



CLARE & GILBERT VALLEYS COUNCIL

Annual Business Plan
2020-2021



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About the CLARE & GILBERT VALLEYS

The Clare and Gilbert Valleys form part of the traditional lands of the Ngadjuri peoples and their rich connection and association with this place is recognised.

Our district comprises some of the most productive lands and scenic landscapes in Australia which deliver premium products and experiences. Located adjacent to the outer metropolitan area of South Australia's capital Adelaide, the Clare and Gilbert Valleys enjoy the advantages of proximity and accessibility with an enviable rural lifestyle.

The Clare Valley wine region is famous for its world class Riesling and has achieved recognition as Australia's Capital of Riesling. Combined with Shiraz as another staple, and emerging wine varieties, the Clare Valley continues to have a strong future in viticulture and winemaking.

The corner stones of the economy are the productive and fertile lands of the Clare and Gilbert Valleys combined with favourable climatic conditions resulting in excellent broad acre cropping opportunities and livestock production. This strength provides a solid foundation for enviable food experiences and an increasing trend towards value-adding beyond the farm gate.

The Clare and Gilbert Valleys is described as a tapestry of towns, villages and rural landscapes across which our population of 9,311 is dispersed. Ranging from the service towns of Clare, Riverton, Saddleworth and Auburn through to the villages of Stockport, Tarlee, Rhynie, Manoora, Mintaro, Watervale, Sevenhill, Armagh, Waterloo, Hilltown, Leasingham, Stanley Flat and Marrabel each has a proud history, great stories and a positive future.

The Clare and Gilbert Valleys is home to the renowned Riesling Trail, which hosts cycling and walking from Barinia in the north to Auburn in the south, it covers more than 35kms along the old railway corridor. A southern extension through the Rattler Trail, from Auburn through to Riverton, makes a total distance of 60kms. The Heysen, Mawson, Kidman and Lavender Trails also traverse the Council's landscape offering a diversity of active experiences.

Education is a focus for the Clare and Gilbert Valleys with excellent public and private schools, and a number of training organisations. A quality library service is provided through full time libraries at Clare, Saddleworth and Riverton, with an agency in Auburn. The strong presence of the University of the Third Age enables a wide variety and range of interests to be explored. Clare and Gilbert Valleys is also represented by a number of service clubs including Lions, Rotary and Apex.

The high level of health and associated services available locally, including two hospitals, four medical and two dental practices, and an excellent ambulance service along with the presence of the Mid North Community Passenger Network Scheme, provide well for those who need assistance.



The Clare and Gilbert Valleys region is an accessible destination for visitors to utilise the many excellent accommodation venues, function centres and tourist facilities available, including the wide variety of historic sites and events which occur in the area.

The Clare and Gilbert Valleys comprise safe communities with a low crime rate and a strong police presence. An active and efficient emergency service is present throughout the region provided by dedicated and well-trained volunteers of the Country Fire Service, State Emergency Services and SA Ambulance. The region also has access to many State and Federal Government agencies including: Primary Industries and Regions SA, Landscape Board and Department of Environment & Water, Regional Development Australia Yorke and Mid North, Department of Education, Country Health SA, SA Water, Department of Planning, Transport and Infrastructure and Services SA sub branch.



MAYOR & CEO MESSAGE

The Clare and Gilbert Valleys' communities have been faced with numerous challenges in recent times with two years of drought and then the COVID-19 pandemic. Two key sectors, primary production and tourism, have been impacted by these events.

The coming year will require Council to help with the rebuilding process as the district recovers from the economic impact of these crises. However, it is also a time of recovery for Council and the 2020/21 Annual Business Plan and Budget has been developed with a view to maintaining the goal of long-term sustainability.

The Council was fortunate to receive two rounds of Drought Communities Funding and more recently infrastructure funding to assist in the economic recovery from the impacts of the COVID -19 pandemic. Council has also created an assistance package for those sectors of the economy that have been impacted by the pandemic. In addition, Council made several decisions, outside of the normal budgeting cycle, to provide significant funds to the Clare Oval redevelopment and the Watervale Community Centre.

Like many regional councils, the small population of CGVC is making it increasingly difficult for Council to maintain the large number of ageing community buildings and other structures that sit on its Asset Register. These buildings considerably increase the amount of depreciation that needs to be collected.

Council's historical approach to rate rises, the increases in depreciation, and unplanned budget decisions made in the 2019-20 financial year have had significant impacts on Council's Long Term Financial Plan.

Time has been taken to review its past decisions and those of previous Councils and it has become clear that a number of tough decisions need to be made if rate rises are to be kept in check and Council's long-term sustainability maintained.

Council has focused its attention on understanding its statutory obligations and the need to first and foremost ensure they are provided. After that, funding of additional services can be considered. It has become clear that Council is funding more non-mandated services than it is collecting rates to fund. Therefore, a number of programs and initiatives will be discontinued or will have their funding reduced.

Council has also reduced a range of its administrative costs and will continue to look for further efficiencies. There are also plans to evaluate Council assets and identify those that are surplus to requirements.

The 2020-21 Annual Business Plan and Budget details the services, programs and projects that can be provided for the coming financial year. It also outlines how these services, programs and projects will be funded.

Mayor Wayne Thomas

Dr Helen Macdonald
Chief Executive Officer



INTRODUCTION

The Clare & Gilbert Valleys Council is the peak regional government entity responsible for providing services, infrastructure assets, managing community funds and advocating on behalf of our residents.

The Annual Business Plan summarises the services, programs and projects that Council proposes to deliver in the 2020-2021 financial year. It outlines Council's strategic and operational objectives for the provision of projects and valuable services to the local community, some of which have a benefit to the greater region.

The focus will be on core services which include road reseals and resheeting, footpaths, stormwater, drainage, and community wastewater management schemes. Managing Council's statutory responsibilities in health, building and planning assessment will continue, with a focus on providing quality customer service.

Council will place a high priority on value for money services and will continue to review and reassess what it does, thereby identifying and working to achieving operational efficiencies.



INFLUENCES and PRIORITIES

There are a number of significant factors that have influenced the preparation of the Clare & Gilbert Valleys Council Annual Business Plan and Budget for 2020/2021. These include:

- The increase in the Consumer Price Index (CPI) for all groups was 2.2% for the quarter ended 31 March 2020.
- Local Government Price Index which measures the increase in costs for Local Government was 1.6% as at the March 2020 quarter.
- Impact of COVID-19 and other economic / environmental pressures.
- Negotiated Enterprise Agreements which provide for wage and salary increases.
- Increasing fees and charges imposed by other levels of Government especially in the area of waste management.
- Fees set by the State Government are below the cost of delivery.
- Requirements to maintain and improve infrastructure assets to acceptable standards, including roads, footpaths, storm water drainage and community waste management systems.
- State and Australian grant funding not keeping pace with the increase in associated service delivery and asset maintenance costs.
- Commitments to the Clare Oval Redevelopment Committee.

In response to these factors and to minimize the burden on ratepayers the Annual Business Plan has been prepared within the following guidelines:

- An increase in general rate revenue of 2.9%
- Community waste water management scheme charge will be \$390
- Kerbside waste collection charge will be \$211.

Council's priorities will be:

- Active pursuit of State and Australian Government grants
- Attraction and retention of quality employees
- Enhancement of Council's profile in the community with improved consultation and transparent decision making
- Use of Asset Management Plans and the Long Term Financial Plan to achieve long term sustainability
- Review of work practices to explore opportunities in efficiencies and service delivery, including information technology
- To produce a 3 year rolling road plan for all roads
- Undertake Council's annual works program with a commitment to fund road resheets and reseals, footpaths, and stormwater.



CONTINUING SERVICES

All Councils have basic responsibilities under the Local Government Act and other relevant legislation. These mandatory activities include:

- Regulatory activities e.g. maintaining the voters' roll and supporting Council Members
- Setting rates, preparing an Annual Budget and determining longer-term strategic management plans for the area
- Management of basic infrastructure including roads, footpaths, parks, public open space, street lighting and storm-water drainage
- Community wastewater management systems
- Development planning and control, including building safety assessment
- Various environmental health services
- Dog and Cat Management
- Fire season preparedness
- Rubbish Collection

In response to community needs the Council also provides non-mandatory services and programs including:

- Library services
- Street cleaning and rubbish collection
- Town Halls and community buildings
- Cemetery management
- Economic development
- Fire prevention services
- Environmental programs
- The Clare Art House and other community spaces
- Community & volunteer programs
- Valleys Lifestyle Centre – Managed by YMCA
- Sporting and recreational facilities
- Community Passenger Network

In all services, the Council seeks to be responsive to changing needs. Community feedback and surveys undertaken from time to time, check levels of satisfaction and areas for improvement.

The Council also operates a number of facilities on a fee for service basis (but not necessarily at full cost recovery). These facilities provide important community benefits while also generating revenue for services and projects of benefit to the Clare & Gilbert Valleys Council and include:

- Caravan parks at Riverton and Auburn
- Rubbish Collection including recycling
- Community Waste Management Schemes.

SERVICES REDUCED OR DISCONTINUED

Below is a list of key activities and services that have been reduced or discontinued.

Services / Activities	Original Budget 2019/20	Budget 2020/21
Art and Culture	10,000	0
Clare Flood Management Design	110,000	10,000
Civic Receptions	10,000	0
Council Meeting meals	10,000	0
Donations on Request	40,000	0
Economic Development Activities & Grant Writing	130,000	65,000
European Wasp Eradication	2000	0
Events Support Program	50,000	20,000
Governance Consultancy	40,000	30,000
Heritage Restoration Fund	26,000	0
Mt Lofty Ranges World Heritage List bid	5,000	0
Library Building Maintenance	11,000	5,000
Street Cleaning	65,000	55,000
Tree maintenance	85,000	65,000
Yoshinaga visit	10,000	0

The items listed do not represent Councils full allocation for that service area.



PUBLIC CONSULTATION

The consultation period for the Annual Business Plan and Budget for 2020-2021 commenced on Wednesday 17 June 2020, with written submissions closing at 5.00pm on Wednesday 8 July 2020.

Public notices were placed in the local newspaper with documents available at:

- Council Offices at 4 Gleeson Street, Clare
- Online feedback form on Council websites – www.claregilbertvalleys.sa.gov.au

All written submissions and online feedback were presented to a Council meeting for consideration on Monday 13 July 2020.

Community members who had registered to do so were able to present verbally to Council via the electronic meeting process during the Special Council Meeting on 13 July 2020.



COUNCIL MEMBERS

Clare & Gilbert Valleys Council comprises a Mayor and nine area Councillors.

The Council is responsible for policy making and decisions that impact on future plans for the district, and the lives and livelihoods of individuals, organisations and businesses within it.

The role of Council Members is to:

- Represent the interests of residents and ratepayers, to provide community leadership and guidance, and to facilitate communication between the community and the Council.
- Participate in the deliberations and civic activities of the Council.
- Formulate the Council's objectives and policies.
- Keep the Council's objectives and policies under review to ensure they are appropriate and effective.
- Keep Council's resource allocation, expenditure and activities, and the efficiency and effectiveness of its service delivery under review.



Standing, from left:

Cr Brian Koch, Cr Ian Burfitt, Cr Ann Alder, Cr Malcolm Bartholomaeus, Cr Nedd Golding

Sitting, from left:

Cr Leon Bruhn, Deputy Mayor Cr Elizabeth Calvert, Mayor Wayne Thomas

Cr Cate Hunter, Cr Lucy Drummond

STRATEGIC PLAN 2020

The Strategic Plan is an important document guiding the direction of Council. It is structured so that Council's decision making can be informed by the strategies set out in the Strategic Plan 2019-2029.

The following table includes the project priorities for the 2020-2021 financial year with regard to the strategies identified in the Strategic Plan.

Clare & Gilbert Valleys Council - Vision Statement

Grow our population while maintaining an engaged, vibrant and attractive community with a shared respect for our natural and built environment and a productive economy that fosters innovation and excellence.

1 Connected and Empowered Community

1.1 Strengthen opportunities for the community to participate in learning. \$694,000

Ensure the Library service is a modern learning hub for current and future needs

Continue to offer events for young people such as book and science weeks and NAIDOC

1.3 Create an environment that supports and encourages a healthy and resilient community.

Continue to share grant opportunities with groups and clubs, write letters of support and assist with grant applications

Identify other opportunities for more youth art work to be established throughout the region.

Ongoing funding for Peak Bodies \$78,000

1.4 Advocate for enhanced medical and health service offerings to meet the needs of the community, in particular our ageing population.

Continue to support the Council representative on the local Hospital Advisory Committees

Prepare a Regional Public Health Plan and Disability Access and Inclusion Plan \$10,000

1.5 Support the development of quality facilities for retirement and aged living.

Advocate for continued financial support for the Regional Passenger Network Service



1.6 Enhance the residential streets of the towns and villages.

Develop a Footpath Policy for all townships

Footpath project from 2019/20 budget that has not been completed

Clare Main St Footpath

Detail design for the upgrade of the Clare Main St footpath from Gleeson St to Burton St presented challenges when trying to meet Australian Standards. The area around the Edwards Plaza however could not be completed without changes to the Plaza area. A successful redesign process will allow multiple options to be considered and construction to commence in spring 2020.

Main Street Project from 2019/2020 Budget that has not been completed

Clare Main Street Streetscape works

A number of art works and sculptures that could not be commenced because of COVID-19 Pandemic will be delivered by the end of 2020 in accordance with the State Government's Places for People grant received in June 2019.

1.7 Design and deliver well-planned townships with adequate capacity for housing, infrastructure, employment, business activity and recreational areas.

Implement the Open Space and Recreation Strategy

Operate and maintain the Valleys Lifestyle Centre \$667,000

Operate and maintain Riverton Pool \$159,000

Support the Clare Oval Redevelopment Committee to upgrade the Clare Oval Precinct—Total commitment \$1,385,000 with **\$1,002,000** in 2020/21 year and \$383,000 in 2021/22 year

Continue to support the Sport and Recreation officer under the Star Club program in conjunction with the Regional Council of Goyder and Wakefield Regional Council. \$23,000

1.8 Enhance the uniqueness of each of our townships through the development of public spaces that reflect their unique character and local heritage and history.

Work with National Trust on opportunities to support conservation and heritage assets

Ongoing financial support for History Groups \$4,000

Enhance our heritage trails— **Federal Government providing \$66,000 for enhanced regional trails**

1.9 Advocate for affordable housing options.

Work with the Department of Planning, Transport and Infrastructure (DPTI) on implementation of the Planning and Design Code and the future development of residential land.



1.10 Support a growing diversity of community events that cater for all age groups.

Partner with the Landscape Board in the celebration of NAIDOC week

Meet with Ngadjuri elders and corporation to identify opportunities to acknowledge Ngadjuri connections to Country.

1.11 Advocate for improved telecommunications connectivity.

Work with RDAYMN to have any shortcomings in data delivery and telecommunication blackspots addressed.

2. Vibrant Local Economy

2.1 Engage with a broad range of stakeholders including State and Federal Government, RDA (Regional Development Australia), industry associations, local industry and business and community groups to foster economic growth and development.

Assist RDAYMN and developers to understand the new Planning and Design Code and where potential development could be located

Implement the actions of the Economic Development Strategy in partnership with RDAYMN

2.2 Support the development of value-add industries to our established agriculture, wine and tourism industries.

Implement the actions from the New Tourism Experiences Roadmap and the New Trail Experiences Project - **Federal Government providing \$66,000 for enhanced regional trails**

2.3 Promote Clare as a regional Government and industry service centre for the mid-north region.

Implement the actions from the New Tourism Experiences Roadmap—**Federal Government providing \$66,000 for enhanced regional trails**

Work with RDAYMN, CVWGA and SATC to attract a high end accommodation provider to the Clare Valley

2.4 Support the development and enhancement of a vibrant retail sector recognising the value of retail precincts to residents and visitors alike.

Support the improvement of in-region visitor servicing and wayfinding

2.5 Foster opportunities for collaboration and co-working to promote Clare as a connected hub for doing business within and beyond the district.

Implement the actions of Legatus Regional Creative Industries Forum

Tailor the "move to CGVC page" to market to creative and sector skilled people

2.6 Promote the live-ability of the district as an attractive location for resettlement.

Provide promotional information on our website about the region as a good place to live.



2.7 Encourage tourism offerings to cater to a range of interests and varied economic options.

Continue to support and provide funding for Clare Valley Wine Food and Tourism Centre
\$200,000

Implement the actions from the New Tourism Experiences Roadmap and the New Trail Experiences Project— **Federal Government providing \$66,000 for enhanced regional trails**

Continue to support and encourage the Council Caravan Parks

Continue negotiations with Discovery Parks for a new improved leasing of the Clare Caravan Park

2.8 Encourage the development of a diverse range of tourism products that make use of the natural characteristics of the area.

Implement the actions from the New Tourism Experiences Roadmap - **Federal Government providing \$66,000 for enhanced regional trails**

2.9 Support national and international recognition of local industries and achievements.

Provide financial support for the Clare Classic **Council contribution \$20,000**

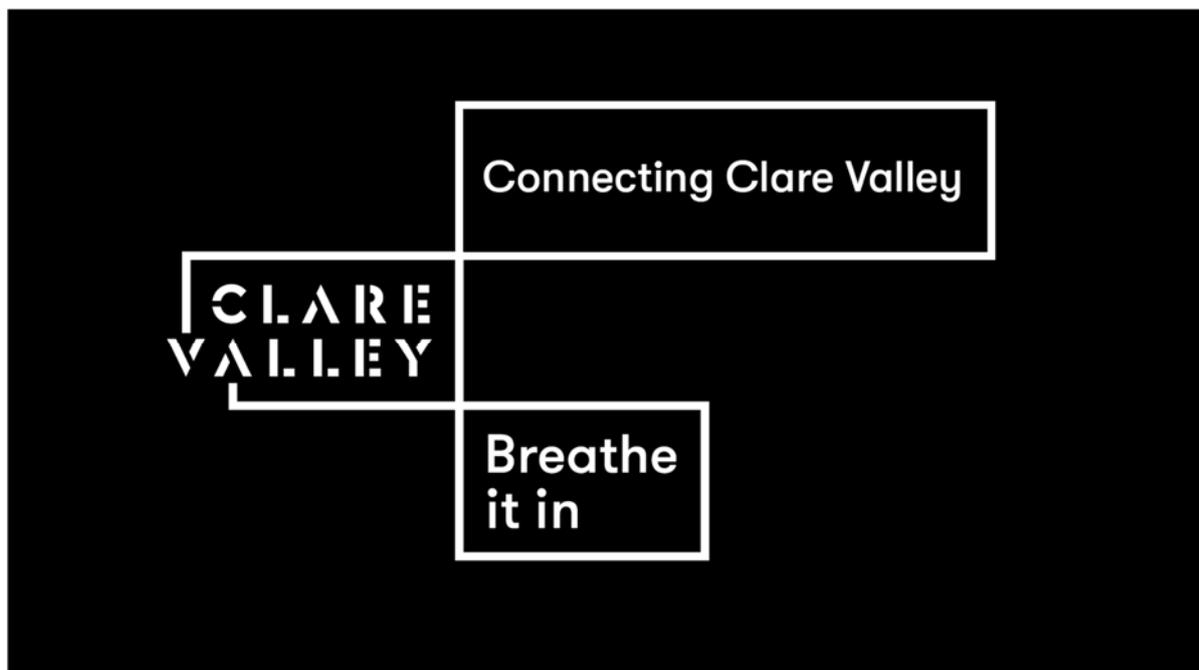
Continue to promote the Clare Valley brand

2.10 Support the development of a strong and reputable creative industries sector.

Ongoing support of the “Clare Art House” **\$7,000**

2.11 Advocate for the development of tertiary and vocational education opportunities that are accessible locally.

Work with RDAYMN to find ways to address skill shortages in the tourism sector.



3 Protected and Enhanced Natural and Built Environment

3.1 Implement community safety measures ranging from preventative and contingency planning through to community education to help manage and mitigate against extreme weather events and natural disasters.

Commence communication campaign around natural hazards

Develop Community Emergency Risk Assessment and Recovery Plans in partnership with Red Cross for our various communities.

3.2 Lead the community on initiatives to develop resilience to climate change.

Provide advice on building design through the Development and Community department

3.3 Encourage improved water conservation through community education initiatives.

Lead water conservation practices in Parks Gardens and Recreation facilities

Assess rainwater harvesting and irrigation efficiency opportunities

Provide advice on building design through the Development and Community department

3.4 Address measures to ensure the effective management of high-risk stormwater issues across the district.

As part of the implementation of the various Storm water Management Plans, the following storm water upgrades have been listed for 2020/2021 \$405,000

Storm water

Giles Corner Rd – Giles Corner

Hartley Rd - Clare

Edward St - Clare (design)

Clare Storm Water Plan – Stage 1 Implementation Plan

Storm water Project from 2019/20 budget that has not been completed:

Gleeson St Drainage

The original concepts for this project had not identified any requirement for easements for the installation of the proposed pipework. During the detail design process it became clear that easements would be required and in an effort to minimize the creation of easements numerous design options were explored further delaying the project. The new design now requires only one easement which is currently being negotiated with affected landowners. When agreement is reached the project can commence with completion expected prior to end of 2020.

3.5 Demonstrate community leadership on efficient energy usage.

Implement Energy Audit / Savings outcome

\$30,000



3.7 Identify improved management practices leading to reduced environment impact.

Continue to support the 5 Bush For Life sites within the Council area

3.8 Support ecological and biodiversity protection of the natural environment including waterways. \$70,000

CWMS

Evaluate and design only of Bulk Chlorine Storage at Riverton, Saddleworth & Clare

Implement expanded waterway clearing program

3.9 Provide for comprehensive management of native vegetation on roads and Council reserves that enhance the district's visual amenity.

Develop a Roadside Vegetation Management Plan

4 Quality Services, Assets and Infrastructure

4.3 Provide new and upgraded road infrastructure across the district. \$3,944,385
(note - includes renewal works)

Design Main North Road – Clare second Pedestrian Crossing

Township Sealed Roads

Clare

Bright Street - Bright Street - Harriet St to West Tce

Gleeson St from King St to Burton St

Strickland St from Burton St to Victoria Rd

Warenda Rd from Stanley St to 120m S Stanley St

Temple Rd from East End to Strickland St

Wright St from New Rd to End

Temple Rd from East End (Bennett Auto Repairs) to Strickland St

Saddleworth

Patrick St from Burra Rd to Thomas St

Rural Sealed Surfaces

Manoora

Brothers Hill Rd from Barrier Highway to Pine Creek Rd

Auburn

Brothers Hill Rd from Byrne Rd to Rices Creek Rd

Steelton

Main Road 45 Special Local Roads Program Grant Funding



Springfarm

Springfarm Rd from Farrell Flat Rd to Quarry Rd

Leasingham

Wakefield Rd from Horrocks Highway to 110m West of West Tce

Clare

White Hut Rd from Melrose Ave to Waller Drive

Giles Corner

Giles Corner Rd

Stockport

Stockport Rd shoulders evaluate and design only

Saddleworth

Saddle Rd – Junctions

Mintaro

Copper Ore Rd - Stabilise and reseal from Burton St to Merilden Rd

Burra St Guard Rail - Evaluate and design only

Rural Sheeted Road Surfaces

Black Springs

Black Springs Rd from Barton Hill Rd to Tamarisk Tree Rd

Farleys Rd from Barrier Highway to Cemetery Rd

Heinrichs Rd from Old Burra Rd to end of sheeting at RRD4040

Old Burra Rd from Rd Reserve at RRD 580 to Heinrichs Rd

Old Burra Rd from Heinrichs Rd to Barton Hill Rd

Manoora

Bruhns Rd from Waterloo Rd to end at farm driveway

Barinia

Cornwell Rd from RM Williams Way to Calcannia Rd

Salter Springs

Days Hill Rd from Farm Driveway at RRD 5100 to RRD 6440

Salter Springs Rd from Road Reserve at RRD 5110 to Farm Driveway at RRD 7220

Giles Corner

Giles Corner Rd from O'Sullivan's Rd to Start of Seal



Alma

Giles Corner Rd from Vandeleur Rd to O'Sullivan's Rd
Station Rd (South) from Hazelton Rd to Farm Driveway at RRD 3160

Armagh

Hicks Rd from Bend at RRD 1765 to End at RRD 2330
McRae Wood Rd from Farm Driveway at RRD 700 to Benbournie Rd

Hilltown

Harvey Hwy from Lehman Creek Rd to Hilltown Rd
Hilltown Rd from End of Seal to Sommerville Rd
Hilltown Rd from Camels Hump Rd to Council Boundary (North)
Hilltown Rd from Sommerville Rd to Camels Hump Rd
The Camels Hump Rd from Michael Rd to Council Boundary (East)

Mintaro

Kadlunga Rd from Mintaro Rd to Tickle Rd

Benbournie

Lookout Rd (Nth of Clare) from Rossmore Rd to Council Boundary (West)

Waterloo

Main Road 45 from End of Seal to Schwartz Rd
Main Road 45 from Schwartz Rd to Eckermann Rd
Main Road 45 from Eckermann Rd to Mollers Gap Rd

Stanley Flat

McRae Wood Rd from Horrocks Hwy to Farm Driveway at RRD 700
Slaughterhouse Rd from Spring Farm Rd to Moccundunda North Rd
Stanley Stud Rd from Horrocks Hwy to Noble Rd

Spring Farm

Moccundunda Rd from Slaughterhouse Rd to Blockers Rd

Tothill Belt

Tothill Belt Rd from Braewood Rd to Busch Rd
Tothill Belt Rd from Braebrook to Braewood Rd
Mollers Gap Rd from Road Reserve at RRD 4680 to Tothill Belt Rd

Saddleworth

Talbots Rd from Farm Driveway at RRD 1255 to Golf Course Rd
Steelton Rd from Farm Driveway at RRD to I'anson Rd
Steelton Rd from Old Manoora Rd to Farm Driveway at RRD



Tarlee

Vandeleur Rd from Horrocks Highway to Salt Creek Rd

Vandeleur Rd from Salt Creek Rd to Giles Cnr Rd

Ryelands Rd from Tarlee Rd to Clarkes Rd

Salt Creek Rd Sth from Hill Rd to farm driveway at RRD 2600

Salt Creek Rd Sth from Vandeleur Rd to Hill Rd

Watervale

Upper Skilly Rd from Wakefield Rd to Start of Seal (Popes Hill Rd)

Upper Skilly Rd from End of Seal (Popes Hill Rd) to Hughes Park Rd

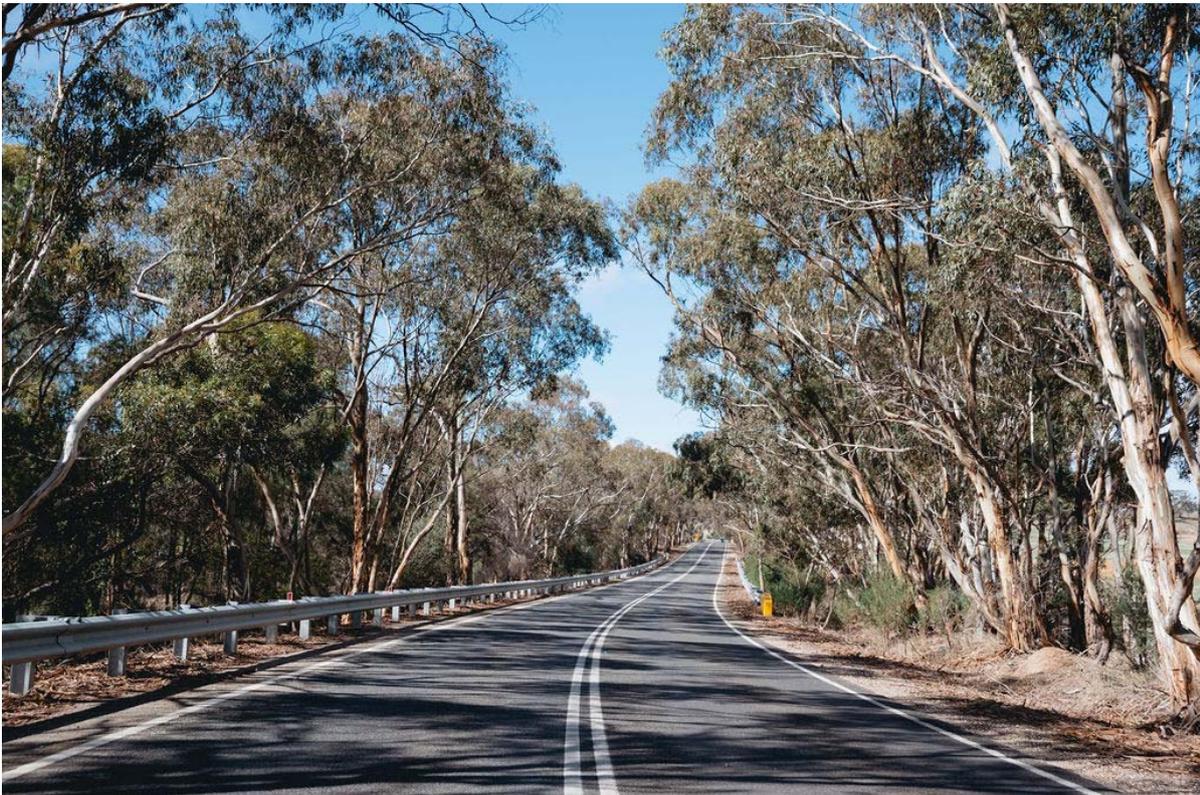
Watervale Rd from Springvale Rd to Mintaro Rd

Sollys Hill Rd from Mt Horrocks Rd to End

Bridges

Mintaro

Harvey Highway, Dominic St, Muanu Rd, Min Man Rd, Pioneer Ave and Wendourie Rd **\$90,000**



4.5 Provide well-maintained community facilities that meet the needs of community.

\$1,262,000

Fund Playground equipment replacement from Open Space & Recreation Strategy and the Safety Audit

Mintaro institute – Replacement of Septic Tank

Auburn Recreation Ground – Replacement of Septic Tank

Niche Wall Riverton – Establishment of an additional wall

Provide co-funding towards the development the Clare Oval Redevelopment

4.6 Provide a range of built infrastructure that supports and enhances community and businesses.

\$120,000

Clare Library – Heritage Repairs to the Facade

Disability Discrimination Act and Fire Investigation on two Town Halls

Clare Town Hall replacement windows

Assess and evaluate Council building roofs for safe access

Provide funding via the Drought Communities Program for community assets including enhanced walking trails, adventure playground at Riverton, enhanced information bay at Tarlee and new Greenkeepers Shed at Clare Golf Club

4.7 Deliver high standards of customer service and customer experience.

Develop improved NHVR permit assessment processes **\$15,000**

Engage Dial Before You Dig for Council infrastructure **\$15,000**

4.8 Have an open space strategy that identifies and enhances existing walking and cycling paths across the district.

Commence implementation of the Open Space and Recreation Strategy

Ongoing financial support for Riesling Trail and Rattler Trail **\$4,000**

In partnership with neighbouring Councils, create the Adelaide Wine Capital Cycle Trail

Implement the infrastructure upgrades recommended within the Clare Valley Region New Trails Experiences Project - **Federal Government providing \$66,000 for enhanced regional trails**



RATES 2020 - 2021

As part of the financial planning and budget processes, Council proposes to increase the overall general rates by 2.9% over that raised in the 2019-2020 financial year. The actual increase payable by any individual ratepayer may be more or less than this depending on the movement in the capital value of their property relative to other properties.

Method Used to Value Land

Council continues 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 rate payers. Property value is a good indicator of wealth and capital value which closely approximates the market value of a property provides the best indicator of overall property value.

Adoption of Valuation

The Council has adopted the valuations made by the Valuer-General. Anyone who is dissatisfied with the valuation made by the Valuer General may object to the Valuer General in writing within 60 days of receiving the notice of the valuation, explaining the basis for the objection. The Council has no role in the process. It is important to note that the lodgement of an objection does not change the due date for payment of rates.

The total property valuations (excluding non-rateable) provided by the State Valuation Office as at 28 June 2020 was \$2,971,663,610 - an increase of 6.09% over last year.

Differential General Rates

Council has regard to the relative movements in valuations over the last few years and acknowledges that a proportion of primary production properties have increased significantly in comparison to other land use categories. Accordingly, the primary production rate will be 59% of the general rate applying to residential, vacant and other land use codes with the commercial and industrial rates will be 36% above residential.

Payment of Rates

Rates are payable in four approximately equal instalments. Ratepayers may elect to pay any instalment in advance. Council will send further notices for each quarter. If the amount due remains unpaid after the due date, it may be recovered by legal actions.

Minimum Rates

Council has historically applied a minimum rate. For 2020-2021 the minimum rate is \$730. Council considers it appropriate that all rateable properties make a contribution to the cost of administering the Council's activities and maintaining the physical infrastructure that supports each property.

Where a Council applies a minimum rate it must not apply to more than 35% of properties in the Council area. For Clare & Gilbert Valleys Council the minimum rate currently applies to approximately 15.07% of properties.



SERVICE CHARGES

1. Community Wastewater Management Systems

Council provides Community Wastewater Management Systems to properties in Clare, Riverton and Saddleworth. The cost of operating, maintaining and upgrading this service is recovered through the application of service charges on each property for which the service is available.

The proposed service charge for Community Wastewater Management Systems in 2020-2021 will be \$390 per unit and is reflected in the budget document. Where the service is provided to non-rateable land, a service charge is levied against the land.

Total Revenue being \$1,044,000

2. Waste Collection Scheme

Council also provides a refuse collection and recycling service within the townships and settlements of Clare, Saddleworth, Riverton, Mintaro, Sevenhill, Auburn, Watervale, Manoora, Rhynie, Marrabel, Stockport, Tarlee, Waterloo, Armagh and Golfview Heights (Stanley Flat). The full cost of operating and maintaining this service is recovered through the application of a service charge for each property within the listed towns. Where the service is provided to non-rateable land, a service charge is levied against that land.

Council proposes that the service charge for refuse collection within the designated townships and collection areas of the Council, will be \$211 per annum.

Total Revenue being \$794,000

Regional Landscape Levy

The Regional Landscape Levy, set by the Regional Landscape Boards, is a State Government tax imposed under the Landscape South Australia Act 2019. As such, Council is obliged to collect the levy on behalf of the State Government. Council collects the Levy on behalf of the Northern and Yorke Landscape Region. No portion of the levy is retained by Council.

The levy is based on the capital value of land and is shown as a separate charge on the rate notice.

Net Revenue being \$496,626

Rate Rebate

A rebate of rates in respect of any rateable land in the Council area will be available in accordance with the Local Government Act 1999 and Council's Rate Rebate Policy. The policy provides guidance as to the eligibility upon which a ratepayer is entitled to a rebate of rates. Please refer to Council's Rate Rebate Policy for further information - www.claregilbertvalleys.sa.gov.au.

Hardship

Section 182 of the Local Government Act permits the Council, on application to partially or wholly remit rates or postpone rates, on the basis of hardship. Where a ratepayer is suffering hardship in paying rates he / she is invited to contact the Rates Officer 08 8842 6400. Council treats such inquiries confidentially www.claregilbertvalleys.sa.gov.au.

Cost of Living Payments

Cost of Living Payments (previously Pensioner Concessions) are now paid directly to eligible ratepayers and managed by the State Government.

A full version of Council's Rating Policy, Deferment of Rates Due to Hardship Policy and Rate Rebate Policy can be viewed at www.claregilbertvalleys.sa.gov.au

AVERAGE RATES

This table incorporates the proposed rating and its impact using average valuations.

Land Use	Year	Average Valuation \$	Rate in Dollar \$	Minimum Rate \$	Average General Rates \$	CWMS \$	Refuse/ Recycling \$	Total Average Rates \$	Average Total Increase %
Residential: residential dwellings, flats, units	19/20	259,561	0.004981	715	1,293	380	190	1,863	
	20/21	263,383	0.005044	730	1,329	390	211	1,930	3.58%
Commercial: Retail shops, Professional services eg accounting, legal, engineering, etc	19/20	366,165	0.006724	715	2,462	380	190	3,032	
	20/21	367,690	0.006860	730	2,522	390	211	3,123	3.01%
Industry: Vehicle repairs, workshops, wineries, manufacturing, etc	19/20	351,249	0.006724	715	2,362	380	190	2,932	
	20/21	364,783	0.006860	730	2,502	390	211	3,103	5.86%
Primary Production: Agriculture, live-stock, horticulture, commercial forestry	19/20	688,341	0.003163	715	2,177	-	-	2,177	
	20/21	748,474	0.002976	730	2,228	-	-	2,228	2.34%
Vacant Land: Vacant allotments	19/20	93,352	0.004981	715	465	380	190	1,035	
	20/21	88,827	0.005044	730	448	390	211	1,049	1.36%
Other: Government agencies, education, public utilities	19/20	231,309	0.004981	715	1,152	380	190	1,722	
	20/21	194,626	0.005044	730	982	390	211	1,583	-8.09%

Rate changes for individual assessments will likely vary from these amounts.

The calculations are based on the average valuation as at 28 June 2020 from the State Valuation Office.

VALUATION STATISTICS

Land Use	Budget 2020/21 (valuations as at 28/06/2020)				2019/20		
	Rateable Capital Value \$'000	Capital Value Proportion	Valuation Movement	Number of Assessments	Rateable Capital Value \$'000	Capital Value Proportion	Number of Assessments
Residential	905,249	30.46%	2.04%	3,437	887,179	31.66%	3,418
Commercial	128,886	4.34%	-2.50%	362	132,186	4.72%	361
Industry	29,523	0.99%	3.77%	80	28,451	1.02%	81
Primary Production	1,841,123	61.96%	9.71%	2,454	1,678,175	59.91%	2,438
Vacant	40,640	1.37%	1.01%	463	40,235	1.44%	431
Other	26,243	0.88%	-24.87%	136	34,928	1.25%	151
Total	2,971,664	100.01%	6.09%	6,932	2,801,154	100.00%	6,880

ANNUAL RATES STATISTICS

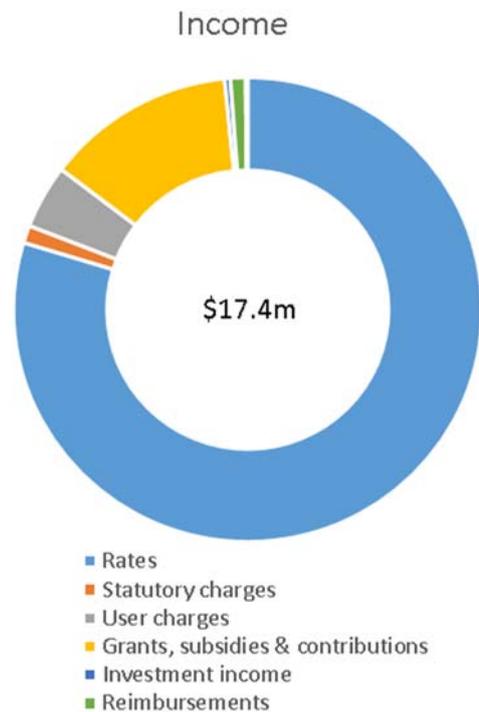
Land Use	Budget 2020/21 (valuations as at 28/06/2020)			2019/20		
	Rate in Dollar	Rates \$	Rates %	Rate in Dollar \$	Rates \$	Rates %
Residential	0.005044	4,595,395	39.83%	0.004981	4,446,737	39.66%
Commercial	0.006860	845,080	7.33%	0.006724	848,740	7.57%
Industry	0.006860	205,451	1.78%	0.006724	192,686	1.72%
Primary Production	0.002976	5,534,550	47.97%	0.003163	5,364,065	47.84%
Vacant	0.005044	289,737	2.51%	0.004981	280,936	2.51%
Other	0.005044	67,331	0.58%	0.004981	78,893	0.70%
Total		11,537,544	99.99%		11,212,057	100.00%

FUNDING THE BUSINESS PLAN

Income

To fund the service levels outlined within this Annual Business Plan the Council raises revenue from a number of sources. 80 percent of Council's income will be raised through rate revenue, which includes general rates \$11.5m, fixed charges for waste collection \$0.8m and community waste water \$1m and the Regional Landscape levy \$0.5m which is a tax the Council collects on behalf of the Northern and Yorke Landscape Region.

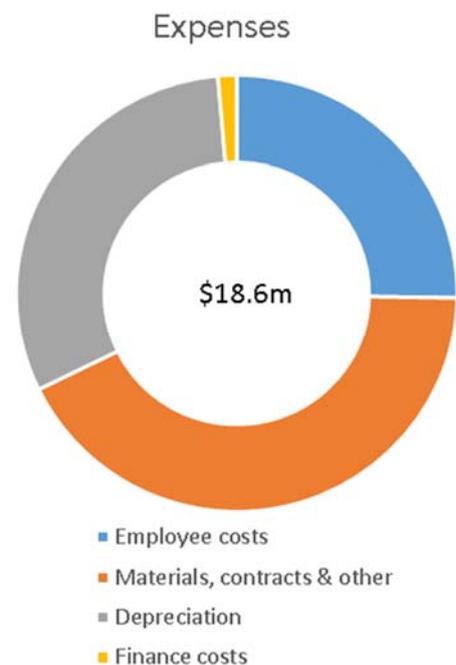
	\$'000
Rates	13,892
Statutory charges	213
User charges	786
Grants, subsidies & contributions	2,282
Investment income	68
Reimbursements	182
Other income	25



Expenses

Council will expend \$18.6m in operational items to deliver the services outlined within this plan. This includes \$4.7m in employee costs as Council continues to be one of the region's major employers and \$5.7m of depreciation which the Council is committed to fund so as to renew and replace its infrastructure assets.

	\$'000
Employee costs	4,683
Materials, contracts & other expenses	7,971
Depreciation, amortisation & impairment	5,724
Finance costs	253



FUNDING THE BUSINESS

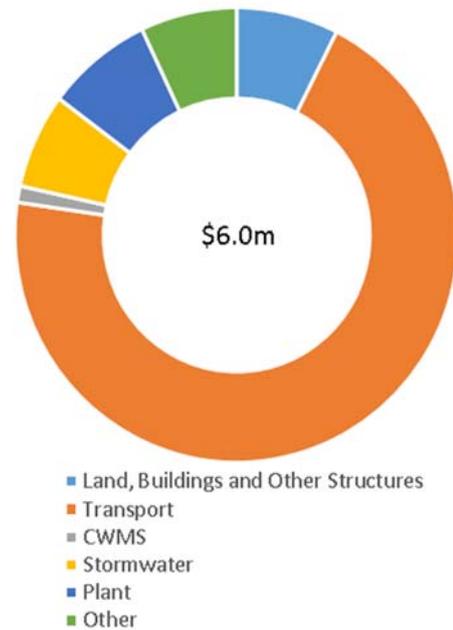
PLAN continued

Capital Expenditure

Council will spend \$4.2m in 2020/21 in renewing and replacing assets that are nearing, or at the end of their useful life, as well as \$1.8m upgrading those where an increased service level will benefit the community. 70 percent of this capital expenditure will be used on the Council's transport network which includes roads, footpaths and bridges.

	\$'000
Land, Buildings and Other Structures	445
Transport	4,177
CWMS	70
Stormwater	405
Plant	464
Other	420

Capital Expenditure



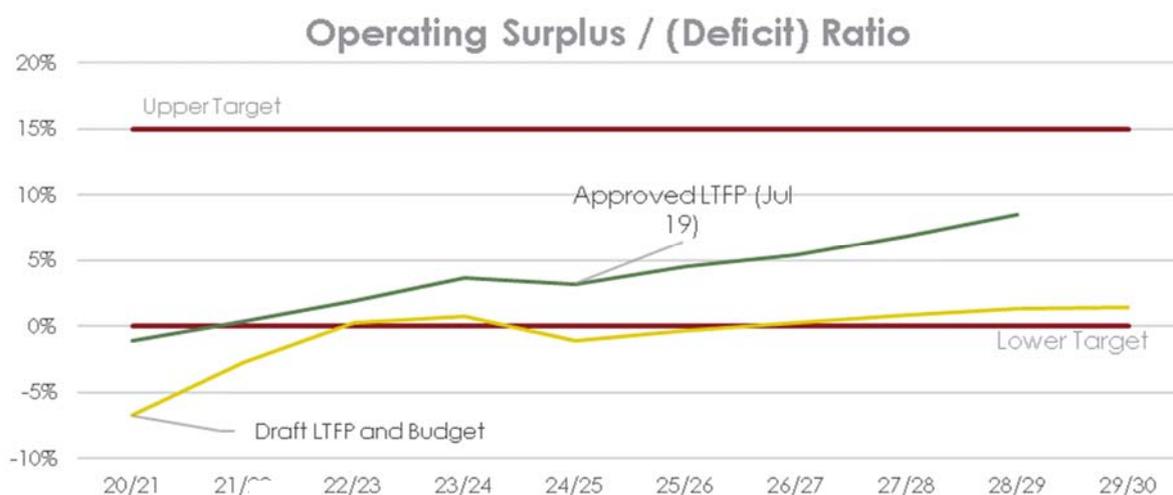
Within the above Capital Budget, Council has provided \$300,000 unallocated expenditure for COVID 19 Recovery.

COUNCIL'S FINANCIAL SUSTAINABILITY

OPERATING SURPLUS/(DEFICIT)

A council is financially sustainable if it achieves a positive operating surplus/(deficit) ratio over time. Any surplus of income over expenses can be applied to future proposed capital expenditure, reducing debt or increasing financial assets.

A short-term operating deficit may be justified to cater for a once-off or short-term fluctuation. However, it should not happen on average over time. A zero rate means the current generation of ratepayers is paying for what it is receiving in service levels; a deficit that they are not paying enough and a surplus paying too much.



Clare & Gilbert Valleys Council is working hard to ensure its future long term sustainability, by moving towards achieving ongoing small to marginal operating surpluses over time. It will do this while keeping rate and service charges to a minimum and continuing to provide essential services. The Council believes the previously forecasted rate increases are not sustainable for the community. Therefore, the 2020-21 budget incorporates smaller rate increases and anticipates a more significant deficit than the LTFP adopted in July 2019 and a delayed return to long term surplus.

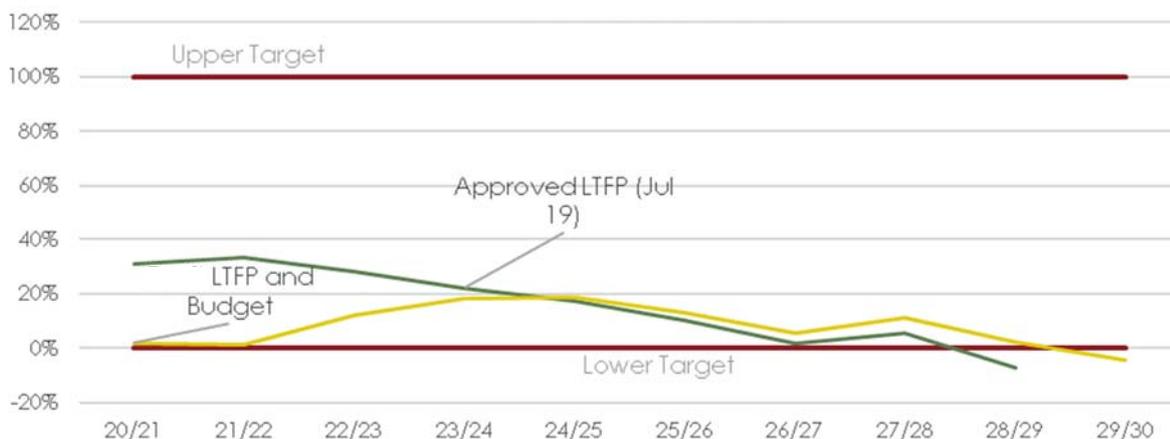
The Council will carry out further reviews of service levels to determine where there are savings to return the operating result to a surplus in a shorter time frame.

NET FINANCIAL LIABILITIES

Net financial liabilities are defined as total liabilities less financial assets. These are expressed as a percentage of total operating revenue and provides information on the Council's overall indebtedness. Where the ratio is falling, it indicates that the Council's ability to meet its obligations is strengthening. A council should endeavour to achieve a reducing financial liabilities ratio unless the Council is increasing or improving its physical asset base if not, it may mean that a council is funding ongoing deficits through debt.

Clare & Gilbert Valleys Council is minimising debt. It anticipates that it will require no new borrowings in 2020-21, using surplus cash instead to fund new capital expenditure to the value of \$1.491 million.

Net Financial Liabilities Ratio

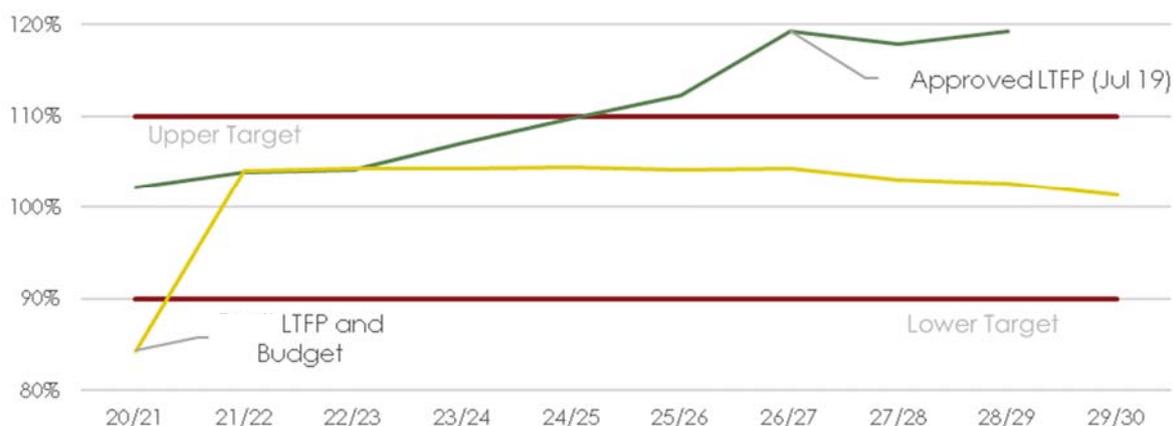


ASSET RENEWAL FUNDING RATIO

The asset renewal funding ratio expresses the total expenditure on asset replacement and renewal as a percentage of the indexed spending required per Council’s Asset Management Plans.

Clare & Gilbert Valleys Council will be expending 16% less, or \$770,000 on the replacement of its assets compared to what is indicated in its Asset Management plans in 2020-21. This reduction occurs from the decision not to replace old plant until future years and using the 2020-21 year to scope and plan renewal projects delaying expenditure until the 2021-22 financial year.

Asset Renewal Funding Ratio



STATEMENT OF COMPREHENSIVE INCOME

	2018/19 Audited Actual \$'000	2019/20 Original Budget \$'000	2020/21 Budget \$'000
INCOME			
Rates	13,158	13,498	13,892
Statutory charges	229	218	213
User charges	884	856	786
Grants, subsidies & contributions	4,078	2,075	2,282
Investment income	205	176	68
Reimbursements	288	180	182
Other income	65	50	25
Total Income	18,907	17,053	17,448
EXPENSES			
Employee costs	4,218	4,542	4,683
Materials, contracts & other	8,051	7,420	7,971
Depreciation	5,399	5,267	5,724
Finance costs	396	320	253
Total Expenses	18,064	17,549	18,631
OPERATING SURPLUS / (DEFICIT)	843	(496)	(1,183)
Asset disposal & fair value adjustments	(1,019)	-	(23)
Amounts specifically received for new or upgraded assets	591	315	300
Physical Resources received free of charge	-	-	-
	(428)	315	277
NET SURPLUS/(DEFICIT)	415	(181)	(906)
Transferred to Equity Statement	415	(181)	(906)
Other Comprehensive Income			
Changes in revaluation surplus	5,998	-	-
Impairment (Expense) / recoupments offset to asset revaluation reserve	(44)	-	-
Total Other Comprehensive Income	5,954	-	-
TOTAL COMPREHENSIVE INCOME	6,369	(181)	(906)

STATEMENT OF FINANCIAL POSITION

	2018/19 Audited Actual \$'000	2019/20 Original Budget \$'000	2020/21 Budget \$'000
ASSETS			
Current Assets			
Cash and cash equivalents	7,380	2,454	2,535
Trade & other receivables	1,059	887	1,381
Financial Assets	264	267	271
Inventories	456	211	300
Non Current Assets Held for Resale	310	-	-
Total Current Assets	<u>9,469</u>	<u>3,819</u>	<u>4,487</u>
Non-current Assets			
Financial assets	199	155	84
Infrastructure, property, plant & equipment	147,428	146,316	148,204
Other Non-Current Assets	989	731	989
Total Non-current Assets	<u>148,616</u>	<u>147,202</u>	<u>149,277</u>
Total Assets	<u>158,085</u>	<u>151,021</u>	<u>153,764</u>
LIABILITIES			
Current Liabilities			
Trade & other payables	1,839	1,004	505
Borrowings	1,078	983	376
Provisions	1,066	1,159	1,278
Total Current Liabilities	<u>3,983</u>	<u>3,146</u>	<u>2,159</u>
Non-current Liabilities			
Borrowings	3,729	2,746	2,370
Provisions	16	93	64
Equity Accounted Council Business	292	265	292
Total Non-current Liabilities	<u>4,037</u>	<u>3,104</u>	<u>2,726</u>
Total Liabilities	<u>8,019</u>	<u>6,250</u>	<u>4,885</u>
NET ASSETS	<u>150,066</u>	<u>144,771</u>	<u>148,879</u>
EQUITY			
Accumulated Surplus	9,808	10,417	8,621
Asset Revaluation Reserves	131,115	125,161	131,115
Other Reserves	9,143	9,193	9,143
Total Council Equity	<u>150,066</u>	<u>144,771</u>	<u>148,879</u>

STATEMENT OF CHANGES IN EQUITY

	Accumulated Surpluses	Asset Revaluation Reserve	Other Reserves	TOTAL EQUITY
	\$'000	\$'000	\$'000	\$'000
2018/19 Audited Actual				
Balance at end of previous reporting period	9,393	125,161	9,143	143,697
Net Surplus/(Deficit) for Year	415	-	-	415
Other Comprehensive Income				
Gain on revaluation of infrastructure, property, plant & equipment	-	5,954	-	5,954
Transfers between reserves	-	-	-	-
Balance at end of period	9,808	131,115	9,143	150,066
2019/20 Original Budget				
Balance at end of previous reporting period	10,598	125,161	9,193	144,952
Net Surplus/(Deficit) for Year	(181)	-	-	(181)
Other Comprehensive Income				
Gain on revaluation of infrastructure, property, plant & equipment	-	-	-	-
Transfers between reserves	-	-	-	-
Balance at end of period	10,417	125,161	9,193	144,771
2020/21 Budget				
Balance at end of previous reporting period	9,527	131,115	9,143	149,785
Net Surplus/(Deficit) for Year	(906)	-	-	(906)
Other Comprehensive Income				
Gain on revaluation of infrastructure, property, plant & equipment	-	-	-	-
Transfers between reserves	-	-	-	-
Balance at end of period	8,621	131,115	9,143	148,879

STATEMENT OF CASH FLOWS

	2018/19 Audited Actual \$'000	2019/20 Original Budget \$'000	2020/21 Budget \$'000
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts			
Rates - general & other	13,391	13,498	13,317
Fees & other charges	229	218	213
User charges	1,491	856	1,050
Investment receipts	217	176	68
Grants utilised for operating purposes	4,078	2,075	2,282
Reimbursements	288	180	182
Other revenues	29	43	25
Payments			
Employee costs	(4,206)	(4,418)	(4,547)
Materials, contracts & other expenses	(7,825)	(7,420)	(9,148)
Finance payments	(363)	(320)	(253)
Net Cash provided by (or used in) Operating Activities	7,329	4,888	3,189
CASH FLOWS FROM INVESTING ACTIVITIES			
Receipts			
Amounts specifically for new or upgraded assets	591	315	300
Sale of replaced assets	32	185	62
Sale of surplus assets	-	-	1,100
Repayments of Loans by community groups	61	55	134
Payments			
Expenditure on renewal/replacement of assets	(6,910)	(4,839)	(4,189)
Expenditure on new/upgraded assets	(447)	(2,048)	(1,791)
Net purchase of investment securities	(4)	-	-
Loans to community groups	-	-	-
Net Cash provided by (or used in) Investing Activities	(6,677)	(6,332)	(4,384)
CASH FLOWS FROM FINANCING ACTIVITIES			
Payments			
Repayments of borrowings	(1,165)	(1,079)	(982)
Repayment of finance lease liabilities	-	-	-
Net Cash provided by (or used in) Financing Activities	(1,165)	(1,079)	(982)
Net Increase (Decrease) in cash held	(513)	(2,523)	(2,177)
Cash & cash equivalents at beginning of period	7,893	4,977	4,712
Cash & cash equivalents at end of period	7,380	2,454	2,535

UNIFORM PRESENTATION OF FINANCES

	2018/19 Audited Actual \$'000	2019/20 Original Budget \$'000	2020/21 Budget \$'000
Income	18,907	17,053	17,448
less Expenses	18,064	17,549	18,631
Operating Surplus / (Deficit)	843	(496)	(1,183)
Net Outlays on Existing Assets			
Capital Expenditure on renewal and replacement of Existing Assets	(6,910)	(4,839)	(4,189)
Depreciation, Amortisation and Impairment	5,399	5,267	5,724
Proceeds from Sale of Replaced Assets	32	185	62
	(1,479)	613	1,597
Net Outlays on New and Upgraded Assets			
Capital Expenditure on New and Upgraded Assets (including investment property & real estate developments)	(447)	(2,048)	(1,791)
Amounts received specifically for New and Upgraded Assets	591	315	300
Proceeds from Sale of Surplus Assets	-	-	1,100
	144	(1,733)	(391)
Net Lending / (Borrowing) for Financial Year	(492)	(1,616)	23

FORECASTED FINANCIAL INDICATORS

	2018/19 Audited Actual \$'000	2019/20 Original Budget \$'000	2020/21 Budget \$'000
Operating Surplus Ratio	4.5%	(3%)	(7%)
<u>Operating Surplus</u>	843	(496)	(1,183)
Total Operating Income	18,907	17,053	17,448

This ratio expresses the operating surplus as a percentage of total operating revenue.

Net Financial Liabilities Ratio	(6%)	13%	2%
<u>Net Financial Liabilities</u>	(1,175)	2,222	322
Total Operating Income	18,907	17,053	17,448

Net Financial Liabilities are defined as total liabilities less financial assets. These are expressed as a percentage of total operating revenue.

Asset Renewal Funding Ratio	149%	96%	84%
<u>Net Asset Renewals</u>	6,878	4,839	4,189
Infrastructure & Asset Management Plan required expenditure	4,625	5,056	4,966

Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.

