



Annual Business Plan And Annual Budget



2022
2023

Adopted 21 June 2022

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1. Introduction and District Profile

The District Council of Elliston covers an area of 669,300ha and is located on the western seaboard of South Australia on the Eyre Peninsula, 700kms from the state capital, Adelaide. Stretching along 130kms of spectacular coastline, from Lake Hamilton in the south, to Port Kenny in the north, then inland to Lock. It is one of the largest council areas in South Australia.

There are many small communities within the District Council area, Bramfield, Colton, Murdinga, Port Kenny, Tooligie, Sheringa, and Venus Bay. Lock and Elliston are the larger towns with the District Council Office located in Elliston.

The economy of the district is drawn from primary production, fishing and tourism. Primary production includes cereal and legume crops, cattle, sheep meat and wool. Commercial and recreational fishing include crayfish, abalone, salmon and King George whiting. Aquaculture is an emerging industry and opportunities exist for this to expand in the future. Tourism is experiencing increased visitation and is supported by the accredited Visitor Information Centre located in Elliston. Improvements to Caravan/Tourism parks, established camp grounds and RV dump points are catering to the growing needs of the traveller.

Our medical services are well supported by the Royal Flying Doctor, there is a sealed all weather registered airstrip located on the outskirts of Elliston with an unsealed aircraft landing area near Lock. Both sites are open to private aircraft.

2. Strategic Directions

Our Vision for the community

A viable, cohesive and dynamic community, which supports expanding economic opportunities in a sustainable manner without compromising the natural assets or quality of lifestyle of the community.

Our Mission

As a legislated business, the District Council of Elliston aims to provide leadership, representation, advocacy and prudent management for its communities and visitors, and to work with them to identify asset needs and improve services.

As a Council, we are committed to achieving financial sustainability.

We recognise the benefits and advantages of working with the regional stakeholders and our neighbouring Councils.

Our Core Values

The Elected Members and staff of the District Council of Elliston are guided by the following day-to-day principles to create a positive and dynamic organisational culture:

- Good governance
- Ethical behaviour
- Community focus
- Integrity
- Team Focus
- Openness and Accountability
- Responsibility
- Cohesiveness
- Positive Leadership
- Prudent financial management

Our Key Strategic Objectives

- Provide transparent, strong and accountable leadership
- Promote community health and mental wellbeing
- Develop and maintain infrastructure services
- Protect and enhance our environment and natural resources
- Support economic development and tourism

3. Significant Influences and Priorities

A number of significant factors have influenced the preparation of the Council's 2022-2023 Annual Business Plan.

These include:

- Consumer Price Index increases on existing goods and services of 5.1% for the year (March quarter 2022)
- Requirements to maintain and improve infrastructure assets to acceptable standards, including roads, footpaths, storm-water drainage and community wastewater management systems
- Service delivery needs for a decreasing population
- State/Commonwealth grant funding not keeping pace with the increase in associated service delivery costs
- Facilitating the future financial sustainability of Council by ensuring the financial operations remain within policy targets adopted for such purpose
- Continuation of Council's annual works program with a commitment to fund roads, storm-water drainage and other infrastructure
- Provision of suitably qualified experienced and trained staff to meet service delivery demands

- Negotiated Enterprise Agreements which provide for wage and salary increases
- Increase in visitations to the Elliston District area
- Challenges of managing waste and improving waste outcomes
- Impact of COVID-19 and other economic and / or environmental pressures

4. Continuing Services

All councils have basic responsibilities under the *Local Government Act 1999* and other relevant legislation.

These include:

- regulatory activities, e.g. maintaining the voters roll and 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, community wastewater
- street lighting and storm-water drainage
- street cleaning, rubbish collection, recycling and waste management
- development planning and control, including building safety assessment
- various environmental health services

In response to community needs the Council also provides and or supports further services and programs including:

- Libraries
- Community venues such as public halls and sporting grounds
- Economic development
- Tourist and historical venues, museum and sites
- Parks and gardens

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 and projects of benefit to the district.

Fee for services include:

- Camping grounds
- Private infrastructure works
- Driveway crossovers
- Concrete pads
- Retaining walls
- Minor tree removal
- Landscape works
- Plant hire
- Water supply
- Printing, photocopying and scanning

For a detailed explanation of the services provided by the Council to the community please refer to Appendix C at the end of this document.

5. Capital Works Program

Project	\$,000	Comment
Replaced Assets:		
Buildings:		
Elliston Gazebo	38	
Roads / Transport Assets:		
Unsealed		
Walkers Rock Road and Clifftop Drive	634	
Sealed		
Matson Terrace Venus Bay	81	Length 936m
Venus Bay Ramp Carpark	23	
Footpaths, Kerb, Guttering, Drainage		
Lock Stormwater Pipes	23	
Venus Bay Paving (footpath Matson Terrace to jetty & BBQ area)	58	
Plant & Machinery		
Cleaner Ute	60	
Holden Trailblazer (Replacement)	65	
Furniture & Fittings		
Computer Hardware	30	
Total Replacement Capital Expenditure	1,013	
New Assets:		
RSL Building	174	Contingency fund
Total New Asset Capital Expenditure	174	
Total Capital Expenditure	1,187	

6. Financial Sustainability/Financial Performance Measures

Council is committed to ensuring its long term financial sustainability. Council's financial sustainability is dependent on ensuring that, on average over time, its expenses are at least matched by its revenue. In addition, capital expenditure on existing infrastructure and other assets should be optimised in accordance with Council's long term renewal programs as referenced in Council's Infrastructure and Asset Management Plan.

Regulation 7 of the *Local Government (Financial Management) Regulations 2011* states: *Pursuant to section 123(10)(b) of the Act, each budget of a council under the Act must— ... include estimates with respect to the council's operating surplus ratio, asset sustainability ratio and net financial liabilities ratio presented in a manner consistent with the note in the Model Financial Statements entitled Financial Indicators.*

6.1 Operating Surplus Ratio

The operating surplus ratio expresses the operating surplus (deficit) expressed as a percentage of operating income.

This ratio answers the question: Is Council covering its operating expenditure and depreciation charge from its operating revenue?

Council is forecasting an operating deficit of \$55k.

Calculation of Operating Surplus Ratio	2022-2023 \$,000
Operating Deficit (a)	(\$17k)
Operating Revenue (b)	6,607
Operating Surplus Ratio (a) / (b)	(0.3%)

6.2 Asset Sustainability Ratio

The Asset Sustainability 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 amount identified in Council's long term renewal programs as referenced in Council's Infrastructure and Asset Management Plan for the 2022-2023 year. Council is aiming to attain a result of 100% for the year ending 30 June 2023.

6.3 Net Financial Liabilities and Net Financial Liabilities Ratio

Net financial liabilities is a comprehensive measure of the indebtedness of the Council as it includes items such as employee long-service leave entitlements and other amounts payable as well as taking account of the level of Council's available cash and investments. Specifically, Net Financial Liabilities equals total liabilities less financial assets, where financial assets for this purpose includes cash, cash equivalents, trade and other receivables, and other financial assets, but excludes equity held in Council businesses, inventories and land held for resale. The following table sets out revised estimates as at 30 June 2023:

Calculation of Net Financial Liabilities Ratio	\$,000 / Ratio
Total Liabilities	444
Less: Cash and investments	231
Less: Trade and other receivables	360
Equals: Net financial liabilities (a)	(147)
Total operating revenue (b)	6,607
Net Financial Liabilities Ratio (a) / (b)	(2.2%)

The negative result indicates that Council is in a net financial assets position. Council has set a ceiling of 50% for the NFLR in its long term financial plan.

6.4 Overall Assessment of Council's Financial Sustainability (based on the above ratios)

The above ratios indicate that the proposed Annual Business Plan and the associated budget that funds it, is financially sustainable over the following twelve months.

The Operating Surplus Ratio indicates Council is close to covering its operating expenses including depreciation from the forecast operating income. The small operating deficit of (\$17k) can be funded from existing cash reserves, however, Council will need to re-assess the impact in future years to ensure Council remains financially sustainable.

The target Asset Renewal Funding Ratio of 100% demonstrates that Council is replacing its infrastructure in a timely manner.

The Net Financial Liabilities Ratio indicates that Council is currently in a net cash situation (Council has no debt).

7. Objectives, Activities and Non-Financial Performance Measures – 2022-2023

Council recognises the importance of regularly reporting its performance to the local community and embraces the ethos of transparency in governance.

The Annual Business Plan has been prepared to deliver the following:

Strategic Objective: Provide transparent, strong and accountable leadership

Principal Activity 1: Advocate with the State Government in securing the long term retention of, as well as improvements to, jetties and boat ramps

ACTION	OUTCOME
Continue to liaise with State Government on status of boat ramp upgrade and condition and upkeep of State owned jetties	Improved infrastructure for long term enjoyment

Principal Activity 2: Target grant funding that is consistent with the achievement of Council's strategic objectives

ACTION	OUTCOME
Proactively investigate and apply for grant funding that aligns with Council objectives	Maximising grant funding opportunities to improve roads and community infrastructure

Principal Activity 3: Efficiently manage community land and maintain leases and licenses

ACTION	OUTCOME
Review community land management plans and maintain leases and licenses register	Community land management plan reviewed Leases and licenses are up to date

Principal Activity 4: Practice good governance, best practice and risk management

ACTION	OUTCOME
Continue to review and update Council policies	All Council policies and procedures reviewed and updated when due
Continue to update the work health and safety and risk management programs	Successfully completed elected member and staff training
Continue to upgrade skills of elected members and staff	Successful arrangements with other councils
Utilise shared service arrangements with local councils where possible	

Principal Activity 5: Maintain two way conversations with our community through community forums and consultation

ACTION	OUTCOME
Provide open, accessible and accountable governance and ensure the community has open access to Council decisions, policies and plans Publish quarterly Council newsletter Maintain regular updates on website, social media and newsletters Work status reports included in Council agendas	Informed community

Principal Activity 6: Ensure the rating system is fair and equitable

ACTION	OUTCOME
Annual review of general rates and service charges	Successful review undertaken

Principal Activity 7: Deliver the strategic financial reporting cycle to Council on an annual basis

ACTION	OUTCOME
Legislation compliance with key measures including adoption of annual business plan and annual budget, budget reviews, preparation and adoption of annual financial statements	Comply with legislation

Strategic Objective: Provide community health and mental wellbeing

Principal Activity 1: Support local and regional health providers

ACTION	OUTCOME
Collaborate with regional stakeholder groups including Northern Eyre Peninsula Health Alliance and Eyre and Far North Local Health Network	Improved health and wellbeing of community members

Principal Activity 2: Support social events and groups that promote mental health

ACTION	OUTCOME
Provide support and co-ordinate community events and civic functions	Improved health and wellbeing of community members

Principal Activity 3: Support sporting events

ACTION	OUTCOME
Provide grants to local community organisations through our Community Grants Program	Improved community programs and facilities

Principal Activity 4: Support the establishment of a multipurpose community fitness centre

ACTION	OUTCOME
Work closely with the community to support and develop opportunities	Inclusion in Elliston Masterplan

Principal Activity 5: Recognise, protect and promote local heritage and history

ACTION	OUTCOME
Provide administration and in-kind support to the Elliston and District History Group Support Lock District Historical Museum	Community awareness of history in our district

Principal Activity 6: Encourage the provision of childcare services to support families in the district

ACTION	OUTCOME
Work closely with the community to support and develop opportunities	Improved childcare facilities

Strategic Objective: Protect and enhance our environment and natural resources

Principal Activity 1: Support initiatives to reduce the effects and impacts of climate change

ACTION	OUTCOME
Work with all levels of government on achievable and sustainable targets Support installation of electric vehicle charging stations	Reduced greenhouse emissions

Principal Activity 2: Promote and educate sustainable waste and recycling initiatives

ACTION	OUTCOME
Provide recycling education material through newsletters and social media Initiate and promote recycling practices within the community	Improvement of recycling practices

Principal Activity 3: Support and facilitate improvements to wastewater management systems

ACTION	OUTCOME
Continue to investigate and plan for a Community Waste Management Scheme in Elliston	Completion of final design plans

Principal Activity 4: Protect and enhance our natural environment including wetlands and coastal areas

ACTION	OUTCOME
Continue campsite delineation and signage project 26,000 plantings at Elliston wetland site	Improved visitor experience Successful wetland restoration

Principal Activity 5: Implement strategies to control and reduce the impact of pest species

ACTION	OUTCOME
Continue to implement the pigeon control program in Elliston township	Reduction in pigeon numbers
Continue to develop a mosquito management plan and surveillance program	Adoption of plan and implementation of the surveillance program

Principal Activity 6: Work with local and regional stakeholders NREP, Coast Protection SA, Coastal Councils Alliance, RDAEP, emergency management, ECVIC

ACTION	OUTCOME
Continue participation in the dog and cat de-sexing program in-conjunction with Dog and Cat Management Board	Reduction in the number of unwanted dogs and cats
Maintain membership and attendance at stakeholder meetings	Collaborative approach to address environmental issues and natural resource management

Strategic Objective: Develop and maintain infrastructure services

Principal Activity 1: Continually develop and review asset management plans to ensure sustainability

ACTION	OUTCOME
Review and update Infrastructure and Asset Management Plan	Plan updated and adopted by Council
Re-sheet 20 kilometres of unsealed road network	Replacing assets on a timely basis
Develop a strategy to remediate Larne Drive	
Reseal sections of Matson Terrace Venus Bay	
Reseal Venus Bay Boat Ramp Carpark	
Pave footpath at Venus Bay	
Replace one utility and Holden Trailblazer	
Replace Lock storm water pipes	

Principal Activity 2: Strongly advocate to State and Federal Governments for retention and enhancement of essential roads and services

ACTION	OUTCOME
Collaborate with regional stakeholder groups	Strong working relationships

Strategic Objective: Support economic development and tourism

Principal Activity 1: Liaise with SATC and regional agencies to promote tourism across the district

ACTION	OUTCOME
Provide financial support and maintain a close working relationship with the Elliston Community and Visitor Information Centre Support regional initiatives provided by Regional Development Australia Eyre Peninsula Attendance at regional tourism meetings	Improved visitor experience to our district

Principal Activity 4: Support local tourism and business activities

ACTION	OUTCOME
Provide financial support to local businesses to undertake upgrades of their shop fronts through the Shop Front Improvement Program Provide an annual Sculptures Competition Provide an annual Celebrate Christmas Competition	Strengthen the local economy

Principal Activity 5: Develop and implement town master plans

ACTION	OUTCOME
Lock Masterplan Elliston Masterplan	Improved economy and promotion of the town's strengths

Principal Activity 6: Explore opportunities for economic growth across existing and new industries

ACTION	OUTCOME
Continue to encourage and support new business initiatives within our district	Increased employment opportunities

8. Non-Financial Performance Measures – Achievements 2021-2022

Strategic Objective: Provide transparent, strong and accountable leadership	Comment
Continue to advocate for improvements to State Government owned jetties and boat ramps	Complete
Carry out underwater inspection of State Government owned Elliston Jetty	Complete
Pursue grant funding opportunities	Complete
Continual review and update of Council policies	Complete
Continue to manage community land and maintain Council's leases and licenses	Complete
Continue to update the work health and safety (WHS) and risk management programs	Complete
Continue to facilitate plans for the Council area emergency management	In progress
Continue to upgrade skills of Elected Members and staff through targeted training	Complete
Publish quarterly Council newsletter	Complete
Maintain regular updates on website, social media and newsletters	Complete
Utilise shared service arrangements with local councils where possible	Complete

Strategic Objective: Provide community health and mental wellbeing	Comment
Provide grants to local community organisations through our Community Grants Program	Complete
Provide ongoing support to the community library	Complete
Provide support and co-ordinate community events and civic functions including: <ul style="list-style-type: none"> • Town Christmas events 2021 • Remembrance Service 2021 • Australia Day Ceremony 2022 • ANZAC Day Service 2022 	Complete
Facilitate the purchase and installation of an all abilities swing at Trudinger Playground	In progress
Installation of pump track at Elliston	Complete
Lock Pool Change Rooms and Gym Upgrade	In progress
Strategic Objective: Develop and maintain infrastructure services	Comment
Re-sheeting 12.5kms of unsealed roads: McLachlan Way (Owen Road to Burrows Road) 4.5kms Hambidge Drive (Grey Road to Ridgeway Road) 5.8kms Palkagee Road (Tod Highway to Hundred Line Road) 2.1kms	Complete In progress Complete
Develop a strategy to remediate Larne Drive	In progress
Reseal sections of Matson Terrace Venus Bay	Delayed until 2022-2023
Reseal Venus Bay Boat Ramp Carpark	Delayed until 2022-2023
Re-sheet Lock aerodrome runway	Complete
Install fencing at Depot #2	Cancelled
Replace and upgrade storm water drainage and wetlands in Elliston	In progress
Plant and machinery include:	

Replace Holden Colorado	Complete
Purchase new utility for Lock	In progress
Install Port Kenny Reverse Osmosis Plant	Complete
Develop a risk management plan to meet the SA Safe Drinking Water Act to enable an application to be made to ESCOSA to change the license from non-potable to potable water for Port Kenny Water Supply	Complete
Install smart meters for Port Kenny Water Supply	Complete
Install Venus Bay Membrane Bio-Reactor	In progress
Install Elliston Entrance Statements	Complete
Install Port Kenny Information Board	Complete
Purchase of generator for the Council office	Complete
Install staircase at Little Bay	Construction delay
Replacement of Elliston Aerodrome lighting	Complete
Resurface Elliston Jetty carpark	Complete
Resurface Venus Bay carparks	Complete
Seek funding to seal Palkagee Road	Complete
Seek funding to seal Rocky Valley Road	Complete
Strategic Objective: Protect and enhance our environment and natural resources	Comment
Continue to implement the pigeon control program in Elliston township	Ongoing
Provide recycling education material to the community	Complete
Develop a mosquito management program	In progress
Participate in the dog and cat de-sexing program	In progress
Establish Building Fire Safety Committee	Complete

Employed building inspector	Complete
Close Venus Bay landfill site and change to a transfer station as per Environmental Protection Authority requirements	In progress
Develop an Elliston CWMS concept design	In progress
Upgrade Sheringa and Walker's Rock Campsites delineation and signage	In progress
Strategic Objective: Support economic development and tourism	Comment
Provide financial and in-kind support to the Elliston Community Visitor Information Centre	Complete
Support regional economic initiatives provided by Regional Development Australia Eyre Peninsula – EP Regional Trails Strategy and Regional Branding Strategy	Complete
Provide financial support to local businesses to undertake upgrades of their shop fronts through the Shop Front Improvement Program	Complete
Develop and action the economic development and tourism plan	Complete
Complete a Masterplan for the Elliston township	In progress
Provide an annual Sculptures Competition	Complete
Provide an annual Celebrate Christmas Competition	Complete
Develop and implement Bookeasy pilot booking system for campsite bookings	Complete
Seek funding to upgrade the Lock Caravan Park facilities	Complete

9. Grant Funding

Local Government receives three types of grant funding:

General Purpose & Local Roads Financial Assistance Grants (Federal)

Council has complete discretion as to expenditure of funds received.

Council's 2022-2023 budgets assume that four quarterly instalments of Federal Government financial assistance grants (both general purpose and local roads components) will be received during 2022-2023.

Roads to Recovery Grants (Federal)

While funds received are to be spent on road projects, Council has complete discretion on whether such spending is on maintaining, renewing or upgrading roads.

Grant Funding	Amount \$,000
General Purpose Financial Assistance Grant	747
Local Roads Financial Assistance Grant	474
Supplementary Local Roads Financial Assistance Grant	205
Roads to Recovery	417
Department Environment & Water	150
Office of Recreation Sport & Racing	750
Local Roads & Community Infrastructure Program	750
Other Grants & Subsidies	130
Total Grant Funding	3,622

10. Funding the Business Plan

An operating deficit of \$17k is being forecast for 2022-2023. The operating result measures the difference between operating revenue and expenses for the period. The Council's long-term financial sustainability is dependent on ensuring that, on average over time, its expenses are less than its revenue.

Council's revenue in 2022-2023 includes \$2.835M proposed to be raised from general and other rates. There is little forecast growth expected for the region. Accordingly, no increases to rates revenue have been factored in for growth.

Other sources of proposed revenue for the Council are:

- User charges and commercial revenue
- Statutory charges set by State Government
- Grants
- Other revenue

11. Uniform Presentation of Council Finances

The Uniform Presentation of Council Finances together with the results of the Key Financial Indicators provides a summarised report that focuses on Council's finances at a strategic level.

Readers are strongly encouraged to take the time to comprehend how this report is structured and what the implications of the various lines of this report are for the Key Financial Indicator calculations. Definitions and examples of the key components of this report are included in Appendix A.

The Uniform Presentation of Finances report highlights the operating surplus/(deficit) measure which is considered the most critical indicator of a Council's financial performance.

The last line, or rather the result of this report, is the movement in Net Financial Liabilities (Net Lending/Borrowing) for the year based on Council's planned capital and operating budgets for that year.

Achieving a zero result on the net lending/(borrowing) measure in any one year essentially means that the Council has met all of its expenditure (both operating and capital) from the current year's income (with income including amounts received specifically for new/upgraded assets).

Uniform Presentation of Finances	Forecast 2021-2022 \$,000	Budget 2022-2023 \$,000
Operating Revenue	4,857	6,607
less Operating Expense	(4,907)	(6,624)
Operating Surplus / (Deficit) before Capital Amounts	(50)	(17)
less Net Outlays on Existing Assets		
Capital Expenditure on renewal and replacement of Existing Assets	1,900	1,013
less Depreciation, Amortisation & Impairment	(1,185)	(1,185)
less Proceeds from Sale of Replaced Assets	(32)	(35)
	683	(207)
less Net Outlays on New & Upgraded Assets		
Capital Expenditure on New & Upgraded Assets	1,267	174
less Amounts specifically for new or upgraded Assets	(961)	0
	306	174
Net Lending/ (Borrowing) for Financial year	(1,039)	16

The above data indicates that Council will increase its cash reserves by \$16k based on the forecasts contained in this plan.

A full explanation of the components to the above Uniform Presentation of Finances is contained in Appendix A.

12. Rating Arrangements 2022-2023

Service Charges

Community Wastewater Management Systems – Service Charge

Pursuant to Section 155 of the *Local Government Act 1999*, the Council adopt an annual service charge for the financial year ending 30 June 2023, in respect of the prescribed service of effluent waste disposal, on all land to which the Council provides or makes available the service as follows:

- For all properties at Lock serviced by CWMS, an annual service charge of \$431 per property.

Water Supply – Service Charge

Pursuant to Section 155 of the *Local Government Act 1999*, the Council adopt an annual service charge for the financial year ending 30 June 2023, in respect of the prescribed service of the provision of water, on all land to which the Council provides or makes available the service as follows:

- For all properties at Port Kenny serviced by the Port Kenny Water Supply, an annual service charge of \$143 per property.

Waste Management – Service Charge

Pursuant to and in accordance with Section 155 of the *Local Government Act 1999* in respect of the 2022-2023 financial year, the Council impose an annual service charge based on the level of usage of the service and, on all land to which the Council provides or makes available the prescribed service of the collection, treatment or disposal of waste via Council's waste management service as follows:

- 0-0.3m³ of waste per week on average - \$317 per annum
- 0.3-0.6m³ of waste per week on average - \$636 per annum
- 0.6m³ to 0.9m³ of waste per week on average - \$953 per annum

Provided on the basis that the sliding scale provided for in Regulation (13) of the Local Government (General) Regulations will be applied to reduce the service charge payable, as prescribed.

Single farm enterprises and adjoining allotments are only charged the annual service charge in respect of the assessment constituting the principal property.

Method used to value land

The Council adopted to continue to use Capital Value as the basis for valuing land within the Council area. 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 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 and provides the best indicator of overall property value

- the distribution of property values throughout the Council area is such that few residential ratepayers will pay significantly more than the average level of rates payable per property.

Adoption of valuations

The Council adopted the most recent valuations made by the Valuer-General that are made available to the Council at the time that the Council adopts the budget, being valuations as at the 20 June 2022.

If a ratepayer is dissatisfied with the valuation made by the Valuer-General, you may object to the valuation referred to on the notice within 60 days after the date of service of receiving the notice of valuation.

Note:

- a) if you have previously received a notice under the *Local Government Act 1999* referring to the valuation and informing you of a 60 day objection period, the objection period is 60 days after service of the first notice;
- b) you may not object to the valuation if the Valuer-General has already considered an objection by you to that valuation.

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 a valuation must set out the full and detailed grounds for objection. Objections can also be submitted via an online form at <http://www.sa.gov.au/landservices> and enter "Objecting to a Valuation" in the search field. Differential Rates (and or charges) imposed by rates (and or charges) are still due and payable by the due date even if an objection has been lodged.

Objections are to be forwarded to:

State Valuation Office

GPO Box 1354, ADELAIDE SA 5001

101 Grenfell Street, ADELAIDE SA 5000

E-mail: LSGObjections@sa.gov.au

Phone: 1300 653 346

Fax: 08 8226 1428

Business Impact Statement

The Council has considered the impact of rates on all businesses in the Council area, including primary production. In considering the impact, Council assessed the following matters:

- The equity of the distribution of the rate burden between classes of ratepayers receive broadly comparable services and are generally similarly impacted upon by prevailing economic conditions
- Council's policy on facilitating local economic development preference for local suppliers where price, quality and service provision are comparable to suppliers outside the Council area
- Current local, state and national economic conditions and expected changes during the next financial year. The general economic climate is stable and appears likely to continue to be stable over the next twelve months.

Council's Revenue Raising Powers

All land within a Council area, except for land specifically exempt (e.g. crown land, Council occupied land and other land prescribed in the *Local Government Act 1999* – refer to Section 147 of the Act), is rateable.

The *Local Government Act 1999* provides for a Council to raise revenue for the broad purposes of the Council through a general rate, which applies to all rateable properties, or through differential general rates, based on either land use and/or locality of properties.

In addition, Council can raise separate rates, for specific areas of the Council or service rates or charges for specific services. The Council also raises revenue through fees and charges, which are set giving consideration to the cost of the service provided and any equity issues.

Differential General Rates

The Council adopted to impost differential general rates varying according to the locality of the land and its use.

All land within the Employment (Bulk Handling) Zone as described in the Planning and Design Code under the *Planning, Development and Infrastructure Act 2016*, is set at 1.0720 cents in the dollar.

Land outside the Employment (Bulk Handling) Zone with the following land uses are set at:

- Residential 0.3305 cents in the dollar
- Commercial – Shop 0.3305 cents in the dollar
- Commercial – Office 0.3305 cents in the dollar
- Commercial – Other 0.3305 cents in the dollar
- Industrial – Light 0.3305 cents in the dollar
- Industrial – Other 0.3305 cents in the dollar
- Primary Production 0.3305 cents in the dollar
- Vacant Land 0.3305 cents in the dollar
- Other 0.3305 cents in the dollar

Rates Comparison Table

	ABP & AB 2021-2022 \$,000	ABP & AB 2022-2023 \$,000	Change %
Total expected revenue from general rates	2,299	2,462	7.1
Total expected revenue from general rates (excluding rebates and remissions on rates that are not discretionary rebates or remissions)	2,283	2,446	7.1

Average change in expected rates for the 2022-2023 for each land use category:

	ABP & AB 2021-2022 Rates Raised \$	ABP & AB 2022-2023 Expected Rates Raised \$	Average Change %
Residential	579,533	620,680	7.1
Commercial	39,344	42,137	7.1
Industry	7,741	8,291	7.1
Primary Production	1,453,273	1,556,455	7.1
Vacant Land	117,635	125,987	7.1
Other	4,204	4,502	7.1
Employment (Bulk Handling) Zone	82,027	87,851	7.1

Council's budget contains general rate revenue of \$2.446M, net of mandatory rebates. This represents a 7.1% increase on total general rates raised (net of mandatory rebates) compared to 2021-2022.

The average residential rates payable is budgeted to be \$1,076.65.

Fixed Charge

The Council adopted a fixed charge of \$310.00. The fixed charge is levied against the whole of an allotment (including land under a separate lease or license). Only one fixed charge 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. The reasons for imposing a fixed charge is the Council considers it appropriate that all rateable properties make a contribution to the cost of creating and maintaining the physical infrastructure that supports each property.

Pensioner Concessions, State Senior Card Ratepayer (Self-Funded Retiree) and Other Concessions

From 1 July 2015, the State Government elected to replace the concession on Council rates with the "cost of living payment" provided directly to those entitled. This payment may be used for any purpose, including offsetting Council rates. To check eligibility contact the Department for Communities and Social Inclusion Concessions Hotline 1800 307 758 or at www.sa.gov.au/.

From 1 July 2017, the State Government is providing an alternative method of delivering the CWMS pensioner concession. This concession will no longer be processed through the Council rates.

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. Interest (at the rate prescribed in the *Local Government Act 1999*) will be charged and compounded monthly on the total amount postponed, until the debt is paid.

Eyre Peninsula Landscape Levy

The Eyre Peninsula Landscape Levy is a State Government initiative under the *Landscape South Australia Act 2019*.

The Levy provides additional funding to help take care of natural resources such as water, soil, animal and plant control sustainably developing and protecting natural resources for the benefit of communities and future generations living in the Elliston region.

Council levies an amount against each rateable property to collect the amount determined by the State Government.

For 2022-2023, Council's annual contribution to the Eyre Peninsula Landscape Board is \$110,053.

The Eyre Peninsula Landscape Levy is applied on a fixed charge basis but it will differ dependent on the land use of the property.

The following table details the Eyre Peninsula Landscape Levy for 2022-2023:

Land Use	
Residential, Vacant & Other	\$81.25
Commercial & Industrial	\$121.87
Primary Production	\$162.50

Rebate of Rates

The *Local Government Act 1999* requires Councils to rebate the rates payable on some land. Specific provisions are made for land used for health services, community services, religious purposes, public cemeteries and educational institutions. Discretionary rebates may be applied by the Council under Section 166 of the Act. An extract of the *Local Government Act 1999* Section 166 is provided at Appendix D.

Sale of Land for Non-payment of Rates

The *Local Government Act 1999* (Section 184) provides that Council may sell any property where the rates have been in arrears for three years or more. The Council is required to provide the principal ratepayer and the owner (if not the same person) with details of the outstanding amounts and advise the owner of its intention to sell the land if payment of the outstanding amount is not received within one month.

Payment of Rates

Council rates are billed quarterly in accordance with the *Local Government Act 1999*.

Rates may be paid as follows:

- Telephone/internet using the Bpay services through participating banks
- Phone the District Council of Elliston on 08 8687 9177 during business hours to pay with Bankcard, Mastercard or Visa. Please quote your Assessment Number
- Post Billpay – paying in person at any Post Office, phone 131816 or go to postbillpay.com.au
- Post your cheque (marked payable to the District Council of Elliston) with your remittance to the DC of Elliston, PO Box 46, Elliston SA 5670
- In person at the District Council of Elliston Offices at 21 Beach Terrace, Elliston SA 5670.

That pursuant to Section 181(1) of the *Local Government Act 1999*, all rates are payable in four equal or approximately equal instalments on or before the following dates:

- 16 September 2022
- 16 December 2022
- 17 March 2023
- 16 June 2023

and further that, pursuant to Section 181(11) of the *Local Government Act 1999*, Council determines that:

- ratepayers may apply to pay their rates and service charges in full by 16 December 2022;
- such applications must be lodged with Council by 16 September 2022;
- if rates in these circumstances are paid in full by 16 December 2022 fines and interest will not be applied for the September to December period.

Late Payment of Rates

The *Local Government Act 1999* provides that councils impose a penalty of 2% on any payment for rates, whether installment or otherwise, that is received late. A payment that continues to be late is then charged an interest rate, set each year according to a formula in the Act, for each month it continues to be late. The purpose of this penalty is to act as a genuine deterrent to ratepayers who might otherwise fail to pay their rates on time, to allow councils to recover the administrative cost of following up unpaid rates and to cover any interest cost the council may meet because it has not received the rates on time.

The Council imposes late payment penalties strictly in accordance with the *Local Government Act 1999*.

When the Council receives a payment in respect of overdue rates the Council applies the money received as follows:

- First – to satisfy any costs awarded in connection with court proceedings
- Second – to satisfy any interest costs
- Third – in payment of any fines imposed
- Fourth – in payment of rates, in date order of their imposition (starting with the oldest account first).

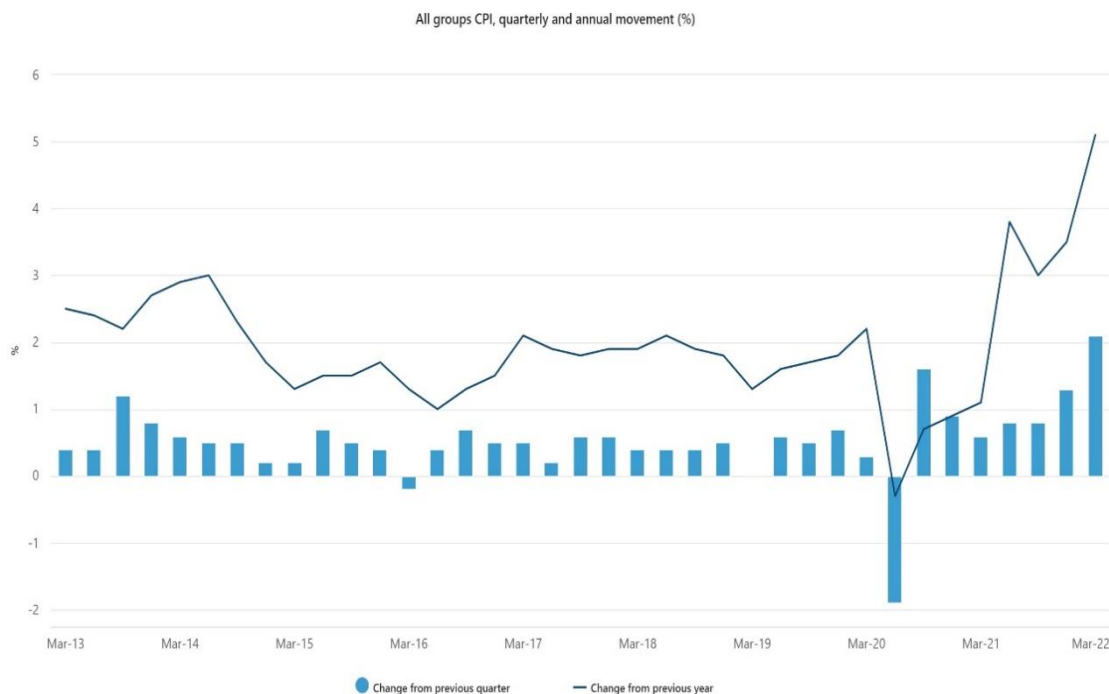
13. Amendments to Public Consultation Version – Inflation Risk Exposure

The version of these plans that were consulted on used the December 2021 CPI as a basis for determining rate revenue as well as some areas of expenditure. At the time of being released for consultation the March 2022 CPI had not been released accordingly it was not known that a further significant increase of 1.8% in inflation was to occur. The following section justifies the use of a CPI rate of 5.1% as well as identifying an ongoing risk to Council that may occur should inflation continue to increase in the year that follows. Council are to mitigate this risk through the management level budget monitoring process that underpins the Strategic Financial Reporting Cycle that will be monitored assessed by Council and its Audit Committee throughout the upcoming financial year.

Impact of Inflation on the Annual Budget and Rate Setting Process

The 2022-2023 financial year is the first year in a long time where current and forecast future inflation has been a material influence on the budget and rate setting process. The most recent Australian Bureau of Statistics Consumer Price Index figures from March 2022 measure inflation at 5.1% over the preceding twelve months.

The following graph demonstrates that since March 2015 inflation has on average been less than 2%. It can also be seen that inflation is spiking due to two main worldwide influences, being the supply chain issues resulting from the COVID-19 pandemic as well as the impact on fuel prices due to the sanctions imposed on Russia in retaliation to Russia's invasion of Ukraine.



Source: Australian Bureau of Statistics, Consumer Price Index, Australia March 2022

Management have reviewed Council's operating expenditure and identified reductions where possible without impacting on the range and level of Council services provided to the community. It has become clear from this review that many expenses (for example fuel and

transportation costs) have increased by more than 5.1% and are expected to continue to increase over the 2022-2023 financial year. Based on this analysis it may well be that CPI is not a relevant yardstick to measure the likely increase in costs expected to be incurred by Council across the next financial year.

A simple way of looking at inflation is to think of it as the purchasing power of a dollar. i.e. How much can a dollar buy today when compared to how much a dollar could buy a year ago. Consider the following hypothetical situation:

- The provision of a service costing \$100 on the 31 March 2021
- Inflation between 31 March 2022 & 31 March 2023 is 5.1%

Question: What would it cost to provide the same level of service on the 31 March 2023?

Answer: \$105

Another way of looking at this scenario is to conclude that \$100 could only purchase \$95 worth of services on 31 March 2023 when compared to how much \$100 would have purchased a year earlier.

Based on the above example if inflation were to be 7.1% (instead of 5.1%) across the 2022-2023 financial year, then Council would not be increasing rate revenue in real terms as the cost of providing services would be 2% greater than budgeted for. Further to this if the real cost increases relevant to the local government were in the vicinity of 9% then in real terms rate revenue would actually be decreased by 2%.

Council can only set their rates once, in June of each year, whereas suppliers can increase their prices throughout the year in line with inflation.

14. PUBLIC CONSULTATION

An invitation was published in the EP Advocate and on Council's website informing the public of the preparation of the Draft Annual Business Plan and Annual Budget 2022-2023 and inviting interested persons to attend a public meeting, at which members of the public may ask questions, and make submissions, in relation to the 2022-2023 ABP.

Copies of the Draft Annual Business Plan and Annual Budget 2022-2023 were available at the public consultation meeting and also the Council office and website.

15 COUNCIL CONTACT

Council can be contacted by:

Mail: PO Box 46, Elliston, 5670

Email: dce@elliston.sa.gov.au

Phone: 08 8687 9177

Website: www.elliston.sa.gov.au

Appendix A – Explanation of Uniform Presentation of Finances

(example only for explanation purposes – left blank intentionally)

UNIFORM PRESENTATION OF FINANCES	2021-2022 Forecast \$'000	2022-2023 Budget \$'000
Income		
less Expenses		
Operating Surplus/(Deficit)	-	-
Less: Net Outlays on Existing Assets		
Capital Expenditure on Renewal/Replacement of Existing Assets		
less Depreciation, Amortisation and Impairment Expenses		
less Proceeds from Sale of Replaced Assets		
Net Outlays on Existing Assets	-	-
Less: Net Outlays on New and Upgraded Assets		
Capital Expenditure on New/Upgraded Assets		
less Amounts received specifically for New/Upgraded Assets		
less Proceeds from Sale of Surplus Assets		
Net Outlays on New and Upgraded Assets	-	-
Net Lending/(Borrowing) for Financial Year	-	-

Explanation/Examples of Components of Uniform Presentation of Finances

Operating Revenue and Expenditure: Represent the totals from the relevant lines of the Statement of Comprehensive Income (operating statement) for the year being reported on.

Capital Expenditure on renewal and replacement of Existing Assets: e.g. Roads reseals, replacement tractor, building renovations, replacement computer hardware.

Proceeds from sale of replaced assets: e.g. Trade in value of a tractor or motor vehicle being replaced.

Capital Expenditure on New and Upgraded Assets: e.g. Constructing a new building, constructing a new catchment pond, purchasing a piece of machinery that was not previously on hand.

Amounts specifically for new or upgraded Assets: e.g. Capital grants to partly fund a new CWMS, funds received to build new footpaths that did not previously exist.

Proceeds from Sale of Surplus Assets: Proceeds from the sale of a council building that was no longer required, sale of surplus land.

Appendix A – Explanation of Uniform Presentation of Finances (continued)

New/Upgraded vs Renewal/Replacement of Assets

The following definitions have been obtained from the South Australian Local Government Model Financial Statements (see <http://www.lga.sa.gov.au/site/page.cfm?u=769#e4291>).

A *new asset* is additional to Council's previous asset complement (e.g. roads constructed as part of a Council-owned subdivision are new assets. Similarly laying footpaths in areas where they did not previously exist are also new assets).

An *upgraded asset* replaces a previously existing asset with enhanced capability or functionality.

Renewal or replacement of an asset occurs where a previously existing asset is replaced without enhancement of the service capability except where this is incidental and unavoidable.

It is possible for capital expenditure to be a *combination of renewal as well as upgrade*. This is particularly prevalent in this Council region due to the increased volume of B-double traffic experienced in recent times. This has required existing roads to be rebuilt to higher standards (e.g. the replacement of a road that was initially a 6 metre wide sheeted surface with an 8 metre width sheeted surface can be considered part replacement and part upgrade).

The important point to understand is that if Council is not able to replace its existing assets in a timely manner then new assets should not be built unless essential. By building new assets Council is effectively building new liabilities as the assets usually don't generate revenue (e.g. roads), cannot be sold, and will need to be maintained and eventually replaced.

Appendix B - Statutory Statements

STATEMENT OF COMPREHENSIVE INCOME	Forecast 2021-2022	Budget 2022-2023	Variance
	\$,000	\$,000	\$,000
INCOME			
Rates	2,655	2,835	180
Statutory Charges	27	25	(2)
User Charges	106	95	(11)
Grants & Subsidies	2,008	3,622	1,614
Investment Income	10	4	(6)
Reimbursements	39	14	(25)
Other Revenues	12	12	(0)
Total Operating Income	4,857	6,607	1,750
EXPENDITURE			
Employee Costs	1,492	1,564	72
Materials, Contracts & Other Expenses	2,231	3,875	1,643
Depreciation	1,185	1,185	0
Total Operating Expenditure	4,907	6,624	1,717
OPERATING SURPLUS/(DEFICIT)	(50)	(17)	33
Amounts specifically for new or upgraded Assets	961	0	(961)
NET SURPLUS / (DEFICIT) transferred to Equity Statement	911	(17)	(928)

Appendix B - Statutory Statements (continued)

BALANCE SHEET	Forecast 2021-2022	Budget 2022-2023
	\$,000	\$,000
ASSETS		
CURRENT ASSETS		
Cash & Cash Equivalents	215	231
Trade & Other Receivables	360	360
Inventories	1	1
Total Current Assets	576	592
NON-CURRENT ASSETS		
Infrastructure, Property, Plant & Equipment	42,591	42,558
Total Non-Current Assets	42,591	42,558
TOTAL ASSETS	43,167	43,150
LIABILITIES		
CURRENT LIABILITIES		
Trade & Other Payables	242	242
Provisions	171	171
Total Current Liabilities	414	414
NON-CURRENT LIABILITIES		
Provisions	30	30
Total Non-Current Liabilities	30	30
TOTAL LIABILITIES	444	444
NET ASSETS	42,723	42,706
EQUITY		
Accumulated Surplus	11,054	11,038
Asset Revaluation Reserve	31,275	31,275
Other Reserves	394	394
TOTAL EQUITY	42,723	42,706

Appendix B - Statutory Statements (continued)

STATEMENT OF CASH FLOWS	Forecast 2021-2022 \$,000	Budget 2022-2023 \$,000
CASH FLOWS FROM OPERATING ACTIVITIES		
Receipts		
Operating Receipts	4,848	6,603
Investment Receipts	10	4
Payments		
Operating Payments to Suppliers & Employees	3,722	5,439
Net Cash provided by (or used in) Operating Activities	1,135	1,168
CASH FLOWS FROM INVESTING ACTIVITIES		
Receipts		
Grants Specifically for new or upgraded assets	961	0
Sale of replaced Assets	32	35
Payments		
Expenditure on renewal/replaced assets	1,900	1,013
Expenditure on new/upgraded assets	1,267	174
Net cash provided by (used in) Investing Activities	(2,174)	(1,152)
Net Increase / Decrease in Cash	(1,039)	16
Cash and Cash Equivalents at start of reporting period	1,254	215
Cash & Cash Equivalents at the end of the reporting period	215	231

Appendix B - Statutory Statements (continued)

STATEMENT OF EQUITY	Forecast 2021-2022	Budget 2022-2023
	\$,000	\$,000
ACCUMULATED SURPLUS		
Balance at end of previous reporting period	10,143	11,054
Net Result for Year	911	(17)
Balance at end of period	11,054	11,038
ASSET REVALUATION RESERVE		
Balance at end of previous reporting period	31,275	31,275
Balance at end of period	31,275	31,275
OTHER RESERVES		
Balance at end of previous reporting period	394	394
Balance at end of period	394	394
TOTAL EQUITY AT END OF REPORTING PERIOD	42,723	42,706

Appendix C – Council Services

Following is a detailed explanation of the services provided by the Council to the community. The cash flows generated by the provision of these services are summarised in the budget for the financial year ending 30 June 2023. The services are broken up into the 5 organisational units of the Council, being corporate services, community services, infrastructure services, environmental services and executive services.

CORPORATE SERVICES

Governance

There are 2 categories of governance, being organisational and elected member. Expenses incurred in this service include executive salaries, elected members' expenses and allowance, member training, memberships, travel, conferences, public liability, insurance, administration and officer support to Council.

Administration

Administration services cover the following activities:

- Financial Services – provision of accounting services, record keeping, bill paying, payroll, insurance, financial reporting and management
- Human Resources – compliance with occupational Work Health and Safety (WHS) policies and legislation, recruitment, rehabilitation and performance management
- Information Technology – operation of the Council's information technology systems, purchase and/or lease of computer hardware
- Communication – telephone and internet services
- Rates Administration – administration and collection of rates and associated record keeping
- Records Management – maintenance of records management system
- Customer Service – customer support at the Council office plus a range of community administration services.

Financing and Investing

Covers cash inflows and outflows associated with the Council's financing and investing activities.

COMMUNITY SERVICES

Aged Services

This service covers the following activity:

- Support of community health service
- Aged accommodation strategy to be supported

Youth Services

This service covers the following activities:

- Skate Park at Elliston
- Pump Track at Elliston

Cultural and Arts

This service covers the following activities:

- Event support
- Civic functions
- Support community arts initiatives

COMMUNITY SERVICES (continued)

Library Services

Council will work with DECS to ensure the library service at Lock will continue to meet the needs of the population.

The services provided by libraries include:

- One Card Network
- Books and magazines
- Free internet
- Room hire

INFRASTRUCTURE SERVICES

Community Waste Water Management System (CWMS)

This service covers maintenance and construction of the effluent scheme at Lock. Activities include, repairing and replacing lines as required. Ongoing inspections of system connections are also conducted to ensure all connections have been installed and operating correctly.

Council is investigating a scope of works for the future installation of a CWMS in the township of Elliston, at the appropriate time and providing that significant grant funding is made available.

Waste Management and Recycling

Collection of waste, kerbside recycling, operation of waste disposal facility, general litter collection and drum musters. The solid waste levy payable to the Environment Protection Agency is also charged to this area.

Water Supply

Supply and maintenance of infrastructure for potable water to the township of Port Kenny.

Roads and Footpaths

This service covers the following activities:

- Road and footpath construction – annual works program and developer contributed works
- Street cleaning and lighting
- Car parking and public conveniences
- Works depots
- Cycle and walking paths
- Road maintenance - fixing pot holes, reinstating trenches across roads, small patches of resealing and repairing and straightening rough edges (kerbing, water tables and traffic signage are also charged to this activity)
- Ongoing upgrade and replacement of plant and equipment
- Road maintenance of rural unsealed roads – grading, tree trimming and spraying of weeds
- Footpath maintenance - laying and rolling of crusher fines along the footpath, general footpath rolling, potholing and minor re-sheeting
- Street sweeping in each of the towns
- The Elliston and Lock Aerodromes - inspected on a weekly basis including checking of runway light functionality as well as the windsock (maintenance also includes slashing of overgrowth and weed spraying)

INFRASTRUCTURE SERVICES (continued)

Foreshore Protection

This service covers the management of coastal environment and provision of facilities to enable sustainable use of coastal areas including the provision of boat ramps. Revegetation will be undertaken where required to ensure protection of the foreshores. Foreshore maintenance will continue along the length of Council's beach front maintaining and repairing the infrastructure as needed. Minor maintenance issues will be attended to such as cleaning up of camp grounds, fixing access points and beach front furniture.

Stormwater Drainage and Wetlands

This service covers the storm water management and recycling including management and collection of street runoff and the development of capital schemes to enable the reuse of storm water.

Private Works

This service covers the infrastructure work performed by Council on behalf of individuals or the government. This work is charged out at commercial rates.

ENVIRONMENTAL SERVICES

Legislative Compliance

This service covers dog and cat management, traffic control, fire control, health control, noise, litter and emergency services as required under various pieces of legislation.

Parks and Gardens

This service covers the provision and maintenance of parks and recreational facilities including parks and reserves as well as playgrounds.

Parks and gardens include the town squares, reserves and traffic islands. Maintenance includes the trimming of trees, cutting of lawns, repairs to sprinkler systems, repairs to playgrounds, repairs to seating and benches as well as general maintenance to the numerous structures built within these parks and reserves.

Planning

Planning includes the assessment of development applications under the *Planning, Development and Infrastructure Act 2016* to ensure compliance with the Planning and Design Code. It is a statutory requirement of Local Government to perform this function.

Cemeteries

Council operates cemeteries in each of the townships for the local and regional community. Expenditure includes the costs involved in locating, digging and backfilling of graves and general maintenance.

General Maintenance involves repairs to fencing and gates, the emptying of bins, gardening, watering and mowing as and where required.

Public Conveniences

The maintenance and cleaning of public conveniences is undertaken by Council on a regular basis. Council will continue to undertake maintenance and upgrades of these facilities as and when required.

Public conveniences are inspected with basic plumbing and other repairs and maintenance carried out as required.

Eyre Peninsula Landscape Board

Council collects a levy on behalf of the State Government and the Eyre Peninsula Landscape Board. Decisions relating to natural resource management are made by this Board independently from the Council.

EXECUTIVE SERVICES

Economic Development

Economic development activities include strategic land development divisions, Regional Development Australia membership, encouraging industrial development as well as representing the Elliston region's interests at other levels of government.

Tourism

Tourism activities include increasing visitation by tourists through the support of visitor information centre, marketing and promotion, special events, development of tourism assets including the foreshore, RV Friendly areas and campgrounds.

Appendix D – Discretionary Rebates

6.1.2022—Local Government Act 1999

Rates and charges—Chapter 10
Rates and charges on land—Part 1
Rebates of rates—Division 5

166—Discretionary rebates of rates

(1) A council may grant a rebate of rates or service charges in any of the following cases (not being cases that fall within a preceding provision of this Division):

- (a) where the rebate is desirable for the purpose of securing the proper development of the area (or a part of the area);
- (b) where the rebate is desirable for the purpose of assisting or supporting a business in its area;
- (c) where the rebate will conduce to the preservation of buildings or places of historic significance;
- (d) where the land is being used for educational purposes;
- (e) where the land is being used for agricultural, horticultural or floricultural exhibitions;
- (f) where the land is being used for a hospital or health centre;
- (g) where the land is being used to provide facilities or services for children or young persons;
- (h) where the land is being used to provide accommodation for the aged or disabled;
- (i) where the land is being used for a residential aged care facility that is approved for Commonwealth funding under the *Aged Care Act 1997* (Cwlth) or a day therapy centre;
- (j) where the land is being used by an organisation which, in the opinion of the council, provides a benefit or service to the local community;
- (k) where the rebate relates to common property or land vested in a community corporation under the *Community Titles Act 1996* over which the public has a free and unrestricted right of access and enjoyment;
- (l) where the rebate is considered by the council to be appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to—
 - (i) a redistribution of the rates burden within the community arising from a change to the basis or structure of the council's rates; or
 - (ii) a change to the basis on which land is valued for the purpose of rating, rapid changes in valuations, or anomalies in valuations;
- (m) where the rebate is considered by the council to be appropriate to provide relief in order to avoid what would otherwise constitute—

- (i) a liability to pay a rate or charge that is inconsistent with the liabilities that were anticipated by the council in its annual business plan; or
 - (ii) a liability that is unfair or unreasonable;
 - (n) where the rebate is to give effect to a review of a decision of the council under Chapter 13 Part 2;
 - (o) where the rebate is contemplated under another provision of this Act.
- (1a) A council must, in deciding whether to grant a rebate of rates or charges under subsection (1)(d), (e), (f), (g), (h), (i) or (j), take into account—
 - (a) the nature and extent of council services provided in respect of the land for which the rebate is sought in comparison to similar services provided elsewhere in its area; and
 - (b) the community need that is being met by activities carried out on the land for which the rebate is sought; and
 - (c) the extent to which activities carried out on the land for which the rebate is sought provides assistance or relief to disadvantaged persons,
 and may take into account other matters considered relevant by the council.
- (2) A rebate of rates or charges under subsection (1) may be granted on such conditions as the council thinks fit.
- (3) A rebate of rates or charges under subsection (1)(a), (b) or (k) may be granted for a period exceeding one year, but not exceeding 10 years.
- (3a) A rebate of rates or charges under subsection (1)(l) may be granted for a period exceeding one year, but not exceeding three years.
- (3b) A council should give reasonable consideration to the granting of rebates under this section and should not adopt a policy that excludes the consideration of applications for rebates on their merits.
- (4) A council may grant a rebate under this section that is up to (and including) 100 per cent of the relevant rates or service charge.