

# ANNUAL BUSINESS PLAN SUMMARY 2019-20



## FROM THE CEO

City of Unley provides a vast range of programs and services for our community, which are outlined in the 2019-20 Annual Business Plan.

The Plan details the funds allocated to programs and services and demonstrates Council's ability to approach future challenges and opportunities through sensible financial management.

We conduct regular reviews of our programs and services to understand their value to the community, and the costs and means of delivery. The 2019-20 Annual Business Plan reflects this commitment and our endeavours to strike a balance between community expectations and cost of living pressures.

Council considered many factors when setting rates and determining programs and services to be funded. These included the Local Government Price Index increases on goods and services, asset management and maintenance costs, the Natural Resource Management Levy (on behalf of the State Government), and the Office of the Valuer General Revaluation Initiative—a state-wide project to improve the accuracy of General Valuation.

This year's budget planning has been affected by the State Government's increase to the Solid Waste Levy that was higher than expected. The levy has added costs of approximately \$115k to Council. Though challenging due

to timing, this has been addressed with part of the levy to be collected via general rates and the remainder to be sourced through further budget considerations.

Council understands costs of living pressures affect our ratepayers, we will continue to identify and deliver efficiencies that realise significant cost savings, such as the installation of LED Street Lighting to reduce power costs.

Key projects will deliver great outcomes for our community. All eyes are on the significant streetscape upgrade to King William Road, upgrades to Goodwood Oval Grandstand will progress, while Council's Active Ageing Strategy will continue to be implemented through cutting-edge programs and services.

Urban amenities will be enhanced through the accelerated tree planting program, second generation street tree implementation and greening verges, which will also create healthier communities.

With these key projects and other initiatives ready to be rolled out over the next 12 months, I trust you share my excitement for the bright future of our City.

**Peter Tsokas**  
Chief Executive Officer

Our Vision  
"Our City is recognised for its enviable lifestyle, environment, business strength and civic leadership."

**The City of Unley's Annual Business Plan and Budget 2019-20 outlines the services, programs, and activities we plan to provide over the next 12 months.**

The objectives and key initiatives outlined in the plan are guided by our vision and goals set out in our Community Plan 2033 and Long Term Financial Plan. **A full version of the Plan is available on the Council website.**

## CORE SERVICES



**\$493k**  
Upgrading our reserves/parks



**\$154k**  
Road resurfacing



**\$186k**  
Drains and stormwater

## ADDITIONAL SERVICES

In addition to Council's responsibilities under the *Local Government Act 1999*, Council provides a wide range of services and programs in response to community needs. These include:

- Aged and Social Care
- Economic Development
- Animal Management
- Urban Policy and Planning
- Library Services
- Community Development
- Sustainable Landscapes
- Parking Control
- Community Centres
- Museum
- Sport and Recreation and
- Youth Development.

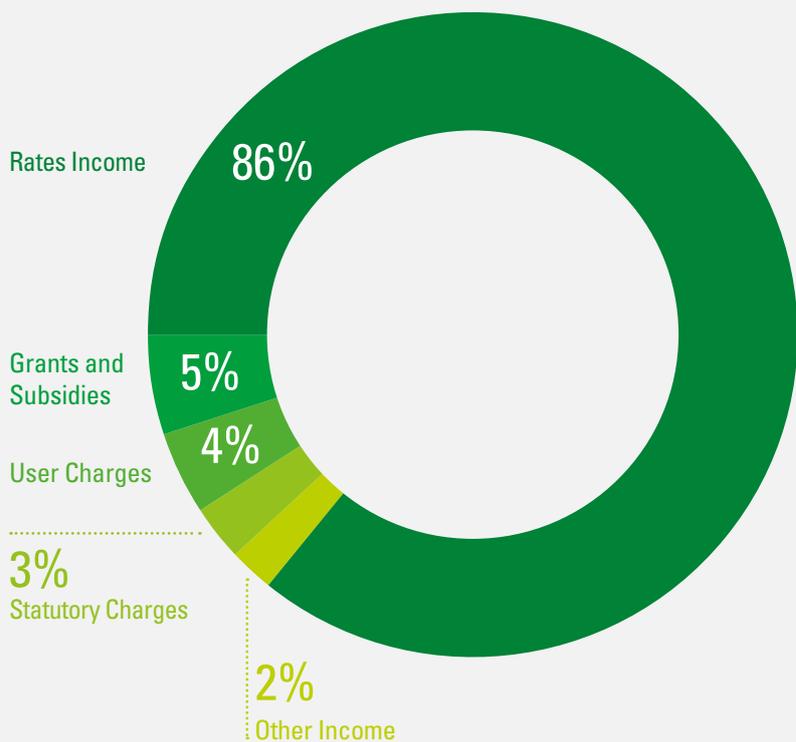


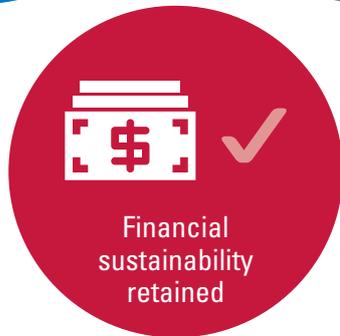
## RATE SCHEDULE

Rates are Council's main source of income required to deliver services and maintain the infrastructure required by our community.

|   | LAST YEAR 2018-19 | THIS YEAR 2019-20 |
|---|-------------------|-------------------|
| Minimum rate  | \$805             | \$850             |
| Residential rate in \$  | 0.002459          | 0.002411          |
| Commercial office/other rate in \$  | 0.005968          | 0.005705          |
| Commercial shop / industry / primary production / vacant / other rate in \$ | 0.004959          | 0.004820          |

## INCOME SOURCES OF REVENUE





## KEY INITIATIVES

Investing in our community

### Accelerated Tree Planting Program



**\$160k**

### Brown Hill Keswick Creek Stormwater Project Contribution



**\$1.1m**

### King William Road Streetscape



**\$12.55m**

### Goodwood Oval Grandstand



**\$950k**

### Unley Oval Grandstand – Stage 2



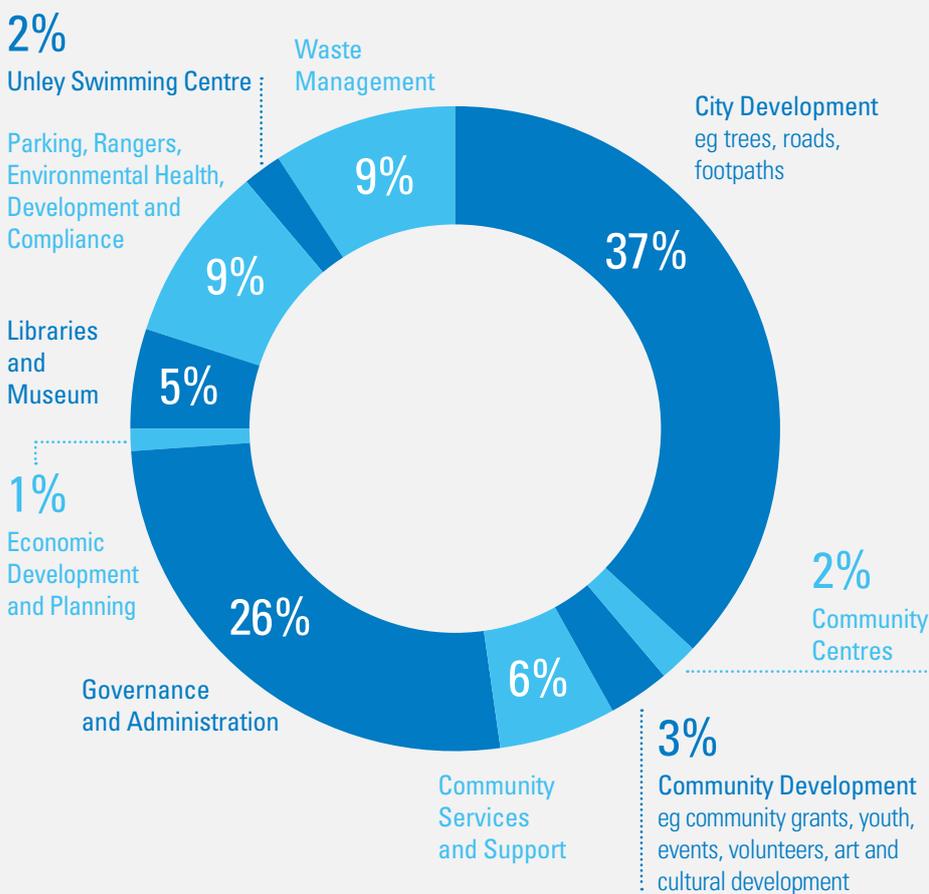
**\$1.2m**

### Community Events



**\$110k**

## EXPENDITURE HOW REVENUE IS SPENT



## HOW THE PLAN AND BUDGET IS DEVELOPED

The Annual Business Plan and Budget is set and endorsed by Council.

Each year, prior to development, City of Unley staff review services to:

- predict the community's demand in the upcoming financial year;
- determine the most cost effective and efficient method of delivery; and
- establish any additional services that may be required to meet the goals outlined in the Community Plan 2033.

A number of workshops with Elected Members were held during the budget process. Information showing the cost of services and projects was presented for consideration and discussion.

Residents were encouraged to participate in developing the Annual Business Plan by providing feedback on the draft online, at public meetings or by written submission.

## FINANCIAL SUSTAINABILITY

On 24 June and 8 July 2019, Council adopted the Budget for the 2019-20 financial year.

This year's budget has allocated \$45.5 million to continuing the existing level of services with an additional \$1 million for new operating initiatives. The budget also includes \$21.6 million for replacement and new infrastructure.

To fund the Council's expenditure requirements, income has been budgeted at \$49.4 million.

The following key financial indicators demonstrate the City of Unley's financial sustainability:

- all operating expenses are fully funded;
- net financial liabilities (in broad terms borrowings) as a percentage of operating income is within a manageable range; and
- capital expenditure for replacement and upgrade of assets is greater than targeted.

## HOW RATES ARE DETERMINED

In setting the rates for the financial year, Council considers the current economic climate, specific issues faced by the community, the impact of rates on the community and its Community Plan, which determines:

- what services will be provided;
- what works will be undertaken; and
- how community assets will be managed.

The cost of providing services, undertaking works, projects and managing community assets is then determined and the

amount of income that is to be received from grants and subsidies is estimated.

The amount of income from grants and subsidies is subtracted from the estimated expenditure.

The remaining balance is the amount that will need to be collected through rates.

For the majority, individual property rates are calculated by multiplying the property's capital valuation (as determined by the South Australian Valuer-General), by a rate in the dollar.

Council considers that rates based on the capital value of the property provide the fairest method of distributing the rate burden across all ratepayers.

At the City of Unley, we have a minimum rate, which ensures all ratepayers contribute towards the provision of basic services at a reasonable level. In 2019-20, the minimum will increase from \$805 to \$850 per annum.

## IMPACT ON RATEPAYERS

General rates will increase by an average of 2.25%. For a residential property of average value, this equates to an increase in general rates of approximately \$50 for the 2019-20 year. Rate increases may vary from the average where there has been new development, capital improvements or other significant change to the value of the property.

## NATURAL RESOURCE MANAGEMENT LEVY

The Natural Resources Management Levy is a State tax, which Council is obliged, by virtue of the *Natural Resources Management Act 2004*, to impose and collect. The proceeds are paid to the Adelaide and Mount Lofty Ranges Natural Resources Management Board (NRMB).

The Council will collect \$1.39 million in the 2019-20 financial year.

For specific information about how this levy is used please contact the Adelaide and Mount Lofty Ranges NRMB by phoning 8273 9100 or viewing the NRMB website at [naturalresources.sa.gov.au](http://naturalresources.sa.gov.au)

## SEPARATE RATE

A separate rate is levied against certain commercial properties along Unley, King William, Goodwood and Fullarton Roads.

The Council has determined to raise a separate rate, for the purposes of promotion of the business and traders located along major shopping strips.

Council has capped the amount that any main street precinct separate ratepayer pays at \$2,000.

### FURTHER INFORMATION

City of Unley  
Ph 8372 5111  
[pobox1@unley.sa.gov.au](mailto:pobox1@unley.sa.gov.au)  
[unley.sa.gov.au](http://unley.sa.gov.au)

Valuer-General  
Valuation queries and  
objections process  
Ph 1300 653 346

Adelaide and  
Mount Lofty  
Ranges NRMB  
Ph 8273 9100

