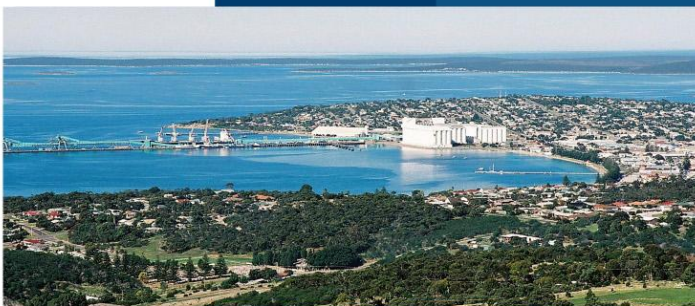
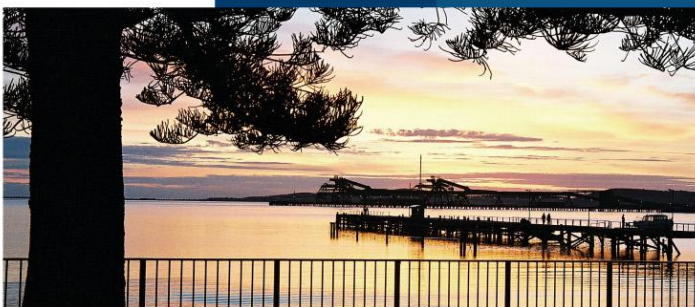
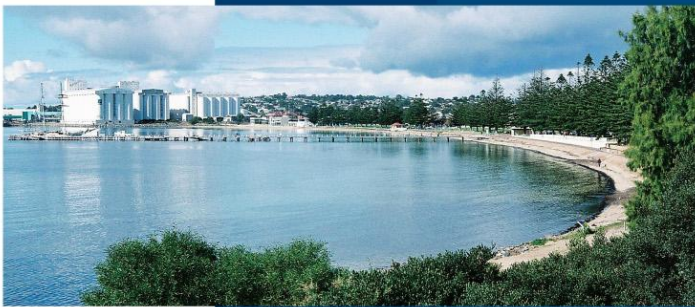




# City of Port Lincoln



## Annual Business Plan 2011 - 2012

**N20111955**

**Adopted 6<sup>th</sup> June 2011**





## INTRODUCTION

The Annual Business Plan sets out the City of Port Lincoln's proposed services, programs and projects for 2011/12. It aims to maintain efficient services for the community and continue progress towards the longer term objectives for the City of Port Lincoln as set out in the Strategic Plan 2007-2017, (which was reviewed in 2009,) Strategic Plan 2007-2017 Review 2009 and Asset Management Plans. Specific objectives for the year are proposed consistent with Council's Strategic Plan and draft long term financial forecast, to ensure the long term sustainability of the Council's financial performance and position.

Significant influences on the preparation of this Annual Business Plan are outlined within this document, however the following will impact on future rates and charges:

- Waste management – new arrangements to transfer waste to joint facility with District Council of Lower Eyre Peninsula and District Council of Tumby Bay, which will result in closure of cells at Council's Resource Recovery Centre together with a restructure of the facility to a transfer station for waste and recyclables.
- Increases to the solid waste levy imposed by the Environmental Protection Authority, (set to increase from \$13 to \$17.50 per tonne in 2011/2012.)
- Mining Exploration





## CONTEXT STATEMENT

The City of Port Lincoln is a Regional City which is experiencing substantial growth and economic activity. The City is located at the base of Eyre Peninsula, on one of the world's largest protected natural harbours, and the most picturesque areas of South Australia. The lifestyle opportunities of the area are without parallel.

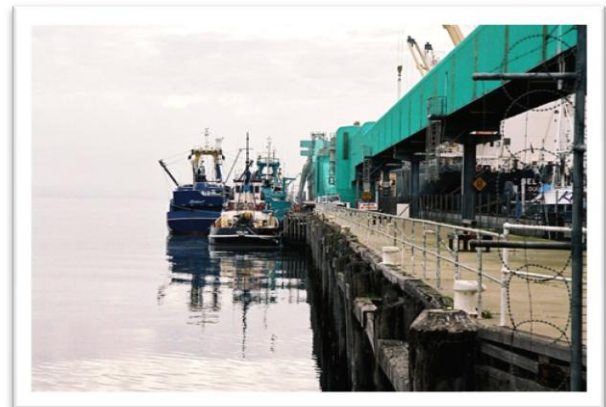
The jewel in Port Lincoln's crown is sparkling blue Boston Bay, which stretches from the Port Lincoln National Park to Point Boston. The bay covers an area more than three and a half times the size of Sydney Harbour and is home to the biggest tuna fishing fleet in the southern hemisphere.

Port Lincoln continues to experience growth in both commercial and residential development, and demand is expected to be boosted by both tourism and industry, (including exploration and development of the region's mineral deposits,) in coming years.

Port Lincoln's population exceeds 14,500 and has over 8,000 rateable assessments covering 3,800 hectares with a site value of \$1.06 billion.

The City of Port Lincoln was proclaimed a City on the 30th January 1971 and Council currently employs 49 employees in administration, library, and outside work crews.

The production of lambs, wool and beef – coupled with 50% of South Australia's total production of wheat, oats and barley – and having the deepest natural harbour and largest commercial fishing fleet in Australia makes Port Lincoln perhaps the nation's biggest combined agricultural and fishing centre. Facilities for both of these primary industries have been provided and are being continually upgraded, as the industries expand.



The fishing industry is divided into five major fisheries – tuna, prawns, lobster, shellfish and scale fish. Lincoln-based tuna boats ply the rough Southern Ocean waters west of Eyre Peninsula and may steam nearly to Esperance, chasing the bluefin tuna.

Port Lincoln is host to various festivals and events throughout the year which keeps a national focus on our town. They include Tunarama which celebrates the City's association with the sea and the tuna fishing industry, the Adelaide to Port Lincoln Yacht Race, the Lincoln Cup horse racing week, the Zonta Club Long Lunch, Eyre Peninsula Farmers & Fishermans Market and the Mortlock Shield Football Carnival.

## OUR FUTURE

Council's Strategic Plan 2007-2017 Review 2009 was adopted 6 October 2009 subsequent to public consultation in August and September. Following Council elections in November 2010, and pursuant to the Local Government Act 1999, Section 122(4)(b) a further review of this Strategic Plan is necessary and is proposed to commence early in the 2011-2012 financial year. Public consultation will be undertaken, as per the legislative requirements, following preparation of a revised draft and prior to adoption of the final plan.

To meet Council's core functions, service levels and community expectations, Council endeavours to set annual budgets that are responsible, achievable and underpinned by long term asset and financial planning.

Over the remaining six years of the Strategic Plan, Council has budgeted an operational surplus each year, (before depreciation and capital) and does not anticipate the requirement for any borrowings.

To meet the community's expectations, whilst recognizing the community's capacity to fund improved levels of service, Council will strive to meet its strategic performance targets through continuous review of program efficiency, core asset consolidation and improvement programs and maximizing supporting grants from the State and Federal Governments.

Council's Strategic Plan focuses on seven key areas, being:

### Recreation & Open Space

- Build a healthy community through the provision of both structured and non structured recreation and sporting activities, quality facilities & open spaces.

### City Image

- Enhance the image and encourage community pride and investment in the City of Port Lincoln by providing a clean, green and attractive environment.

### Infrastructure

- Provide quality public infrastructure and amenities that are safe, functional, welcoming and appealing to the local community, visitors, tourists, industry and commerce.

### Transport Network

- Raise the capacity and efficiency of the City's transport network.

### The Environment

- Effective management and protection of the City's natural and built environs to ensure ecological sustainability.

### Community Projects

- Provide facilities, activities and services that support our community.

### Economic Development

- Encourage and support economic development initiatives for the City.

## SIGNIFICANT INFLUENCES AND PRIORITIES

A number of significant factors have influenced the preparation of the City of Port Lincoln Annual Business Plan –2011/12. These include:

### Cost increases

The increase in the Consumer Price Index (CPI) for Adelaide was 2.7% for the year ended 31 December 2010 however councils typically face higher cost increases due to the higher capital intensive nature of the goods and services purchased. The Local Government Price Index, which measures the increase in costs to Local Government, was 3.4% for the year ended 31 December 2010.



### Infrastructure

Requirements to **maintain and improve infrastructure assets** to acceptable standards including roads, footpaths, street lighting, storm water drainage, streetscaping, halls, sporting facilities and the city's open space areas.

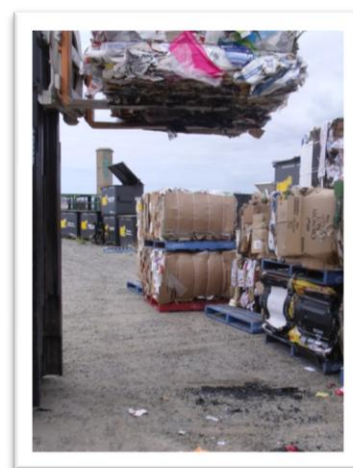
**Service and infrastructure needs** for a growing population.

### Waste Management

**New waste disposal arrangements** are expected to commence within the next 12 months, utilising a privately operated facility with District Councils of Tumby Bay and Lower Eyre Peninsula.

Council continues to deal with the **increasing cost of waste disposal**, driven by legislation requiring the community to increase the diversion of waste from landfill and increase the proportion of recycled material to household waste.

Stringent Environmental Protection Policy on waste disposal and Zero Waste requirements have required significant capital investment in the Hassell Road Resource Recovery Centre (RRC). Future capital investment in the Hassell Road RRC will diminish as waste is transported to the new site, but additional operational cost will be incurred through the transport and management of waste to the new Regional Waste Facility.



It is estimated that additional operational cost for waste management from 2011/12 will increase by approximately \$1 million per annum, offset by a reduction in capital investment of approximately \$500,000 from 2012/13.

So as not to impede on provision of other Council services, Council proposes to introduce a Waste and Recycling Levy of \$175.00 to cover the increasing operational cost of waste disposal and waste recovery. The Waste and Recycling Levy will incorporate the existing Recycling Levy (increased from \$45.00 to \$55.00 as proposed in last year's Annual Business Plan) and an additional \$120.00. It is expected that by 2013/14, the net cost of waste management will be approximately 12% of general rate revenue or approximately \$1.2 million annually.

The net cost of waste management, inclusive of kerbside recycling and the recycling Levy income, is currently approximately 20% of Rate revenue or \$1.5 million per annum.

Gate charges at the Resource Recovery Centre, which will become effectively a **waste transfer and recycling centre**, are proposed to increase by 25%, the final major increase of a three year plan to be comparable with other regional cities to offset costs of operations.

## Compliance

Increasing **fees and charges imposed by other levels of government**, e.g. EPA and EPNRM.

Expected **reduction of availability of federal grant funding** for infrastructure due to impact of Queensland and Victorian floods.

Adherence to **financial sustainability** principles.

Compliance with more **rigorous regulatory and reporting requirements**, e.g. in areas of risk management, financial reporting and corporate governance.

## Reponse

In response to these factors, and to minimise the burden on rate-payers, the Annual Business Plan has been prepared within the following guidelines:

- The Annual Business Plan, in line with Councils Strategic Plan 2007-2017, will result in the total revenue raised through general rates increasing by no more than 4% above the 2010/11 rate revenue on existing assessments plus the rate revenue generated from new assessments, (excluding the Waste and Recycling Levy.)
- Total operating expenses to be held where possible, within levels of the previous financial years and adjusted by the estimated Local Government Price Index.

## Priorities for 2011/12

The City of Port Lincoln's priorities for 2011/12 include:

- Continuation of the proposed programs for road constructions and reseals, footpaths, walking trails and playgrounds within the city;
- Continued review of the City's Development Plan;
- Continued work on fire prevention activities;
- Maintenance and renewal of stormwater infrastructure;
- Town jetty swim enclosure upgrade/replacement; and
- Increasing resources allocated to Parks and Gardens and Civic Infrastructure maintenance.

## CONTINUING SERVICES

Local Governments have basic responsibilities under the Local Government Act 1999 and other legislation. These include:

- Regulatory activities, such as maintaining the voters roll and supporting the elected members of 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, street lighting and storm water drainage;
- Street cleaning and rubbish collection;
- Development planning and control, including building safety assessment;
- Various environmental health services, and
- Animal management.

In response to the community's needs, the City of Port Lincoln also provides or makes significant contributions to further services and programs including:



The City of Port Lincoln is a progressive organisation which strives for Best Practice Customer Service and Satisfaction and to be responsive to the community's changing needs. Feedback from the community is sought through Council's website or Customer Service Feedback Form, (which is available at Council's office and the Library,) and is used to identify opportunities for improvement.

Further information on Council's facilities and services can be found on Council's website

[www.portlincoln.sa.gov.au](http://www.portlincoln.sa.gov.au)



## MEASURING PERFORMANCE & PROJECT PRIORITIES

### Objectives for the Year 2011/12

The major projects and capital works which will be given consideration in Council's 2011/12 financial year budget and achieve the objectives for the year as identified in the Strategic Plan 2007-2017 include:

#### Recreation & Open Space

##### **Parnkalla Trail Extension – seal Oasis to Axel Stenross**

Measure: Increased number of multi-use trails

##### **Centenary Oval facilities - Continued upgrade**

Measure: Sporting ground brought up to standard

##### **Wellington Square Playground**

Measure: playground upgraded to meet current standards

##### **Tennis**

##### **Stevenson Street & Tennyson Terrace Tennis facility upgrades**

Measure: Sporting facilities brought up to standard

##### **Shelley Beach – Public Facilities upgrade**

Measure: Sporting facilities brought up to standard

#### City Image

##### **CBD Program**

##### **PLEC – Washington Street**

##### **CBD Upgrade – Liverpool Street trees and drainage**

Measure: City of Port Lincoln CBD Upgrade completed and arterial road network amenity improved

#### Infrastructure

##### **Stormwater Upgrades**

##### **New West Road – Margaret Avenue to Stuart**

##### **Stormwater management study and design work for Verran Terrace, Mallee Park & Luke Street, Flinders Highway, Hallett Place**

##### **Sapphire Waters development stormwater management contribution**

Measure: Stormwater management plan implemented & Stormwater infrastructure meets growing needs

## Transport Network

### Operational Works Programs

**Footpath – residential**

**Road reseals & Road Construction**

**Carparks – resealing North Quay Blvd and Washington Street “Beers Carpark**

Measure: footpaths constructed on residential streets to meet service levels

Measure: road reconstruction and reseat program implemented

Measure: residential roads sealed to meet service levels

Measure: Improved car parking in city

## The Environment

### Resource Recovery Centre

**transfer station**

**gas extraction**

**remediate liquid waste**

Measure: limited landfill within the City for the future

### Next Stage of Water Re-use Scheme

Measure: Water reuse opportunities identified

## Economic Development

**Contribute to Visitor Information Centre & promote events to attract tourists & visitors to the City**

Measure: increased number of visitors to Port Lincoln

## ACHIEVEMENTS FOR 2010/2011

### Recreation & Open Space

#### Wellington Square - upgrade facilities - budgeted cost \$244,000

Measure: safety and overall standards improved

- **Expected outcome 30 June 2011: 80% - still to complete playground upgrade and modifications to drainage and car park**

#### Centenary Oval - upgrade toilet & canteen - budgeted cost \$300,000 (deferred from 2009 - 2010)

Measure: all sporting grounds assessed and brought up to standard

- **Expected outcome 30 June 2011: 100%, change rooms to be completed 2011/12**

#### Stevenson Street Tennis Courts - redevelopment - budgeted cost \$378,000

Measure: all sporting grounds assessed and brought up to standard

- **Expected outcome 30 June 2011: 100% of works planned – further work required 2011/12 to complete car park**

#### Foreshore - erect shade sail - budgeted cost \$25,000

Measure: all sporting grounds assessed and brought up to standard

- **Expected outcome 30 June 2011: Completed within budget**

#### Poole Oval - contribution to upgrade change rooms and toilets - budgeted cost \$50,000 (deferred from 2009 - 2010)

Measure: all sporting grounds assessed and brought up to standard

- **Expected outcome 30 June 2011: Deferred at request of Boston Football Club**

### City Image

#### Railway Corridor - commence fencing and landscaping - budgeted cost \$50,000

Measure: City of Port Lincoln CBD and arterial road network amenity improved

- **Expected outcome 30 June 2011: 100%**

#### CBD Upgrade - Liverpool Street from Bligh Street to Porter Street - estimated cost \$200,000 (PLEC)

Measure: City of Port Lincoln CBD and arterial road network amenity improved

- **Expected outcome 30 June 2011: 100% of Council works complete, waiting on DTEI to install lights**

### Infrastructure

#### Stormwater upgrades - Commencement of work on Seaton and Marino Avenues - budgeted cost \$20,000 - total project to completion estimated \$500,000, to be carried out in 2011/12

Measure: upgrades to major networks completed in line with storm water management plan

- **Expected outcome 30 June 2011: 100% of planning complete**

### Transport Network

#### Footpath Program – budgeted cost \$141,966

Measure: footpaths on developed residential streets to meet service levels

- **Expected outcome 30 June 2011: 100%**

#### Road Program – (including kerb & gutter) – budgeted cost \$212,680

Measure: residential roads sealed to meet service levels

- **Expected outcome 30 June 2011: 100%**

#### Road Reseals Program – continued implementation of 10 year plan – budgeted cost \$200,000

Measure: road reconstruction and reseal program implemented

- **Expected outcome 30 June 2011: 100%**

### The Environment

#### Water Reuse - Stage 3B extension of existing scheme, including Flinders Park, Eyre Park & the Old Mill reserve - budgeted cost \$322,000

Measure: recycled waste water scheme extended to CBD and foreshore

- **Expected outcome 30 June 2011: 80% - will have infrastructure in place, but some will still require commissioning**

#### Waste Disposal - Capping & revegetation of cells 1 & 2 and cell 4 lift, budgeted cost \$829,997

Measure: improvement of facilities at the Resource Recovery Centre & legislative compliance

- **Expected outcome 30 June 2011: Partial completion, some work deferred to 2011/12 due to delay in approvals**

#### Waste Management Strategy - develop waste disposal alternatives outside City boundaries

Measure: progress towards joint venture with surrounding Council areas

- **Expected outcome 30 June 2011: 100%**

#### Fire Prevention - continuous improvement of fire prevention strategies - budgeted cost \$145,647

Measure: Risk of fire to the City minimised

- **Expected outcome 30 June 2011: 100% within budget**

### Community Projects

#### Joint Use Centre - Council to investigate viability of joint use centre for Library, Community & Visitor Information centre

Measure: Business plan for Civic Centre concept developed

- **Expected outcome 30 June 2011: Working party established and terms of reference prepared**

Further information about these, or other objectives identified in Council's Strategic Plan, can be viewed on Council's website, which is [www.portlincoln.sa.gov.au](http://www.portlincoln.sa.gov.au)



## FUNDING THE BUSINESS PLAN

Consistent with the review of the City of Port Lincoln’s Strategic Plan undertaken in 2009, an operating surplus, after depreciation add backs, capital expenditure and capital revenue is being targeted in 2011/12. The City of Port Lincoln’s long-term financial sustainability is dependent on ensuring that, on average over time, its expenses are less than or equal to its revenue, and this is the position taken in the Strategic Plan Review Financial Forecast.

### Operating Surplus Ratio (Target 0% ≤ 15%)

2006- 2007	8%	2008-2009	5%	2010 – 2011	8%
2007-2008	-13%	2009 – 2010	-3%	2011 – 2012	2%

Council’s 2010/11 revenue is forecast to be \$12,568,639, of which approximately \$7,614,304 was raised from general rates, (excluding the Recycling and Waste Service Charges and NRM Levy.) In 2011/12, Council proposes an increase of 4% above general rates generated in 2010/11 plus the revenue generated by new assessments created during 2010/11, a total of \$8,005,346.

Other sources of revenue for the City of Port Lincoln are:

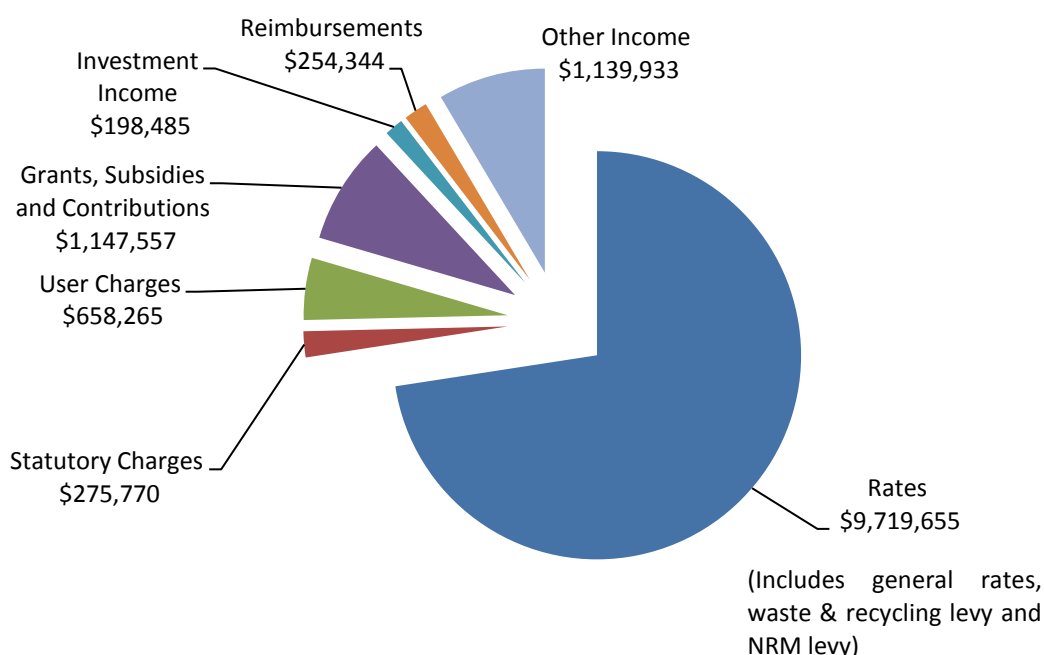
**User Pays Charges set by Council** – these charges are mainly for Council’s Resource Recovery Centre, but also include private works and other use of Council’s facilities.

**Statutory Charges 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 and dog registrations. Revenues generally off-set the cost of the service.

**Grants, Subsidies and Contributions** – The Council normally seeks to attract as much grant funding as possible from other levels of government, and major projects of wider State benefit are usually jointly funded in partnership with the State Government and other relevant parties.

**Investment Income** – Council invests funds for future maintenance and capital projects in interest bearing accounts.

Revenues for the 2011/12 financial year are budgeted to be sourced as follows:



## IMPACT ON COUNCIL'S FINANCIAL POSITION

It has been identified that the planned capital expenditure for 2011/12 can be met from committed reserve funds and operational revenue, without undertaking any borrowings. Accordingly the level of Council's net financial liabilities ratio is expected to be -6% for the 2011/12 financial year.

(Net financial liabilities ratio is a key indicator of the City of Port Lincoln's financial position. It measures Total Liabilities less Financial Assets, i.e. what the Council owes to others less money the Council has or is owed.)

## WHAT IT MEANS FOR RATES

The City of Port Lincoln has decided to continue to use **site value** as the basis for valuing land within the council area for the 2011/12 financial year. The Council considers that this method of valuing land provides the fairest method of distributing the rate burden across all ratepayers on the following basis:

- The fairness principle of taxation which suggests that individuals should make similar contributions to the cost of providing local government services as they in turn receive similar benefits, in terms of those services provided;
- The efficiency principle, which generally assumes large swings in the value of property, is less likely under the site valuation method.

Within the budget a total general rate income is anticipated to amount to \$8,005,346, which includes revenue from new assessments created in 2010/11.

Council's rating structure is as follows:

### Rates

Historically Council has declared differential rates between properties located in the Rural Landscape Protection Zone (formerly referred to as the Fringe area) of the City and the remaining properties. As foreshadowed in previous years, the differential rate (being a 10% discount for fringe properties in 2010/11) would be removed once services and major road sealing were available to all properties within Port Lincoln. Council proposes to reduce this discount to 5% in 2011/12 and abolish the discount completely in 2012/13. As a result, properties in the Rural Landscape Protection Zone may experience a proportionate increase of approximately 9% on the rate paid in 2010/11.

From 2012/13, Council will no longer apply differential rates based on the locality in which the rateable property is situated and described within the Port Lincoln Council Development Plan consolidated version dated 10 March 2011.

Further, Council has recognised the diluting effect of not including new assessments created in the previous 12 months within the rate increase calculation. New property assessments created since the last declaration of rates will now be rated in addition to the proposed 4% increase applied to the amount of rates generated in the previous financial year.

By not including the additional property assessments in the calculation to raise revenue from rating, the effect over several years is to dilute the funds available to offset cost increases and provide and maintain services to all residents.

Council proposes the following differential rates for 2011/12 financial year:

- Rural Landscape Protection Zone – 0.5222 cents in the dollar on the site valuation (was 0.4926 in 2010/11)
- All other land within the area of the City of Port Lincoln excluding the Rural Landscape Protection Zone – 0.5497 cents in the dollar on the site valuation (was 0.5474 in 2010/11)

## Fixed Charge

The Council has elected to impose a fixed charge system, rather than a minimum rate, which tends to distort the equity principles of taxation. Council proposes a fixed charge of \$320.00 in the total of rates generated, (was \$310.00 in 2010/11).

The fixed charge for 2011/12 and will be levied uniformly on all non-contiguous assessments. 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 intercepted by a road or not) if the same owner occupies and owns them.

The reasons for imposing a fixed charge are:

- The Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities and maintaining the physical infrastructure that supports each property
- The fixed charge system has a lesser proportionate impact on lower income earners than a minimum rate system
- The fixed charge system is more readily understandable than a minimum rate system

## Waste and Recycling Levy

A service charge pursuant to Section 155 of the Local Government Act 1999 will be declared for waste and recycling. The Waste and Recycling Levy is based on the nature of the service in respect of all land within the area of the City of Port Lincoln to which it provides waste and recycling collection service (i.e. excludes vacant land and marina berths) and is proposed to be increased to \$175.00 per eligible assessment in 2011/12.

## Natural Resources Management Levy

The City area falls within the Eyre Peninsula Natural Resources Management Board area and as such the City Council is required pursuant to the Natural Resources Management Act 2004, to raise funds by way of a fixed charge levy to assist in funding the operations of the Board. The fixed charge is imposed as a separate rate upon all properties within the area of the Board.

The City Council is required to collect this revenue and pay the amount collected to the Board. It does not retain this revenue or determine how the revenue is spent, nor does it determine the amount of the levy to be collected. The amount of the levy per property is set by the total amount of funds Council are required to raise for the Eyre Peninsula Natural Resource Management Board (EPNRM). Council has been advised that the levy will be increased from \$55.00 for 2010/11 to \$60.00 in 2011/12.

Any queries regarding the NRM Levy should be raised with the Eyre Peninsula Natural Resource Management Board – telephone 8682 7555 or website [www.epnrm.sa.gov.au](http://www.epnrm.sa.gov.au)

## PAYMENT OF RATES

Payment of rates for the year ending 30th June 2012 are proposed to be in quarterly payments on the first Friday of each quarter being;



A quarterly rates notice will be sent to ratepayers at least 30 days prior to each due date. A ratepayer may also pay their rates in a single instalment due by the 2nd September 2011.

To make bill paying more convenient for customers, the City of Port Lincoln provides the following services for the payment of the rates notice:

- BPAY service using the telephone or Internet. BPAY is available 24 hours a day, 7 days a week. Contact your Bank or financial institution for further details.
- Payment through the mail by posting a cheque with the 'tear off' remittance advice to the City of Port Lincoln
- Payment in person at Council's Offices, Level 1 Civic Centre, 60 Tasman Terrace, Port Lincoln. Cheque, cash and EFTPOS facilities are available
- Payment in person at the Library, 2 London Street – cheque or cash only. EFTPOS facilities not available
- Payment via Council Website – [www.portlincoln.sa.gov.au](http://www.portlincoln.sa.gov.au)

### Discount for Early Payment of Rates

Council are proposing to offer a 2% discount for payment of rates received in full on or before Friday the 2<sup>nd</sup> September 2011.<sup>1</sup>

### Rate Concessions

The State Government, in providing equity across SA in this area, funds a range of concessions on Council rates. The concessions are administered by various State Agencies who determine eligibility and pay the concession directly to Council on behalf of the ratepayer. Concessions are available only on the principal place of residence.

Ratepayers who believe they are entitled to a concession should not withhold payment of rates pending assessment of an application by the State Government as penalties apply to overdue rates. A refund will be paid to an eligible person if council is advised that a concession applies and the rates have already been paid.

Ratepayers can obtain further information about Council Rate concessions by:

- Telephoning the DFC Concessions Hotline on 1800 307 758
- Emailing [concessions@dfc.sa.gov.au](mailto:concessions@dfc.sa.gov.au)
- Visiting the website: [www.sa.gov.au/concessions](http://www.sa.gov.au/concessions) where application forms may be downloaded

<sup>1</sup> In the past the discount date has been in August. It is proposed in this plan to align the date with the due date of the first quarter to avoid confusion within the community about the payment date for discounts.



## Remission and Postponement of Rates

Where a ratepayer is suffering hardship in paying rates, they may apply under Section 182 and 182A of the Local Government Act 1999 to partially or wholly remit rates or to postpone rates.

In assessing each confidential application Council will give consideration to the following:

- Previous documented Council decisions
- The ratepayer's ability to pay
- The financial circumstances of the applicant where extreme hardship can be demonstrated.

Should a postponement be granted by Council, interest shall accrue on the amount of rates affected by the postponement, at a rate to be determined by Council.

## Rebate of Rates

The Local Government Act 1999 requires Councils to rebate the rates payable on some land. Specific provisions are made pursuant to Section 160 to 165 for land used for health services, community services, religious purposes, public cemeteries, and educational institutions. This rebate is not applicable to rateable properties owned or managed by community groups holding a licence pursuant to the Liquor Licensing Act 1997.

From 2011/12, an application for rebate shall only be required upon establishment of a property which meets the criteria as outlined in the Local Government Act 1999 and the rebate will continue to be applied annually unless Council is notified, or becomes aware, of a change in circumstances.

## Policy 7.63.8 Rates Concession Scheme

As per Section 166 and policy 7.63.8 Rates Concession Scheme, Council also provides some rebates of rates to developers as incentives to encourage continuing building activity and land development in the City. These are in relation to developments in excess of \$1,000,000 being eligible for concession up to 50% of the rate paid in the year following completion. Also subdivision development including strata and community title developments can be eligible for up to 50% rate rebate on unsold new allotments.

## Impact on Ratepayers

The City of Port Lincoln has experienced significant growth in property values in recent years, from \$267 million in June 2002 to over \$1.06 billion at June 2011.

Council staff undertake Rates Modelling, based on the total amount of rates revenue Council proposes to raise, applied over the number of assessments, and with varied Fixed Charges.

Council consider and adopt as part of the budget process, the model which they believe is fair and equitable to all residents and ratepayers. The City of Port Lincoln does not proportionally raise rates on new developments throughout the financial year.

Property valuations will increase or decrease if the land use of the property has changed or if there has been any development on the property, including significant renovations.

## Public Consultation

Before Council adopts an Annual Business Plan, a draft Annual Business Plan must be issued for Public Consultation as per Section 123 (4) of the Local Government Act, and Council policy 2.63.1.

Council must also set aside at least 1 hour at a Council Meeting for members of the public to ask questions and make or speak to their submissions.

The Act requires that public consultation is undertaken for at least 21 days prior to that meeting. Council policy 2.63.1 requires 28 days consultation however with the April public holidays, the public consultation period will be extended, with written comments received up to 5pm on Friday 20<sup>th</sup> May 2011.

Council is to provide on our website facilities for the asking and answering of questions and for submissions to be made. Please go to our website "Notice Board" tab.

[www.portlincoln.sa.gov.au](http://www.portlincoln.sa.gov.au)

