City of Salisbury Rating Policy

2023/24 OPERATING BUDGET BY INC **KEY DIRECTION** \$000's \$000's A WELCOMING AND LIVEABLE CITY Community Development 2,656 4,183 4,793 610 Library Services 1,848 1,732 Community Centres 1,602 1,763 Recreation Services Community Sport and Club Facilities 2,539 2,539 4,915 3,835 1,080 Community Health and Wellbeing 700 Cemetery Food and Health Regulation 737 Community Compliance Services Dog and Cat Management 1,441 1,189 Crime Prevention and Repair 3,285 3.285 Street Lighting **TOTAL A WELCOMING AND** 25,889 7,198 18,691 LIVEABLE CITY A SUSTAINABLE CITY City Infrastructure 4,382 1,096 3,286 5,082 2,842 2,240 Water Management 19,528 19,267 Waste Management 261 Parks and Landscapes 21,309 124 21,185 TOTAL A SUSTAINABLE CITY 50,301 4,323 45,978 A GROWING CITY THAT CREATES NEW OPPORTUNITIE 1,057 1,166 109 Economic Development 3.525 Development Services 1.669 1.856 1,461 Urban Planning and Development 3,270 3,460 868 868 **TOTAL A GROWING CITY THAT CREATES** 5,238 **NEW OPPORTUNITIES** INNOVATION AND BUSINESS DEVELOPMENT 18,570 730 Innovation and Business Development Council 3,262 7,211 8,307 (1,096) Infrastructure Depreciation 28,223 28,223 **TOTAL INNOVATION AND BUSINESS** 57,266 9,039 48,227 **DEVELOPMENT** Rates Revenue - 121,134 (121,134) TOTAL OPERATING SURPLUS / (DEFICIT) 143,746 146,932

Our Vision

'Salisbury - A progressive, sustainable and connected community'

Key Directions



A welcoming and liveable City

Encompasses issues that affect the liveability of the City and the health and wellbeing of its people, including safety,

social connections, the look and feel of our neighbourhoods, and the facilities and programs available to support our community's aspirations.



A sustainable City

Includes protecting and conserving our diverse natural environment to support biodiversity, reducing Council's environmental footprint,

ensuring we make the most of our resources and enabling our community, environment and infrastructure to be resilient to a changing climate.



A growing City that creates new opportunities

This focuses on how we support the success and growth of local businesses, job opportunities for our residents, attracting

investment, quality urban planning and providing infrastructure that supports economic activity.



Innovation and

Business Development Outlines how Council will work to provide exceptional experiences, deliver quality outcomes and be recognised as a great place to work.

WHAT ARE RATES?

Rates are a significant income for Council representing 83 per cent of the operating budget. Rates are a tax based on property value and not a user charge, so those with higher value properties contribute more to the funding of Council activities. The values of properties are set independently of councils by the Valuer-General's Office, and rates are based on the capital value, which is the value of land and buildings.

HOW DO WE SET RATES?

Setting rates is a balance between funding Council operations, maintaining our financial sustainability and the need to contain increases to minimise the impact on ratepayers. Council is mindful of the impact and affordability of rates and regularly compares our rates with those of other metropolitan councils; in terms of average rates Salisbury ranks fourth lowest based on available 2022/23 data.

The first step we take in setting rates is to remove the impact of the average market increase/decrease in property values for the year. What this means is that if property values go up 15 per cent on average in a year, we adjust our calculations down to remove this impact. Then we apply the increase we need to fund Council services and projects for the coming year.

For the financial year 2023/24 Council has adopted an average residential rate increase of 6.9 per cent, and an average commercial and industrial increase of 6.9 per cent. The increase for each property may vary where the change in market value is different to the average market movement, or as a result of improvements, a change in land use or zoning, a change in ownership, or a correction to property values.

RATE CATEGORIES

Minimum Rates apply to all properties where the capital value falls below a certain level so that all ratepayers make a fair contribution. The minimum rate for 2023/24 has increased from \$1,081 in 2022/23 to \$1,156 in 2023/24 reflecting a 6.9 per cent increase over the 2022/23 minimum rate.

Differential Rating - different rates may be applied to different categories of property called 'land uses' as determined by the Valuer General. A loading is applied to commercial and industrial properties and to vacant land. Residential and other properties pay the base rate. The differential rate for vacant land is 30 per cent higher compared to the residential rate to support development of land.

Separate Rates - Council collects rates for other organisations:

- · Salisbury Business Association to enable it to market and promote the City Centre
- · Globe Derby Community Club to maintain an area of common land held through 63 shares
- Regional Landscape (RL) Levy which councils are required to collect on behalf of the State Government. All enquiries about the RL Levy can be directed to the Green Adelaide Board on 08 8204 7910 or at dew.greenadelaide@sa.gov.au

RATE CAPPING REBATE

Council has determined to cap the 2023/24 rate increase to 12.5 per cent, (on application) of the amount of general rates paid in the 2022/23 financial year, (excluding the Revaluation Initiative rate cap) on rateable land that constitutes the principal place of residence of a principal ratepayer, where the ratepayer is a natural person, and the increase is the result of significant valuation movements, except where rates have increased as a result of improvements, a change in land use or zoning, a change in ownership, or a correction to the property value.

PAYMENT OF RATES

Rates are billed quarterly - September, December, March and June. Payment options are detailed on the quarterly instalment notice. Payment arrangements can be made online at www. salisbury.sa.gov.au or by contacting us on 8406 8222 to discuss regular instalments made in advance.

Senior Postponement of Rates - Residential property owners with a senior's card may apply to postpone payment of rates. Please contact the Rates Team on 8406 8273 for further information.

REMISSION AND REBATES

High Value Property Remission - Council has determined that due to the lower average value of property in Salisbury, higher value properties are charged unreasonably high rates.

In response, Council provides a reduction for residential properties not used for commercial purposes or entitled to a mandatory rebate:

- 10 per cent of the general rates payable on the value between \$700,001 to \$780,000
- 20 per cent of the general rates payable on the value between \$780,001 to \$900,000 which is an increase on the 2022/23 tier of \$675.001 to \$814.000 which had a reduction of 15% rather than the 20% for 2023/24
- 35 per cent of the general rates payable on the value over \$900,001

DISCRETIONARY REBATES

Council has the power to grant discretionary rebates for land used to provide community benefit. For more information please contact the Rates Team on 8406 8273.

2023/24 Rates Brochure Building Our Community

'Salisbury - A progressive, sustainable and connected community'

Where do my rates go?

For every \$100 paid in rates, the breakdown in expenditure is as follows:

Roads & footpaths: Water management: Waste management: Parks & landscapes \$0.70

Debt servicing:

\$3.59



\$15.40





Street lighting:

\$2.94

Sports clubs & playgrounds: Library services: \$2.97 \$8.32



Community services:

\$4.53

Recreation centres:

\$1.06

City planning & development: \$5.51

Public health & safety: \$2.17





Infrastructure Projects: \$29.85







2023/24 Rates Brochure Building Our Community

'Salisbury - A progressive, sustainable and connected community

A message from the Mayor



The City of Salisbury continues to put the needs of our community first and has been investing in more services that matter to you. We think ahead towards managing assets for the future and have maintained an average rate increase of 6.9% – lower than predicted inflation levels.

Within this rates brochure, you will find an overview of Council's key

achievements from the past financial year and our priorities moving into 2023/24.

During 2023/24 Council will continue the exciting redevelopment of the Salisbury Recreation Precinct, scheduled for completion in 2024, creating modern indoor and outdoor swimming facilities with water play areas, a gym, and café.

We are growing our community projects and events across the district to enliven our shared spaces and encourage more opportunities for our community to participate and connect. We have invested significantly in sporting, recreation, community and other civic centres to ensure high levels of ongoing service and enjoyment now and into the

Our wonderful green spaces will be further enhanced through the Little Para Catchment Native Forest project and the Streetscape Program, which will transform our City's streetscape into one that is more accessible, attractive, and vibrant.

Salisbury is a leader in enduring water management, capture and reuse, and Council will provide further infrastructure for management and improvement of local and major flooding events. Part of this will be Pooraka's Pratt Avenue Bridge that will benefit from a \$3.4m redevelopment to ensure its safety and reliability into the future.

We are wholeheartedly committed to the realisation of a forward-thinking, sustainable, and interconnected place to live. We continue to work towards cultivating an enriched community that enhances the well-being for all in Salisbury.

Gillian Aldridge OAM, Mayor of City of Salisbury

City of Salisbury's **Elected Members**

MAYOR GILLIAN ALDRIDGE OAM

galdridge@salisbury.sa.gov.au

SOUTH WARD

Cr Lauren Brug lbrug@salisbury.sa.gov.au Cr Alan Graham

agraham@salisbury.sa.gov.au

WEST WARD

Cr Beau Brug JP bbrug@salisbury.sa.gov.au Cr Sharon McKell

smckell@salisbury.sa.gov.au

NORTH WARD

Cr David Hood

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CENTRAL WARD

Deputy Mayor Cr Chad Buchanan JP

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PARA WARD

Cr Sarah Ouk

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Cr Kylie Grenfell

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EAST WARD

Cr Johnny Chewparsad Cr Moni Mazzeo

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HILLS WARD

Cr Peter Jensen JP

Cr Shiralee Reardon JP

pjensen@salisbury.sa.gov.au sreardon@salisbury.sa.gov.au

Key Achievements for 2022/23

Construction of the new Salisbury Aquatic Centre commenced in 2022/23, with this exciting new facility to be opened to the community in 2024. The redevelopment of Fairbanks Drive Reserve, Paralowie, inclusive of a new play space, basketball court, dog park, seating and path networks was delivered. The fabrication and installation of a new pedestrian footbridge at Mobara Park, Mawson Lakes was completed, providing an important safe water crossing for the adjacent school and community. The upgrade of John and Church Street in the City Centre was completed improving the amenity and visual appearance for the community.

The list below includes a number of Council's key projects delivered over the past financial year.

- New outdoor fitness equipment, St Kilda Adventure Playground - \$70,000
- New playspace and parking facilities, Kingswood Crescent Reserve, Paralowie - \$250.000
- Reserve upgrade and new sports clubrooms, Yalumba Drive Reserve, Paralowie - \$2.1 million
- Construction commencement of New Salisbury Aquatic Centre (including carpark upgrade) - \$29.9 million (including \$7.185 million of State Government funding & \$1.5 million of Federal Government funding)
- Reserve upgrade Fairbanks Drive Reserve, Paralowie -\$2.6 million
- 6 Church and John Street Revitalisation \$3 million
- Para Hills Knights leased facility building renewal works, Paddocks, Para Hills West - \$500,000
- 8 New community sports clubroom, Paddocks \$4.2 million (including \$1.2 million of State Government funding)
- New dog park for small dogs, Dry Creek Linear, Mawson Lakes - \$72.000
- Dog park renewal and improvements, Golding Oval, Para Vista - \$150.000
- 11 New irrigation and turf, Bush Park, Pooraka \$210,000
- 4 verge redevelopments completed to improve footpath network connections and street amenity - \$1 million
- 4 local playspaces renewed across the City including seating and shade coverage - \$820,000

CITY OF Salisbury LEGEND Completed On track Commencing after July 2023 (22)

Our Priorities for 2023/24

2023/24 will see significant construction works occurring at Happy Homes Reserve, Salisbury North, in preparation for the opening of the new Salisbury Aquatic Centre in 2024. Works include a new outdoor 50m pool, 10m high triple waterslide tower, seating and shelters, waterplay and splashpad. Internally this facility will have a gym, 25m lap and leisure pool and warm water program pool, kiosk and change facilities. This new Council facility is part funded by State Government, \$7.185 million and the upgrade of the entry way and redevelopment of the carpark \$1.5 million is funded by the Federal Government.

Some of the key identified projects for the 2023/24 plan are as

- New changerooms and amenities, Hausler Reserve, Paralowie \$1.2 million
- New dog park for small dogs at Unity Park, Pooraka \$84,000
- Renewal of Kingswood Crescent Reserve, Paralowie, Dog Park -
- Renewal of acrylic tennis courts at Unity Park, Pooraka, over 2023/24 & 2024/25 financial years - year one \$385,000
- 18 Salisbury Aquatic Centre \$1.95 million in 2023/24
- Renewal of the northern carpark, Carisbrooke Park, Salisbury Park
- Pratt Avenue, Pooraka, Bridge Replacement, over 2023/24 & 2024/25 financial years \$3.4 million
- 21 Salisbury Downs Oval Clubrooms, Building Renewal \$1.9 million
- Brahma Lodge Oval, Sports Lighting Renewal \$350,000
- Playground compliance and renewal across various locations -
- Watercourse renewal within major waterways within the City at various locations - \$800,000
- Road Reseal Renewal across various locations \$9.8 million
- (26) Irrigation Controller Renewal \$1 million





Receiving your copy of Salisbury Aware will be easier than ever! Let us know how you would like to receive your copy in the future.











