

Investing in streets, parks and the community

Our 2023/24 Business Plan and Budget

Post-COVID-19 budget repair and upgrades to city infrastructure are the focus of \$268 million in expenditure to support future sustainability and city pride.

Across the past three years, the City of Adelaide has continued to demonstrate its credentials as a liveable city. The city is continuing to move forward out of the three years of the pandemic. Council’s financial responsiveness to the early impacts of the pandemic has delivered ongoing support and investment in local businesses and our community. This first Business Plan and Budget of the newly elected Council continues this good work and focuses on delivering our commitment to repair the budget.

Financially sustainable decisions made through this Business Plan and Budget process mean that revenue can be directed to urgent upgrades of our basic city infrastructure, including footpaths and other crucial assets, and that Council can continue to deliver valued outcomes for our community. This includes rethinking Council’s core revenue base post-COVID-19 with a general 5% increase on fees and charges. Revaluating properties after almost a decade had the potential to result in large rate increase for some ratepayers so Council has imposed a 10% cap on the maximum rate rise to lessen financial pressures.

Prioritising levels of service for our infrastructure will ensure we can deliver well maintained community assets. In addition, maximising funding opportunities through effective advocacy and partnerships will support greater public value for ratepayers and our community. We will work with partners to support city growth, investment, affordable housing, climate resilience and city-wide improvements, while remaining committed to protecting our Park Lands and greening our city.

Council will achieve this in 2023/24 by prioritising:

- Capital City Leadership
- Community
- Culture and Activation
- Economy
- Environment
- Infrastructure.



What we’re delivering in 2023/24

Council will continue to welcome visitors back to our City, create a vibrant, culturally diverse community, drive economic growth for our businesses, protect and celebrate our Park Lands, improve our public realm infrastructure and show leadership through partnerships, advocacy and by being financially sustainable.

In 2023/24, Council will:

- Deliver more than \$100m **Capital Works Program** – including \$50.4m for renewals
- Invest more than \$50m in streets and parks **cleaning and maintenance**
- Invest more than \$15m in **community centres and programs, libraries and events and activations**
- Expand and improve the Adelaide **free Wi-Fi** network
- Increase **greenery** in city streets and parks
- Provide grants, activations and conversation plans that **protect and celebrate our heritage**
- Undertake cultural mapping of the Park Lands alongside **Reconciliation events and initiatives**
- **Deliver events** such as New Years Eve and ANZAC Day and activations across the East and West End, Gouger Street and North Adelaide
- Support community development, public art, sporting clubs and events and activations through a range of **sponsorship and grants**
- Launch a new trainee and **apprenticeship program**
- Continue operations for **Adelaide Central Market, AEDA and Kadaltilla / Park Lands Authority.**

North Adelaide snapshot:

- Tulya Wardli / Bonython Park lighting and footpath upgrades
- Eighty Eight O’Connell development
- Mary Lee Park (Park 27) Community Sports building redevelopment
- Jeffcott Street improvements and stormwater
- Melbourne Street improvements
- North Adelaide precinct activations
- West Pallant and Ward Street improvements.

Central City snapshot:

- Adelaide West precinct, East End and Gouger Street precinct activations
- Experience Adelaide (Visitor Centre)
- Gouger Street revitalisation concept designs
- Hindley Street revitalisation detailed design
- Market Square development
- Market to Riverbank (Pitt Street) construction
- Moonta Street public realm improvements.

City South snapshot:

- City Dirt BMX masterplan
- Hutt Street entry statement and precinct activations
- Sturt Street greening
- Vincent Street and Vincent Place improvements (Design)
- Wakefield Street improvements (Design)
- Whitmore Square Stage 2.

For detailed information on the 2023/24 Business Plan and Budget, including Priorities, Strategic Projects, and the proposed Capital Works program, visit cityofadelaide.com.au/budget

2023/24
BUSINESS PLAN
AND BUDGET
SUMMARY

Post Covid-19 Budget Repair



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Lord Mayor Introduction

The City of Adelaide is starting to feel like its old self again.

After the pandemic brought our CBD to a virtual standstill for several years, you can sense the energy returning to our city streets.

Workers are returning to their offices, bars and restaurants are bustling, and our world-class events are sold out.

For three years, our Council helped residents, businesses, and ratepayers navigate the COVID-19 pandemic.

Outdoor dining and Park Land event fees were waived, rates remained frozen for nine years, and property valuations frozen for five years.

However, the same cost of living pressures that affect our ratepayers have also been impacting Council's budget, with the cost of infrastructure works, such as street upgrades, increasing considerably.

We must get back to responsible reserivcing and budgeting.

Now, our Council is entering a new era: post COVID-19 budget repair.

After seeking feedback from our ratepayers over the last month, the Council has formally adopted its Business Plan and Budget for 2023/24.

The budget outlines our plan for a conservative catch-up of our charges, and charts us on a new course of cautious revenue raising, overall, with a roughly 5% increase.

This new direction includes the staged reinstatement of waived outdoor dining and Park Lands event fees.

Restoring these fees and charges will begin to allow us to repair and revamp our public realm.

As Lord Mayor, I want our city to operate with ambition, audacity, and vision.

However, this cannot happen until we sort out the basics, such as work on our footpaths, roads, and parks.

Ratepayers expect it from us, and this budget will help deliver on that.



Jane Lomax-Smith

Dr Jane Lomax-Smith AM
Lord Mayor, City of Adelaide



What we delivered in 2022/23

As the capital city council for South Australia, the City of Adelaide delivers services and infrastructure for more than 26,000 residents, 12,000 businesses, and 315,000 daily users of the city, including 130,000 city workers. Our people take pride in serving you and working every day to make Adelaide one of the most liveable cities in the world.

2022/23 marked the third year of delivery against the 49 key actions in Council's 2020 – 2024 Strategic Plan. Over this three year period, Council invested over \$20 million in initiatives to Reignite Adelaide. As an organisation, we also identified more than \$20 million in permanent operating savings to ensure we are providing value for money for our ratepayers.

While the public health emergency declaration for COVID-19 was revoked in May 2022, we knew our city businesses needed a little more time and support to bounce back. This support was reflected in Council's 2022/23 Business Plan and Budget with the continuation of the freeze on the rate in the dollar and for most fees and charges. Working within these financial limitations, Council nonetheless committed to deliver a surplus budget, and invested more than \$200 million to deliver core community services, over \$8 million for strategic projects and \$100 million on Capital Works.

Council identified 12 Annual Priorities to drive progress on its vision and ambitions for the city. At the end of the financial year, 11 of these priorities were completed or were on track and one was deferred to be delivered within 2023/24.

Highlights included:

- **Market Square and Eighty Eight O'Connell** preliminary works and construction commenced on these city shaping developments to boost residential growth, vibrancy, and economic benefits for the City and North Adelaide
- **Expanding Events** through additional financial support and sponsorship to 18 events and festivals, including SALA, Feast Festival, Adelaide Film Festival, Illuminate and Cabaret Fringe Festival
- **Mainstreet revitalisation and improvements** including grants to Adelaide West End Association and North Adelaide Precinct Association and continued project planning for mainstreets in our city: Hutt Street, Melbourne Street and Hindley Street
- **Investing in Green City Streets and Infrastructure** with the development of an Urban Greening Strategy and further detailed design for Sturt Street greening to be finalised in 2023/24
- **Delivering City Skate** we cut the ribbon on Australia's largest, Olympic-standard skate park.

The Local Government Elections held in November 2022 saw Dr Jane Lomax-Smith AM elected as Lord Mayor to lead a Council comprising both first time and returning Council members. Every new Council aims to make their mark early in their term, set an ambitious strategic plan, and leave a lasting legacy. It has been a privilege to support this Council to deliver their first Business Plan and Budget which prioritises investment in our streets, parks and community,

For further information on what we have achieved and delivered in 2022/23 for the City of Adelaide visit: cityofadelaide.com.au/budget and cityofadelaide.com.au/strategicplan



Clare Mockler

Clare Mockler
Chief Executive Officer

Your Rates

2023/24 represents the tenth year that Council has held the Rate in the Dollar for all ratepayers in the city. In addition, the valuations used for rating purposes were also held, since 2019, due to the impacts of COVID-19 on the market. To ensure property valuations reflect current market conditions, a review of valuations has been performed for the 2023/24 financial year. In 2023/24, the City of Adelaide has almost 27,000 rateable properties of which about one third are non-residential of which these non-residential properties contribute approximately 75% of the total expected rate income for the year.

As a capital city council, the City of Adelaide has a higher level of properties that are rented (residential) or leased (commercial) compared to other South Australian councils. As such the City of Adelaide uses the 'Annual Value' method of valuing which is based on the potential annual rental that a property might reasonably be expected to realise (regardless of whether a property is owner-occupied or not).

Residential Example



If the Annual Value of the property is \$18,000, then multiply by the rate in the dollar of 0.1149 = \$2,068 (excluding any levies) rates for 2023/24

Commercial Example



If the Annual Value of the property is \$35,000, then multiply by the rate in the dollar of 0.1408 = \$4,928 (excluding any levies) rates for 2023/24

The City of Adelaide's rating structure is based around land use (residential, non-residential and vacant land) and a separate rate for the purposes of managing and marketing the Rundle Mall precinct. There is also a requirement to apply a separate rate on behalf of the South Australian Government under the *Landscape South Australia Act 2019* (known as the Regional Landscape Levy).

Rate type for 2023/2024	Rate in the dollar
Residential rate	0.1149
Non-residential rate	0.1408
Vacant Land (new)	0.2298
Regional Landscape Levy	0.00180
Rundle Mall Separate Rate	0.03262

If you need assistance we offer the below opportunities to support our ratepayers:

- payment arrangements, such as weekly, fortnightly or monthly contributions
- postpone or remit your rates if you are experiencing financial hardship
- postpone the payment of your rates if you are an eligible State Seniors Card holder
- apply a rebate

These support measures are subject to application and eligibility criteria as outlined in the *Local Government Act 1999* and City of Adelaide policies and guidelines.

If you have any queries about Council's rating policy, or seek assistance in paying your rates, visit cityofadelaide.com.au/rates