

Special Council Meeting Minutes

10 July 2023

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

City of Norwood Payneham & St Peters
175 The Parade, Norwood SA 5067

Telephone 8366 4555
Facsimile 8332 6338
Email townhall@npsp.sa.gov.au
Website www.npsp.sa.gov.au



City of
Norwood
Payneham
& St Peters

Page No.

1.	CONFIRMATION OF THE MINUTES OF THE COUNCIL MEETING HELD ON 3 JULY 2023	1
2.	STAFF REPORTS.....	1
2.1	LOCAL GOVERNMENT ASSOCIATION (LGA) 2023 ANNUAL GENERAL MEETING – ITEMS OF BUSINESS.....	2
2.2	ADOPTION OF THE 2023-2024 ANNUAL BUSINESS PLAN AND BUDGET AND DECLARATION OF RATES FOR 2023-2024	4
3.	CONFIDENTIAL REPORTS.....	19
4.	CLOSURE	19

VENUE Council Chambers, Norwood Town Hall

HOUR 7.00pm

PRESENT

Council Members Mayor Robert Bria
Cr Kester Moorhouse
Cr Claire Clutterham
Cr Garry Knoblauch
Cr Hugh Holfeld
Cr Kevin Duke
Cr Connie Granozio
Cr Victoria McFarlane
Cr Scott Sims
Cr Grant Piggott
Cr Sue Whittington
Cr John Callisto

Staff Mario Barone (Chief Executive Officer)
Carlos Buzzetti (General Manager, Urban Planning & Environment)
Lisa Mara (General Manager, Governance & Civic Affairs)
Natalia Axenova (Chief Finance Officer)
Teri Hopkins (Manager, Governance & Legal)
Simonne Whitlock (Manager, Communications & Community Relations)
Marina Fischetti (Executive Assistant, Governance & Civic Affairs)

APOLOGIES Cr Christel Mex, Cr Josh Robinson

ABSENT Nil

1. CONFIRMATION OF THE MINUTES OF THE COUNCIL MEETING HELD ON 3 JULY 2023

Cr Whittington moved that the minutes of the Council meeting held on 3 July 2023 be taken as read and confirmed. Seconded by Cr Knoblauch and carried unanimously.

2. STAFF REPORTS

2.1 LOCAL GOVERNMENT ASSOCIATION (LGA) 2023 ANNUAL GENERAL MEETING – ITEMS OF BUSINESS

REPORT AUTHOR: General Manager, Governance & Civic Affairs
GENERAL MANAGER: Chief Executive Officer
CONTACT NUMBER: 8366 4549
FILE REFERENCE: qA2219
ATTACHMENTS: A

PURPOSE OF REPORT

The purpose of the report is to advise the Council of the Local Government Association of South Australia's (LGA) 2023 Annual General Meeting and the invitation from the LGA to submit *Items of Business* for consideration at the Ordinary General Meeting.

BACKGROUND

The Local Government Association (LGA) 2022 Annual General Meeting, will be held on Thursday, 26 October 2023.

The purpose of the AGM is to consider items of strategic importance to Local Government and the LGA, as recommended by the Board of Directors, the South Australian Region Organisation of Councils (SAROC) or the Greater Adelaide Region of Councils (GAROC).

Items of Business must be submitted to either the LGA Board of Directors, or in the case of this Council, GAROC, for consideration prior to being referred to the AGM for consideration. It is however at the discretion of the Council to determine if the Notice of Motion is to be submitted to either the Board of Directors or GAROC.

The role of the Board of Directors is to oversee the corporate governance of the LGA and provide strategic direction and leadership.

The role of GAROC is regional advocacy, policy initiation and review, leadership, engagement and capacity building in the region(s).

Whilst not strictly specified, the logical approach is to refer the *Item of Business* to the relevant body in accordance with its role.

Pursuant to the LGA Constitution, Councils are invited to submit Items of Business for consideration at the Annual General Meeting. Items of Business must be received by the by Friday 4 August 2023, if they are to be considered at the 2023 Annual General Meeting.

RELEVANT POLICIES & STRATEGIC DIRECTIONS

Not Applicable.

DISCUSSION

A requirement of the LGA in respect to Items of Business, is that Items of Business submitted by Councils, should highlight a relevant reference to the LGA Strategic Plan.

A copy of the LGA 2021-2025 Strategic Plan is contained within **Attachment A**.

A memorandum dated 19 June 2023, was forwarded to Elected Members, inviting Members wishing to submit an Item of Business for consideration at the LGA Ordinary General Meeting, to contact the Council's General Manager, Governance & Civic Affairs, prior to this Council meeting, for advice and assistance in the formulation of an appropriate Notice of Motion.

At the time of writing this report, the General Manager, Governance & Civic Affairs has not been contacted by any Elected Member wishing to submit an Item of Business.

RECOMMENDATION

That the report be received and noted.

Cr Moorhouse moved:

That the report be received and noted.

Seconded by Cr Knoblauch and carried unanimously.

2.2 ADOPTION OF THE 2023-2024 ANNUAL BUSINESS PLAN AND BUDGET AND DECLARATION OF RATES FOR 2023-2024

REPORT AUTHOR: Chief Finance Officer
GENERAL MANAGER: General Manager, Governance & Civic Affairs
CONTACT NUMBER: 8366 4585
FILE REFERENCE: qA83739/A425583
ATTACHMENTS: A - D

PURPOSE OF REPORT

The purpose of this report is to present to the Council, the Draft 2023-2024 Annual Business Plan, Annual Budget and Rates Policy for consideration and adoption.

BACKGROUND

Pursuant to Chapters 8,9,10 of the *Local Government Act 1999* (the Act), the Council is required to adopt both the Annual Business Plan and Annual Budget, after 31 May but before 15 August each year.

Part 2 of the Act, “*Annual Business Plans and Budgets*”, requires the Council to consider its budget in conjunction with the Council’s Annual Business Plan and adopt it following the adoption of the Annual Business Plan.

The Draft 2023-2024 Annual Business Plan and Budget have been considered by the Council at meetings held on 8 May 2023 and 3 July 2023.

Public submissions have also been sought in respect to the Draft 2023-2024 Annual Business Plan, and nine (9) written submissions have been received and have been considered by the Council at its meeting held on 3 July 2023. Following the Council’s consideration of the submissions, the Council resolved not to amend the Draft 2023-2024 Annual Business Plan and Budget.

This report presents the Draft 2023-2024 Annual Business Plan and Budget, based on rates modelling undertaken for the week ended 30 June 2023.

A copy of the Draft 2023-2024 Annual Business Plan and Budget is contained within **Attachment A**.

RELEVANT STRATEGIC DIRECTIONS & POLICIES

The Council’s Long Term Strategic directions are outlined in the Council’s Strategic Management Plan, *City Plan 2030 – Shaping our Future*. The Draft 2023-2024 Annual Business Plan (Draft Plan) and supporting Draft 2023-2024 Budget (Draft Budget), sets out the proposed services and programs and initiatives for the 2023-2024 Financial Year and explains how the Council intends to finance its continuing services, programs and initiatives which are to be undertaken during the year.

The Council’s Long Term Financial Plan (LTFP), is a key document in the Council’s Planning Framework. It is the primary financial management tool which links the Council’s Strategic Plan, *City Plan 2030 – Shaping our Future*, Whole-of-Life Assets Management Plans and the Annual Business Plan and Budget.

The adoption of the Draft 2023-2024 Annual Business Plan and Budget will contribute to the Council achieving its goals and objectives as set out in the suite of Strategic Planning documents set out above.

FINANCIAL AND BUDGET IMPLICATIONS

The Draft Budget has been prepared in line within the Council’s Budget Guidelines that were endorsed by the Council on 16 January 2023 and incorporates the “*in principle*” decisions which have been made by the Council at its meetings held on 11 April 2023, 8 May 2023 and 3 July 2023.

The Draft Budget, as presented for consideration in this report, is based on a Rate Revenue increase of 8.5%.

The Draft Budget has been updated to reflect the Council's capital contributions to the Highbury Landfill Authority (\$200,000) and ERA Water (\$800,000). In respect to the capital contributions, this Council's decision was contingent on the City of Burnside's final decision in respect to its contribution. To this end, staff have been advised that the City of Burnside has resolved to contribute its capital contribution of \$800,000.

In addition, the Council was advised on 23 June 2023, of a 4.7% increase to the Landfill Levy fees. The Draft Budget has been updated to reflect the increase to the Landfill Levy fees.

To date, the Draft Budget has been prepared in the absence of the 2023-2024 State Budget, which was released on 15 June 2023.

A number of components of the Council's Draft Budget are impacted upon by decisions which are made by the State Government and therefore a number of assumptions have been made with respect to those components which are influenced by the decisions of the State Government.

Following consideration of the 2023-2024 State Budget, the assumptions and other decisions upon which the Draft Budget is based have not been materially impacted by the State Budget.

EXTERNAL ECONOMIC IMPLICATIONS

Nil

SOCIAL ISSUES

The *Local Government Act 1999*, provides a number of measures which the Council can provide rate relief to eligible ratepayers. Relief options includes, automatic rate capping, postponements of rates, remissions and payment plans.

CULTURAL ISSUES

Nil

ENVIRONMENTAL ISSUES

Nil

RESOURCE ISSUES

Nil

RISK MANAGEMENT

The 2023-2024 Annual Business Plan and Budget have been prepared in accordance with all relevant legislative requirements.

CONSULTATION

- *Elected Members*
Elected Members have been involved throughout the preparation of the Draft 2023-2024 Annual Business Plan and Budget process and have considered the various components of the Draft 2023-2024 Annual Business Plan and Budget at meetings held on 11 April 2023, 8 May 2023 and 3 July 2023 and made "*in principle*" decisions as appropriate to arrive at a Draft Annual Business Plan and Budget.
- **Audit & Risk Committee**
The Audit Committee considered the 2023-2024 Draft Budget at its Special meeting held on 17 April 2023. Mayor Bria, Councillor Clutterham and Councillor Piggott are members of the Audit & Risk Committee.
- **Community**
In line with the requirements of the Act, public submissions on the Draft 2023-2024 Annual Business Plan were sought. Nine (9) written submissions were received and considered by Council at its meeting held on 3 July 2023.

- **Staff**

The review of Operating Expenditure and Special Projects and the Draft Annual Business Plan process, has been completed with the involvement of the Chief Executive Officer, General Managers and the various Responsible Officers.

- **Other Agencies**

Not Applicable.

DISCUSSION

As detailed in Table 1 below, based on 8.5% increase in Rate Revenue, the Draft Operating Surplus is \$1,387,000. The Draft Budget will deliver a Cash Deficit of \$1,6076,365, after principal loan repayments of \$988,781. The closing cash balance at the 30 June 2024 is projected to be \$2.045 million.

TABLE 1: 2023-2024 PROPOSED BUDGETED STATEMENT OF COMPREHENSIVE INCOME

	Recurrent Operating	Operating Projects	Capital	Proposed
	2023-2024	2023-2024	2023-2024	2023-2024
	\$	\$	\$	\$
INCOME				
Rates	43,421,430	-	-	43,421,430
Statutory charges	1,900,000	200,000	-	2,100,000
User charges	3,836,788	-	-	3,836,788
Grants, subsidies and contributions	2,612,226	42,446	-	2,654,672
Investment income	120,000	-	-	120,000
Other income	491,110	-	-	491,110
Net Gain- Joint Ventures & Associates	-	-	-	-
Total Income	52,381,554	242,446	-	52,624,000
EXPENSES				
Employee costs	17,418,099	370,682	-	17,788,781
Materials, contracts & other expenses	19,360,220	1,170,500	-	20,530,720
Finance costs	165,000	-	290,901	455,901
Depreciation, amortisation & impairment	12,461,601	-	-	12,461,601
Net Loss- Joint Ventures & Associates	-	-	-	-
Total Expenses	49,404,920	1,541,182	290,901	51,237,003
OPERATING SURPLUS / (DEFICIT)	2,976,634	-1,298,736	-290,901	1,386,997
Net gain (loss) on disposal or revaluation of assets	-	-	25,000	25,000
Amounts specifically for new or upgraded assets	-	-	9,310,301	9,310,301
NET SURPLUS (DEFICIT)	2,976,634	-1,298,736	9,044,400	10,722,298

The Budget Papers, which are set out in the prescribed format, are contained in **Attachment B**.

Budgeted Capital Projects Including Capital Works

At the Special Council Meeting held on 11 April 2023, the Council endorsed “*in principle*” the Draft Capital Works Program with a combined value of \$43.7 million inclusive of the expenditure required to finalise the 2022- 2023 Capital Projects which are not anticipated to be completed by 30 June 2023 and staff costs of \$1.28 million which are capitalised and included in the final cost of the asset. The Draft Capital Budget expenditure is offset by Capital Funding which incorporates Grant and Other Revenues to the value of \$9.352 million, which will result in a net cost to the Council of \$34.384 million which will be funded via cash borrowings, depreciation (via Rate Revenue) or cash reserves.

The funding allocation includes \$21.827 million for the Council’s *Whole-of-Life Capital Works Program* as detailed in Table 2 below.

TABLE 2: WHOLE-OF-LIFE CAPITAL WORKS PROGRAM

	Expenditure \$'000
Road Resealing	4,964
Footpath Reconstruction	1,181
Kerbing Reconstruction	1,552
Stormwater Drainage Program	14,130
TOTAL Whole-of Life	21,827

It should be noted that the Whole-of-Life Capital Works Program expenditure is offset by \$9.310 million of grant funding, with \$2,239,081 as the third instalment for the delivery of the Trinity Valley Stormwater Drainage Project.

In addition to the current years proposed Capital Projects, the Draft 2023-2024 Budget includes a funding allocation for Capital Projects which were adopted as part of the 2022-2023 Annual Business Plan and Budget and which are not anticipated to be completed by 30 June 2023. The actual value of projects yet to be completed will not be determined until after 30 June 2023. Some of the major projects to be carried forward to the 2023-2024 Financial year are as follows:

- George Street Upgrade;
- Burchell Reserve Upgrade;
- The Parade Master Plan;
- The Payneham Memorial Swimming Centre Redevelopment; and
- River Torrens Linear Park Upgrade – Stage 2.

On a full accrual basis, the Capital Expenditure will not affect the operating result before Capital Revenues, except through future years' depreciation and financing costs on any associated loan borrowings. Grant income which is received and relates to Capital Projects will, however, be included as Capital Income within the Budgeted Income Statement after the Operating Surplus/(Deficit) as required by the Model Financial Statements prescribed by the *Local Government Act 1999*.

Borrowings

Proposed capital expenditure of \$43.7 million (inclusive of 2022-2023 carry forward projects) is proposed to be funded as follows:

- | | |
|--|------------------|
| • Use of depreciation recovered through rate revenue | \$12.462 million |
| • Roads-to-Recovery Grant Funding | \$0.042 million |
| • Grant Funding | \$9.31 million |
| • Long Term Borrowings | \$22.123 million |

In determining the timing and the level of borrowings required to fund the capital program, consideration has been given to the cash flow requirements and to intergenerational equity between current and future users (that is, an asset is funded from loan borrowings which is paid off over the life of the asset rather than raising rate revenue from current rate payers to pay for the asset). Whilst these considerations have formed part of the budget model, they will be reviewed and reconsidered before the decision to take out any borrowings. Given the nature of the major projects, which in some cases will be delivered over a number of financial years, to minimise the interest costs and debt servicing needs, it is recommended that the Council utilise the Cash Advance Facilities in place to fund the cashflow required during the construction phases as opposed to the utilisation of the standard fixed period debenture loans.

As detailed in the Budgeted Cash Flow Statement (**Attachment B**), the closing cash balance is projected to be \$2.045 million at the end of the financial year, after the loan principal repayments of \$988,781.

Fees and Charges

At the Council Meeting held on 7 March 2022, the Council endorsed “in-principle” the Fees and Charges to be applied for 2023-2024, subject to the following amendments:

1. *the meeting hire fees for the Norwood Concert Hall for community organisations not be increased;*
2. *the Parks and Reserves hire fees for not-for-profit/community group gatherings not be increased; and*
3. *the Swimming Centre fees not be increased.*

The 2023-2024 Schedule of Fees and Charges has been amended in accordance with the Council’s decision.

A copy of the 2023-2024 Schedule of Fees and Charges is contained within **Attachment C**.

Rates Modelling

The rate modelling information which formed part of the Draft 2023-2024 Annual Business Plan and Budget which was subject to public consultation was based on valuations at 16 April 2023. Valuations at 30 June 2023, are now available and these valuations have been used as part of the final rate modelling which has been undertaken. The Rating Strategy, as detailed in Table 3, is based on a Rate Revenue increase of 8.5%.

TABLE 3: RATING STRATEGY

	2023-2024
Proposed Rate Revenue Increase	8.50%
	\$'000
Gross General Rate Revenue	\$42,938
Net Increase on Previous Year	\$3,369
Residential Rate	
Rate Payable per Average Residential Property	\$1,891
Average Rate Difference	\$89
Increase from previous year	4.0%
Rate-in-the-Dollar	0.0018285
Increase/(Decrease) from previous year	-5.21%
Commercial Rate	
Rate payable per Average Commercial Property	\$3,164
Average Rate Difference	\$612
Increase/(Decrease) from previous year	18.2%
Rate-in-the-Dollar	0.0021942
Increase/(Decrease) from previous year	-5.22%
Minimum Rate	\$1,228
Percentage of Assessment on Minimum Rate	8.5%

For the 2023-2024 financial year, the “average residential property” is valued at \$961,000, compared to the 2022-2023 “average residential property” value of \$868,000. For the 2023-2024 financial year, the capital value of the “average residential property” has increased by 10.7%.

As Elected Members will recall, at its meeting held on 8 May 2023, the valuations as at 16 June 2023 included growth at 0.5% and the increase on the average rate payable for commercial properties was 21.8%, based on an increase in the rate revenue of 8.5%.

As set out in Table 3, based on the valuations as at 30 June 2023, the increase on the average rate payable for commercial properties is now 18.2%.

This is largely attributed to an increase in growth from 0.5% to 0.99%.

Table 4 provides details of the impact of rates modelling on the rates payable across the residential ratepayers.

TABLE 4: RATES PAYABLE FOR RESIDENTIAL LAND USE

Change in Rates Payable	Residential Properties	
	Number	%
Reduction	2,793	16%
Increase greater than 0% and less than 5%	5,059	29%
Increase greater than 5% and less than 8%	2,755	16%
Increase greater than 8% and less than 10%	5,585	32%
10% increase or greater (<i>eligible for Rate Capping</i>)	945	5%
Increase greater than 10% (<i>ineligible for Rate Capping</i>)	571	3%
Total	17,708	100%
Value of Rates Payable		
\$0 to \$1,500*	8,502	48%
\$1,500 to \$2,000	3,606	20%
\$2,000 to \$2,500	2,464	14%
\$2,500 to \$3,000	1,340	8%
over \$3,000	1,796	10%
Total	17,708	100%

- Includes 6039 properties on minimum rate of \$1,228

REGIONAL LANDSCAPES LEVY (formally known as the NRM Levy)

In 2023-2024, the Council will be required to collect \$1.523 million on behalf of *Green Adelaide* for the payment of the State Government Regional Landscape Levy. In this respect, Local Government acts as the revenue collector for the Green Adelaide Board (the Board) and the eight (8) Regional Landscape Boards and as such, the Council does not retain this revenue.

Draft 2023-2024 Rating Policy

As part of its Annual Business Plan, the Council is required to adopt a Rating Policy, which formally documents the Council's Rating Strategy. The Draft 2023-2024 Rating Policy (based on a rate revenue increase of 8.5%), which has been updated to include the proposed rate-in-the-dollar is contained in **Attachment D**.

For 2023-2024, the Capital Value has increased (as advised by the Valuer-General) across the City of Norwood Payneham & St Peters by 13.9%.

Table 5 details the Capital Value movements by land use for all property classes within the City of Norwood Payneham & St Peters.

TABLE 5: VALUATION INCREASE FROM 2022-2023 BY LAND USE

Land Use	2023-24 \$'000	2022-2023 \$'000	Valuation Increase	% Increase
Residential	17,018,205	15,331,060	1,687,145	11.0%
Commercial	3,101,791	2,432,275	669,516	27.5%
Industrial	162,131	136,958	25,173	18.4%
Vacant Land	228,250	180,682	47,568	26.3%
Other	449,896	384,520	65,376	17.0%
Primary Production	962	722	240.002	33.2%
Total Rateable	20,961,236	18,466,217	2,495,019	13.5%
Non-Rateable	440,772	361,034	79,738	22.1%
Total	21,402,007	18,827,251	2,574,756	13.7%

Pursuant to Regulation 6(ec) of the *Local Government (Financial Management Regulations) 2011*, the Council is now required to express the increase in rate revenue for each land use, as the average change in the expected rates for the financial year (expressed as a whole number of dollars) for each land use category declared, compared to the expected rates for each category for the previous financial year. This is expressed as the Average Rate and is calculated by dividing the rate revenue by the number of assessments.

Table 6 below details the Average Rate (based on the Rate Revenue increase of 8.5%) and the change for each land use category compared to the 2022-2023 financial year.

TABLE 6: AVERAGE RATE BY LAND USE (as per *Local Government (Financial Management) Regulations 2011*)

Land Use	Average Rate	Increase	% Change
Residential	1,891	89	4.9%
Commercial	3,164	612	24.0%
Industrial	2,636	489	22.8%
Vacant Land	1,942	969	99.5%
Other	4,135	582	16.4%
Primary Production	2,111	440	26.4%
Total Rateable	2,045	163	8.6%

OPTIONS

The Council has a number of options in respect to the Draft 2023-2024 Budget. For the purposes of simplicity, the following options are put forward for the Council's consideration:

- Adopt the Draft 2023-2024 Annual Business Plan and Budget, which plans to deliver an Operating Surplus of \$1.387 million and an overall Net Surplus (including Capital Income) of \$10.722 million, as contained in **Attachment A**, which:
 - is in line with the components which have been adopted "in principle" by the Council at its Meetings held on 11 April 2023, 8 May 2023 and 3 July 2023;
 - incorporates the adjustments approved "in principle" at those meetings; and
 - is based on a rate revenue increase of 8.5%.

2. Amend the Draft 2023-2024 Annual Business Plan and Budget by either:

- increasing or decreasing rate revenue; and/or
- amending the Capital works or Operating Projects expenditure; and/or
- amending the Recurrent Income and Expenditure Budget.

The Council is required to adopt a budget which it believes is fair and reasonable, while also positioning the Council to achieve and maintain on-going financial sustainability. For the purposes of the recommendation, Option 1 has been proposed, as this option maintains existing, services, programs and activities and best positions the Council to ensure that it can continue to deliver on its financial goal now and into the future and is consistent with the decisions made to date by the Council.

CONCLUSION

Through the adoption of the *Long-term Financial Plan*, the Council has a clear strategy of achieving financial sustainability. Financial sustainability means having a financial position capable of meeting long term service and infrastructure levels and standards, which are acceptable to the community plus having the financial capacity to meet its financial obligations from cash generated from operations or cash reserves.

The Draft 2023-2024 Annual Business Plan and Budget, as contained in **Attachment A**, aims to ensure that the Council's emerging and continuing priorities are appropriately funded and in turn the Council continues to achieve and maintain financial sustainability.

COMMENTS

Nil

RECOMMENDATION

That in exercise of the powers contained in Chapters 8, 9 and 10 of the *Local Government Act 1999* and in respect to the Financial Year ending 30 June 2024, the following recommendations be adopted by the Council.

1. Adoption of 2023-2024 Annual Business Plan

- (a) Pursuant to and in accordance with the provisions of Section 123 of the *Local Government Act 1999* and Regulation 6 of the *Local Government (Financial Management) Regulations 2011*, and having considered all submissions received in accordance with Section 123 (6) of the *Local Government Act 1999*, the Annual Business Plan for the 2023-2024 Financial Year, as contained within **Attachment A** and the Council's Rating Policy as contained in **Attachment D**, be adopted.
- (b) That the Chief Executive Officer be authorised to make any required editorial changes to the 2023-2024 Annual Business Plan as contained within **Attachment A** prior to the final publication.

2. Adoption of 2023-2024 Annual Budget

That having adopted the 2023-2024 Annual Business Plan and having considered the Budget for the 2023-2024 Financial Year in conjunction with, and determined it to be consistent with, the 2023-2024 Annual Business Plan:

Pursuant to and in accordance with Section 123 of the *Local Government Act 1999* and Regulation 7 of the *Local Government (Financial Management) Regulations 2011*:

- (a) the Budgeted Income Statement, Budgeted Balance Sheet, Budgeted Cash Flow Statement, the Budgeted Statement of Changes in Equity as contained within **Attachment B**, be adopted;
- (b) the statement regarding the Operating Surplus Position contained within **Attachment B**, be adopted;
- (c) the Uniform Presentation of Finances as contained within **Attachment B**, be adopted; and
- (d) the Financial Indicators as contained within **Attachment B**, be adopted.

3. Adoption of Valuation

Pursuant to the provisions of Section 167(2) (a) of the *Local Government Act 1999*, the Council adopts, for rating purposes, the Valuer-General's Valuation of Capital Values applicable to land within the area of the Council for the 2023-2024 Financial Year totalling \$21,402,007,480 - (an increase of 13.7%) and that 1 July 2023, is specified as the date on which such valuations are adopted.

4. Rate Capping

That pursuant to Section 153(3) of the *Local Government Act 1999*, the Council determines to fix a maximum increase on rateable land within its area that constitutes the principal place of residence of a principal rate payer for the Financial Year ended 30 June 2024 and complies with the eligibility criteria in the Rates Policy. For the purpose of the 2023-2024 Financial Year the maximum increase will be set at 17%.

5. Declaration of Rates

Having taken into account the general principles of rating contained in Section 150 of the *Local Government Act 1999* and the requirements of Section 153(2) of the *Local Government Act 1999*, in exercise of the powers in Section 153(1)(b) and pursuant to Section 156(1)(a) of the *Local Government Act 1999*, the Council declares differential general rates, based on the Capital Value of rateable land, such differential rates varying according to the use of the land as designated in Regulation 14(1) of the *Local Government (General) Regulations 2013*, for the Financial Year ending 30 June 2024, as follows:

Residential	0.18285 cents-in-the-dollar
Commercial – Shop	0.21942 cents-in-the-dollar
Commercial – Office	0.21942 cents-in-the-dollar
Commercial – Other	0.21942 cents-in-the-dollar
Industry – Light	0.21942 cents-in-the-dollar
Industry – Other	0.21942 cents-in-the-dollar
Primary Production	0.21942 cents-in-the-dollar
Vacant Land	0.21942 cents-in-the-dollar
Other	0.21942 cents-in-the-dollar

6. Minimum Rate

Pursuant to the provisions of Section 158(1)(a) of the *Local Government Act 1999* and in accordance with the provisions of Section 158 (2) of the *Local Government Act 1999*, the Council fixes \$1,228 as the minimum amount payable by way of general rates for the Financial Year ending 30 June 2024.

7. Separate Rate

Pursuant to the provisions of Section 154(1) of the *Local Government Act 1999* and Section 69 of the *Landscape South Australia Act 2019*, in order to reimburse to the Council the amount contributed to The Green Adelaide Board, the Council declares a separate rate based on the value of the land the subject of the rate of 0.00743 cents-in-the-dollar on the Capital Value of rateable property within the area of the Council and of the Board for the Financial Year ending 30 June 2024.

8. The Parade Precinct Development Separate Rate

For the Financial Year ending 30 June 2024, pursuant to the provisions of Section 154 of the *Local Government Act 1999* and Regulation 14 of the *Local Government (General) Regulations 2013*, in order to support and improve business viability, profitability, trade and commerce, being an activity that is intended to be of particular benefit to the land in that part of the Council's area comprising the following geographical boundary:

- *Urban Corridor (Main Street) Zone surrounding The Parade, Norwood between Portrush Road to the east and Osmond Terrace to the west*
- *Suburban Main Street surrounding The Parade, Norwood between Osmond Terrace to the east and Eastry Street to the west*

- *Suburban Business on The Parade, Norwood between Elizabeth Street to the east and Fullarton Road*
- *Business Neighbourhood Zone between Harris Street, Norwood and Webbe Street, Norwood*
- *Business Neighbourhood Zone on The Parade Norwood between Eastry Street to the east and Fullarton Road to the west.*

where such zones are identified in the SA Property and Planning Atlas:

- *the Council declares pursuant to sections 154(7) and 156(1)(a) of the Act a differential separate rate of 0.04378 cents-in-the-dollar on the Capital Value of all land classified as Category B – Commercial Shop, Category C – Commercial Office Category D – Commercial Other and Category E - Industrial Light.*
- *the Council grants a discretionary rebate of 50% of The Parade Precinct Development Separate Rate under Section 166(1) (a) of the Local Government Act 1999, to all properties that fall within the geographical boundary described above and which have a land use of Category C – Commercial Office and Category D – Commercial Other.*

9. Payment of Rates

Pursuant to Section 181 of the *Local Government Act 1999*, all rates, for the Financial Year ending 30 June 2024, shall be payable in four (4) equal or approximately equal instalments, falling due on 8 September 2023, 8 December 2023, 8 March 2024 and 7 June 2024 provided that in cases where the account requiring payment of rates is not sent out at least 30 days prior to the due date for payment, the authority to fix the date by which rates must be paid in respect to those assessments, be determined by the Chief Executive Officer.

10. Loan Borrowings

- (a) The Council of the City of Norwood Payneham & St Peters approves Loan Borrowings for the 2023-2024 Financial Year up to a maximum of \$29,000,000 for the purposes of capital expenditure funding.
- (b) The Chief Executive Officer is authorised to negotiate the most beneficial financial terms for the Council with a lending authority after obtaining competitive written quotes at a time considered appropriate by management and arrange the drawdown of the loan.
- (c) The Chief Executive Officer is authorised to sign all documentation associated with the Loan Borrowings referred to in (a) and (b) above. Further, where any such documentation is executed under seal that in accordance with the *Local Government Act 1999*, the Mayor and Chief Executive Officer are authorised to attend to the affixation of the common seal.

11. Fees & Charges

Pursuant to Section 188 (1) of the *Local Government Act 1999*, the Schedule of Fees and Charges for the 2023-2024 Financial Year detailed in **Attachment C** be adopted.

Cr Piggott moved:

That in exercise of the powers contained in Chapters 8, 9 and 10 of the Local Government Act 1999 and in respect to the Financial Year ending 30 June 2024, the following recommendations be adopted by the Council.

1. Adoption of 2023-2024 Annual Business Plan

- (a) *Pursuant to and in accordance with the provisions of Section 123 of the Local Government Act 1999 and Regulation 6 of the Local Government (Financial Management) Regulations 2011, and having considered all submissions received in accordance with Section 123 (6) of the Local Government Act 1999, the Annual Business Plan for the 2023-2024 Financial Year, as contained within **Attachment A** and the Council's Rating Policy as contained in **Attachment D**, be adopted.*
- (b) *That the Chief Executive Officer be authorised to make any required editorial changes to the 2023-2024 Annual Business Plan as contained within **Attachment A** prior to the final publication.*

2. Adoption of 2023-2024 Annual Budget

That having adopted the 2023-2024 Annual Business Plan and having considered the Budget for the 2023-2024 Financial Year in conjunction with, and determined it to be consistent with, the 2023-2024 Annual Business Plan:

Pursuant to and in accordance with Section 123 of the Local Government Act 1999 and Regulation 7 of the Local Government (Financial Management) Regulations 2011:

- (a) *the Budgeted Income Statement, Budgeted Balance Sheet, Budgeted Cash Flow Statement, the Budgeted Statement of Changes in Equity as contained within **Attachment B**, be adopted;*
- (b) *the statement regarding the Operating Surplus Position contained within **Attachment B**, be adopted;*
- (c) *the Uniform Presentation of Finances as contained within **Attachment B**, be adopted; and*
- (d) *the Financial Indicators as contained within **Attachment B**, be adopted.*

3. Adoption of Valuation

Pursuant to the provisions of Section 167(2) (a) of the Local Government Act 1999, the Council adopts, for rating purposes, the Valuer-General's Valuation of Capital Values applicable to land within the area of the Council for the 2023-2024 Financial Year totalling \$21,402,007,480 - (an increase of 13.7%) and that 1 July 2023, is specified as the date on which such valuations are adopted.

4. Rate Capping

That pursuant to Section 153(3) of the Local Government Act 1999, the Council determines to fix a maximum increase on rateable land within its area that constitutes the principal place of residence of a principal rate payer for the Financial Year ended 30 June 2024 and complies with the eligibility criteria in the Rates Policy. For the purpose of the 2023-2024 Financial Year the maximum increase will be set at 17%.

5. Declaration of Rates

Having taken into account the general principles of rating contained in Section 150 of the Local Government Act 1999 and the requirements of Section 153(2) of the Local Government Act 1999, in exercise of the powers in Section 153(1)(b) and pursuant to Section 156(1)(a) of the Local Government Act 1999, the Council declares differential general rates, based on the Capital Value of rateable land, such differential rates varying according to the use of the land as designated in Regulation 14(1) of the Local Government (General) Regulations 2013, for the Financial Year ending 30 June 2024, as follows:

<i>Residential</i>	<i>0.18285 cents-in-the-dollar</i>
<i>Commercial – Shop</i>	<i>0.21942 cents-in-the-dollar</i>
<i>Commercial – Office</i>	<i>0.21942 cents-in-the-dollar</i>
<i>Commercial – Other</i>	<i>0.21942 cents-in-the-dollar</i>
<i>Industry – Light</i>	<i>0.21942 cents-in-the-dollar</i>
<i>Industry – Other</i>	<i>0.21942 cents-in-the-dollar</i>

Primary Production	0.21942 cents-in-the-dollar
Vacant Land	0.21942 cents-in-the-dollar
Other	0.21942 cents-in-the-dollar

6. Minimum Rate

Pursuant to the provisions of Section 158(1)(a) of the Local Government Act 1999 and in accordance with the provisions of Section 158 (2) of the Local Government Act 1999, the Council fixes \$1,228 as the minimum amount payable by way of general rates for the Financial Year ending 30 June 2024.

7. Separate Rate

Pursuant to the provisions of Section 154(1) of the Local Government Act 1999 and Section 69 of the Landscape South Australia Act 2019, in order to reimburse to the Council the amount contributed to The Green Adelaide Board, the Council declares a separate rate based on the value of the land the subject of the rate of 0.00743 cents-in-the-dollar on the Capital Value of rateable property within the area of the Council and of the Board for the Financial Year ending 30 June 2024.

8. The Parade Precinct Development Separate Rate

For the Financial Year ending 30 June 2024, pursuant to the provisions of Section 154 of the Local Government Act 1999 and Regulation 14 of the Local Government (General) Regulations 2013, in order to support and improve business viability, profitability, trade and commerce, being an activity that is intended to be of particular benefit to the land in that part of the Council's area comprising the following geographical boundary:

- *Urban Corridor (Main Street) Zone surrounding The Parade, Norwood between Portrush Road to the east and Osmond Terrace to the west*
- *Suburban Main Street surrounding The Parade, Norwood between Osmond Terrace to the east and Eastry Street to the west*
- *Suburban Business on The Parade, Norwood between Elizabeth Street to the east and Fullarton Road*
- *Business Neighbourhood Zone between Harris Street, Norwood and Webbe Street, Norwood*
- *Business Neighbourhood Zone on The Parade Norwood between Eastry Street to the east and Fullarton Road to the west.*

where such zones are identified in the SA Property and Planning Atlas:

- *the Council declares pursuant to sections 154(7) and 156(1)(a) of the Act a differential separate rate of 0.04378 cents-in-the-dollar on the Capital Value of all land classified as Category B – Commercial Shop, Category C – Commercial Office Category D – Commercial Other and Category E - Industrial Light.*
- *the Council grants a discretionary rebate of 50% of The Parade Precinct Development Separate Rate under Section 166(1) (a) of the Local Government Act 1999, to all properties that fall within the geographical boundary described above and which have a land use of Category C – Commercial Office and Category D – Commercial Other.*

9. Payment of Rates

Pursuant to Section 181 of the Local Government Act 1999, all rates, for the Financial Year ending 30 June 2024, shall be payable in four (4) equal or approximately equal instalments, falling due on 8 September 2023, 8 December 2023, 8 March 2024 and 7 June 2024 provided that in cases where the account requiring payment of rates is not sent out at least 30 days prior to the due date for payment, the authority to fix the date by which rates must be paid in respect to those assessments, be determined by the Chief Executive Officer.

10. Loan Borrowings

- (a) The Council of the City of Norwood Payneham & St Peters approves Loan Borrowings for the 2023-2024 Financial Year up to a maximum of \$29,000,000 for the purposes of capital expenditure funding.
- (b) The Chief Executive Officer is authorised to negotiate the most beneficial financial terms for the Council with a lending authority after obtaining competitive written quotes at a time considered appropriate by management and arrange the drawdown of the loan.
- (c) The Chief Executive Officer is authorised to sign all documentation associated with the Loan Borrowings referred to in (a) and (b) above. Further, where any such documentation is executed under seal that in accordance with the Local Government Act 1999, the Mayor and Chief Executive Officer are authorised to attend to the affixation of the common seal.

11. Fees & Charges

Pursuant to Section 188 (1) of the Local Government Act 1999, the Schedule of Fees and Charges for the 2023-2024 Financial Year detailed in **Attachment C** be adopted.

12. The Council requests that its formal consideration of tenders for the Payneham Memorial Swimming Centre Project include the impact of the final recommended contract sum for that project on the 2023-2024 Budget and Long-Term Financial Plan (updated for known capital project commitments and anticipated interest rate trends).

Seconded by Cr Moorhouse

Cr Sims left the meeting at 7.29pm

Cr Sims returned to the meeting at 7.30pm

Amendment

Cr Clutterham moved:

That in exercise of the powers contained in Chapters 8, 9 and 10 of the Local Government Act 1999 and in respect to the Financial Year ending 30 June 2024, the following recommendations be adopted by the Council.

1. Adoption of 2023-2024 Annual Business Plan

- (a) Pursuant to and in accordance with the provisions of Section 123 of the Local Government Act 1999 and Regulation 6 of the Local Government (Financial Management) Regulations 2011, and having considered all submissions received in accordance with Section 123 (6) of the Local Government Act 1999, the Annual Business Plan for the 2023-2024 Financial Year, as contained within **Attachment A** and the Council's Rating Policy as contained in **Attachment D**, be adopted.
- (b) That the Chief Executive Officer be authorised to make any required editorial changes to the 2023-2024 Annual Business Plan as contained within **Attachment A** prior to the final publication.

2. Adoption of 2023-2024 Annual Budget

That having adopted the 2023-2024 Annual Business Plan and having considered the Budget for the 2023-2024 Financial Year in conjunction with, and determined it to be consistent with, the 2023-2024 Annual Business Plan:

Pursuant to and in accordance with Section 123 of the Local Government Act 1999 and Regulation 7 of the Local Government (Financial Management) Regulations 2011:

- (a) the Budgeted Income Statement, Budgeted Balance Sheet, Budgeted Cash Flow Statement, the Budgeted Statement of Changes in Equity as contained within **Attachment B**, be adopted;
- (b) the statement regarding the Operating Surplus Position contained within **Attachment B**, be adopted;
- (c) the Uniform Presentation of Finances as contained within **Attachment B**, be adopted; and
- (d) the Financial Indicators as contained within **Attachment B**, be adopted.

3. Adoption of Valuation

Pursuant to the provisions of Section 167(2) (a) of the Local Government Act 1999, the Council adopts, for rating purposes, the Valuer-General's Valuation of Capital Values applicable to land within the area of the Council for the 2023-2024 Financial Year totalling \$21,402,007,480 - (an increase of 13.7%) and that 1 July 2023, is specified as the date on which such valuations are adopted.

4. Rate Capping

That pursuant to Section 153(3) of the Local Government Act 1999, the Council determines to fix a maximum increase on rateable land within its area that constitutes the principal place of residence of a principal rate payer for the Financial Year ended 30 June 2024 and complies with the eligibility criteria in the Rates Policy. For the purpose of the 2023-2024 Financial Year the maximum increase will be set at 17%.

5. Declaration of Rates

Having taken into account the general principles of rating contained in Section 150 of the Local Government Act 1999 and the requirements of Section 153(2) of the Local Government Act 1999, in exercise of the powers in Section 153(1)(b) and pursuant to Section 156(1)(a) of the Local Government Act 1999, the Council declares differential general rates, based on the Capital Value of rateable land, such differential rates varying according to the use of the land as designated in Regulation 14(1) of the Local Government (General) Regulations 2013, for the Financial Year ending 30 June 2024, as follows:

Residential	0.18285 cents-in-the-dollar
Commercial – Shop	0.21942 cents-in-the-dollar
Commercial – Office	0.21942 cents-in-the-dollar
Commercial – Other	0.21942 cents-in-the-dollar
Industry – Light	0.21942 cents-in-the-dollar
Industry – Other	0.21942 cents-in-the-dollar
Primary Production	0.21942 cents-in-the-dollar
Vacant Land	0.21942 cents-in-the-dollar
Other	0.21942 cents-in-the-dollar

6. Minimum Rate

Pursuant to the provisions of Section 158(1)(a) of the Local Government Act 1999 and in accordance with the provisions of Section 158 (2) of the Local Government Act 1999, the Council fixes \$1,228 as the minimum amount payable by way of general rates for the Financial Year ending 30 June 2024.

7. Separate Rate

Pursuant to the provisions of Section 154(1) of the Local Government Act 1999 and Section 69 of the Landscape South Australia Act 2019, in order to reimburse to the Council the amount contributed to The Green Adelaide Board, the Council declares a separate rate based on the value of the land the subject of the rate of 0.00743 cents-in-the-dollar on the Capital Value of rateable property within the area of the Council and of the Board for the Financial Year ending 30 June 2024.

8. The Parade Precinct Development Separate Rate

For the Financial Year ending 30 June 2024, pursuant to the provisions of Section 154 of the Local Government Act 1999 and Regulation 14 of the Local Government (General) Regulations 2013, in order to support and improve business viability, profitability, trade and commerce, being an activity that is intended to be of particular benefit to the land in that part of the Council's area comprising the following geographical boundary:

- Urban Corridor (Main Street) Zone surrounding The Parade, Norwood between Portrush Road to the east and Osmond Terrace to the west
- Suburban Main Street surrounding The Parade, Norwood between Osmond Terrace to the east and Eastry Street to the west

- *Suburban Business on The Parade, Norwood between Elizabeth Street to the east and Fullarton Road*
- *Business Neighbourhood Zone between Harris Street, Norwood and Webbe Street, Norwood*
- *Business Neighbourhood Zone on The Parade Norwood between Eastry Street to the east and Fullarton Road to the west.*

where such zones are identified in the SA Property and Planning Atlas:

- *the Council declares pursuant to sections 154(7) and 156(1)(a) of the Act a differential separate rate of 0.04378 cents-in-the-dollar on the Capital Value of all land classified as Category B – Commercial Shop, Category C – Commercial Office Category D – Commercial Other and Category E - Industrial Light.*
- *the Council grants a discretionary rebate of 50% of The Parade Precinct Development Separate Rate under Section 166(1) (a) of the Local Government Act 1999, to all properties that fall within the geographical boundary described above and which have a land use of Category C – Commercial Office and Category D – Commercial Other.*

9. Payment of Rates

Pursuant to Section 181 of the Local Government Act 1999, all rates, for the Financial Year ending 30 June 2024, shall be payable in four (4) equal or approximately equal instalments, falling due on 8 September 2023, 8 December 2023, 8 March 2024 and 7 June 2024 provided that in cases where the account requiring payment of rates is not sent out at least 30 days prior to the due date for payment, the authority to fix the date by which rates must be paid in respect to those assessments, be determined by the Chief Executive Officer.

10. Loan Borrowings

- (a) *The Council of the City of Norwood Payneham & St Peters approves Loan Borrowings for the 2023-2024 Financial Year up to a maximum of \$29,000,000 for the purposes of capital expenditure funding.*
- (b) *The Chief Executive Officer is authorised to negotiate the most beneficial financial terms for the Council with a lending authority after obtaining competitive written quotes at a time considered appropriate by management and arrange the drawdown of the loan.*
- (c) *The Chief Executive Officer is authorised to sign all documentation associated with the Loan Borrowings referred to in (a) and (b) above. Further, where any such documentation is executed under seal that in accordance with the Local Government Act 1999, the Mayor and Chief Executive Officer are authorised to attend to the affixation of the common seal.*

11. Fees & Charges

*Pursuant to Section 188 (1) of the Local Government Act 1999, the Schedule of Fees and Charges for the 2023-2024 Financial Year detailed in **Attachment C** be adopted.*

- 12.** *In consideration of the verbal submissions which were received at the Public Meeting held on 14 June 2023, and the written submissions, the Council confirms, in accordance with its usual practice, it will formally consider tenders for the Payneham Memorial Swimming Centre Project include the impact of the final recommended contract sum for that project on the 2023-2024 Budget and Long-Term Financial Plan (updated for known capital project commitments and anticipated interest rate trends).*

Seconded by Cr Duke

The amendment was put and carried and on becoming the motion was again put and carried unanimously.

3. CONFIDENTIAL REPORTS
Nil

4. CLOSURE

There being no further business, the Mayor declared the meeting closed at 7.45pm.

Mayor Robert Bria

Minutes Confirmed on _____
(date)