

OPERATING BUDGET BY KEY DIRECTION	2024/25		
	EXP \$000's	INC \$000's	NET \$000's
A WELCOMING AND LIVEABLE CITY			
Community Development	3,447	-	3,447
Library Services	9,248	665	8,583
Community Centres	3,375	212	3,164
Recreation Services	2,635	219	2,417
Community Sport and Club Facilities	4,947	-	4,947
Community Health and Wellbeing	7,867	4,000	3,867
Cemetery	850	824	27
Food and Health Regulation	1,633	314	1,319
Community Compliance Services	1,207	388	819
Dog and Cat Management	2,242	1,288	955
Crime Prevention and Repair	319	-	319
Street Lighting	3,255	-	3,255
TOTAL A WELCOMING AND LIVEABLE CITY	41,026	7,909	33,117
A SUSTAINABLE CITY			
City Infrastructure	4,035	569	3,466
Water Management	12,645	2,733	9,912
Waste Management	20,808	290	20,518
Parks and Landscapes	36,295	133	36,162
TOTAL A SUSTAINABLE CITY	73,783	3,725	70,058
A GROWING CITY THAT CREATES NEW OPPORTUNITIES			
Economic Development	1,794	172	1,623
Development Services	5,856	2,012	3,843
Urban Planning and Development	1,904	876	1,028
Roads	16,845	3,770	13,075
Footpaths	4,521	-	4,521
TOTAL A GROWING CITY THAT CREATES NEW OPPORTUNITIES	30,919	6,830	24,089
INNOVATION AND BUSINESS DEVELOPMENT			
Innovation and Business Development	2,361	742	1,619
Council	3,269	2	3,267
Sundry	4,019	9,647	(5,628)
TOTAL INNOVATION AND BUSINESS DEVELOPMENT	9,649	10,391	(742)
Rates Revenue	-	130,416	(130,416)
TOTAL OPERATING SURPLUS / (DEFICIT)	155,377	159,271	3,893

Our Vision

'Salisbury - A progressive, sustainable and connected community'

Key Directions

A welcoming and liveable City
Encompasses issues that affect the liveability of the City and the health and wellbeing of its people, including safety, social connections, the look and feel of our neighbourhoods, and the facilities and programs available to support our community's aspirations.

A sustainable City
Includes protecting and conserving our diverse natural environment to support biodiversity, reducing Council's environmental footprint, ensuring we make the most of our resources and enabling our community, environment and infrastructure to be resilient to a changing climate.

A growing City that creates new opportunities
This focuses on how we support the success and growth of local businesses, job opportunities for our residents, attracting investment, quality urban planning and providing infrastructure that supports economic activity.

Innovation and Business Development
Outlines how Council will work to provide exceptional experiences, deliver quality outcomes and be recognised as a great place to work.

WHAT ARE RATES?

Rates are a significant income for Council representing 82.3% of the operating budget. Rates are a tax based on property value and not a user charge, so those with higher value properties contribute more to the funding of Council activities. The values of properties are set independently of councils by the Valuer-General's Office, and rates are based on the capital value, which is the value of land and buildings

HOW DO WE SET RATES?

Setting rates is a balance between funding Council operations, maintaining our financial sustainability and the need to contain increases to minimise the impact on ratepayers. Council is mindful of the impact and affordability of rates and regularly compares our rates with those of other metropolitan councils; in terms of average rates Salisbury ranks fourth lowest based on available 2023/24 data.

The first step we take in setting rates is to remove the impact of the average market increase/decrease in property values for the year. What this means is that if property values go up 15% on average in a year, we adjust our calculations down to remove this impact. Then we apply the increase we need to fund Council services and projects for the coming year.

For the financial year 2024/25 Council has adopted an average residential rate increase of 6.2%, and an average commercial and industrial increase of 6.2%. The increase for each property may vary where the change in market value is different to the average market movement, or as a result of improvements, a change in land use or zoning, a change in ownership, or a correction to property values.

RATE CATEGORIES

Minimum Rates apply to all properties where the capital value falls below a certain level so that all ratepayers make a fair contribution. The minimum rate for 2024/25 has increased from \$1,156 in 2023/24 to \$1,228 in 2024/25 reflecting a 6.2% increase over the 2023/24 minimum rate.

Differential Rating

Different rates may be applied to different categories of property called 'land uses' as determined by the Valuer General. A loading is applied to commercial and industrial properties and to vacant land. Residential and other properties pay the base rate. The differential rate for vacant land is 30% higher compared to the residential rate to support development of land.

Separate Rates

Council collects rates for other organisations:

- Salisbury Business Association - to enable it to market and promote the City Centre
- Globe Derby Community Club - to maintain an area of common land held through 63 shares

- Regional Landscape (RL) Levy which councils are required to collect on behalf of the State Government. All enquiries about the RL Levy can be directed to the Green Adelaide Board on 8204 7910 or email dew.greenadelaide@sa.gov.au.

RATE CAPPING REBATE

Council has determined to cap the 2024/25 rate increase to 12.5%, (on application) of the amount of general rates paid in the 2023/24 financial year, (excluding the Revaluation Initiative rate cap) on rateable land that constitutes the principal place of residence of a principal ratepayer, where the ratepayer is a natural person, and the increase is the result of significant valuation movements, except where rates have increased as a result of improvements, a change in land use or zoning, a change in ownership, or a correction to the property value.

PAYMENT OF RATES

Rates are billed quarterly - September, December, March and June. Payment options are detailed on the quarterly installment notice. Payment arrangements can be made online at www.salisbury.sa.gov.au or by contacting us on 8406 8222 to discuss regular instalments made in advance.

Senior Postponement of Rates - Residential property owners with a senior's card may apply to postpone payment of rates. Please contact the Rates Team on 8406 8273 for further information.

REMISSION AND REBATES

High Value Property Remission - Council has determined that due to the lower average value of property in Salisbury, higher value properties are charged unreasonably high rates.

In response Council provides a reduction for residential properties not used for commercial purposes or consisting of multiple dwellings or entitled to a mandatory rebate:

- 10% reduction in the general rates payable on the value above \$779,000 up to and including \$868,000
- 20% reduction in the general rates payable on the value above \$868,000 up to and including \$1,002,000
- 35% reduction in the general rates payable on the value above \$1,002,000

DISCRETIONARY REBATES

Council has the power to grant discretionary rebates for land used to provide community benefit. For more information please contact the Rates Team on 8406 8273.

2024/25 Rates Brochure

Where do my rates go?

For every \$100 paid in rates, the breakdown in expenditure is as follows:



These figures are intended as a guide only





2024/25 Rates Brochure

'Salisbury - A progressive, sustainable and connected community'

A message from the Mayor



I am thrilled to share some updates on Council initiatives and plans for moving forward into the next year.

The City of Salisbury is dedicated to enhancing our community's quality of life, through responsible financial management and investment in services across open space, community connection, amenity, safety, and social spheres, while keeping average rate increases for 2024/25 to 6.2%.

Our vision for a progressive, sustainable, and connected community keeps emerging needs at the top of our priorities. Guided by the City Plan 2035, Council developed the draft City Plan 2040 and consulted with the community during May and June 2024. Your feedback was invaluable in crafting the updated City Plan, ensuring we continue to deliver the services that matter most to you and protect community assets for future generations.

This Rates Brochure includes an overview of Council's key achievements from the past financial year and our priorities for 2024/25. I'm proud to report that the new Salisbury Aquatic Centre has officially opened in June 2024, and has been overwhelmingly embraced by community members. The state-of-the-art facility is designed to promote health and wellbeing for all residents, and will serve our City for generations.

At the core of our success is our dedication to providing an exceptional community experience and we are developing the City of Salisbury Community Experience Strategy to continuously improve and ensure that every interaction you have with us leaves you feeling valued and supported.

We're also focused on your health and wellbeing, offering programs to enhance our community's physical and mental health, and tackle issues like social isolation. Continued investment in sporting, recreation, and community facilities provide ample opportunities for engagement and participation.

The extended business hours of the Salisbury Community Hub allow more opportunity to enjoy one of our City's best facilities, and the extended Streetscape Program continues to improve the overall attractiveness and accessibility of our City.

Thank you for being part of our community, we are dedicated to ensuring Salisbury as a top destination to live, work, and play, and we look forward to serving you in the coming year.

Gillian Aldridge OAM, Mayor of City of Salisbury

City of Salisbury's Elected Members

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Key Achievements for 2023/24

The new Salisbury Aquatic Centre was officially opened in June 2024. New play spaces were delivered, including Yalumba Drive Reserve, Paralowie, Baltimore Reserve, Parafield Gardens and Camelot Reserve, Paralowie providing the community with new sports courts and play elements. The canteen upgrade at Wildwood Reserve Sporting Clubrooms, Salisbury Park was completed in time for the new season and the pitch and carpark lighting was delivered at Manor Farm Soccer Oval, providing a safer area for patrons of the club and the community.

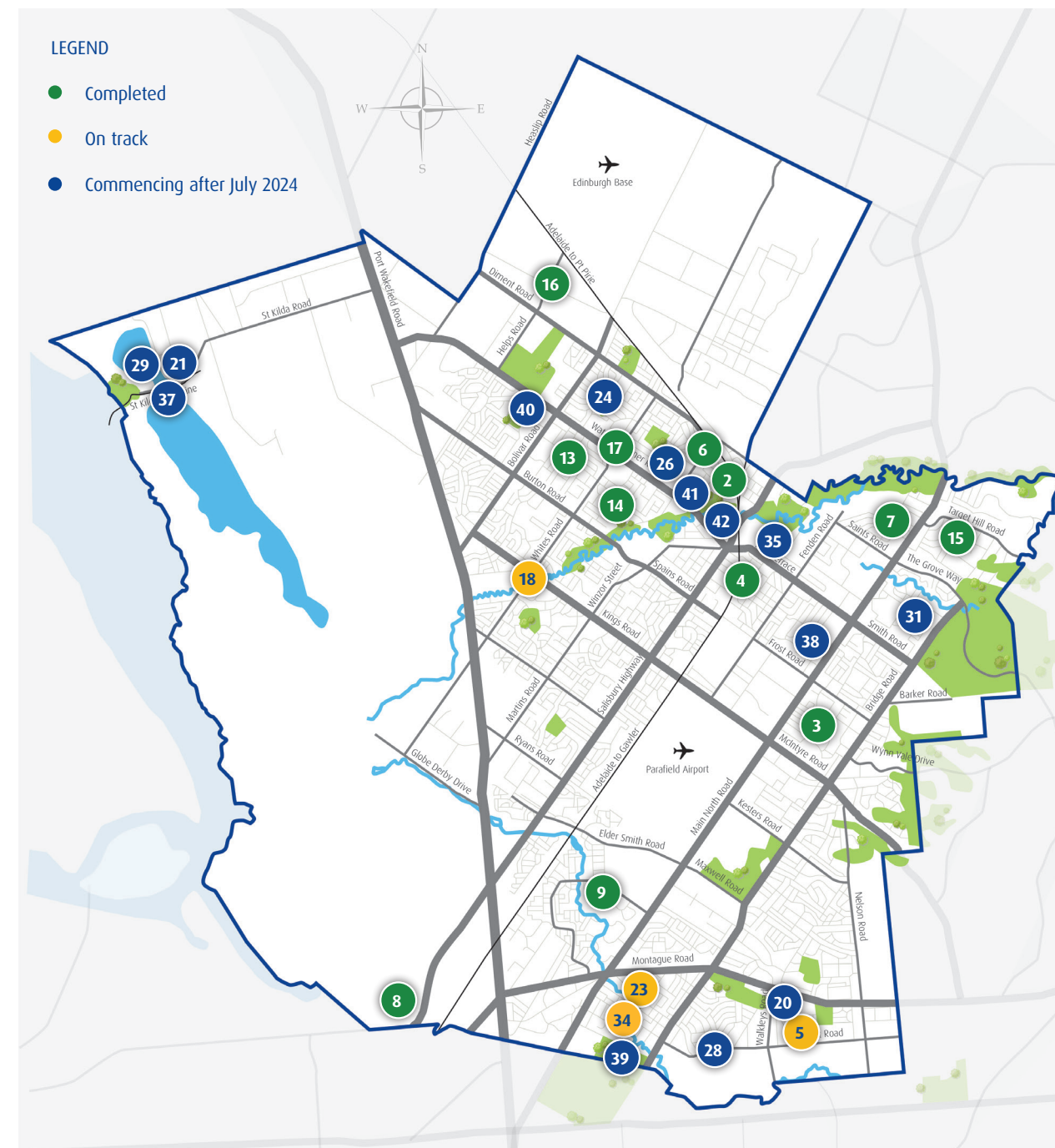
The list below includes a number of Council's key projects delivered over the past financial year.

- Road reseal renewal across various locations - \$10.5 million
- Salisbury Aquatic Centre - \$1.95 million in 2023/24 (total budget \$29.9 million)
- Manor Farm Soccer Oval, Para Hills West \$150,000
- New digital scoreboard at Salisbury Oval - \$100,000
- Blacksport t junction Beovich and Wright Road, Ingle Farm - \$350,000
- Pedestrian crossing at Bagsters Road, Salisbury North - \$33,000
- Wildwood Reserve sporting clubrooms and Salisbury Park canteen upgrade - \$650,000
- New culvert and decking at Bridge 76, Greenfields Wetlands - \$143,000
- Lake edge works at Shearwater and Sir Douglas Lake Mawson Lakes - \$240,000
- Bus shelter renewal across various locations - \$245,000
- Playground compliance and renewal across various locations - \$1 million
- Watercourse renewal within major waterways at various locations - \$600,000
- Camelot Drive Reserve additional playspace and outdoor sport upgrade - \$343,000
- Yalumba Drive building and carpark upgrade - \$2.4 Million
- Stormwater drainage renewal at Catterall Ave, Salisbury Heights - \$377,000
- Renewal of waterway infrastructure at Edinburgh Drain and Helps Road, Burton - \$135,000
- Stormwater drainage renewal at Water Corner Road, Burton - \$162,000

Our Priorities for 2024/25

Council's 2024/25 focus is the continuing development of community assets that uphold a City that is a progressive, sustainable and connected community. Community amenity improvements include new amenities to be built at Hausler Reserve in Paralowie and at Lake Windemere, and the Ingle Farm Recreation Centre will receive a \$1.5 million upgrade. Building on existing Sports and Recreation facilities, key projects proposed for delivery in 2024/25 are the upgrade of the St Kilda Playground and construction of the Lindblom Park Change Facility in Pooraka. Increased Streetscapes Planting aims to beautify and green the City. Road safety and traffic management priorities take in the completion of the new Pratt Ave Bridge in Pooraka, upgrade of key roundabouts, new and upgraded school zones and pedestrian crossings and improvements to the St Kilda Car Park and RV Trailer Park.

CITY OF Salisbury



Some of the key identified projects for the 2024/25 plan are as follows:

- New changerooms and amenities, Hausler Reserve, Paralowie \$1.4 million
- Playgrounds service continuity across various locations \$1.1 million
- Ingle Farm Recreation Centre \$1.5 million
- St Kilda Playground \$1.1 million
- Growth of the Bicycle Network and increasing the City wide trails network \$1 million
- Football/cricket changeroom facilities and sports lighting at Lindblom Park, Pooraka \$3.7 million
- Additional amenities at Lake Windemere, Salisbury North \$750,000
- Automated external defibrillators across the City \$160,000
- Public toilet facilities at Salisbury North Oval \$300,000
- Pump tracks at four locations across Council \$700,000
- Dog park at RM Williams Drive, Walkley heights \$500,000
- St Kilda Breakwater ongoing maintenance \$412,000
- Irrigation renewal across various locations \$2.3 million
- Localised flood risk and flood mitigation works at Canterbury Drive Reserve \$200,000
- Streetscapes planting across the City \$1 million
- Road reseal renewal across various locations \$10.3 million
- Pratt Avenue bridge, Pooraka \$2 million
- Upgrade of the Church / Wiltshire Street and Gawler / James Street roundabouts \$600,000
- New or upgraded school zones and pedestrian crossing facilities across various locations \$800,000
- Upgrade of St Kilda boat ramp, car park and the RV trailer park \$100,000
- Brahma Lodge Oval, sports lighting renewal - \$550,000
- Renewal of acrylic tennis courts and sports lighting at Unity Park, Pooraka, \$1.1 million
- Burton Oval, sports lighting renewal - \$550,000
- Happy Homes entry upgrade - \$1.2 million
- Happy Homes playground - \$1 million