valuation of the rental potential of the property.

Council uses capital value as the basis for valuing land as it considers this provides the fairest method of distributing the rate burden across all ratepayers when applying equity test of taxation. Land use types are based on information provided by the Office of the Valuer-General. Please contact Council if you would like to object to your land use type.

### Adoption of Valuations

Council has adopted the most recent valuations made by the Office of the Valuer-General. You may object to the valuation referred to in this notice by lodging an objection in writing to the Valuer-General within 60 days after the date of service of this notice.

Office of the Valuer-General  
GPO Box 1354, Adelaide 5001  
Email: [OVGobjections@sa.gov.au](mailto:OVGobjections@sa.gov.au)  
Phone: 1300 653 346.

Council has no role in this process. It is also important to note that the lodgement of an objection does not change the due date or amount for payment of rates.

### Fixed Charge

Council will impose a fixed charge on rateable properties of \$150. The fixed charge is levied against the whole of an allotment (including land under a separate lease or licence) and only one fixed charge is levied against two or more pieces of adjoining land, whether intersected by a road or not, if the land is owned by the same owner(s) and occupied by the same occupier(s).

If two or more pieces of rateable land within the area of the Council constitute a single farm enterprise, only one fixed

charge may be imposed against the whole of the land. The Single Farm Enterprise provision allows for eligible farmers to achieve more equitable distribution of the fixed charge (which reflects the changing nature of farm holdings in the area). Approval is subject to a written application and such evidence as Council may reasonably require. New applications must be received by June 30 each year to take effect in the following financial year.

### **Annual Service Charges**

Council provides a Community Wastewater Management System (CWMS) to most properties in Jamestown, Laura, Gladstone and the Moyletown area of Jamestown. Council will recover the full cost of operating, maintaining and improving this service for this financial year (includes setting aside funds for future replacement of the assets) through the imposition of an annual service charge of \$531.00 per occupied property unit and \$430.00 per unoccupied unit. The service charges have been increased in accordance with the CWMS Asset Management Plan.

Council provides waste collection services to townships within the Council area. This annual service charge will be calculated at 100% of anticipated costs of roadside waste collection and disposal for all areas having a pickup. The Waste Collection Annual Service Charge proposed for 2023/24 year is \$273.00 per unit (2 bin system).

Some rural properties voluntarily participate in the service and are invoiced through Council's debtor system.

Properties exempt from General Rates are not necessarily exempt from Annual Service Charges if applicable.

### **State Government Concessions**

From July 2015, the State Government has elected to replace concessions with a single "cost-of-living payment" provided directly to those eligible. This payment may be used for any purpose, including offsetting Council rates. Note that not all former recipients of rates concessions will be entitled to the new payment. To check eligibility, contact the Department for Communities and Social Inclusion Concessions Hotline 1800 307 758 or email [concessions@sa.gov.au](mailto:concessions@sa.gov.au) or at [www.sa.gov.au/concessions](http://www.sa.gov.au/concessions)

Also from 1 July 2017 the separate concession entitlements for Council Community Wastewater Management Systems (CWMS) were also handled directly by the State Government.

### **Postponement of Rates for State Seniors Card Holders**

The Act also provides an option for State Seniors Card Holders to postpone part of the rates on a long term basis. A deferred amount is subject to a monthly interest charge with the accrued debt being payable on disposal or sale of the property. Applications are subject to the same conditions as deferral or postponement of rates. For further information and details please contact the Rates Officer – via post: PO Box 120 Jamestown SA 5491, email [admin@nacouncil.sa.gov.au](mailto:admin@nacouncil.sa.gov.au) or phone 8664 1139.

### **Discretionary Rebate of Rates - Section 166(1)(l)**

Any ratepayer who feels they require relief because of a substantial change in rates payable may apply to Council. A rebate of rates under this section may be granted for a period exceeding one year, but not exceeding three years.

### **Payment of Rates**

The Council has decided that the payment of rates will be by quarterly billing, due on the 8 September 2023, 8 December 2023, 8 March 2024 and 7 June 2024.

### **Difficulty in paying Rates**

Any ratepayer who is finding it hard to pay rates or is likely to experience difficulty with meeting the standard payment arrangements is invited to contact the Rates Officer, to discuss alternative payment arrangements. Council treats such inquiries confidentially.

### **Late Payment of Rates**

The Local Government Act provides that Councils impose a penalty of a 2% fine on any payment for rates, whether due by instalment or otherwise that are unpaid after the due date. A payment that continues to be in arrears is then charged penalty interest at an interest rate, set each year according to a formula in the Act, for each month it continues to be late.

### **Rebate of Rates**

The Local Government Act requires Councils to rebate the rates payable on some land. This includes a 100% rebate for hospitals, health centres, churches and cemeteries. A minimum rebate of 75% is applied for land used predominantly for educational purposes (subject to some qualifications). Applications for any other discretionary rebates should be in writing to the Manager Corporate Services, detailing the basis for applying for the rebate. Council will consider each application on merit.

### **Sale of Land for Non-Payment of Rates**

Section 184 of the Local Government Act, provides that a Council may sell any property where the rates have been in arrears for three years or more. The Council is required to notify the owner of the land of its intention to sell the land; provide the owner with details of the outstanding amounts and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

### **Regional Landscape (State Government) Levy**

Council is required to raise a levy on behalf of the Northern & Yorke Landscape Region. This levy is shown separately on the rates notice.

Council does not retain this revenue, nor determine how it is spent. Council is required to raise \$272,312 in 2023/24, being a decrease of \$11,853 or 4.2%. Council will recover this amount by applying a Levy of 0.00963 cents in the dollar against the capital value of every property in the area.

Any queries relating to the Regional Landscape Levy should be directed to: Northern & Yorke Landscape Board  
155 Main North Road, Clare SA 5453. Phone: (08) 8841 3444.