



Naracoorte Lucindale Council

Better by Nature

Annual Business Plan 2021 – 2022



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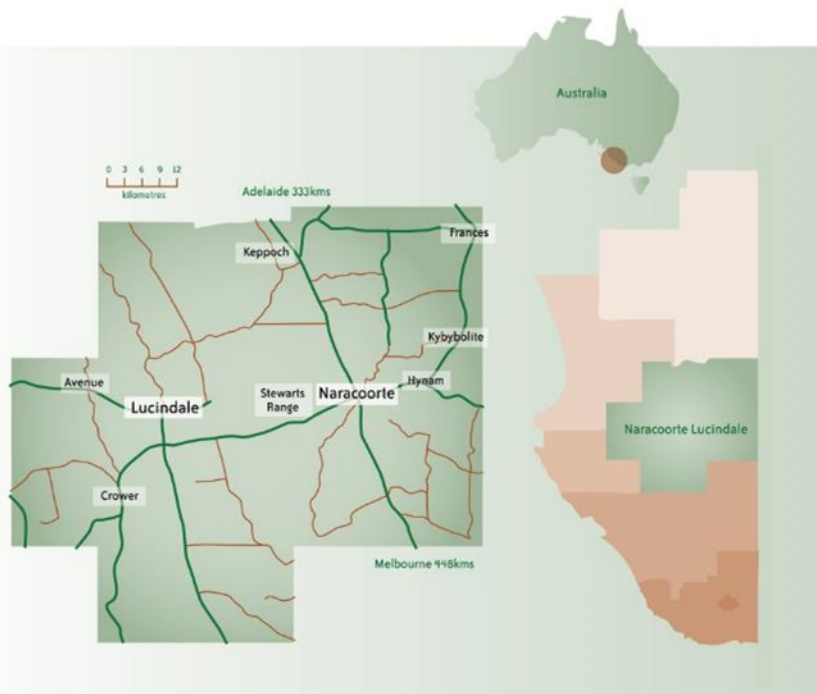
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The Naracoorte Lucindale Story

The Naracoorte Lucindale Council is located at the heart of the Limestone Coast region. The Council is approximately 300 kilometres from Adelaide and 450 kilometres from Melbourne. Naracoorte is the main service centre for the Council district, which also contains the smaller communities of Lucindale, Hynam, Kybybolite and Frances.

Settlement began in the 1840s. The Naracoorte town layout is a result of its beginning as two separate towns. Prior to European settlement, several groups of Indigenous peoples occupied the region, with the Meintangk most closely aligned to our district.

The district is characterised by reliable rainfall and contains prime agricultural land and accessible underground water. It is home to a thriving and vibrant rural economy; featuring beef and dairy cattle, sheep for both wool and meat, and cereal growing.



Two large enterprises; Teys Australia Meat Processing Facility and Mini Jumbuk wool manufacturing centre value add to the primary produce with large grain storage facilities supporting the cereal growing industry. Naracoorte Lucindale Council is central to some of Australia's best wine producing areas with parts of both the Wrattobully and Padthaway wine regions within the district.

There is a strong tourism industry in the Council area supported by the Visitor Information Centre in Naracoorte. South Australia's only World Heritage site, Naracoorte Caves and Bool Lagoon Game Reserve, a wetland of international importance, are the district's two best known natural features. Several more conservation parks and reserves are home to abundant wildlife. Other attractions in the area include the Sheep's Back Museum, Mini Jumbuk Centre, Cockatoo Lake, Limestone Coast Cheese Factory, Naracoorte Golf Club, Lucindale Country Club and the Naracoorte Swimming Lake.

Strategic Plan 2016 - 2026

The Strategic Plan is the key document guiding the direction of Council. It is structured so that Council's decision making can be informed by the outcomes and actions set in the Strategic Plan.

Council has commenced reviewing its Strategic Management Plan and will complete this during the 2020-21 financial year. The review of the Strategic Plan will provide an opportunity to reflect on what makes the Naracoorte Lucindale Council area great: our land and water resources, the diversity of primary industries, the vibrancy of main street precincts, the remarkable visitor attractions and, most importantly, the committed and innovative community who choose to live here.

Community Vision – What do we want to look like in ten years?

By 2026 NLC will be:

The best place in regional South Australia to live, work, do business, raise a family and retire.

Created by having a Prosperous Community with Healthy Landscapes, Liveable Neighbourhoods and a focus on Harmony and Culture.

An organisation known for:

Progressive Leadership with strong community connections, efficiently managing our shared assets, services and natural resources.

Council's responsibility is to deliver the Community Vision by being a progressive leader and creating an organisation that promotes continuous improvement.

Structure of the Plan

The strategic plan has four themes which contribute to achieving the community vision

1. Prosperous Community	2. Healthy Landscapes	3. Harmony & Culture	4. Liveable Neighbourhoods
As sought after visitor destination	Contribute to sustainable land management practices	An inclusive community	A well planned district that meets the current and future needs of the community
A vibrant & progressive business centre and townships	Water resources & ecosystems are protected & restored	A creative and artistic Community	A safe and integrated transport network
Diverse range of thriving primary industries		A learning community	Preserve the built heritage & character of the district
		A healthy & resilient community	

The fifth theme focuses on Council as an organisation and what is required for it to be effective in the various roles that it has to play in the community.

5. Progressive Leadership
Progressive and representative Elected Member leadership
Organisational excellence
Sustainable community finances and assets
Effective delivery of projects and services
Effective community communication and engagement
Engage external stakeholders to leverage local opportunities
Council is a preferred employer

Significant Influences and Priorities

A number of significant factors have influenced the preparation of the Council's Annual Business Plan. These include:

- The economic climate, including recovery from COVID-19;
- The need to comply with financial, regulatory, transparency and accountability requirements from the State Government.
- Funding constraints which affect the delivery of the range of services offered;
- Enterprise Bargaining agreements which provide for employment terms & conditions, and wages and salaries;
- Requirements to maintain and improve infrastructure assets to acceptable standards including roads, footpaths, lighting, storm water drainage, street trees and plantings, open space and Council properties;
- Challenges of managing waste and improving waste outcomes.
- Local Roads and Community Infrastructure Program

The annual business plan has been prepared within the following guidelines:

- Increase in general rate revenue of 1% (gross of rebates)
- Lucindale Community Waste Management Scheme (CWMS) charges to remain at \$589 for occupied properties and \$213 for vacant land
- Kerbside waste collection charge to increase from \$330 to \$356 per annum
- No change to Grants Commission allocation from 2020-21
- Early Grants Commission payment to be received in June 2021 and June 2022

The Council's priorities continue to be:

- Actively pursuing State and Commonwealth government grants;
- Attracting and retaining skilled and capable employees at all levels of the Council organisation;
- Enhancing Council's profile within the Community, through ongoing engagement and transparent decision making;
- Continuing to maintain and improve Council's assets and infrastructure from a sustainable and affordable perspective.
- Exploring opportunities for improvements in effective delivery of services

Continuing Services

All Councils have similar responsibilities under the Local Government Act and other relevant legislation. These include:

- Regulatory activities e.g. supporting the elected Council
- Setting rates, preparing an annual budget and determining longer-term strategic management plans for the area
- Management of basic infrastructure including roads, footpaths, parks, public open space
- Storm-water drainage
- Development planning and control, including building safety assessment
- Various environmental health services

In response to community expectations, the Council also provides further services and programs including:

- Naracoorte Swimming Lake
- Libraries
- Economic development

- Street cleaning and waste collection
- Environmental programs
- On-street parking management to maximise shared use of parking space
- Community amenities and programs
- Visitor Information Centre
- Support (financial and in-kind) of Festivals and Events

The Council also operates a number of facilities on a fee for service basis. These provide important community benefits while also generating revenue for services of benefit to the district such as:

- Town Halls
- Cemeteries
- Aerodrome

The fees recovered by these facilities generally do not fully offset their annual operating costs.

Council operates the Naracoorte Regional Livestock Exchange under a business model that aims to meet operational costs and provide for future capital investment.

Local Roads and Community Infrastructure Program

Phase 2 of the Local Roads and Community Infrastructure Program has enabled the inclusion of the following Projects in Council’s 2021-22 budget. These Projects still require formal acceptance by the Government in accordance with the program’s guidelines:

• Swimming Lake – Pontoon Replacement	\$30,000
• Memorial Oval – Upgrade Amenities	\$120,000
• Naracoorte Netball & Tennis Courts Upgrade	\$100,000
• Sound Shell Access Ramp	\$50,000
• Frances Town Centre Focus Point – stage 2 of project	\$30,000
• Lucindale Skate Park & Pump Track	\$185,000
• Lucindale Centennial Park Upgrade	\$92,363
	\$607,363

Project Priorities 2021-22

The following table includes the project priorities for the 2021-22 financial year with regard to the community objectives and outcomes as identified in the Strategic Management Plan 2016-2026.

<i>Theme 1 – Prosperous Community</i>	<i>Planned Projects</i>	<i>Budget Implication</i>
<p><i>Facilitating and supporting sustainable growth to achieve economic prosperity</i></p> <ul style="list-style-type: none"> ➤ <i>A sought after visitor destination</i> ➤ <i>A vibrant and progressive business centre and townships</i> ➤ <i>Diverse range of thriving primary industries</i> 	<ul style="list-style-type: none"> ▪ Introduction of Augmented Reality App ▪ Continue upgrade of the Naracoorte Regional Livestock Exchange ▪ Encourage new ideas & ways of doing business by continuing the Innovation Fund ▪ Lucindale Airstrip – contribution to upgrade (subject to grant funding) ▪ Improved town entrances – avenue of trees along Stewart Terrace near the Sports Centre and installation of irrigation at the Deviation Road / Gordon Street intersection. ▪ Continue implementation of Wayfinding Project – directional signage (includes signage for the Caves / Old Caves Road intersection) ▪ Continue implementation of Wayfinding Project – Promotional banners on Naracoorte’s western entrance. The plan may accessed on Council’s webpage – <u>Naracoorte Caves Connection Wayfinding Plan.</u> 	<p>5,000</p> <p>714,000</p> <p>20,000</p> <p>25,000</p> <p>55,000</p> <p>15,000</p> <p>25,000</p>

Theme 2 – Healthy Landscapes	Planned Projects	Budget Implication
<p><i>Working together to protect and enhance our natural environment for the future.</i></p> <ul style="list-style-type: none"> ➤ <i>Contribute to sustainable land management practices</i> ➤ <i>Water resources and ecosystems are protected and restored</i> 	<ul style="list-style-type: none"> ▪ Fire Mitigation ▪ Gares Swamp Restoration ▪ Implementation of the Naracoorte Creek & Creek Walk Plan – includes installation of weirs (stage project over 2 or 3 years). The plan may accessed on Council’s webpage – <u>Naracoorte Creek & Creek Walk Plan</u>. ▪ Improved stormwater management for Foster Street, Naracoorte 	<p style="text-align: right;">45,000</p> <p style="text-align: right;">5,000</p> <p style="text-align: right;">240,000</p> <p style="text-align: right;">150,000</p>

Theme 3 – Harmony & Culture	Planned Projects	Budget Implication
<p><i>A safe, healthy and diverse community celebrating our similarities and differences</i></p> <ul style="list-style-type: none"> ➤ <i>An inclusive community</i> ➤ <i>A creative and artistic community</i> ➤ <i>Learning community</i> ➤ <i>A healthy and resilient community</i> 	<ul style="list-style-type: none"> ▪ Community Art Program – Grant Program ▪ Introduction of a Public Art Project ▪ Contribution to upgrading the Naracoorte Netball & Tennis Courts ▪ Sponsorship and support provided to annual programs, community events, festivals and Community Facilities: - <ul style="list-style-type: none"> ○ Christmas in the Square, Lucindale Christmas Party & Special Kids Christmas Party (Adelaide) ○ Continued support of Naracoorte Art Gallery (including provision for maintenance) ○ Fringe Festival ○ Harmony Day ○ Multicultural Soccer Carnival ○ Naracoorte Horse Trials (3 day Event) ○ Short Film & Photo Competition ○ South East Field Days ○ TASTE the Limestone Coast ○ Tour of the Great South Coast Bike Race ○ World Heritage Run ▪ Naracoorte Library development at new location 93 Smith Street, Naracoorte ▪ Implementation of the Disability Access Plan – permanent access ramp to the Sound Shell 	<p>10,000</p> <p>10,000</p> <p>100,000</p> <p>3,500</p> <p>91,123</p> <p>30,000</p> <p>3,500</p> <p>15,000</p> <p>1,000</p> <p>3,000</p> <p>4,000</p> <p>5,000</p> <p>36,700</p> <p>32,000</p> <p>2,000,000</p> <p>50,000</p>

Theme 4 – Liveable Neighbourhoods	Planned Projects	Budget Implication
<p><i>A range of well-planned neighbourhoods and public space, designed with a strong sense of identity and place</i></p> <ul style="list-style-type: none"> ➤ <i>A well planned district that meets the current and future needs of the community</i> ➤ <i>A safe and integrated transport network</i> ➤ <i>Preserve the built heritage and character of the district</i> 	<ul style="list-style-type: none"> ▪ Frances Masterplan Implementation – includes artwork (red tailed black cockatoo), entrance statements, completion of the town centre focal point, marketing as an alternative route and promotion. The plan may be accessed on Council’s webpage – Frances Master Plan. ▪ Lucindale Masterplan Implementation - includes a skate park upgrade & pump track, centennial park upgrade, town entrance and wayfinding signage. The plan may be accessed on Council’s webpage – Lucindale Master Plan. ▪ Cockatoo Lake – replace iron on shelter shed ▪ Caves Trail Plan Implementation – completion of trail through Forestry SA land. ▪ Naracoorte Swimming Lake – development of a Master Plan, painting of the lake walls and pontoon replacement ▪ McTernan Park – upgrade aged playground infrastructure 	<p style="text-align: right;">81,000</p> <p style="text-align: right;">323,363</p> <p style="text-align: right;">8,000</p> <p style="text-align: right;">15,000</p> <p style="text-align: right;">90,000</p> <p style="text-align: right;">177,000</p>

Theme 5 – Progressive Leadership	Planned Projects	Budget Implication
<p><i>A well led and managed district supported by a professional approach to managing infrastructure and the delivery of projects and services to the community</i></p> <ul style="list-style-type: none"> ➤ <i>Progressive and representative Elected Member leadership</i> ➤ <i>Organisational excellence</i> ➤ <i>Sustainable community finances and assets</i> ➤ <i>Effective delivery of projects and services</i> ➤ <i>Effective community communication and engagement</i> ➤ <i>Engage external stakeholders to leverage local opportunities</i> ➤ <i>Council is a preferred employer</i> 	<ul style="list-style-type: none"> • Cloud Migration • Livestreaming of Council Meetings • Introduction of Roadbotics Technology (or similar) • Continued renewal & replacement of infrastructure (refer budget and major projects for full details) including: - <ul style="list-style-type: none"> ○ Sealed road construction ○ Footpath construction ○ Kerb & Water Table ○ Unsealed road reconstruction ○ Reseals ○ Resheeting ○ Fleet, Plant & Machinery • Continued renewal & replacement of buildings & structures including: - <ul style="list-style-type: none"> ○ Lucindale CBD Amenities – upgrade flooring, replace fitout & install water softener ○ Market Square Amenities – install privacy screen, replace fitout & install water softener ○ Memorial Oval Amenities – upgrade ○ Naracoorte CBD Amenities – install front entrance shelter, security cameras and time locks ○ Naracoorte Depot – solar power ○ Lucindale Hall – upgrade switchboard, install emergency exit door, install rainwater tanks ○ Naracoorte Hall – replace carpet & kitchen tiles 	<p>30,000</p> <p>40,000</p> <p>80,000</p> <p>230,000</p> <p>382,000</p> <p>60,000</p> <p>2,160,000</p> <p>652,623</p> <p>1,917,821</p> <p>1,461,300</p> <p>32,500</p> <p>12,500</p> <p>120,000</p> <p>25,000</p> <p>35,000</p> <p>35,000</p> <p>70,000</p>

Budget 2021-22

This Annual Business Plan is complemented by Council's Annual Budget.

Council's Annual Budget includes further details in relation to the provision of services, maintenance of infrastructure, replacement of assets, acquisition of new assets and estimated income and expenditure for the year ending 30 June 2022.

The following formal documents form part of the budget documentation: -

- Budgeted Statement of Comprehensive Income
- Budgeted Balance Sheet
- Budgeted Statement of Changes in Equity
- Budgeted Cash Flow Statement
- Uniform Presentation of Finances
- Key Financial Indicators

The Formal documents are accompanied by summaries and notes in relation to operational and service areas, which are provided for information purposes, capital budget expenditure, grant income and loan borrowings.

Measuring Performance and Objectives for the Year

The Annual Business Plan has been prepared to deliver the continuing services and project priorities outlined in this document.

The performance of the organisation will be reviewed regularly and will be reported to Council. The performance is principally measured by the achievement of project priorities and compliance with the adopted budget.

Status of key projects is reported to Council on a monthly basis through the provision of a "Key Projects" report which includes status (eg. on target), brief commentary, adopted budget and year to date expenditure.

Indicator 1: Operating Surplus Ratio

Expresses the operating surplus(deficit) as a percentage of operating revenue.

Where an operating deficit exists, this percentage indicates the percentage increase needed in revenue to achieve a break-even operating result. Equally a break-even operating result could be targeted by decreasing operating costs.

Target

To achieve an operating surplus ratio of between 0% and 15% over any five-year period.

Target	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Budget	2021-2022 Budget
0-15%	6%	4%	19%	13.5%	8.3%	3.1%

The Naracoorte Regional Livestock Exchange is forecasting an operating surplus of \$224,275 for the year.

Indicator 2: Net Financial Liabilities Ratio

Expresses net financial liabilities as a percentage of Total Operating Revenue.

This measure indicates the capacity of Council to meet its financial obligations from its operating revenue for the period. Where the ratio is falling, it indicates that a Council's capacity to meet its financial obligations from revenue streams is strengthening. Where this ratio is increasing, it may indicate that a Council is using its cash reserves or borrowing to undertake capital works. An increase in the ratio should not be interpreted as the Council having cash flow pressures, unless the ratio is above Council's upper limit of 100%.

Target

Net financial liabilities ratio is greater than zero but less than 100% of total operating revenue.

Target	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Budget	2021-2022 Budget
>0 < 100%	-16%	-23%	-28%	-19%	-30%	-13%

The increase in Net Financial Liabilities is due to planned utilisation of Council cash reserves for the renewal and upgrade of Council infrastructure. Council's budget includes expenditure of approximately \$11.476 million to be invested on infrastructure and assets.

Indicator 3: Asset Renewal Funding Ratio

Indicates whether the Council is renewing or replacing existing non-financial assets at the same rate as its overall stock of assets is wearing out. The ratio is calculated by measuring capital expenditure on renewal and replacement of assets relative to the level of depreciation.

Target

Capital outlays on renewing/replacing assets net of proceeds from sale of replaced assets is greater than 90% but less than 110% of forecast expenditure, based on adopted asset management plans, over a rolling 3-year period.

Target	2016-2017 Actual	2017-2018 Actual	2018-2019 Actual	2019-2020 Actual	2020-2021 Budget	2021-2022 Budget
>90 < 110%	92%	68%	81%	96%	128%	99%
3 Year Average	109%	100%	80%	82%	102%	108%

Prior to the 2021-2022 financial year the ratio has been calculated on the sum of proposed expenditure as indicated in the Infrastructure & Asset Management Plan plus depreciation for those classes of asset not included in an asset management plan. From 27 April 2021 an Asset Management Plan has been endorsed for all asset classes.

The assessment of whether capital works is "renewal" or "new" works can be subjective. Improvements in the correct identification process is continuing. Council continues to focus on asset renewal as a priority. A significant portion of this work will be carried out by contractors through our Procurement & tendering process.

Funding the Business Plan

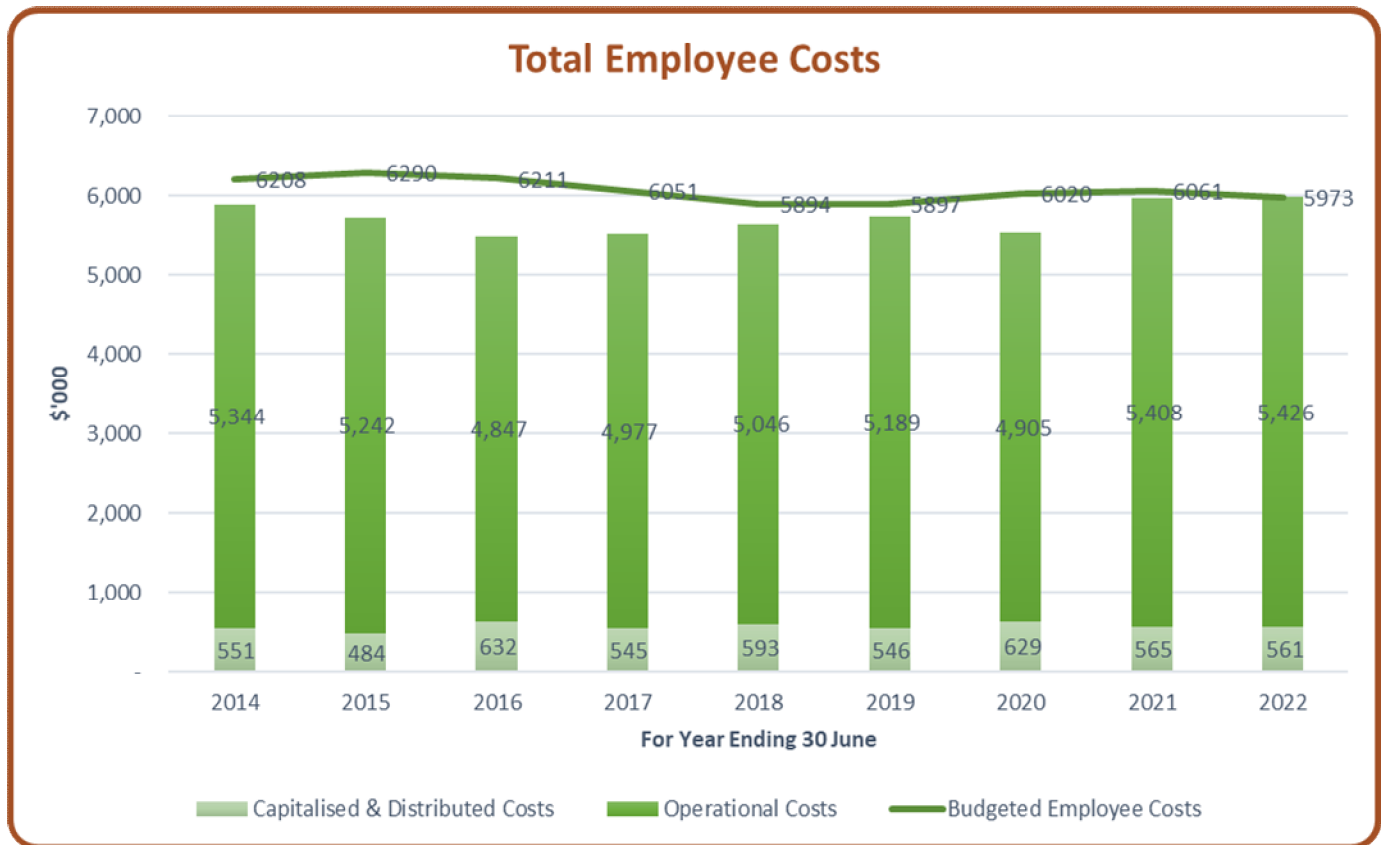
Council's long-term financial sustainability is dependent on ensuring that, on average over time, its expenses are less than its revenue.

In delivering the services and projects included in this Annual Business Plan and Budget, Council is planning to complete the year with an operating surplus of \$587,662, before capital revenue. This includes the forecast surplus of \$224,275 for the Naracoorte Regional Livestock Exchange.

Expenditure

Salary and wages and associated expenditure (insurance, leave liability, superannuation, etc) of \$5.987 million is budgeted for. Capital expenditure accounts for \$0.562 million of salaries & wages, with the balance of \$5.425 million being operating expenditure. Council has budgeted for 67 FTE (full time equivalent) positions.

The graph below provides employee costs (operational & capital) for the period 2013-14 to 2021-22. An estimate for final position has been used for 30 June 2021 and budget figures for 30 June 2022.



Depreciation of \$5.776 million is included with \$70,448 allowed for finance costs and \$7.307 million for materials, contracts and other expenses.

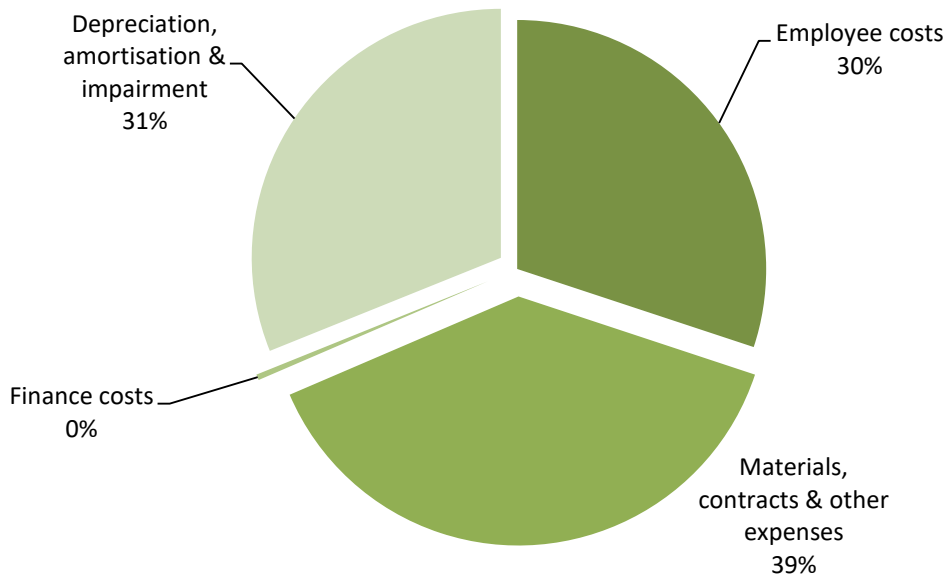
Council's capital program is partially funded from the cash raised to cover the annual depreciation expense.

Budget
30/06/2022
\$'000

OPERATING EXPENDITURE

Employee Costs	5,425
Materials, contracts & other expenses	7,307
Finance costs	70
Depreciation, amortisation & impairment	5,776
TOTAL EXPENDITURE	5,776

Operating Expenditure 2021-2022



Capital Program

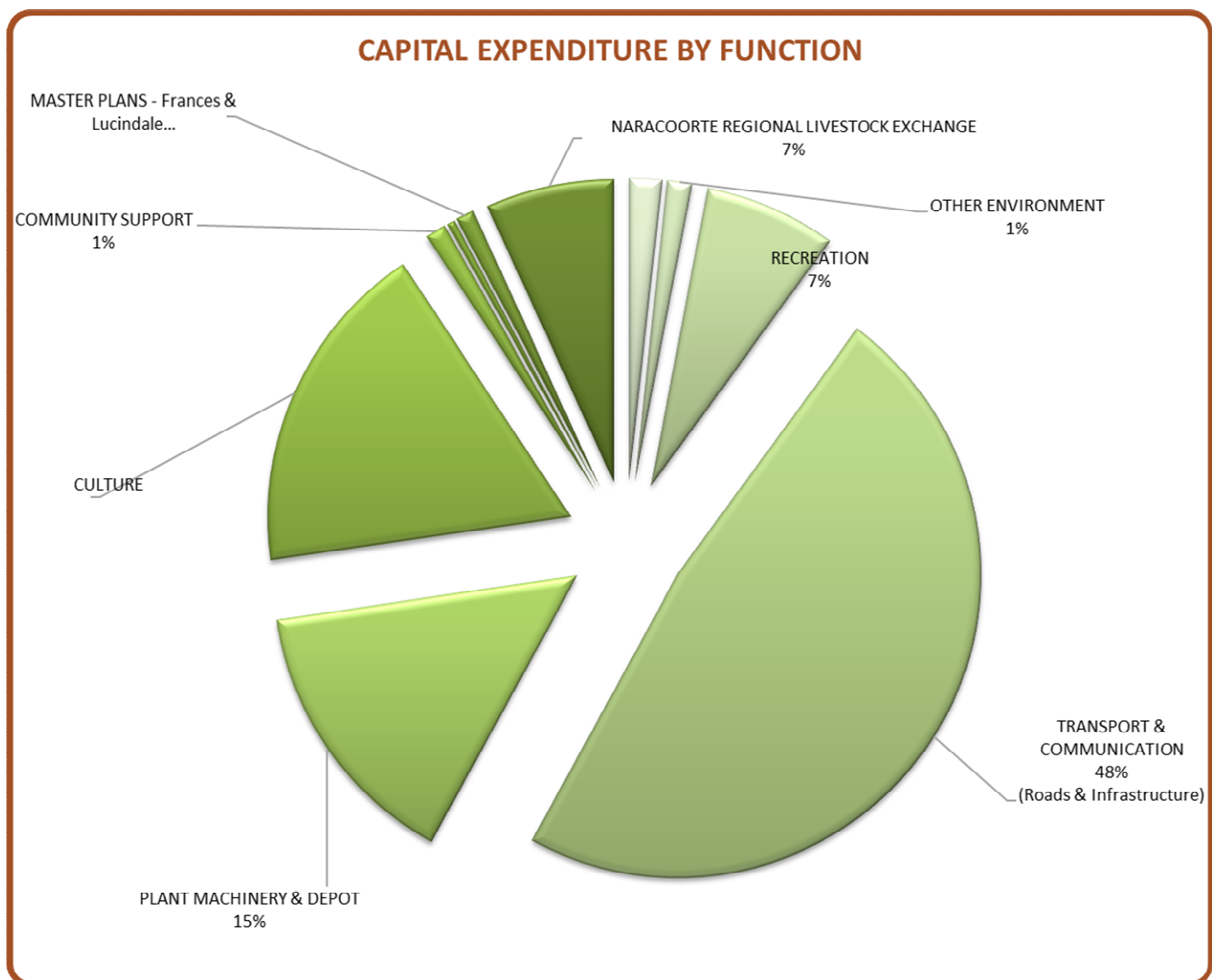
It is anticipated that Council will receive \$1.607 million from State and Federal Government Grants specifically for capital expenditure. These Grants are normally not advised to Council prior to adoption of the Annual Business Plan and Budget.

Expenditure on non-current assets is projected to be \$11.476 million, with \$6.5 million to be expended on the replacement and renewal of assets and \$4.9 million allocated for new assets.

Loan principal payments of \$449,305 are scheduled for payment. Community Organisations and individuals will repay Council \$39,164 in loan principal repayments.

Council's capital program is partially funded from the cash raised to cover the annual depreciation expense and Council's cash reserves. Loan borrowings may be required to fund the establishment of 93 Smith Street as the permanent home of the Naracoorte Library.

Loan borrowings require formal approval from Council prior to establishment.



Income

General Rates

To continue the level of service that our community currently enjoys, Council is proposing to raise \$10.919 million in general rate revenue (before rate rebates), representing a 1% increase from 2020-21.

Further information on Rates, including the basis for raising rates, differential factors, available assistance when experiencing hardship and Council's rating policy can be found on pages 19-25.

Rate income included in the table on the following page includes fines and interest and has been adjusted for rate rebates and remittances.

Rates – Service Charges & Levies

These charges relate to the waste, recycling and green waste kerbside collection, Landscape SA levy and Lucindale Community Wastewater Management Scheme.

Statutory Charges

Statutory Charges are set by State Government. These are fees and charges set by regulation and collected by the Council for regulatory functions such as assessment of development applications, dog registrations etc.

User Pay Charges & Commercial Income

These charges are for Council's fee based facilities such as halls, cemeteries and property leases.

Commercial income relates to the Naracoorte Regional Livestock Exchange.

Grants, Subsidies & Contributions

The Council seeks to attract as much grant funding as possible from other levels of government. Major projects of wider State benefit are usually jointly funded in partnership with the State government and other relevant parties.

It is the Council's intention to actively seek grant money for projects outlined in the strategic plan. To be able to apply for some grants it is necessary to match or make contributions to funding the project.

Investment Income

Income relates to interest received from investments (Council funds deposited) with the Local Government Finance Authority, Council's banking partner and loans granted to community organisations.

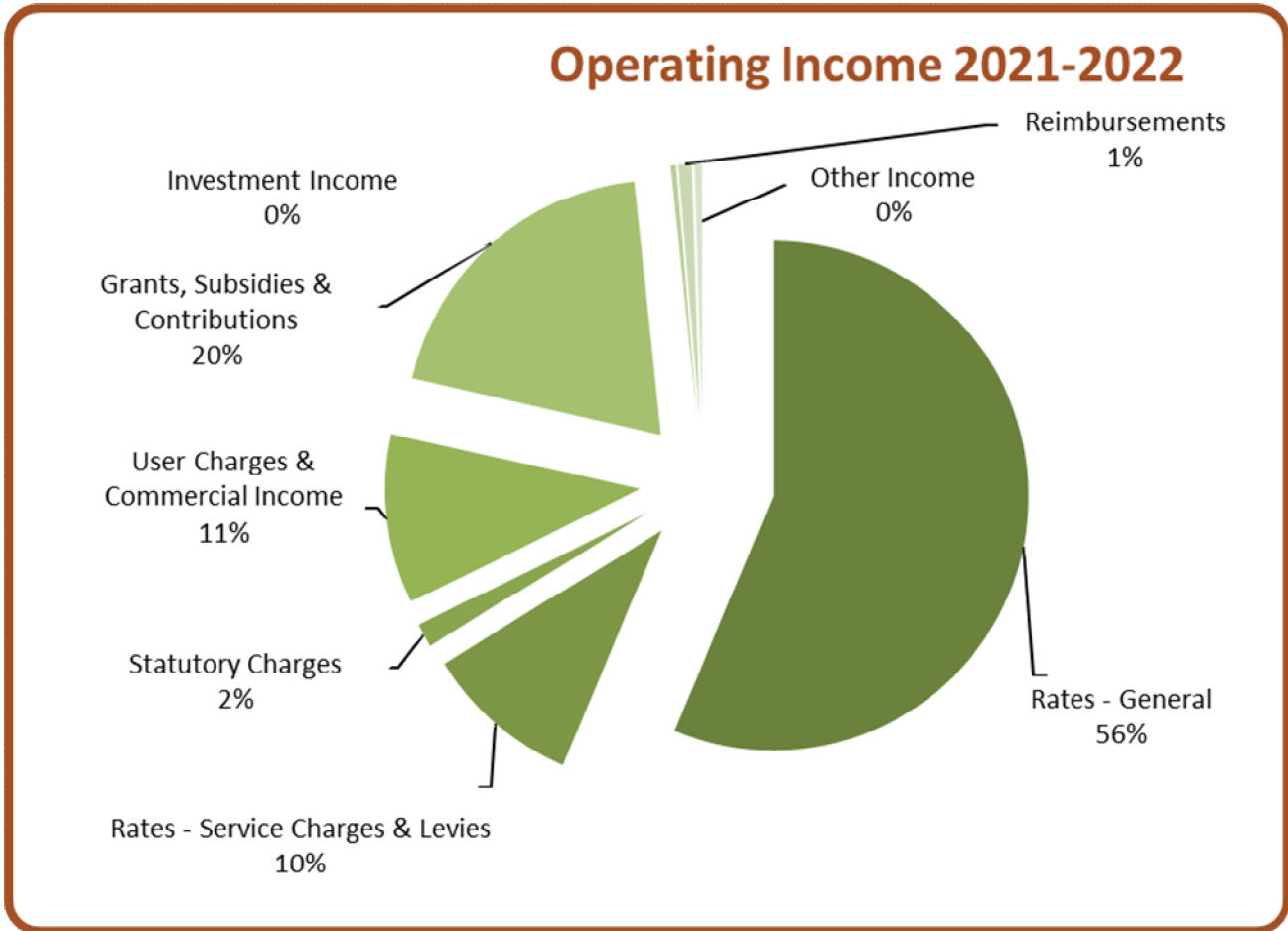
Reimbursements

Income relates to private work reimbursements, recoveries for insurance claims and rebates.

\$
Budget
30/06/2022
\$'000

INCOME

Rates - General	10,795
Rates - Service Charges & Levies	1,902
Statutory Charges	287
User Charges & Commercial Income	2,067
Grants, Subsidies & Contributions	3,796
Investment Income	64
Reimbursements	161
Other Income	94
TOTAL INCOME	\$19,166



What it means for Rates

General Rates

In setting its rates each year Council considers the following:

- (a) The specific issues faced by our community, which are:
 - (i) The need to continue to maintain and upgrade the district's infrastructure which includes roads, buildings, drainage and parks
 - (ii) Increased costs associated with the collection and disposal of waste
 - (iii) EPA compliance and other legislative compliance
 - (iv) The benefit ratepayers receive from the services provided by the Council
 - (v) The expectations of the Community to have access to a particular level of service
- (b) The budget for the relevant financial year
- (c) The increase in costs and charges to be paid by Council
- (d) The impact of rates on the community

Payment of Rates

Rates are payable in four approximately equal instalments. You may elect to pay any instalment in advance. We will send you further notices for each quarter. If the amount due remains unpaid after the due date, it may be recovered in a court of competent jurisdiction.

Basis for Raising Rates

The Council continues to use capital value (the value of the land and all of the improvements on the land) as the basis for calculating annual rates within the Council area. The Council considers that this method of valuation provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The equity principle of taxation requires that ratepayers of similar wealth pay similar taxes and ratepayers of greater wealth pay more tax than ratepayers of lesser wealth
- Property value is a relatively good indicator of wealth and capital value, which closely approximates the market value of a property, provides the best indicator of overall property value

The Land against which rates may be assessed will include:

- Any piece or section of land subject to separate ownership or occupation; or
- Any aggregation of contiguous land subject to the same ownership or occupation.

Unlike the State and Federal spheres of Government which have the power to impose a number of different taxes which are used to "top-up" annual budgets. By comparison the only tax that Local Government can impose to "top-up" its annual budget is rates.

Differentiating Factor for Rates

Council uses locality as its differentiating factor when determining rates. This factor is reflected in the rate code description.

Minimum Rate

Council is proposing a minimum rate of \$395 on all properties. The minimum rate is levied against the whole of an allotment and only one minimum rate is levied against two or more pieces of adjoining land (whether intercepted by a road or not) if they are owned by the same owner and occupied by the same occupier or a single farming enterprise. Rate modelling indicates 310 assessments will be charged the minimum rate. This represents 4.99% of Council's rateable properties, a maximum of 35% of assessments is allowed by legislation.

Adoption of Valuations

The Council will adopt the valuations made by the Valuer-General. Anyone who is dissatisfied with the valuation made by the Valuer-General may object to the Valuer-General in writing, within 60 days of receiving this notice of the valuation, explaining the basis for the objection - provided you have not:

- Previously received a notice of this valuation under the Local Government Act referring to the valuation and informing you of a 60-day objection period, the objection period is 60 days after the service of the first such notice; or
- Previously had an objection to the valuation considered by the Valuer-General.

The Valuer-General may extend the 60-day objection period where it be shown there is reasonable cause to do so by a person entitled to make an objection to a valuation.

A written objection to valuation must set out the full and detailed grounds for objection and further information and objection packs (including a reply-paid envelope) are available by calling 1300 653 346 or by completing the online form at <http://www.valuergeneral.sa.gov.au> and enter "objecting to a property value" in the search field.

Objections, including all attachments, are to be forwarded to:

In Person: Office of the Valuer General, 101 Grenfell St, Adelaide SA 5000
Mail: GPO Box 1354, Adelaide SA 5001
Email: lsgobjections@sa.gov.au
Phone: 1300 653 346
Fax: 08 8115 5709

The Council has no role in this process. **Rates are still due and payable by the due date even if an objection to valuation has been lodged.**

Fines and Interest for Overdue Rates

Rates will be overdue if they have not been paid by the "due date" shown on the front of the rate notice. After this date, additional charges will apply. A fine of 2% of the amount due will be added immediately and at the end of each month thereafter, interest, at the rate prescribed in the Local Government Act 1999, will be added on any balance, including interest, not then paid.

National Debt Helpline

Trained financial counsellors are available for free financial counselling, enquiries and assistance through the National Debt Helpline (NDH). For more information visit <http://www.ndh.org.au/> or call 1800 007 007.

State Government Concessions

To check your eligibility for State Government concessions, go to www.sa.gov.au/concessions or contact the ConcessionsSA Hotline on 1800 307 758.

From 1 July 2017 the separate concession entitlements for Council Community Waste Water Schemes (CWMS) are also paid directly to the concession holder by the State Government.

Hardship

Section 182 of the Local Government Act permits the Council, on the application of the ratepayer, to partially or wholly remit rates or to postpone rates, on the basis of hardship.

Ratepayers experiencing difficulties in paying their rates and associated charges are encouraged to contact the Council office on 08 8760 1100 and speak to the Rates Officer, Jodie McFarlane, or Director Corporate Services, Fiona Stringer, in the first instance. Council treats such inquiries confidentially.

Contact may also be made by email at council@nlc.sa.gov.au

Council Rebates

Certain persons/and or organisations may be eligible for a rebate, eg community groups, health and education organisations etc. Phone 08 8760 1100 or email council@nlc.sa.gov.au for further information.

Postponement of Rates – Seniors

Ratepayers who hold a State Seniors Card (or who are eligible to hold a State Seniors Card and have applied for one) are able to apply to Council to postpone payment of rates on their principal place of residence.

Postponed rates remain as a charge on the land and are not required to be repaid until the property is sold or disposed of. Phone 08 8760 1100 or email council@nlc.sa.gov.au for further information.

Rating Policy – General Rates

Locality is used as the factor to levy differential rates. There are four (4) general differential rates: Urban – all townships; Rural Living – to reflect a lower level of service, eg no street lighting, Commercial/Industry – ability to generate an income from property; and Rural – ability to generate income from property, but reduced services and generally larger capital values apply.

A formal review of Council’s basis for rating approach was undertaken during 2012-13. Council explored various options for raising its rates revenue and resolved to continue with its current principles in relation to differential rates:

- That Council’s Commercial/Industrial (Naracoorte Township) rate in the \$ is set at approximately 4 - 4.5% above the urban rate in the \$.
- That Council’s Primary Production rate in the \$ is set at approximately 60% of the urban rate in the \$.

In June 2019 it was determined that the principles endorsed in 2012-13 were difficult to administer when there is a large increase in capital valuations within one locality. This occurred for the 2019-20 financial year with land rated as primary production experiencing a 25% increase in capital value. A further increase of 14% and 17% in capital value of land rated as primary production has been experienced in 2020-21 and 2021-22 respectively.

To ensure equitable rate increases across the district an average of rates raised per locality over the last three (3) years has been used to calculate the applicable rate in the \$.

Locality	% Capital Valuations 2021-22	% of Total Rates Raised 2021-22
Commercial	4%	7.7%
Primary Production	74%	55.9%
Rural Living	5%	6.5%
Urban	17%	29.8%

In line with the endorsed Long-Term Financial Plan, Council has increased its general rate income by CPI (Adelaide) as measured for the previous 12 months from December. The December 2020 CPI was 1%.

Across the district there will be properties which will still experience an increase due to changes in valuations. Changes in valuations impact on the actual change in rates experienced across individual properties.

Council’s capital valuation (excluding non-rateable properties) has increased from \$2,833,333,766 in June 2020 to \$3,263,779,100 in 2021 or by approximately 13%.

Rate in the dollar for localities are identified below:

<u>Rate in Dollar 2020-21</u>		<u>Rate in Dollar 2021-2022</u>
	<u>Rural Living</u>	
0.460	Rural Living Zone	0.438
0.460	Deferred Urban Zone	0.438
	<u>Urban</u>	
0.613	Residential (Naracoorte) Zone	0.601
0.613	Recreation (Naracoorte) Zone	0.601
0.613	Conservation (Naracoorte) Zone	0.601
0.613	Caravan & Tourist Park (Naracoorte) Zone	0.601
0.613	Mixed Use (Naracoorte) Zone	0.601
	<u>Commercial</u>	
0.638	Commercial (Naracoorte) Zone	0.625
0.638	Light Industry (Naracoorte) Zone	0.625
0.638	Industry (Naracoorte) Zone	0.625
0.638	Town Centre (Naracoorte) Zone	0.625
0.638	Infrastructure (Naracoorte) Zone	0.625
	<u>Industrial</u>	
0.638	Industry Zone	0.625
	<u>Rural</u>	
0.296	Primary Production Zone	0.256
0.296	Airfield Zone	0.256
	<u>Townships</u>	
0.613	Town Centre (Lucindale) Zone	0.601
0.613	Commercial (Lucindale) Zone	0.601
0.613	Township Zone	0.601
0.613	Residential (Lucindale) Zone	0.601
0.613	Recreation (Lucindale) Zone	0.601

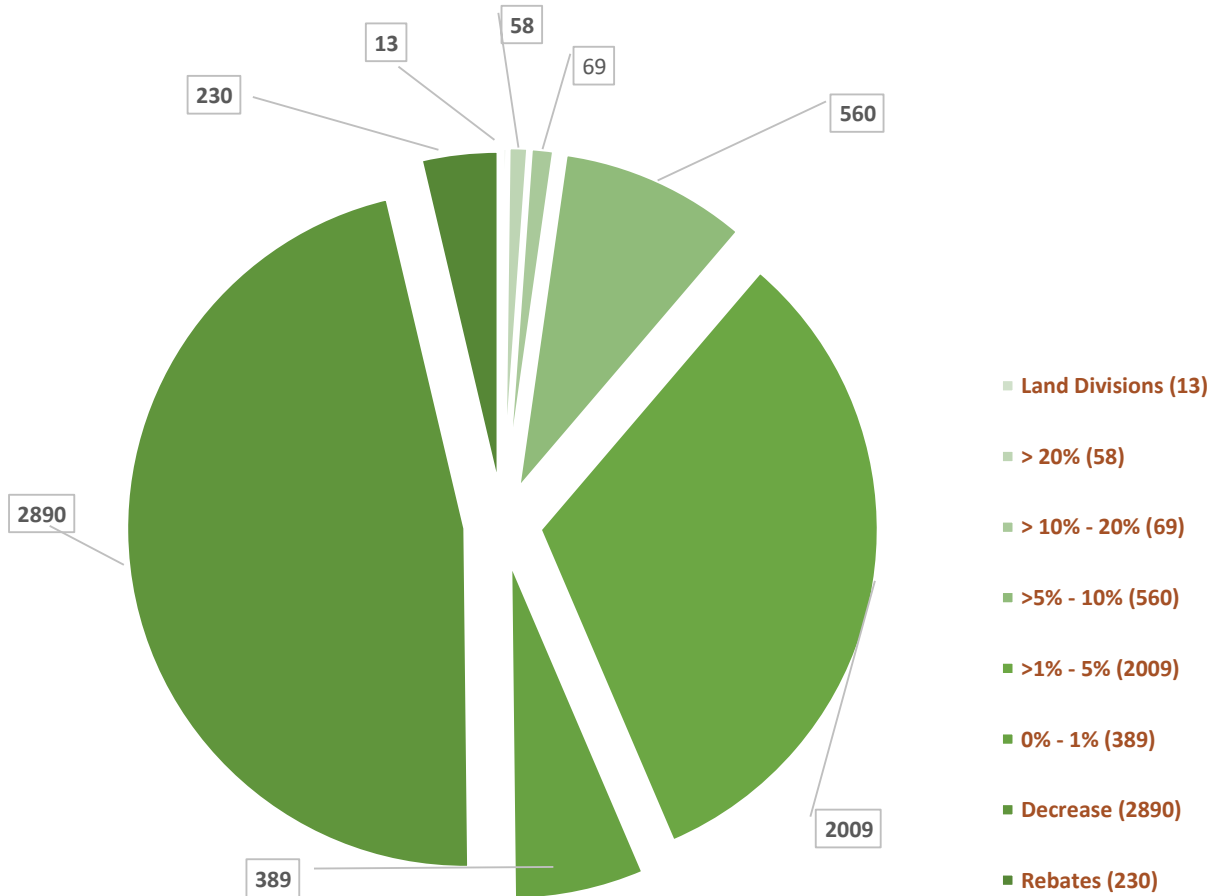
Approximately 2,890 (46%) properties will experience a decrease in general rates. Another 389 (6%) properties can expect an increase of between 0% and 1%.

4,171 (67%) properties will have a general rate increase of less than \$52 for the year, with another 799 (13%) properties having a general rate increase of less than \$100 for the year.

230 or 4% of rateable properties receive a rate rebate.

Those properties that have incurred a high increase in rates have generally undertaken capital development (eg. new dwelling), transferred ownership or have resulted as a division of land.

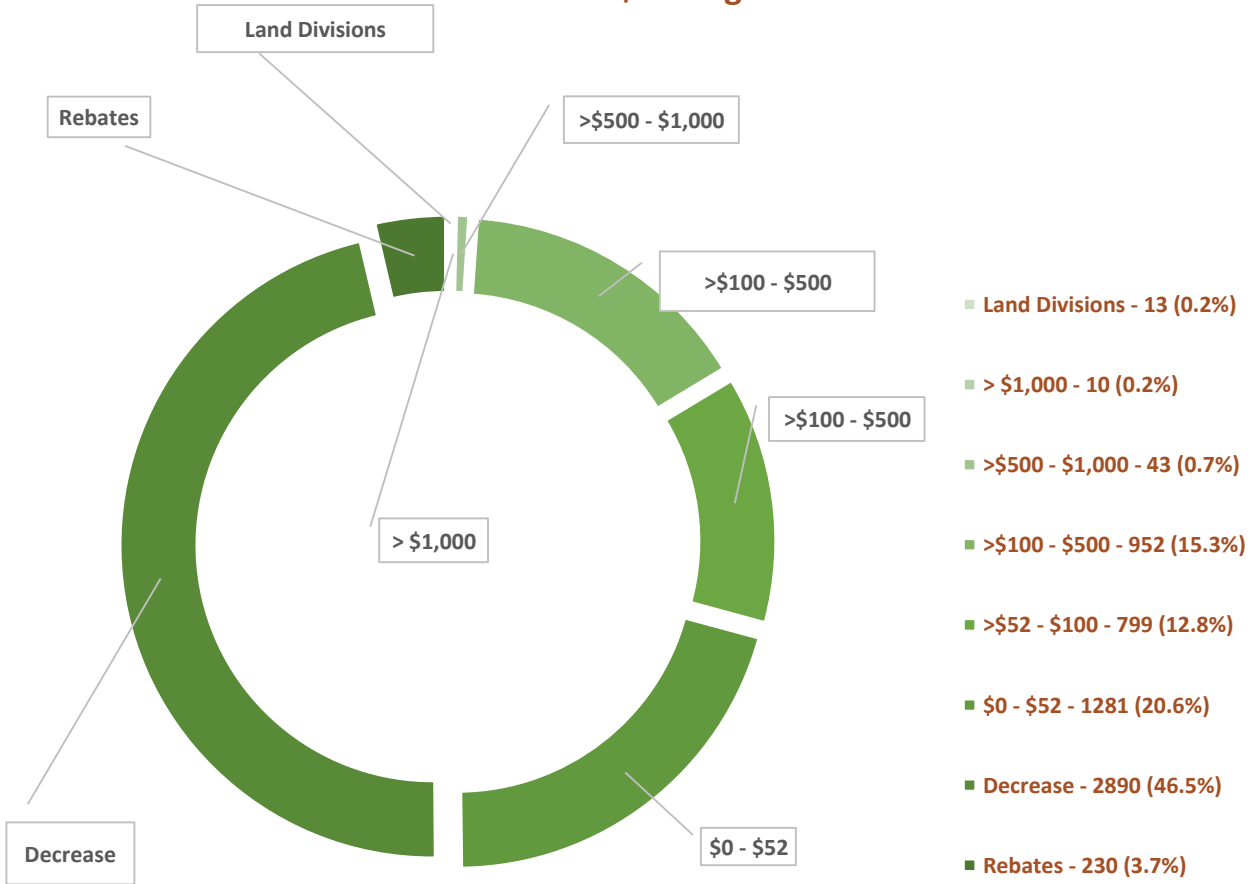
% Changes in Rates 2020-21 to 2021-22



The expected impact on properties is shown below:

Percentage Rate Increase	No of Assessments	% of Total Assessments
Land Divisions	13	0.2%
Greater than 20%	58	0.9%
Greater than 10% to 20%	69	1.1%
Greater than 5% to 10%	560	9.0%
Greater than 1% to 5%	2009	32.3%
0% to 1%	389	6.3%
Decrease	2890	46.5%
Rebateable	230	3.7%
TOTAL PROPERTIES	6218	100%

\$ Changes in Rates 2020-21 to 2021-22



\$ Rate Increase	No of Assessments	% of Total Assessments
Land Divisions	13	0.2%
Greater than \$1,000	10	0.2%
Greater than \$500 to \$1,000	43	0.7%
Greater than \$100 to \$500	952	15.3%
Greater than \$52 to \$100	799	12.8%
\$0 to \$52	1281	20.6%
Decrease	2890	46.5%
Rebateable	230	3.7%
TOTAL PROPERTIES	6218	100%

Service Charge - CWMS Levy

The Council provides a Community Wastewater Management System (CWMS) in Lucindale. The full cost of operating and maintaining this service for this financial year is budgeted to be \$157,946 (including depreciation). Following an investigation and a report by the Local Government Association into CWMS's across the state, Council has recognised that it should maintain funds within a specific CWMS Reserve Fund to fund future replacement of aging infrastructure such as pumps, pits, pipes and ponds. It is planned to maintain the charge at \$589 for occupied properties and \$213 for vacant land. A comprehensive audit of the system will occur during 2021/22 to determine the condition of underground pipework and assist with forecasting capital works for the future. The audit will provide important information for Council and the Lucindale Community.

Service Charge - Waste and Recycling Levy

Council provides kerbside collection, recycling services and green waste collection in defined areas of the Council, consistent with Council's long-term strategy to reduce the volume of waste going to landfill and reducing the overall environmental impact of waste collection and disposal services.

A three-bin kerbside collection service for putrescible waste, recycling and green waste is available in defined areas in the Townships of Naracoorte, Lucindale, Hynam, Kybybolite and Frances, and rural living zones. Council provides a two-bin kerbside collection service for putrescible waste and recycling in defined areas within the township of Naracoorte, including the Town Centre, Industrial and Commercial zones.

The three-bin kerbside collection consists of one 140 litre bin putrescible waste (red lid) and two 240 litre bins, recycling (yellow lid) and green waste (green lid) collection. The two-bin kerbside collection consists of two 240 litre bins, recycling (yellow lid) and putrescible waste (green lid) collection.

The service charge will increase by \$26 per annum to \$356 per annum per occupied rateable property. The last increase to this charge was 1 July 2020. The increase in levy is aimed to assist the service to be self-sustaining and funded by those that receive the service, rather than being partly subsidised by other ratepayers who don't receive the service.

Regional Landscape Levy (previously known as the NRM Levy)

The Regional Landscape (RL) levy (previously known as the NRM levy) is a State tax. Councils are required under the Landscape South Australia Act 2019 to collect the levy on all rateable properties on behalf of the State Government. The levy helps to fund the operations of regional landscape boards who have responsibility for the management of the State's natural resources. These responsibilities include regional landscape planning, water allocation planning, community capacity building, education and compliance activities.

For further information regarding this levy, or the work the levy supports, please visit the Limestone Coast Landscape Board at www.landscape.sa.gov.au or phone 08 8735 1177.

Council does not retain this revenue or determine how the revenue is spent.

The levy is charged per rateable property and indicative values for 2021-22 are:

- | | |
|-------------------------------|----------|
| ○ Residential, Vacant & Other | \$80.10 |
| ○ Commercial | \$120.00 |
| ○ Industrial | \$192.50 |
| ○ Primary Production | \$353.00 |

Public Submissions

The community was invited to provide suggestions and ideas for Council to consider during budget deliberations by 19 March 2021. The following community requests were received during this period (items highlighted green have been included in the budget; red items are undergoing investigation or will be taken into consideration in future plans for the area): -

- ✓ Naracoorte Regional Art Gallery – annual contribution
- ✓ Stand Like Stone - \$2,000 - sponsorship
- ✓ Naracoorte Lucindale Business and Tourism Association – beautification of Caves Road / Old Caves Road Intersection
- ✓ Heather Heggie – maintenance of creek walk (standard annual allocation for creek walk & creek maintenance already included in budget)
- ✓ Naracoorte Horse Trials - \$1,000 - sponsorship for Annual 3-day Event
- ✓ Lucindale CFS (Patrick Ross) - \$25,000 - contribution to upgrading the Lucindale Airstrip (subject to external funding)
- ✓ LINC – \$20,000 - upgrade switchboard at the Lucindale War Memorial Hall
- ✓ Naracoorte United Soccer Club - \$15,000 - Event Sponsorship
- X Richard Peake – advertising in Community News – an annual budget for advertising is included in the draft budget. This is not allocated to a specific advertising source.
- X LINC – Airconditioning at the Lucindale War Memorial Hall – more investigations to be undertaken in relation to this project as the request was based on the premise that the Hall would be nominated as a ‘Place of Last Resort’. Open Spaces, not built infrastructure, are nominated as ‘Places of Last Resort’.
- X LINC – upgrade Loechel Park – though this project was discussed by the community during development of the Lucindale Master Plan, it was not identified as a high priority. It is suggested that the ongoing maintenance of Loechel Park and responsibilities are determined prior to committing to any commitment for expenditure.
- X Maintenance of Rivoli Arcade – privately owned and outside Council’s control

Richard Peake submitted a range of ideas and comments for consideration in relation to the Janz Street land, housing, development & population, walkways, history, old library building, the creek walk behind shops, railway yard and Lucindale / Moyhall Roads bypass areas & slashing – these will be considered as appropriate during project planning.

These submissions were provided to Council at its April meeting at Item 11.2 and Members and the Community may review them at this [LINK](#).

Members of the community were invited to have their input into Council’s priorities for the Naracoorte Lucindale area for the coming year by writing to Council or by using Council’s online engagement tool ‘Your Say’ by 5pm 10 June 2021 or by attending a meeting of Council from 6.30pm – 7.30pm on Tuesday 15 June 2021.

No feedback or comments were received during this legislated period of public consultation and no members of the community attended the meeting held on 15 June.

**The ongoing development of the Naracoorte Lucindale district is a priority of Council,
with all Councillors committed to a progressive and vibrant community.**

Council welcomes community involvement in its many and varied projects.