



COUNCIL AGENDA & REPORTS

for the Special meeting

Tuesday 18 May 2021
at 5.00pm

in the Colonel Light Room,
Adelaide Town Hall



Members - The Right Honourable the Lord Mayor, Sandy Verschoor (Presiding)
Deputy Lord Mayor, Councillor Couros
Councillors Abrahamzadeh, Donovan, Hou, Hyde, Khera, Knoll,
Mackie, Martin and Moran.

1. Acknowledgement of Country

At the opening of the Special Council Meeting, the Lord Mayor will state:

'Council acknowledges that we are meeting on traditional Country of the Kurna people of the Adelaide Plains and pays respect to Elders past and present. We recognise and respect their cultural heritage, beliefs and relationship with the land. We acknowledge that they are of continuing importance to the Kurna people living today.'

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.'

2. Acknowledgement of Colonel William Light

Upon completion of the Kurna Acknowledgment, the Lord Mayor will state:

'The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia's planning heritage.'

3. Apologies and Leave of Absence

Nil

4. Reports for Council (Chief Executive Officer's Reports)

Strategic Alignment – Enabling Priorities

4.1 Draft 2021-2022 Business Plan and Budget Engagement Outcomes [2020/01920] [Page 2]

5. Closure

Draft 2021-2022 Business Plan and Budget Engagement Outcomes

ITEM 4.1 18/05/2021
Council

Strategic Alignment - Enabling Priorities

Program Contact:
Matthew Hulmes, Manager,
Strategy & Insights 8203 7495

2020/01920
Public

Approving Officer:
Justin Lynch, Chief Operating
Officer, Corporate Services

EXECUTIVE SUMMARY

Consultation on the Draft 2021–2022 Business Plan and Budget (BP&B) occurred across two stages, commencing on the 28 March 2021 and concluding on the 10 May 2021. Stage 1 sought ratepayer feedback on the proposed changes to Council’s Draft Rating Policy and Stage 2 sought community feedback on the Draft 2021 – 2022 BP&B. At the time of writing, the Draft 2021-2031 Long Term Financial Plan and Strategic Asset Management Plan were still out for consultation. That consultation remains open until 31 May.

This report provides Council with a summary of what we heard to help inform final decision making ahead of Council’s adoption of the Rating Policy and the 2021–2022 BP&B.

The Draft Rating Policy consultation provided ratepayers an opportunity to have their say on the four proposed changes that Council adopted in February 2021. These included a discount for upfront payment of rates, changes to vacant land rating, and concessions.

The BP&B consultation focused on recovery and growth and included the presentation of a balanced budget. Our community were given an opportunity to have their say on proposed recovery priorities, projects, and services. The budget proposed was provided in alignment with our Service Categories and for the first time, incorporated full costs for each service – including proposed resources, operating activities, strategic projects and infrastructure expenditure.

Targeted audiences for this consultation included City of Adelaide ratepayers, community, and precinct groups, creative, youth and entrepreneur groups/individuals and key stakeholders. From the consultation, 1,678 people were aware of the engagement and visited the BP&B webpage on Your Say Adelaide, 1,009 were informed and browsed supporting documents and FAQ’s, and 334 people were engaged and submitted feedback.

The Public Consultation activities undertaken met statutory requirements through using traditional and new methods. Hosting ‘pop-in’ community meetings, and a virtual online presentation and question and answer forum provided members of our community extra opportunities to participate in our engagement and speak to staff.

A detailed summary and analysis of the themes arising from feedback received in each stage is provided as **Attachment A**. A copy of the formal submissions, surveys completed, verbatim comments and other feedback received is provided as **Attachment B**.

RECOMMENDATION

THAT COUNCIL

- Notes the summary of the consultation on the Draft 2021 – 2022 Business Plan and Budget, including the Rating Policy, as Attachment A to Item 4.1 on the Agenda for the Special meeting of Council held on 18 May 2021.
- Notes that these outcomes are being considered in finalising the 2021-2022 Business Plan and Budget and Rating Policy and will be presented to Council for adoption prior to the end of June 2021.

3. Receives the submissions and verbatim commentary from the community on the Draft Rating Policy and Draft 2021 – 2022 Business Plan and Budget, as Attachment B to Item 4.1 on the Agenda for the Special meeting of Council held on 18 May 2021.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities Community consultation underpins everything we do
Policy	Not as a result of this report
Consultation	Engagement on the Draft Rating Policy was undertaken between 28 March and 19 April 2021. Engagement on the Draft Business Plan and Budget took place between 16 April and 10 May 2021.
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	To apply the outcomes of the consultation on the Draft Rating Policy and the Draft 2021-2022 Business Plan and Budget to finalise those documents
21/22 Budget Allocation	Not as a result of this report
Proposed 21/22 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. At its meeting on 9 February 2021, Council approved the draft 2021-22 Rating Policy to be included as part of the 2021-22 Business Plan and Budget consultation process.
2. At its meeting on 13 April 2021, Council approved the draft 2021-22 Business Plan and Budget for consultation.

Community engagement

3. Consultation on the Draft 2021 – 2022 Business Plan and Budget (BP&B), including the Rating Policy, was undertaken in two stages from 28 March to 10 May 2021. During this time:
 - 3.1. 1,678 people visited the webpage and 1,009 downloaded documents associated with the consultation, 292 surveys were completed, there were 149 'Quick Poll' responses.
 - 3.2. Ten written submission were received.
 - 3.3. Six comments were received on our Facebook and Twitter posts with the value of these posts being in them reaching 7,500 people and resulting in 122 engagements with the consultation.
4. The BP&B had the highest number of interactions through the Your Say Adelaide engagement hub since 2015-16 Business Plan & Budget, with the proposed changes to the Rating Policy Stage 1 of the consultation) generating most of the interest.
5. The consultation was advertised through:
 - 5.1. Legislatively required public notices in the South Australian Government Gazette, *The Advertiser* public notices, and City of Adelaide (CoA) website.
 - 5.2. Council's Customer Centre Qualtrics system via a direct link to the Your Say survey, which was emailed directly to all Council ratepayers on the e-rates database.
 - 5.3. A direct email campaign through numerous Council databases, including Subsidiaries.
 - 5.4. Quarter Four rates notices.
 - 5.5. Notifications and displays at Council's Customer Centre, libraries, and community centres.
 - 5.6. Council's digital and social media assets including all external TV displays, Facebook, LinkedIn and Twitter and the Your Say Adelaide website.
6. Specific audiences were targeted (on top of more generic advertising) to ensure a diversity of feedback received. This included:
 - 6.1. Over 7,000 direct emails to CoA ratepayers and notification via the Quarter Four rates notice providing a direct link to the surveys.
 - 6.2. Direct emails to creative, youth and entrepreneur groups and individuals who were part of the Strategic Plan consultation.
 - 6.3. Direct emails to business, precinct and resident groups providing an opportunity for staff to attend any meetings to answer questions.
 - 6.4. Direct emails to key stakeholders including the Reconciliation Committee.
7. Numerous opportunities to provide feedback were offered and included:
 - 7.1. A quick, easy to complete survey on the Your Say Adelaide engagement hub (no registration required).
 - 7.2. Formal submissions through Your Say Adelaide (no registration required – opportunity to provide further details).
 - 7.3. Written submissions through post and email.
 - 7.4. Hard copies of the survey were always available at various locations including the Customer Centre, libraries and community centres.
 - 7.5. Five informal 'drop-in' sessions were held at the North Adelaide Library, City Library, Hutt Street Library, and the Pirie Street Customer Centre. These provided the community a chance to talk to staff and receive assistance in completing surveys.
 - 7.6. An online presentation and question and answer forum.

- 7.7. An online Q&A monitored by City of Adelaide employees received one enquiry regarding Council's environmental sustainability initiatives.
- 7.8. Social Media channels, ie, direct comments on Facebook posts.
- 8. Registration was not required to participate in this consultation, however in Stage 1 respondents were asked to identify if they were a ratepayer and invited to provide their contact details to stay informed about Stage 2. 153 registered to stay informed. In Stage 2, participants were given the opportunity to provide key demographic information and provide their full details for their survey to be considered a 'formal submission'.

Consultation Outcomes

- 9. Stage 1 focussed on four proposed changes to the Draft Rating Policy with engagement undertaken between 28 March and 19 April 2021. A total of 246 completed surveys and 131 'Quick Poll' responses were achieved in this period.
 - 9.1. The 246 surveys indicated that:
 - 9.1.1. 63% supported a 1% discount for the full upfront payment of rates.
 - 9.1.2. 71% supported the proposed change to the basis of rating long-term vacant land.
 - 9.1.3. 31% supported increasing the threshold for the Special Discretionary Rebate from 10% to 15%.
 - 9.1.4. 33% supported the removal of the pensioner and self-funded retiree rate concession.
 - 9.2. The three Quick Polls received around 40 responses each with results showing that:
 - 9.2.1. 38% were likely pay a full year's rates upfront (40 responses).
 - 9.2.2. 23% agreed with the removal of pensioner and self-funded retiree rate concessions (43 responses).
 - 9.2.3. 73% agreeing that owners of vacant land should pay a higher rate (48 responses).
 - 9.3. Two written submissions were received, and six people took the opportunity to engage with a member of staff at one of the three drop-in sessions held at CoA libraries and community centres during the consultation period.
- 10. Stage 2 focussed on the Draft 2021-2022 Business Plan and Budget with engagement undertaken between 16 April and 10 May 2021. Feedback was sought on Recovery Priorities and Actions, Major Projects, Strategic Projects, Services, and a \$4.75 million target to balance the budget over the next 12 months.
- 11. A total of 46 completed surveys and 18 'Quick Poll' responses were achieved in this period.
 - 11.1. The 46 surveys indicated that:
 - 11.1.1. 20% of respondents supported all of the Recovery Priorities and Actions. A further 76% supported some of them
 - 11.1.2. 30% of respondents supported all of the Major Projects, and 59% supported some of them
 - 11.1.3. 33% of respondents all of the Strategic Projects. A further 61% supported some of them
 - 11.1.4. 58% of respondents were satisfied overall with Council's service delivery
 - 11.1.5. The services most likely to meet or exceed expectations are: Arts, Culture and Events: Library Services: Park Lands and Open Space: and Sports and Recreation
 - 11.1.6. 52% of respondents chose investing in new revenue streams as the preferred option for achieving the then \$4.75m target to balance the budget
 - 11.2. The 'Quick Poll' on overall satisfaction with the services delivered by Council found that 28% of respondents were satisfied. This Quick poll was active from 16 April until 3 May, and the result of the Poll is at odds with the result to the same question as asked in the full survey
 - 11.3. The Quick Poll on ways to balance the budget that was active from 3 May to 10 May received only four responses.
 - 11.4. Eight written submissions were received, and five people took the opportunity to engage with staff at one of the two drop-in sessions held at CoA libraries and community centres during the consultation period.
 - 11.5. An online presentation of the Draft Business Plan and Budget was available to all interested persons on 3 May 2021. Five people registered for this event, with one taking part. The themes arising were sustainability, the liveability of Adelaide, and population growth targets.

12. A detailed summary of the themes arising from feedback received in each stage is provided as **Attachment A**. A copy of the formal submissions, verbatim comments and other feedback received is provided as **Attachment B**.
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ATTACHMENTS

Attachment A – BP&B Consultation Outcomes

Attachment B – Verbatim Comments

- END OF REPORT -

CITY OF ADELAIDE DRAFT 2021 – 2022 BUSINESS PLAN AND BUDGET

CONSULTATION SUMMARY

Engagement on the City of Adelaide Draft 2021-2022 Business Plan and Budget (BP&B) occurred between 28 March and 10 May 2021.

Community members were invited to contribute to the Draft 2021-2022 Business Plan and Budget in two stages.

Stage 1, open from 28 March to 19 April, focussed on the four proposed changes to Council's Draft Rating Policy. Information about how the Draft 2021-2022 Business Plan and Budget was being built was also provided.

Stage 2, open from 16 April to 10 May, focussed on the Draft 2021-2022 Business Plan and Budget. The Long-Term Financial Plan, and Draft Strategic Asset Management Plan also opened for consultation on 16 April 2021, with this engagement continuing until 9am 31 May 2021, to meet statutory consultation timelines.

Across Stages 1 and 2 engagement on the Draft 2021-2022 Business Plan and Budget reached:

- **1,678** people who were **aware** and visited the webpage;
- **1,009** people who were **informed** and browsed supporting documents and/or FAQs
- **334** people who were **engaged** and submitted feedback through surveys and Quick Polls
- One person who took part in an online information session in Stage 2, and
- Five people who attended one of two drop-in sessions at locations in the city.

A total of 246 survey responses were received for Stage 1, along with 131 responses to three "Quick Polls". Two submissions were also received. Through this process more than 700 people were aware of the consultation opportunity, and more than 500 were informed through downloading associated documents. Stage 1 invited people to provide their contact details so that they could be directly notified when Stage 2 opened. 153 people registered to stay informed.

Stage 2 of the engagement received 46 survey responses, 18 responses to two "Quick Polls", and eight written submissions. Nearly 900 people visited the consultation website, and around 500 were informed through downloading associated documents.

Attachment A to the special Council Report on 18 May on Draft BP&B consultation Page 1 of 14

Stage 1 Engagement - Rating Policy

QUICK POLL RESULTS

The "Quick Poll" tool was used to gauge sentiment on aspects of the Draft Rating Policy. A total of 131 responses were received across the three Quick Polls, with around 40 responses each.

The Quick Polls indicated strong support for owners of long-term vacant land (5 years or more) to pay a higher rate, with around three-quarters of respondents saying this.

Quick Poll

Should owners of vacant land (fore more than 5 years) pay a higher rate?



Quick Poll respondents were strongly against the removal of the pensioner and self-funded retiree rate concessions with the majority rejecting this proposal.

Quick Poll

Should we remove pensioner and self-funded retiree rate concessions?



Compared to the previous Quick Polls, fewer responses indicated that they were likely to pay rates upfront in full.

Quick Poll

Are you likely to pay your full year rates upfront?



SURVEY - PROPOSED CHANGES TO THE RATING POLICY

Who did we hear from?

Most survey respondents (about 97%) were a ratepayer of the City of Adelaide. We did not seek additional demographic information from respondents to Stage 1.

There was mixed support for the four changes proposed to the Rating Policy.

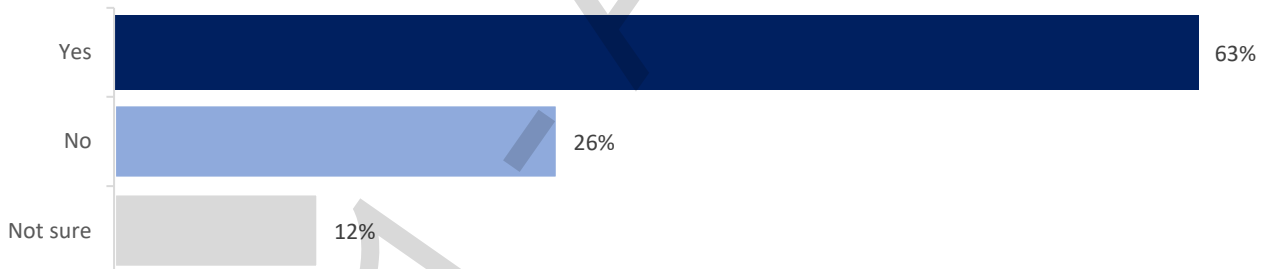
Respondents tended to be in favour of Council offering a 1% discount for the upfront payment of rates and the proposed change to the basis of rating vacant land. Respondents tended to be against increasing the threshold for the Special Discretionary Rebate and removing the pensioner and self-funded retiree concession.

Discount for upfront payment of rates

Survey results

Of the 246 responses received, close to two-thirds supported the discount for the upfront payment of rates while just over a quarter did not support this change.

Do you support a 1% discount for the upfront payment of rates?



Themes from comments

When asked to provide additional comments, 188 were received. These were grouped into four broad categories:¹

- Comments about offering an incentive to pay upfront being a good idea or that offering an incentive is a suitable approach.
- Comments acknowledging that upfront payment of rates gets the money to Council sooner and that this is then available earlier to fund things for the community.

¹ All comments received are included in '18 May Council report - Consultation Outcome - Attachment B - Verbatim Comments'.

- Comments that the incentive benefits only those with the financial capacity to pay upfront or that it discriminates against those that cannot afford to do so.
- Comments that the level of incentive proposed is insufficient to be tempting.

Change to the basis of rating vacant land

Survey results

The majority of the 246 responses received supported the proposed change.

Do you support the proposed change to the basis of rating vacant land?



Themes from comments

When asked to provide additional comments, 137 were received. These were grouped into the following categories.

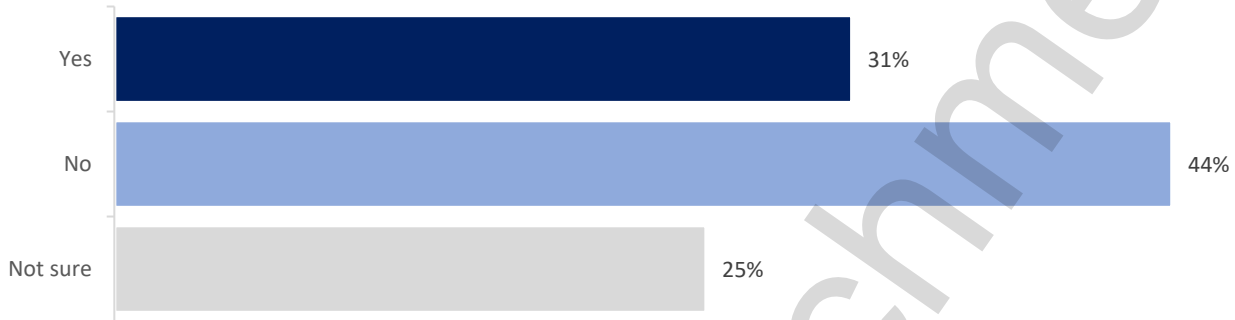
- Comments that indicated support did so as they considered the proposed change to be fair and would encourage owners to build or develop the land. These comments also identified that land banking was not desirable, and that vacant land had a detrimental impact on the amenity of the city.
- Comments that were not supportive of the change indicated that vacant landowners should be able to exercise discretion in how they choose to use the land.
- Some comments mentioned that the proposed change did not have a large enough financial impact to act as a disincentive for landowners to speed up development.
- A couple of comments raised concerns that increasing the rating for vacant land may lead to developments being rushed, resulting in sub-standard developments.

Increased threshold to Special Discretionary Rebate

Survey results

Increasing the threshold for the Special Discretionary Rebate (SDR) was generally not supported. 44% of respondents said they did not support his change while one quarter said they were unsure.

Do you support increasing the threshold for the Special Discretionary Rebate from 10% to 15%?



Themes from comments

When asked to provide additional comments, 119 were received. These were grouped into the following categories.

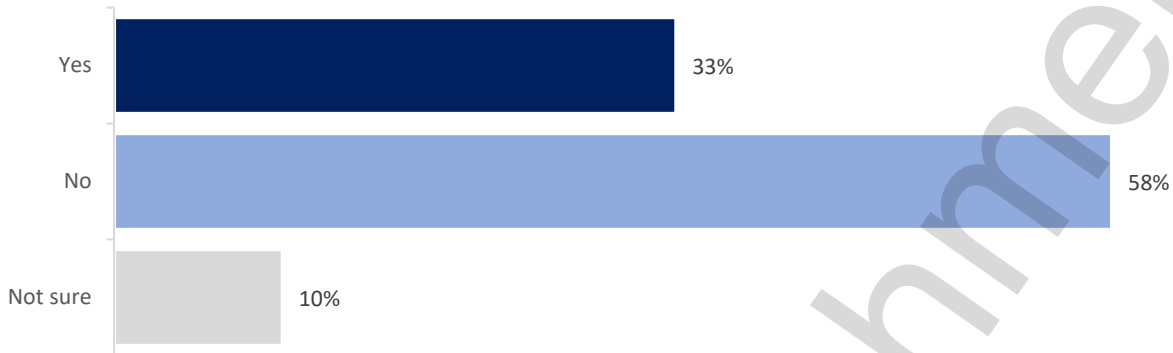
- Some comments were opposed to increasing the threshold for the SDR, which reflects the results of the survey. These comments indicated that that they were happy with the current 10% threshold and that 15% was too large an increase. It was also mentioned that Council should focus more on reducing expenditure rather than just increasing revenue.
- Another theme that emerged were that the proposed change was complex and difficult to understand. On that basis, respondents felt like they could not provide an informed response as reflected in the survey results.
- Comments that indicated support for the change said that it would help Council raise more revenue, provide flexibility, and represent a good return on investment.

Removal of pensioner and self-funded retiree concession

Survey results

Respondents were strongly opposed to the removal of the pensioner and self-funded retiree concession.

Do you support removing the pensioner and self-funded retiree rate concession?



Themes from comments

When asked to provide additional comments, 149 were received. These were grouped into the following categories.

- A significant portion of the comments were opposed to the idea of removing the concession. Main reasons cited include a sense of responsibility to look out for older and more vulnerable members of the community, and that they deserved a concession based on their contribution to society.
- Some comments suggested that it was important to make the distinction between self-funded retirees and pensioners as the two groups have different needs and should be treated differently. There were a couple of comments suggesting that concession could be income or means-tested.
- Comments that supported the removal of the concession said it was a good way of removing 'double dipping' and that the approach outlined for removing the concession was reasonable.

Additional comments

Respondents also had the opportunity to provide further comments on the Draft Rating Policy; a total 66 comments were received. Although the subject matter of comments varied, several themes emerged.

- Financial management and expenditure reduction appeared as key themes. Many comments mentioned that there was a strong focus in the Draft Rating Policy changes on raising revenue rather than reducing expenditure. Some comments indicated that Council should first consider how savings could be found internally through streamlining operations and working more efficiently before looking at options for raising revenue.
- Suggestions were put forward on various topics. Some comments mentioned that the Council should focus on delivering benefits to the community rather than purely on raising revenue. A couple of comments suggested that having more information would provide additional context and allow for more informed responses.
- Some comments perceived that increased revenue would lead to decreased benefits and services. There were also a couple of comments that indicated scepticism with the community consultation process.
- At the same time, there were several comments that commended Council's engagement efforts and were positive about the proposed rating policy changes.

Stage 2 Engagement

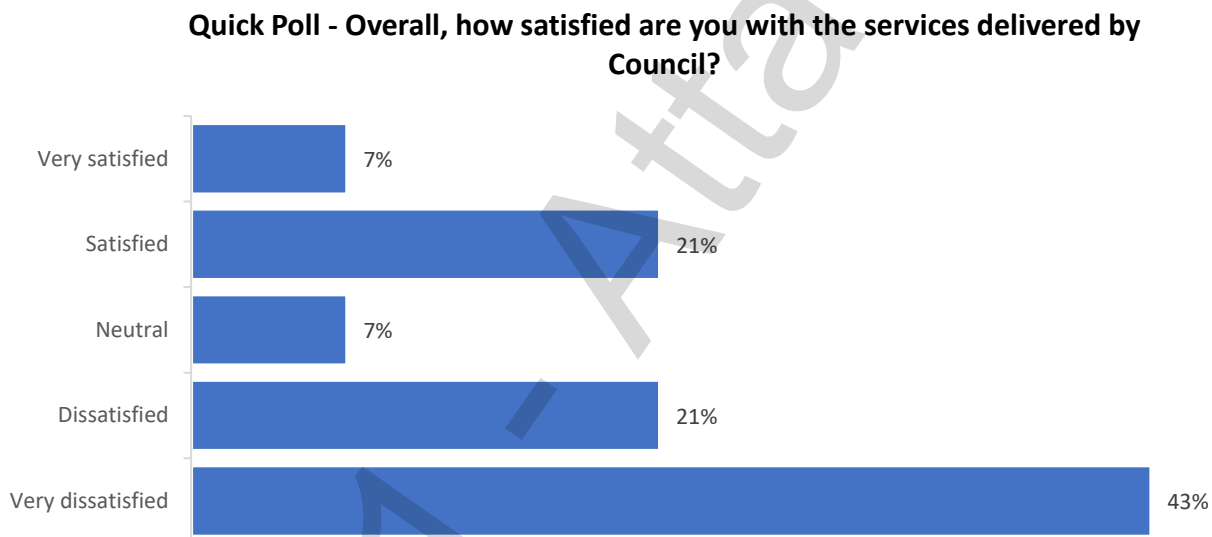
Draft 2021-2022 Business Plan and Budget

QUICK POLL RESULTS

The 'Quick Poll' tool was used to gauge sentiment around overall satisfaction with Council services. Fourteen responses were received.

The "Quick Poll" tool was used to gauge sentiment on aspects of the documents out for consultation. One Quick Poll addressing overall satisfaction with Council services was active from 16 April to 3 May.

The 14 responses to this Quick Poll indicate a high level of dissatisfaction with the services delivered by Council. This result is opposite to the responses given by respondents within the Draft Business Plan and Budget Survey where the same question was asked.



A second Quick Poll addressing preferred ways to balance the budget was active from 3 May to 10 May.

The poll received only four responses. Two respondents nominated reviewing services, one said investing in new revenue streams and the fourth selected something else.

SURVEY – DRAFT 2021 – 2022 BUSINESS PLAN & BUDGET

Who did we hear from?

87% of respondents identified themselves as City of Adelaide ratepayers. Additional demographic information such as age and participation in city life was requested, but not mandatory to provide. Most respondents gave their age range. 75% of all respondents were aged over 50 years, with about half of those aged 65 years and over. Leisure and recreation, and shopping were the predominant ways that respondents participate in city life.

Recovery Priorities and Actions

Survey results

The Recovery Priorities and Actions were generally supported with 76% of respondents supporting some of them, and 20% expressing support for all of them.

Do you support the proposed Recovery Priorities and Actions for 2021-2022?



Themes from comments

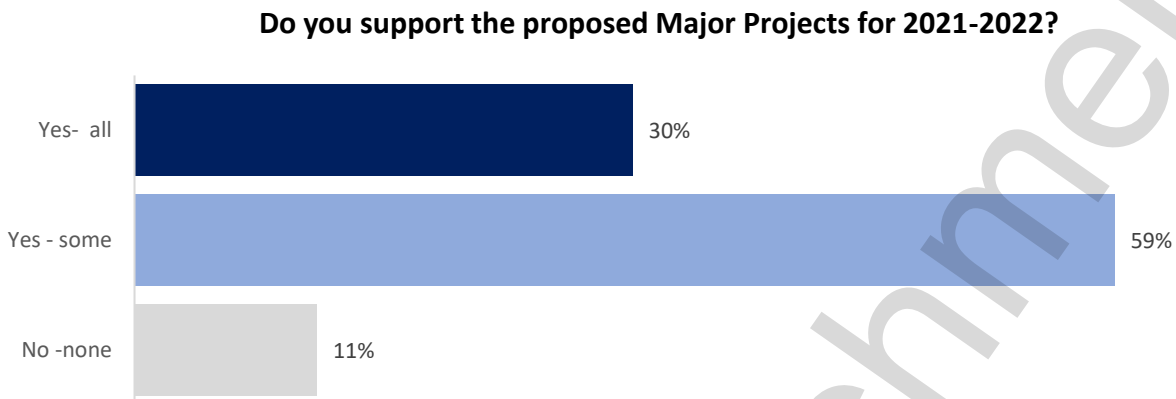
When asked to provide additional comments, 36 were received. These were grouped into the following categories.

- Of the respondents that supported all the recovery priorities and actions, the comments were around them being well thought out and reasonable.
- Some felt the activities are not specific enough, expressed a lack of confidence in Council and its management, or expressed frustration with finding information in the draft document
- Transport issues had a number of mentions including the need for more car free areas, better public transport, safety for cyclists and pedestrians, and parking
- Support, and lack of support, for the development as proposed for 88 O'Connell Street
- Activation of the city by getting more people into the city after work and on weekends, funding attractions and maintenance and cleanliness of assets
- Investing in community, arts, culture and green infrastructure

Major Projects

Survey results

Most respondents supported at least some of the Major Projects proposed in the Draft 2021-2022 Business Plan and Budget.



Themes from comments

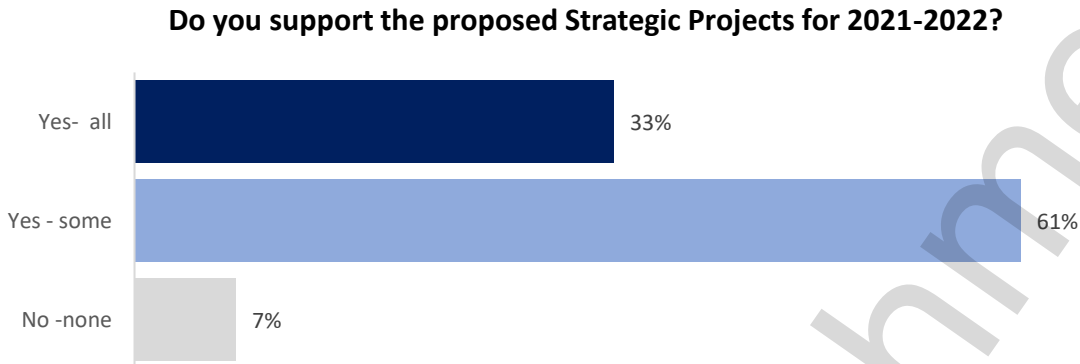
When asked to provide additional comments, 24 were received. These were grouped into the following categories.

- Comments received from the respondents expressing support for all the Major Projects mentioned the Central Market and 88 O'Connell Street, market to Riverbank and Moonta Street
- Those not supportive of the Major Projects felt the money could be better spent elsewhere
- Those with mixed support for the major projects centred their comments on development in the city (including the design for 88 O'C and the Adelaide Central Market Arcade), cycling access, community safety, and items seen as missing from the BP&B such as works in North Adelaide (beyond 88 O'C) and Hindley Street, small business support, and encouraging visitation to North Adelaide.

Strategic Projects

Survey results

Almost all respondents (94%) supported at least some of the Strategic Projects proposed in the Draft 2021-2022 Business Plan and Budget.



Themes from comments

When asked to provide additional comments, 19 were received.

- Those expressing support for all the Strategic projects mentioned things like the focus on mainstreets and bringing the city to life, and that the projects seem appropriate.
- There was some uncertainty about selling assets as a financial strategy.

Services

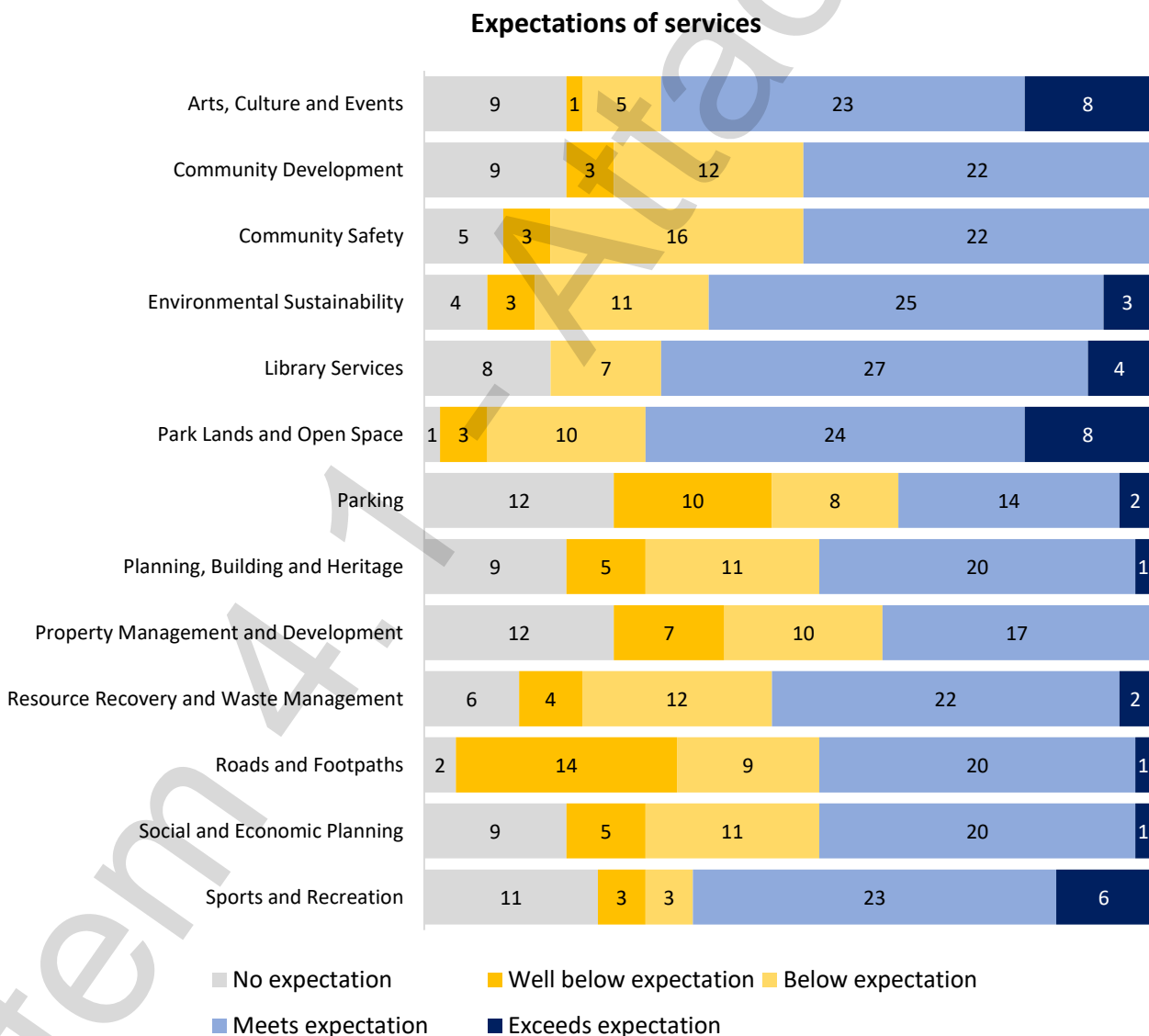
Overall satisfaction

Respondents were asked their level of satisfaction overall with the services delivered by Council. Nearly 58% of respondents were satisfied overall with Council’s service delivery, 14% were dissatisfied, and the remaining 28% were neutral on the subject.

Expectations around services

Respondents were asked to indicate, in relation to each of our thirteen community services, to what extent each service was meeting their expectations. The “no expectations” option was included for people not familiar with a service.

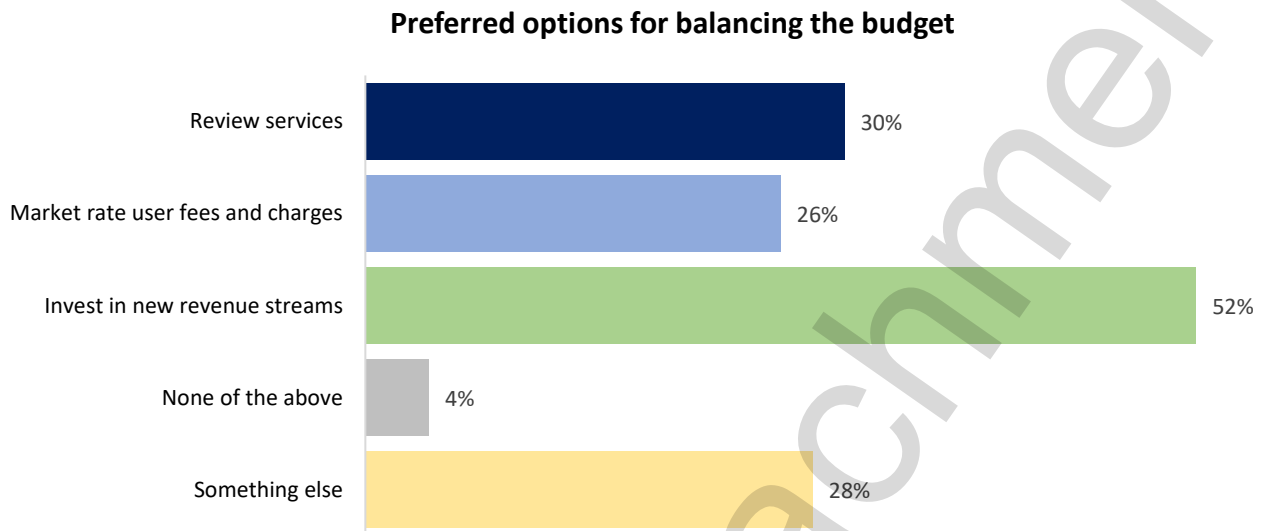
The services most likely to meet or exceed expectations are Arts/Culture/Events, Library Services, Park Lands and Open Space, and Sports and Recreation. Parking was the only services to have more people say it does not meet expectations than it does meet them.



Achieving the \$4.75m target

Survey results

Respondents were asked how they would prefer Council to achieve the \$4.75m target to balance the budget.



Investing in new revenue streams was the most preferred option, followed by reviewing services, and instituting market rate user fees and charges.

Themes from comments

Twelve people suggested doing something else to balance the budget, with those suggestions ranging from doing away with expenses that are no longer appropriate (Christmas lights and trees), reducing bureaucracy/staffing, focusing on core issues, that it not be through rates (City serves a non-ratepayer population too), reviewing major projects, increasing parking fees, and holding fundraising events.

Other feedback on the draft Business Plan and Budget

An opportunity to provide any other comment on the BP&B was provided. These comments addressed issues such as the need to:

- develop vacant sites
- provide cycling infrastructure
- continue support for Precinct Groups
- support small business
- be progressive in our thinking, and
- reduce unnecessary services and focus on providing for ratepayers.

DROP-IN SESSIONS

Two drop-in sessions and one online forum were held during the Stage 2 consultation period.

A drop-in session was held at the North Adelaide Library on 27 April. Five people attended. The summary of that attendance is:

- One person wanted more information and was provided with fact sheets and hard copy feedback forms
- One person wanted to say that the SAMP should reflect the ageing population within North Adelaide
- One person was concerned about ensuring public access to the Park Lands, specifically the amenities including park benches, bathrooms, shaded areas with seating, footpaths for those with mobility impairments.
- One person expressed satisfaction with local government and services provided
- One person concerned about the reduction to community services (the North Adelaide Community Centre coordinator) as well as the valuation method of rates. Suggested owner-occupiers should pay rates based on capital value or a separate 'owner-occupier' rate in the dollar.

A drop-in session was held on 28 April at the City Library. No-one attended.

An online presentation and Q&A was held on 3 May. Five people registered for the session, with one attending. The themes arising were sustainability, the liveability of Adelaide, and population growth targets.

CITY OF ADELAIDE DRAFT 2021 – 2022 BUSINESS PLAN AND BUDGET (BP&B)

CONSULTATION SUMMARY

COMMENTS (VERBATIM) FROM SURVEYS AND WRITTEN SUBMISSIONS

Stage 1 – Draft Rating Policy

246 surveys completed

2 submissions

Survey respondents were encouraged to provide additional comments. These comments are provided verbatim below. The major themes emerging from these comments are noted in the Summary Consultation Report (Attachment A).

Two written submission were also received separate to the surveys completed. These submissions are provided at the end of the Stage 1 component of this document.

Stage 2 – Draft 2021 – 2022 BP&B

46 surveys completed

8 submissions

Survey respondents were encouraged to provide additional comments. These comments are provided verbatim below. The major themes emerging from these comments are noted in the Summary Consultation Report (Attachment A).

Eight written submission were also received separate to the surveys completed. These submissions are provided at the end of the State 2 component of this document.

Stage 1 - Draft Rating Policy

Discount for upfront payment of rates

An opportunity to comment further was provided for this question. A total of 188 comments were received. These comments were:

A 1 % reduction is such a small amount for paying moneys up to 9 months ahead of their due date.

In this day and age people should be able to schedule a payment in good time

What's the point for a 1% discount? The admin would end up costing taxpayers more

I understand the incentive to see have as much of the rate revenue received by Council as early as possible to earn further revenue through interest.

I believe the discount should be greater given you have the immediate cashflow

It is an incentive to pay up front in full but it is a small financial gain for the rate payer

Not significant enough to tempt me

It seems reasonable, and is a great incentive

The 1% discount fairly represents the cost saving of the Council in debt collection and management and will optimise the Council's cash flow position.

Incentive to pay

It's a very small discount. Around 5% would give a realistic incentive to pay up front

This provides a small incentive for me to pay promptly and council then has income to invest with interest and get on with projects promptly.

1%

I would benefit from the 1%. Please apply this in the current year and not the following year as this may not benefit the current payer.

I need to save as much as I can on taxes

Discount % is pathetic

I would normally pay upfront

This would likely increase yearly rate amounts due to the higher level of back end administration required to and extra maintenance of the rates IT systems + admin processing time to correctly calculate the discount - it also rewards only rich people with high cash flow - the people least at need of a discount

1% doesn't seem like much of an incentive

It would save the council over 1% in interest and fees, making a net positive gain for the council

Currently bank interest rates are so low that paying 12 months upfront is no cost to the ratepayer, and hence, for my convenience I do pay upfront. This also saves the ACC the cost of quarterly rate notices, and gives the ACC liquidity. I think that this concession is a reasonable incentive for full, early payment.

full upfront payment should be even getting a larger discount (3%)

it doesn't feel like a real incentive to pay early. Increasing the % may make me reconsider.

It makes sense and would encourage early payment.

I get the impression from this "discount" that quarterly instalment payers are being penalised for taking their time to pay and early payers will just paying the new increased rates amount anyway. Doesn't the 1% discount outweigh any interest received to council funds? Why can't you get the discount off the current year's rates instead of next year? What is the point really in changing it if the council will be worse off?

By all means try it but I won't use it

It sounds like it is more efficient to do it this way, providing you can get a higher interest rate than 1%.

As a pensioner I need to know what my costs. Are and if there is anyway of conserving my ever dwindling finances

Gut this discount benefits the people who have reserve cash deposits and not the poorer. To allow discounts to those with wealth reserve only benefits the rich

You need positively reinforce the good behaviour rather than focusing on punishing the bad.

Should be a bit more to be more enticing. Maybe 10%. Otherwise people won't even consider it.

Anything that saves me money is a good idea

Honestly it could be higher - many other service providers provide this discount, electricity, gas etc.

1% - what a waste of time. Make it worthwhile (ie 5%) or don't waste our time with something so insignificant.

a discount for prompt payment should be available although 1% is an insult - far too low, 5% is fairer

1% nothing rates already too high

Sensible move.

Payment of rates upfront would have a significant impact on my budget

Earlier payments relieves some Council interest pressure.

Seems reasonable that ratepayers should share in the benefits.

1% discount is not a big enough incentive

If people can afford it then te City can use the extra funds to advantage and save on admin costs

Because you take so much from rate payers

Always pay upfront and should be an incentive for this

If it increases the number of upfront payments then it may help the council. Interest rates are very low at the moment so this amount is low. But for those who can afford to pay upfront, there should be an incentive to do so.

In these times of low interest rates, it's probably reasonable

A greater discount should be allowed than 1%. There is no incentive to pay upfront with such a meagre discount. It should be indexed to that it moves in line with the Reserve Bank Cash Rate or the overdraft rate.

There is still no incentive to the ratepayer to pay up front, as they can keep their money in the bank at an interest rate higher than 1% which therefore nullifies the saving for the ratepayer.

Not enough, not worth it.

Cannot earn much return on income at present.

I am not in a position to pay a full year upfront, I would consider it for a greater discount.

1% discount is kind of insulting. I'd rather have the money sit in my account.

5% or more would be a more appropriate discount for full upfront discounts compared to other services. 1% is just to trick people, less than \$5 per quarter. Really?

It assists those with capacity to pay but not the low income ratepayers

Fully support AUS Gov't

I see no problem with sharing reduction in administration burden with payers.

There is no point, as majority of the ratepayers would have a mortgage interest rate of approximately 4%. Unless the council increases the rate discount to 5% or more, it is unlikely a mere 1% discount would sway the decision not to pay the full year upfront.

Allows Council to invest and possibly reduce overheads?

1% of discount is not attractive at all. In my personal case, I am only saving about \$15 per year, which is dispensable. I would suggest an attractive discount rate should be at least 10%.

You should get an even bigger discount if you pay upfront - the council gets to use the funds earlier

Providing ratepayers with an incentive to pay up front provides CoA instant cashflow boost.

We are living on superannuation pensions and quarterly payments suits our cash flow.

This is normal for upfront payments generally isn't it?

Anything that saves residential ratepayers some money is worth doing.

1% is not enough encouragement to pay upfront should be 2.5%

Interest rates are so low, would not have much impact

Make it more!!!

A discount is a bonus

1% is not a huge enough incentive.

Considering residents previously got a 50% discount on rates the 1% discount is pretty poor and should be upped to 10%. I don't think a 1% discount would be enough to change anyone's mind to pay upfront.

My hesitation relates to the more important question of what the rates will be. In my case, my current rates remain high (\$2,412.90 p.a. for a 2 bedroom unit) despite the fact that my rental income fell from \$680 per week to \$550 per week from December 2020 following a two month period of no rental income at all. Despite notifying Council of this rental income reduction, no rate reduction has been applied. I don't see why I should pay the whole amount upfront for a 1% reduction the following year. If rates were to remain the same for 2021/22 (which seems most unlikely), my reduction would be \$24.13 to be credited in 2022/23 and, for that, I would need to remit \$2,412.90 in the first quarter of 2021/22. No thanks, that has no appeal as my rental income is not guaranteed. In addition, Council would be receiving the full benefit of rent (my income) I would not, by that time, have received. Please replace my earlier reply with the script in bold above.

1% is not significant enough discount to encourage me to pay up front

1% is a token reduction but one payment saves council money and this should be shared. (Savings from not having to send out multiple invoices whilst improving cash flow - not that the current council seems at all competent in managing our cash!)

If a ratepayer pays upfront then the Council has use of that money and should get an advantage if managed and invested effectively. The ratepayer loses that advantage. It should be a Win-Win for both parties, not one sided that only has an advantage for Council.

Respectfully this is a joke. Between 2017 and 2019 my council rates went up 53.2%. A discount of 1% is laughable. Forfeiting a 1% discount is far cheaper than a loan for the equivalent amount, so it would encourage me to pay late and keep the money in the bank to preserve cashflow while I battle through COVID/Economy conditions.

More will be better though

Money is collected quicker and projects can commence earlier

Cash is King. Even for a council. Good plan to reduce your AR days!

Depends on Income and commitments

It is simply a courteous thing to do if we support our city

Always pay annually before required and so suits me

If the cost-benefit analysis is positive, i.e. net positive savings, it's a good proposal.

I don't believe the discount is worth paying the full amount in one part.

If I have the money available at the time the rates are due I would prefer to pay them upfront. I would be happy to have the discount apply as a discount for the following year.

Why dont council help businesses and households by reducing council rates instead? What about making more parking space available so to encourage more foot traffic in North Adelaide. Times are tough for many small businesses and council does not do anything to help the community.

Whilst I won't make use of it, I feel there ought to be an incentive. If it was 3% I would be more likely to consider it.

1% is not an incentive figure, it's insulting

It discriminates against people who are less well off

Should be more than 1% - how about 10%

Seems reasonable to share some of the benefit the council receives from earning on the lump sum and reduced admin costs

If there is only going to be a reduction in rates income, there does not seem to be a reason to do this. Perhaps if you could demonstrate the savings from upfront payment? Also, might you consider giving a discount for direct debit payment if you're going down that path?

The 1% discount may be too small a reward for upfront payment.

1% is not a great incentive for a significant upfront payment, and a credit only for the FOLLOWING year isn't either

It really should be per quarter.

Paying upfront on time reduces councils need to chase later payers

Not sure

An incentive to pay in full and benefits council as well.

A 1% discount is negligible, aligns with current bank interest. Frankly this doesn't tempt me at all. If the discount was 5%, then I'd be inclined to investigate further.

Not everyone has the total amount to pay upfront, and 1% is not much of an incentive.

Many people preferred making a single annual rate payment. Instalments were only brought in to help those who were struggling to pay. The discount should be 5%, then you'd get everyone paying upfront.

It is a good incentive for rate payers to pay upfront. I have just done some rough calculations and it looks like the amount I would save would be roughly equal to the interest savings from paying quarterly and keeping the balance in my mortgage, so it makes sense to pay upfront and allow the council to make the extra money.

It partially compensates the ratepayers for the early payment of rates. Probably should be 2%.

Stop spending so much.

Given it's only a 1% discount that is not much of an incentive for people to pay up front. More people would be prepared to pay upfront if there was a bigger discount and greater saving to be had.

Seems not to be significant enough to have any effect.

A one percent discount is miniscule in terms of my Council Rates. I particularly strongly object to the removal of current discount as we are self funded retirees at an age that further reduction in our Council rates benefit will reflect a lesser income for us. The saving reduction of \$98000 revenue for Council in comparison to the assistance it gives its ratepayers is very marginal indeed. Furthermore there is a 88% number of rate payers who do not pay upfront! Does that not tell Council a majority exists. We oppose any further increase of rates and continue to seek Council's assistance to current pensioner and self-funded retirees.

ANY FINANCIAL HOUSHOLD OR BUSINESSES SHOULD RECEIVE DISCOUNT FOR PAYMENT UP FRONT OR ON TIME.

It should be 5%

I would support the discount if it was applied to the current years rates. If only applied to future rates it is unattractive as I may not own the property the next year

1% not enough incentive

Any discount is worth getting, the discount should be applied to the current year not in the future.

Stop giving the OK to tiny Student Accommodation Buildings.

Stop putting in concrete jungles and calling them bike lanes.

Congratulations on turning Adelaide from a five minute city to traverse to a 25 minute city.

My income comes quarterly and fortnightly. Some bills arrive three monthly. I need to consider all the timing of payments.

1% is too low as incentive -maybe 3-5%

I will pay upfront if there is a discount, otherwise

1% is insufficient incentive to pay upfront

1% is not significant enough discount to warrant the upfront payment.

We won't be paying up front and not sure how much traction you would get with such a minor discount but I have no issues with it.

At the moment some banks are paying 1% or more on investments. Will this discount increase by a similar amount as they do, or will it stay at 1% for the long term?

Encourage to pay before the due date, then the council could gain some interest from the banking issue.

It is only a small discount but if it helps the Council financially it is worth considering

Anyone who pays in advance should be rewarded although 1 per cent would not be an incentive for me.

I believe this % would just be built into the rates at some time down the future.

1% is a scrooge like insult

I'd assume the cost to the council would be covered by the value gained from the improved cash flow, which may also reduce council's funding costs thus giving additional savings to cover the cost.

will help budget planning

What is the estimate of the interest earned? What is the estimate of the costs reduced? Disappointingly it's not clear from the numbers whether or not this provides a net benefit to council. I would support it if it does.

The discount is only small but reflects the current low interest rates if the equivalent amount due for the rates continues to sit in a bank account. Therefore, the 1% is a reasonable incentive to help Council to bring forward the payment of some Council rates.

Incentive for people to pay rates on time

I think the discount should be in line with Council's savings from prompt payment – my guess is that this would be at least 1%.

Full year payment should have better discount. Otherwise it is best to leave money in the bank term deposit or an offset account.

This rewards people who already have significant disposable income and punishes people who can't afford it to do an upfront payment.

I'll still pay quarterly...but maybe for those that pay upfront they should be rewarded.

Unfair for those who can't afford to pay 12 months of rates upfront

When I first started living in the city 29 years ago owners who resided in their city residence got a rates rebate of over 50%. That was gradually faded out. I think it should never have been reduced or eliminated, especially as for many years now the ACC has said it wants more owner dwellers. So I'm in favour of any discount I can get.

I would suggest 5% discount for 5yrs upfront (good cashflow and investment opportunities for council)

There should be a benefit to the Council from receiving the full year's rates up-front (and a cost to the ratepayer) and so it seems reasonable to offer a modest discount to those paying in one instalment.

Not sure 1% is worth worrying about the discount - I would probably still pay quarterly

As a SF retiree and resident for 18 years

I'm appalled that "we" are the least group being supported under the current difficult period....

If the income on investment of the early received funds outweighs the discount it is a good thing

We are self funded pensioners and have a fixed monthly income.

Yes although it kind of assumes that your admin staff can get the address correct which has repeatedly caused delayed payment in my experience

Please relate this with Change #4.

Adelaide City Council rates are already higher than surrounding metro councils for equivalent land size for residents. Not all pensioners are in the position to pay the annual rates in a lump sum, so to get the discount, but to budget pension income month by month or quarterly. From my perspective, I have never been late with my quarterly payments.

What happens if my yearly budget does not allow for upfront payment of rates?

Offering a miserable \$15 to \$20 off rates is a joke for paying it all upfront!

1% is hardly a generous margin for paying a year in advance compared to a mortgage rate or superannuation returns for example. Make it at least inflation (2%).

We wish to save money

Because the rate of discount should be proportionate to the rate the council pays the bank to borrow funds.

However it should be greater than 1% if you want a true incentive

Encourages better cashflow for the council

the discount should apply to payment by the due date of quarterly instalments

The discount is less than borrowing rates so why would anyone do it

saving for older ratepayers

KISS

Anything for a discount on expensive items. More incentive would be a larger percentage....

It is a small incentive and saves accounting paperwork.

1% is not worth it and is a measly amount, and will not be realized until the following year, I support an upfront fee but it has to be beneficial to the rate payer, the money is better off in my bank

Although I said yes, I prefer quarterly payment - 1% on full payment in first quarter disadvantages those who have insufficient funds to do it. Utilities discounts for early payment are much higher. Consider restricting to non-paper (i.e. emailed) bills too.

An incentive to encourage people to pay their bills in full in good time can only be positive

1% for me = \$12.00 per annum = a tiny credit for the next year = pointless

Better than nothing, but 1% is too little for a meaningful timing advantage for ratepayers.

1% is a very low discount

Not sure 1% will change behaviour, anything however to secure payment is worth doing

Agree. However 1% is a very small incentive. I would be surprised if this would have a material impact

I think it makes sense to give a discount to encourage people to pay early. With interest rates so low, a 1% discount seems fair. I'd like to see the discount increase if interest rates rise.

Compare it to current interest rate on savings accounts in Australian banks. Net value, a person paying in advance for a 1% discount isn't gaining anything. The discount either needs to be higher or don't offer a discount.

I support the incentive for early payment and reduced administration costs, as long as the option to pay in instalments is retained.

Payments will be made on time more regularly.

1 % is an incentive but may not be enough to encourage widespread use. Paying quarterly and keeping future payments in bank accounts may be equal to or more than the incentive offered.

I always pay annually and on time and its about time we were rewarded rather than penalised to cover others paying quarterly, late or not at all.

This is also an incentive to pay promptly, while 1% is not a big discount it all helps. I would envisage a 5% discount to be a more attractive lure.

1% is that a typo or April fool's joke? Hardly an incentive

It's not enough to influence rate payers a loss of revenue reduces potential project realisation in the community

This is a great idea. I'd like to see this discount increase in the coming years.

I assume cost of money to the Adelaide Council is much more than 1%. Hardly any incentive for ratepayers to pay upfront

It would be more pleasing if the rate was 10% discount. 1% discount is a meagre \$16 saving for rate payer who shells out \$1600 upfront.

If there is no incentive to pay full amount up front, people will usually opt for instalments as this spreads the costs evenly across the year (helps with cash flow) and there is no penalty in doing so.

It seems a clever incentive to collect rates with the cost of the discount made offset by reduced clerical oversight.

I've paid my rates "up-front" for some 35 years, so it's about time it was acknowledged!

The logic of recognising reduced collection costs & council interest earnings is sound. Rather than 1% fixed, a rate equivalent to actual costs & earnings might be appropriate.

Someone rich enough to pay up front does not need an additional discount.

Good incentive

This disadvantages the less affluent and is actually discriminatory as many ratepayers like me cannot afford to pay the total amount upfront.

It benefits those who can afford to pay up front but not those on lower incomes or in difficult circumstances who would benefit from the discount. I appreciate it is to the benefit of the CoA to have upfront payment. Better to encourage this by giving good service and explaining how people can assist their Council.

Only if there's evidence that providing the discount improves the cashflow position and results in less administrative work and cost to deal with arrears

My budget is tight. It is hard to pay a lump sum.

1% to pay rates up front is a petty discount which we wouldn't bother with.

1% is nothing - needs to be at least 5% for me!

This would only make sense if it encourages others to make upfront payments otherwise it only benefits those who would have done it anyway.

Change to the basis of rating vacant land

An opportunity to comment further was provided for this question. A total of 137 comments were received. These comments were:

Investors shouldn't just hold land which can't generate an income.

Disincentive for vacant land.

I feel that underdeveloped land sitting vacant can sometimes detract from the amenity of one's locality and having no limits/penalties for time to build can encourage land banking.

Each case has to be reviewed on its merits but the principle is good

Land banking is unproductive and greedy

The reasons given by the Council are very persuasive.

There is a pressing need to press owners to build, rather than to leave land as unsightly waste land or ugly car parks to be taken over by Wilsons or Autopay. The city needs people using buildings for work or accommodation.

Investment of money in the city's residential property purely as a financial move is bad for the city.

Encouraging development in the city helps all of Adelaide. Sitting on land holds the economy back in the CBD. This is true of the CBD however I have not done thorough research for outer metro.

Encourage owners to build on their land

Refer 88 O'Connell street shambles

Let's speed things up a little

We have an extreme shortage of housing and high homelessness prevention methods for land banking should be implemented

Council should also increase rates for vacant buildings

Empty blocks long term do not make for a vibrant city, this may give an incentive for blocks to be developed.

I think owners should be able to make rational financial decisions about managing their affairs which includes land use. It is disingenuous to say that the penalty rate covers the cost of providing services. The rate itself does that. It is an ACC "grab" for money to change this.

might discourage developer to buy land and wait for larger returns before finishing a development

This would encourage more development on vacant land. There are already plenty of apartments.

It doesn't sound like a lot of money to the vacant land holders.... they may not be too bothered by the proposed raise?

No more Le Cornus please!

Vacant land in the city just attracts the wrong kind of people to the area and looks unsightly. Land should be developed.

it would disadvantage those not with current capacity to develop and again favour those with cash reserves or wealth to develop

Encourage people to build or sell. Empty lots and dilapidated buildings are a bad look.

Why should those landholders not help the city out? If they can afford to keep a property vacant they can afford to assist more

Vacant land holding is only done by those who can afford it.

Makes sense - we need to get developers to move or move it on.

agree with the reasons stated

I want North Adelaide to be for residents rather than investors.

Vacant sites attract rubbish, generally increase in value and require little input from the owner who currently incur a lower tax

Could force poor development decisions.

Land being allowed to remain vacant, and in the case of buildings left vacant and degrading for way too long. Historic buildings are being left to rot!

It should be more than %200. Vacant land is a blight on the City and all efforts should be made to encourage relevant development

Sensible

I don't believe it's council's role to direct the use of land. There is not enough information in the preamble above and I'm finding it difficult to find the Draft Rating Policy to which it refers.

Owners of vacant land (often for many years) get too generous concessions.

Strongly disagree. It is the use of taxation for an ulterior policy motive. It is a penalty rather than a fair assessment of rating amount. I query the legality of this proposal. Even if legal, which is doubtful, it is the use of the rating system to achieve a non rating purpose and is objectionable.

Anything that reduces land being held without development is a bonus.

Not worth it.

for the reasons stated above.

Same as #3

Supports a good use of a scarce resource. A land tax would be better but that is a State Government issue

Vacant land is not actively managed and are almost always an eyesore.

Encourage people that are serious about development

I think it should not be retrospective

Unimproved land in the city takes away the opportunity for the CoA to recover rates from multiple occupants (multi-res as an example) to amortise infrastructure costs.

I know there is vacant land adjacent to St Lawrence's Priory. This land is used to grow grapes. it was part of an educational exercise in association with Blackfriars Priory School (viticulture). This is now defunct. I am not sure if the Dominican Order will be able to pay a very high rate on this land. I am sure the land is valuable and may be used by the Order at a later date

Seems fair

The council needs to encourage infill in the city. I would also strongly support doing the same with vacant properties, both residential and commercial

Seems fair to stimulate development and make owners pay for banking land

Don't care.

Yes, probably. Whilst I agree there needs to be an incentive to develop vacant land I don't understand the nature of the proposed change. A change from "Vacant land holdings are currently rated at the declared non-residential rate" to "Rate vacant land holdings at 200% of the declared residential rate" is proposed but I have no idea what this means in reality as residential rates are being compared to non-residential rates. I guess, as Council is angling for more money, the rates will go up significantly but I doubt that increasing costs for landholders is the best or only way to speed up the development of vacant land. Are there other ways to prevent land banking and encourage development?

There are footpaths in my area that need repair but have not been touched for 10+ years, in part because of a long term vacant lot which just might affect any repairs should something ever be built there.

Le Cornu sites are a blight . . .

Just a pity council has now approved a proposal that even an Edgcliffe, Sydney developer would have rejected in 1970! An extraordinarily poor selection/outcome!

I agree vacant land should not be held long term without development.

This is a good idea for a lot of reasons, especially if it offsets/reduces council rates for small business.

I think it's fair

However depends on long or short term holding

I know an example of land banking that is a blight to the local community. Would rather see development occur than a poorly looked after Vacant site

You may end up encouraging cheap nasty structures

I agree pay more to hold or develop sooner.

We don't want vacant sites remaining vacant for too long - they look unsightly.

A penalty for holding onto undeveloped land seems reasonable. Surprised that it will only bring in an extra \$33k though!

There should be a disincentive for withholding land fro development.

A 5 year window is aimed to assist commercial developers, not individuals.

There's not a huge amount of vacant land in the city. I would have thought it would just act as a write off for big developers and for 35k its penny pinching.

Developers should pay their fair share of rates even for an empty block

Not sure

Agree with preventing land banking. Suggest 200% may not be sufficient to prevent this. possibly 500%, with a 12-24 month notification to imposing, to give the client time to develop or sell.

People should be able to have vacant land and develop when they are able.

As you mentioned, streamline the development approval process and this will get projects to site quicker. I believe in most cases planning/Council is the problem here, not the developer. Why make it even more onerous to develop property. The revenue gain is negligible. Look at your own inefficiencies to balance this out.

I would support any disincentive to land banking

An owner should have the discretion to decide on the use of its land without being penalised.

Stop spending so much.

I would like to see more development in the area rather than vacant land and if owners were charged more in rates that could give them more reason not to delay any developments.

Long term vacant land is a drag on the economic activity.

If you pay rates do whatever you like to the property

The proposal does not offer and assistance or incentive to the owner of the land. It only benefits the Council

In the CBD sitting on vacant land upset planning & inconveniences everybody.

Stop giving the OK to tiny Student Accommodation Buildings.

Stop putting in concrete jungles and calling them bike lanes.

Congratulations on turning Adelaide from a five-minute city to traverse to a 25 minute city.

Too many vacant properties in ACC

Good to reduce vacant lots in the areas

Provides an incentive to do something with the land

the council are so slow with development approvals you shouldn't penalised for the wait on vacant land. 200% is too high

Not fussed it won't affect me

Not worth to do, because that increase too small amount.

As long as the properties are kept clean and tidy there shouldn't be any problem. They don't use the normal services and I worry if every piece of land is developed just for the sake of it.

As you say to stop longer term land banking, and reflect the value of surrounding infrastructure, which other Residents have to pay for.

Reduce wasted space

It's not clear to me what the current rate on vacant land is. If this is a reduction I'm opposed. I would like to see long term vacant land taxed at 10000% - it's a disgrace holding back the development of this city for the benefit of speculators.

Council provides services to, or past the front of, all properties whether they are vacant or occupied. It seems fair that vacant land should contribute a reasonable amount to the costs of Council for providing the services. Also, if the land is developed, then Council will receive higher rates and the community also benefits with more people living in the community or another service provider based in the local community.

Could deter people from leaving land vacant for long periods of time

Not only are abandoned sites an eyesore – they also 'de-activate' the surrounding area, increase crime and decrease business activity.

This seems punitive. Look for an incentive based approach.

Vacant land in CBD should be discouraged.

Vacant land from land banking is a drain on the potential of a vibrant city

I agree with the proposal for the reasons already stated above.

I think this is fair increase.

I think that land-banking and long-term vacancies are detrimental to the ambience of a city environment, so some disincentive seems appropriate. Five years seems to give owners a reasonable length of time to develop a plan for use of vacant land.

Doesn't affect me

Vacant Land should be developed promptly

Agree with disincentive

I would prefer that 2 options are available for pensioners - choice of 1% discount for annual rates paid by first quarter OR concession rates if paid on time quarterly.

Not sure means not sure.

Because owners of land shouldn't be penalised. Particularly as vacant land is likely not to have a holding income.

Will assist development within the council boundaries rather than land banking

Vacant land is inappropriate in the City of Adelaide. The Le Cornu site owned by the council is a classic example

Makes sense

Lands needs to be used. Even just parking and or gardens.

There has been a vacant block of land in my street since I moved here in 2006. In that time, homeless tried to set camps there, the grass grows long in summer with a fire hazard and it is just ugly.

I don't own any vacant land.

This is discrimination, why are you against people holding vacant land, when on the other hand Council are advocating more green space, you should be encouraging it. This is greedy and demanding of owners

Doesn't look like the increase in revenue is worth it. Charge a lot more.

We need to develop all available land under the ACC responsibility. Full development should result in more residents who can support the local SMEs

Sick of seeing empty and weed-ridden eyesore blocks which could be put to use.

No land banking should be tolerated.

Vacant land prevents urban infill. Do you really wish Adelaide to become the mess that Melbourne has become? Plus the holding of land (I have none) is not always nefarious or profit driven.

provides a disincentive to holding land in the city

Agree.

The proposed policy has sufficient limitations.

Owners should have the right to do what they want with their property.

Land owners should be able to hold land without being forced to develop. If their rates are too low to meet service costs perhaps you could impose a levy based on service, infrastructure costs.

It seems like we are soaking the investors - never a way to get ahead.

It may speed up some development

Will encourage decisions on vacant sites

This would help increase city development, as long as it is sustainable.

Land banking practices should not be incentivised. There have been heritage buildings demolished only to see vacant land sitting idle for years degrading heritage and environment of the city

Why put additional burden on people who owns land,

It seems fair and reasonable for general society to expect landowners to utilise their holdings rather than those become 'fallow', which both reduces visual amenity and presents an unnecessary bottleneck on economic recovery; for instance, Newcastle council in partnership with stakeholders, leased many vacant shopfronts at low cost to emerging artists otherwise constrained from greater exposure by what may be called the 'success threshold'. The self-esteem generated benefits the community.

This should lead to more release of building space

The wording in the Policy is incorrect: "The differential rate on vacant land will be 200%higher than the declared residential rate (i.e.: double)." 200% higher would be triple. It is clear that 100% higher = double is intended. The danger with this proposed change is that it will motivate ill-considered development. Approvals will need to be vigilant about development quality & integration.

It seems reasonable and as long as the definition of "long term" is adhered to.

Most vacant land I see around the city is left in poor condition - an eyesore. If owners made them at least into a 'garden' they would add to the city liveability by greening an area, rather than dust and rubbish being blown around. Those with green growth I would excuse from higher rates. You presumably can google the site and decide which category they belong to.

Concern that it would get used as an excuse to try and push through bad developments

Empty blocks with weeds and rubbish are an eyesore and invite illegal behaviour.

This sounds like a reasonable plan.

Encourage land use

This sounds equitable but 5 years is still too long.

Increased threshold for the Special Discretionary Rebate

An opportunity to comment further was provided for this question. A total of 119 comments were received. These comments were:

Just sounds like a good idea.

Take the pressure off the revaluation process.

Property values are surging at present

I don't understand what the SDR is, how it works, or the explanation provided for the proposal

No comments

Don't really understand it

10% is significant enough. If you wish to move them more this would indicate the council has not prepared for the future correctly.

Fairness in inflationary market value

Unclear as the meaning of this proposed change

If people are making large equity profit it is fair to increase the rebate threshold

House prices in the city could easily jump by 20%, while residents' income is flat or has dropped. All increases in rates effect owner occupier residents and indirectly tenants.

Reasonable to smooth out rate increases.

My rates already increase by too much every year. Use my money more wisely and charge me less.

Rather leave it as is.

I think it is fair to keep it at 10%.

What will you do with this additional income would be my question? What is it targeted for?

I don't think it will have a big impact on me but it might for others

I can't really afford any increase

5% potential increase when only offering 1% decrease in rates? Especially since COVID has artificially seemed to inflate property values.

Just because values increase, it doesn't mean people can just afford it,

The current arrangement is useful and I see no rationale for change.

How many owners affected?

10% is a fair level

I think 10% remains appropriate

Sensible

Not enough information relating to the potential impact to business.

Gives council increased flexibility.

It is a safeguard from the temporary volatility of the property market in a particular year.

Not worth it.

For the reasons stated above.

Rates should not expect to be increased by more than 15% per year

We need to get a balanced council budget and this should assist

Same as #3

If it costs more, it costs more.

I still don't understand what SDR is despite reading the description, so I will refrain from this vote.

It should be less, the rates are way too high as it is and are not changed when there is a downturn in the property market or when a property's value has decreased due to close development that they have no control over

Increasing the rates for property that hasn't been improved will likely increase the rent company have to pay but not provide them with the benefit or improvements. This doesn't help landlords, property owners or renters.

Property values are becoming artificially inflated due to unforeseen circumstances. Rate increases should be assessed with this in mind.

Don't follow explanation, not sure if it applies to us

I am not entirely sure what this would mean

not aware of the repercussions of this change

RETAIL AND JOBSEEKERS ARE ALREADY STRUGGLING TO MAINTAIN PRESENT INCOMES. Beware, move away from CBD is already in progress in all Aussie cities

Rates should be going down for residents not up

I'm not sure I understand the words 'Special Discretionary Rebate' but as the proposal only mentions a rise in the extent of rate increases from 10% to 15% (and no mention of possible rate reductions) I interpret this to mean that valuations could go up by a maximum of 15% in a year (and not a maximum 10% as is current?). If I am not mistaken, why is Council so hell-bent on increasing revenue so significantly? Why can't Council work within it's means, as I am required to do? (Please refer to my previous note on significant rental income reduction but no reduction of rates).

Property prices are a lot higher than even just a few years ago.

10% increment per year is quite enough and this smooths the typically lumpy valuation adjustments that occur in frothy markets (or when the valuer gets ahead of the market as happened some years back).

In my opinion, this change gives the impression that Council is desperately attempting to raise more revenue to cover spiralling debt. Given the increased number of multi-story residential developments in this Council area, the additional rates that will be collected in the immediate & near future (& are being collected for those already coming online) should be more than enough. Perhaps more effective financial management within all areas of Council would be better for all ratepayers. Cuts to unnecessary expenditure would be a prudent approach.

This another classic overcomplicated council tool that just accumulates debt for SME's.

You know why... ;) This is too much.

Do not understand this or why it increases rate revenue. How does it affect ratepayers?

More than a ten percent jump in one year is too much in one hit

Stop the revenue raising

I still don't understand what this is for after reading the above multiple times. I couldn't find further information on the web, so I don't have an educated opinion

Would have liked to see how this compares to other councils. Seems to be the main source of increasing rates revenue, which makes me a bit sceptical without further context

This seems fair while still limiting the annual increase.

Rates are already high enough.

It is better to increase rates slowly so we can budget for them. Market forces are sometimes fast and large, and rate payers shouldn't be penalised for market forces out of our control

Not sure

Benefits to both parties.

Budgets are budgets. If an additional one off revenue is required then this should be communicated and dealt with as an exceptional item.

People are already finding it hard to cope with rates and increase would add to the hardship.

Even a 10% increase is unacceptable. Don't quote the housing bubble to justify increasing rates. The fact is wage growth is stagnant and property prices are only soaring because people can't earn bank interest on their savings, so people are desperately throwing money into property. This does not reflect on the reality that people have less disposable income and will be caught out big time if inflation skips away.

I don't know enough about this, nor what the impact would be on individual rate payers

10% is already four or five times the inflation rate.

Stop spending so much.

That's an increase to the threshold of 50% quite a substantial increase!! I believe an amount of 2.5% would be more suitable given the current burden on ratepayers.

YES IT SHOULD

Already pay enough. Start managing you budgets better and stop wasting money

The current policy is satisfactory

Stop giving the OK to tiny Student Accommodation Buildings. Stop putting in concrete jungles and calling them bike lanes. Congratulations on turning Adelaide from a five minute city to traverse to a 25 minute city.

Do not understand the terminology.

Sounds fairer and minimize unexpected cost

I prefer you look at how to best spend the money you get rather than always trying to increase it. If there is not enough money then maybe you need to think about how it is being allocated and into what and for whose benefit.

I don't support increases, stop wasting money on bike paths and lower your expenditure

Why should the rates revenue receive such a windfall at our expense purely because of market forces?

Too high of increasing to 15%, suggest to 12% and gradually to 15%

That seems a large increase for residential owners who have lived in the same house and then greedy developers or overseas/interstate buyers around them have increased the property values

I support sensible Rate increases provided they are on a sliding scale so lower valued properties attract less cost than higher valued ones.

provides additional revenue that is necessary to maintain services

I support the council raising more tax revenue

The amount involved is minimal so should not be an issue.

It will mostly 'hide' the actual increase – the result is still the same.

Your wording is vague.

Increasing the threshold puts more ratepayers under financial strain

This is a cautious "yes". Presumably this comes into play for relatively infrequent revaluations, so it is equitable that they catch up with market changes. However I think that a 15% jump in one year is perhaps stretching the envelope as much as it should be stretched. I acknowledge that more frequent revaluations should reduce the need for the SDR, but they in turn are costly to provide.

Paying for all the disagreements within council is how I see it

My reason for moving into North Adelaide was that I was convinced at the time that it was a LIVABLE area....

No because it creates a micro economic impediment to the market which is open to corruption which is already rife in Local Government

This self serving policy of one government department such as the RBA causing the ridiculous bubbles in assets by their policies giving windfalls to local governments is a scam and a joke! When the bubble blows up and prices fall will there be a corresponding reduction in rates? No of course not because local government can bleed whatever they want from residents to fund their profligate ways!

With the current large increases in housing prices, it's likely that there is an incentive for Council to increase rates in line with increased valuations which will flow through. This rebate limits these increases.

Penalises residents more than businesses who can cover this cost in other ways

Stops sticker shock

Why do you believe a 15 percent increase is reasonable

Fair

Rates need to go up as needed.

This sounds like I need to pay more, making it unaffordable.

I don't know if I qualify now.

As you rightly outline, rate payer have no control of market forces, the council can and does have control though, so effectively can add infrastructure to increase property values then tax ratepayers for doing so....crafty

Considering that rates are not linked to Govt Property Valuation I'm not sure whether this impacts residential properties or not.

A straightforward increase providing a good return to the ACC to reinvest

Agree with this

It sounds like this is giving more room for the Council to increase our rates.

Find efficiencies in the running of Council rather than simply passing costs to rate payers.

10% is fair.

I'd like to better understand how common this situation is and how it will impact on ordinary rate payers.

15% is too steep an increase in one year.

Don't know enough to comment.

We are captives to government services. Its too easy to raise rates rather than prune spending.

Right now market forces are abnormal. Do not use this as an increase opportunity

Not sure what it was

Too complex an issue for me to make a useful comment.

It is difficult to foresee that "valuation increase... a result of market forces" could ever reach 10%, let alone 15%. One might argue for a flexible cap based on average inflation of valuations in the relevant property category plus some upper differential margin (due to local effects).

It seems logical although paying the full increase eventually seems a trifle unfair. Perhaps ratepayers should be given a choice as to when this increase is paid.

Health, emergency services and education are essential for the public good. However with these services being provided both by the State and the Private Sector rating becomes more complex. State services should not incur increase in the threshold for Discretionary Rebate unless they encroach on Public Land such as the Park Lands for then they reduce public access to what we need most. Land use that helps in being sustainable in the long term.

Private Services should incur the increase. It is a long time since this rating has been reviewed.

Religious institutions should not have any discretionary rebate. This is a secular society.

Concerned that this allows the possibility for increased laziness when looking at the financial position of Council and how this is managed.

Market forces would make a bigger impact on a small landholder than a large business with less ability to meet higher rates immediately.

Not sure I understand this rebate.

Should stay at 10%

Not all residents can afford a 15% home on rates.

Removal of pensioner and self-funded retiree concession

An opportunity to comment further was provided for this question. A total of 149 comments were received. These comments were:

With record low interest rates, this category of citizens have been very hard-hit in recent years. The concession really isn't much, but it is a good gesture.

Keep the discounts for pensioners!

We're not monsters

I don't feel that this is a huge savings for the Council and more than likely provides those older residents (often long term) who may not be flush with cash a helping hand.

Pensioners should get all the help they can get

Don't support making it harder for lower income families

This proposal seems like penny pinching from vulnerable aged people

May introduce a net asset test/income test for this proposal to make it fairer.

A lot of elderly are doing it tough, any relief is a help with their budgets.

I want Council to have high taxes so that it has greater revenue to manage the public realm. Our public spaces need. greater investment

I am unsure why this was ever a policy. Retirees in Adelaide, on average have much more disposable income than other generations.

There are genuine hardships for some residents

Now that I know I am eligible, I would like to get the rebate

These people are one of the most financially disadvantaged and I disagree in removing the rebate, if they are eligible for the cost of living concession they should be able to put it towards sky rocketing cost of living such as heating and food

To provide a balance of residents in the city, we should give support to pensioners and self retirees, who tend to have a lower fixed income.

If people are receiving benefits which cover this then the concession should be abolished.

I hope to be a pensioner or self-funded retiree one day

Tougher for young people than old people right now.

It is covered by the Cost of Living Concession" it seems...

It's a pittance

I am only 37 but over my dead body will I approve something that impacts pensioners when their pensions/super has taken the biggest knock of a lifetime due to the COVID crash. They need this rebate! Small price to pay for the contribution that they have made to our society.

I do not have the means to build on current finances and the present financial situation is not ideal for pensioners as very little interest can be earned

\$100 isn't that much of a discount really.

\$50K here nor there neither

Means test this - if annual household income is above a threshold then withhold. This rebate may be what is keeping food on the table for some households.

Maybe cut out the self funded retirees - but leave the genuine pensioners alone.

why should councils not give such concessions when most others do

Rates are too high now

Pensioners need all the concessions the Council can give

Local government is not a welfare institution, leave it to State and National governments.

This seems likely to cause hardship for some pensioners.

The City needs to support pensioners and self-funded retirees to remain in the City

Full pensioners should be 'subsidized but self funded retirees not

A removal of the rebate may impose further hardship on some pensioners and SF retirees who are experiencing difficulty.

Though this will cost me \$100 pa, reluctantly I support it.

The reason provided as justification is inadequate. It is just a grab for money. It is penalising the pensioners and retirees by taking away a established benefit as a result of the financial mismanagement by Council.

Self funded retirees have already been significantly hit by reduction in interest rates and therefore income. And in the case of rental properties, any increases will likely just be passed onto to renters.

Not worth it.

Elderly people deserve support. It's tough for them as it is.

\$100 means more to me than \$50k to the council. I am a pensioner.

Retain the pensioner concession but remove the self funded concession as they clearly have capacity to pay the rates

Need Gov't additional support

State government is providing the funds directly and in a target way. Makes sense.

If they already have a separate rate concession by the State Government, then they shouldn't be double-dipping.

We (Pensioners) have to absorb inflationary cost and are way behind the "8 ball" on these rises and could be forced to sell up due to high overheads, when we don't want to move!

Pensioners have paid tax for decades and built this country to what it is now. Give them the benefit of supporting Australia.

Being a self funded retiree, I believe my response should have been anticipated.

This will disadvantage pensioners unduly

We are pensioners and like many others are asset rich and income poor.

Good initiatives and ideas.

Pensioners and Self-funded retirees need all the help that they can get.

You have stated:- "Removing the pensioner and self-funded retiree concession will save council \$50,000 in 2021-2022". Actually, a more accurate wording would be "Removing the pensioner and self-funded retiree concession will cost those people \$50,000 in 2021-2022". Do you want the City of Adelaide to be for the richer folks only? Sydney and Melbourne are already out of reach for most Australian citizens. Is Adelaide to follow along and provide residency for rich folk only?

The amounts are token and costly to administer.

A saving of \$50,000 should be able to be found internally. Self funded retirees in particular are finding it more and more difficult to survive in this current environment. Being a self-funded retiree doesn't equal being 'made of money'. This group often do volunteer work within this Councils precinct for the benefit of the community in which they live. Again, there should be more than enough revenue for Council to give back such a small gesture to these people. Those on Centrelink already get lots of financial support and discounts that self-funded retirees NEVER get despite how low their own 'retirement income' is.

They are already below the poverty line.

Never lower support to elder

This is further marginalizing non self funded retirees who some are already struggling to cover basic living costs!!!!

As a pensioner/house owner, I believe that the Council should maintain this policy

I didn't realise we were entitled to any concession at all- we are self funded retirees

This does not provide a big income for the council and would help a few people eligible if they could continue to receive the discount.

That's just not acceptable. These are vulnerable people in our community and we should provide assistance whenever possible.

This would be a callous decision

Big disadvantage to disabled people trying to survive on a meagre pension

I'm not sure how generous the SA Govt cost of living concession is, or how many other councils do still offer their own concession on top, but \$100 to a pensioner is likely to be helpful for their budget - and \$50k all up doesn't seem excessive

Many of these people have huge sums of money sitting around.

Alignment with other councils.

They have paid councils enough through the years, they don't benefit on house prices until they sell and normally are suffering with higher rates each year with no way to make up the difference. Council should look at cutting waste like all of us not look at who we gorge next.

You want diverse demographics living in the city.

I about to retire and will struggle to keep paying rates when I do

Benefits should apply to persons who have saved for retirement and are self funded.

Assistance with rates, rental etc should be the domain of State and federal govt, not local councils.

Again pensioner and self funded retiree are already doing it tough. The interest rate from the banks is very low and as a self funded retiree am finding it tough.

What idiot came up with the term 'outlier'? Adelaide is not an outlier to regional councils. The regional councils are outliers to the capital city- duh!

People from interstate would look on in envy at a council that is considerate to the elderly. This is a positive policy that you want to scrap for such a negligible gain.

Doing something just because someone else does it, is not always right. Especially if that is your justification for doing something evil - like increasing taxes. I say once again, look inwards at your inefficiencies i.e.: what events are you funding that are just a waste of time, or what vocal minority groups are you providing grants toward that are not ratepayers, or do not provide any benefit to ratepayers.

I think this would need to be phased out over a period of time as not to unduly stress current residents, particularly those on a pension. Perhaps by stopping the provision of the concession to any new residents moving into the city from now on

Makes sense

It affects me directly, as my investments are returning very little and I am living on my vastly declining capital.

If the other proposed changes take place they will result in an overall increase in rates income & it would be nice to offer this additional small discount to pensioners & self fund retirees

Removing the self funded concession in terms of Councils financial benefit is extremely marginal. We as self funded retirees rely on all the assistance we can possibly obtain to keep our cost of living lower.

THEY NEED A BIT OF HELP TO STIMULATE THEIR SPENDING IN THE COMMUNITY

Stop paying councillors and start making council workers actually work

It is only a small amount to individuals which will not any significant difference to them but assist Council revenue

The change seems unfair to people managing at the moment, it's wrong to unnecessarily disrupt lives at a whim.

most pensioners deserve a concession, no matter how small

Stop giving the OK to tiny Student Accommodation Buildings.

Stop putting in concrete jungles and calling them bike lanes.

Congratulations on turning Adelaide from a five minute city to traverse to a 25 minute city.

Government pension, yes but self funded pensioners who are already getting an uneven deal no!

Amount not much. Don't think it will discourage senior people moving out of area

Who needs the benefit the most you or me? Hmm!

too much admin for too little return. scrap it.

I am not a pensioner but I think we should be supporting our ratepayers on an aged pension.

Should look after for ageing people.

I am against charging pensioners anything more. I am not sure about self-funded retirees as many are financially well off and don't need the pension.

I am a self funded retiree and didn't know I was entitled to a rebate.

Because as you say the State Govt has replaced the need for this concession to continue

Low income and poorer people may suffer but we need to maintain services

I only support concessions for people on low incomes with low assets, many pensioners and self funded retirees are rich and getting richer (leaving the rest of us to pay for the consequences of this wealth accumulation). I would support much higher rates all round with significant low income/asset related rebates.

The explanation provided in the briefing notes provides reasonable rationale for this decision.

Pensioners and self funded retirees are not generally millionaires. Reduced rates could make a huge difference to their lifestyle choices

Pensioners do not benefit from increase land values if they do not sell the property. Why should they pay more in rates when they do not have the possibility to compensate for higher costs by getting a higher income (like working people)?

I am just about to become a self funded retiree and have no idea how I am going to live on my limited retirement income so do not support any measure that would decrease it further!

You should be providing a means based pension scheme.

Pensioners do it tough already.

Rich retirees should pay their fair share

I'm a self funded retiree and didn't know this concession existed. A \$50 concession on my rates would not mean jack to me. Even if you said it was the principle that counts I'd laugh and say your principles are lacking. \$50 ... really?

I am however not in favour of removing these two concessions because there are others out there who might need more help than me.

A little savings for council will squeeze pensioners tight budget and take away good feelings.

I imagine that many people receiving the concession are well-funded in their retirement and so some of this concession is "wasted". I encourage the Council to consider other, better-focused initiatives to support people on low and fixed incomes who live in the city.

I have a concession and would like to use it too.

One of the very few benefits!!

On fixed income that does not increase with CPI

Please refer to comments to No. 3 & 5.

Self funded retirees and pensioners have been bled dry by the RBA's market rate manipulations already and now we have another arm of government wanting to bleed them further!

These amounts can be significant for those on low incomes or pensions.

Pensioner and self-funded retirees have contributed enough to the local governments during their years of work.

Pensioners and retirees have contributed to society in their lives and should receive concessions.

It is a small gesture of goodwill to city residents on fixed incomes

I am a pensioner

Self funded retirees would suffer the most

These ratepayers have worked a lifetime & maintained a property in City of Adelaide have earned the concession.

Too many RICH people rewarded and exempted. But, the poor need more support in this day and age. Aged Pension; POOR PEOPLE need more support - SELF FUNDED DO NOT, specially when they have millions of untaxed assets and funds.

Self funded retirees have saved their WORKING lives to afford their lifestyle in an area they wish to retire. That saving gets spent in the local businesses more regularly than someone leaving the area for work. It's an investment into the area. It's their community return. Aged pensioners who WORKED their lives are in the same category. Other pensioners reliant on handout without community return need further assessment.

I don't qualify for this concession.

Leave the oldies alone, you have taxed them all their lives let have some dignity

The saving seems small, but, for me, it's more than the 1% in change #1. While it's still there I should apply for it.

A good proposal to remove 'double-dipping'

\$50/\$100 will have minimal impact on retirees, most of whom enjoy considerable pension fund income.

Pensioners should continue to get the benefit as they no longer earn an income from employment.

I am not eligible, but this goes against basic fairness to those who have contributed to society over a long period.

why should older people get an extra incentive?

Agree

It is in line with what other councils are doing.

I am a self-funded retiree but I am not low income. As far as I know I am not receiving a concession. But I would be concerned about the impact on others whose financial situation makes it difficult for them to pay their rates. How are the state government funds to be used if not for a concession?

People have worked hard for Australia and should be entitled to discount whether they are self funded retirees or get a pension - that's fair!

Should be in line with practices elsewhere.

I am 61...on the verge of actually getting something for a life of toil.

Another money grab by team Adelaide?

You risk reputation damage for a small monetary gain. Keep being an outlier for the right reasons

Cost of Living Concession provides \$215 for council rates, energy and medical bills. Energy and medical bills amount to much more than half of the concession (\$115/\$215 when the \$100 or \$50 rebate is reduced)) and Adelaide Council Rates are much higher than metropolitan areas

They need to live as well

People of retirement age should be encouraged to live at home for as long as physically and financially possible. Keep their household expenses within means will assist with this happening. To remove this rebate is disadvantaging a group of society that are already struggling/facing numerous challenges and do not need the stress of rising household costs to them.

Streamlining of concessions is reasonable and made up for through numerous local initiatives and programs.

I was always under the impression that resident concessions were to attract residents, this move appears hostile to that group

There is no justification for being an outlier in this matter. Many self-funded retirees are very well off. Consideration might be given to a much tighter income-related concession for pensioners, but costs of assessment would make it inefficient.

Why disadvantage pensioners. Not a good idea for conference in this Council

This may save the council a lot of money but it will hurt people like me who only have a modest income.

I would distinguish between these. Self funded retirees should not have a rebate. Those on a full or part pension should have a rebate. The words not sure do not apply. It is unfortunate that two different issues are put into one question.

It makes sense that the cost of living concession should be something administered at State or Federal Government level rather than Council level.

On a limited income any extra concession is welcome.

People in this group probably would miss this assistance therefore we would not support this proposal.

Self funded retirees get such little interest ATM that they need your help. I enquired about getting this and the staff didn't even know how to help me!

Concessions should be state government based, not council.

Additional comments

An opportunity to comment further on the Draft Rating Policy. A total of 66 comments were received. These comments were:

Some good some not so good

Reduced rate. does this mean reduced services? Have been 120 day waiting for planning building approval for a fence and still no approval. What will the wait time be next year??

I support a modest rate rise.

Why does Adelaide City Council give discounts for more expensive properties? This is very bad economics. I believe you said properties with lifts, pools and air conditioners in lobbies receive a discount as they would probably be paying high strata fees.

This is a crazy policy.

Please note, removing this would raise my rates as I have two properties receiving this discount.

With covid businesses and offices have left the city, I own carparks which have been vacant for now 12 months

I am not sure if this is in line with the drafting policy, however I am not pleased with the policy relating to vehicle permits. As an owner of a property built after 1975, I have been told I cannot have a residents car parking permit (I have one car parking space) yet if I lived in a pre-1975 building, I would have two permit spaces. Why is this?

None

Please make it more specific where the intended savings will be spent.

Would like some data on % of pensioners living in the city.

I have noted a spate of revenue raising initiatives of late. The council has not been fiscally responsible enough to weather this crisis, perhaps because of large capital outlays beforehand. I hope this will encourage the council to develop a buffer fund for any future emergencies. The purchase of 88 O'Connell seems very poorly advised in retrospect.

I hope the elected members take all the responses seriously

Most sensible other than last one

Council needs to get its finances into order without penalising the ratepayers by taking away existing and long standing rating practices and treating the ratepayers as a cash cow for its financial troubles, which have not been contributed to by the ratepayers.

Why did you buy that land in O'Connell's St? Not your business what a waste.

I've confidence on AUS policy

Would prefer rates based on capital value rather than the somewhat mysterious annual value.

I believe that the Council could stop spending money on what seem, to me, to be strange projects. I still do not understand what is likely to happen at the old Le Cornu site.

Might need to look more widely for savings?

Would prefer the number councillors be reduced to save the council money
e.g. reduce elected councillors by 20%

There should be relief to Property Owners who can not lease the property even after listing for six months, as trend to leave CBD will have further impact.

Without a more complete knowledge of Council spending and it's priorities it is not possible for me make wise comment BUT this exercise appears to be an exercise in revenue-raising without any clearly enunciated rationale. In other words, revenue-raising for revenue-raising's sake. You have invited comment but is Council's mind already made up? It appears so.

Keep rates low! This council is proving an extraordinarily poor manager of the City of Adelaide from the point of view of the interests of the area's long term residents and deserves to be starved of all funds until it is thrown out!

I would like to see more accountability for the financial management of ratepayer revenue. Every year (like in any business) one has to operate within the set budget and make necessary cuts when and where needed, looking internally FIRST (not looking to ratepayers as a means of making up for losses). Perhaps incentivise those with budget responsibility with a 'No pay rise or promotion' for those who overspend or mismanage their budget. If poor management occurs, they are to be removed from that position and someone more capable appointed.

GST is the key. Stop messing around with trying to manipulate things and just increase GST so everyone pays additional. The more you spend the more tax you pay. Simple. The 200% vacant land tax is a good idea though.

they are very money oriented, some of them will be not popular at all

Good that you are explaining it and engaging with ratepayers

Proposed changes should be aimed at helping the community not serve as a mean to raise revenue for council.

Manage the budget and rating process to keep rate increase steady and in line with wage growth. Periods of rate freezes followed by above inflation increases makes household budgeting difficult.

the council needs to remember that it is there to serve the ratepayers - not just try and generate income from them. the rates are already very high. stop being greedy and start finding savings elsewhere.

Would have been good for you to include some indication of what the overall rates revenue is and the percentage increase/decrease each proposal would have on the bottom line. This would provide better context for the proposals

Look with in your department to save I am sure you benefit would be enormous.

I agree with ideals of the above. Keep it as simple as possible

The council is trying to raise revenue, wait until the economy is up and running again.

Assess your own wastage and make your operations 'leaner' to get a better operating budget surplus. Be the exceptional council that doesn't hike rates.

It is pretty pedestrian!

When will a more comprehensive review be undertaken?

Stop spending, apart from repairing the ever growing series of potholes in the CBD.

We are totally opposed to the removal and proposed gouging of ratepayers current marginal benefits. They help us considerably in the big picture of expenditure of our low income.

To repair finances economies should be made, reducing "vanity" investment such as another sports arena, aquatic centre, arts venue or rainbow coloured path to nowhere.

Stop giving the OK to tiny Student Accommodation Buildings.

Stop putting in concrete jungles and calling them bike lanes.

Congratulations on turning Adelaide from a five minute city to traverse to a 25 minute city.

Nil

I would prefer you looked at some of the more basic elements of your role (eg keeping shopping and restaurant streets free of bird droppings rather than proving pots with petunias to decorate said streets). Just one example.

Can I stop reading about councillors and their frictions. more emphasis on cost savings through technology and productivity.

Not sure why we would need to change the rates rules.

Nil

What is proposed seem fair and reasonable.

Have not read it.

Looks to me like you are trying to increase revenue and reduce benefits. Maybe you should be considering making choices that would increase revenue. Like better mobility options (such as better bike and pedestrian infrastructure that is PROVEN to increase business) and means based rate increases.

You're going to do what you want regardless of community feedback. You're conducting this survey so you can say you consulted. You already have the numbers on such things as expected survey response and expected answers. If you thought this survey would pose a problem to your plans, you wouldn't do it.

Need to provide residents with better parking facilities, particularly in vulnerable, unsafe areas of the CBD.

I'm not sure how the changes in the rating policy help the ratepayers - they all seem to be saving the council money by increasing the ratepayer's expenses. Perhaps, council could think about reducing their expenses in other ways, such as decreasing unnecessary lawyer's expenses on council members disputes, expenditure on wine and eating expensive food, reducing unnecessary travel expenditure.

Streamline your operations and make yourselves more efficient. If rate payers have to tighten their belts you should too!

The discretionary rebate is important. The rest seems like a waste of time for such small amounts.

Well presented & communicated

TAX the RICH MORE - Help the POOR MORE!

Get parking sorted. A new home was built in Power Street removing a car park and making another smaller one, significantly smaller to a mini or hatch back sized vehicle. Yet the occupants want to keep parking their scooter in the full spaced car parks across the road. On top of this, they cheekily ask people not to block their drive with the shorter parking space when they've taken up a full space, shortened another that will take the size of that scooter and have a driveway to put the scooter in... Come one ACC, make this liveable.

No

Keep up the good work

None

Council should focus on removing the rate exemption for universities

Try to think in terms other than see money take money. Think of society as a whole and the place you wish Adelaide to be.

Your Say Adelaide is just a feel good exercise by the council because no community feedback is ever acted on.

Thanks for offering me an opportunity to participate in providing feedback. Much appreciated.

None. Please don't increase the rates further. We are also feeling the heat from the economy. Everyone needs money to live. Council can easily sustain with the current rates.

- Publication of anonymised valuation metrics
- Rundle Mall's layout is based on three 'lanes' separated by lines of trees & street furniture, sensible because Most traffic is longitudinal, not transactional. Buskers & temporary structures should be confined to this logic. At present, buskers in particular often align themselves across the mall, obstructing pedestrian traffic.
- Rundle Mall regulations against smoking in particular (& less importantly, wheeled conveyances) are not enforced & openly ignored. I have asked Council staff about this; they say they have no authority & that Police do. Police are not interested. I have been threatened by offenders for reminding them of regulations.
- The logic behind a 100% (or any) rebate for religious purposes is obscure. Less than 10% of Australians regularly attend services. Some institutions provide practical services to residents; others do not. Rebates might best be aligned to actual costs incurred by religious institutions in this way, that is, as deductions.
- Late payment fines should not exceed the cost of collection plus interest foregone. This cannot be a fixed figure of 2%.
- In the Glossary, the wording is incorrect: "Exemption—to free from an obligation or liability to which others are

subject to." The final ' to' should be omitted.

- At some point, deficit funding was characterised as imposing a burden on future generations. For recurrent spending, this is true; for capital infrastructure spending (assuming well planned & executed for long-term benefit) it is not true. Borrowing costs now are low while the later cost of not investing is unknown & may be high.

Why isn't there any positive assistance for ratepayers apart from the token 1% upfront discount which is miserly. Council needs to be more careful with how they spend ratepayers funds, e.g. putting in bike lanes then ripping them out, then putting them in again. I am sure that runs into the millions.

Rates should not be based on the idea that the property is rented. Bring back owner occupied rates which is why we bought into North Adelaide in the first place!

Written submissions

The below written submissions were received separate to the surveys completed:

Informal submissions received (insufficient details supplied)

- 1) *Direct email - Subject: Financial crisis*
- 2) *Direct email - Subject: Consultation on Draft 2021-2022 Business Plan and Budget – Rating Policy*

Written submission 1:

I would like to know where all this money has gone and feel it cannot be blamed totally on the COVID crisis. From my understanding of the current mess, The City of Adelaide, under the leadership of Lord Mayor Sandy Verschoor and her Team Adelaide faction, appear to have mismanaged the operating budgets.

Just two areas of mismanagement that come to mind for me where:

1. The cutback of hours and times of patrolling areas by parking inspectors and consequent lack of fines. People soon became savvy as to not worrying about fines and parked anywhere. This cut back and subsequent lack of fines/funding, which is still in place, would have made a large dent in your operating budget, and
2. The inordinate amount of time taken to complete the sealing of a back and side lane adjacent to my property. Property owners were provided with an approximate time for completion and it went well over. There were parking issues with this project which I feel were due to lack of coordination between the Project Manager and other Council staff.

Could you please keep me informed as to what your councils strategy is to turn this financial crisis situation around other than raising ratepayers fees which is always the easiest and laziest option.

Written submission 2:

Hello.

Sorry about the message after completing the survey.

My general feedback is that pensioners shouldn't be grouped with self-funded retirees. I'd generally support removing the concession from self-funded over pensioners.

Stage 2 – Draft 2021 – 2022 BP&B

Recovery Priorities and Actions

An opportunity to comment further was provided for this question. These comments were:

A lot of motherhood statements and nothing specific

As with any proposals there are always pros and cons.

I have no confidence that the current Council and bureaucracy is capable of managing this City.

All are reasonable priorities and actions. The challenge in my view will be re-establishing the confidence of future State Govt's in partnering proposals in the wake of the embarrassing decision not to proceed with the East-West bikeway.

Other challenges will be delivering programs to create experiences, opportunities and physical improvements to support communities and business when the existing elected body (esp the Mayor) failed to properly engage the community and provide leadership through providing accurate information (rather than a scare campaign) regarding the East-West bikeway. The hesitant business owners and school/church communities were misled by some elected members. The Mayor missed an opportunity to publicly correct the record and address concerns about loss of business and safety issues (so much documented case studies that indicate how business benefits from such investments). On the same issue the organisation can be improved by developing a comprehensive communication approach to better inform the community and combat the scare campaigns mounted by regressive actors (both elected members and unrepresentative interests).

they seem well thought out - relevant and I like the idea of planning more than 1 year ahead. The healthy parks and healthy people initiative is excellent

The suggestions are good, but we need more to attract more people in to the city, especially after work hours on weekdays.

We need more car free areas, for example make Rundle Str car free after 6 pm every night (like during the Fringe) and find more streets/areas where you can have a drink or a meal without having it ruined by constant traffic.

A better and quicker public transport system. Additional bus lanes and more trains.

Please increase

88 O'Connell is a very poor and unimaginative development that does little for the locality and is environmentally deleterious. An open architectural competition might produce another project that fits local and environmental needs.

I'd like to see more commitment to environmental sustainability

The plan envisages "Activating mainstreets and develop unique precincts to support business and residential growth" but Council allows developers to push building sites across footpaths onto roads and inconvenience thousands of pedestrians and motorists weekly to increase the profits of developers.

Appears to be progressive and embracing continuous improvement

I have searched everywhere and unable to find the break down of all the infrastructure expenditure. What roads paths gardens have been identified for upgrades major repairs. I'm Curious about the \$12m from borrowing

Very well documented, a little repetitive but well done.

With more high rise appartments there is pressure on roads with increased traffic. I would like to see a comprehensive cycling plan. Street planning to make roads safer for pedestrians. Reduced speed limit especially between Pulteney street and East Terrace

The City has quite a few homeless people who have their belongings in a trolley and walking in daytimes begging and sleeping normally close to Hungryjacks at night times or sitting close to Hungryjacjs smoking and begging. Do you think these is a good sign for the best City of the world? We didn't see any budget to help the homeless which we believe is simply can budgeted by cutting half of Christmas decoration budget and creating home for these poor people. We think Jesus will be happier as well if you do so.

Melbourne Street continues to be the poor relation to the CBD/O'Connell St, with multiple shuttered shops: CA needs to support small businesses more in this zone

"Bringing people back into the city" seems like a dated vision after Covid. Recovery to 2019, building roads for the masses, and stimulating inefficient business practices could drop off the radar. The dynamic city culture and thriving community that you mention should really be the centrepiece of this and that's what I'll elaborate on here.

Have you taken into consideration that many workers no longer need to be in the city to work every day? There's positive reasons why this should be encouraged: reduced travel reduces emissions and load/cost on road system, more time with family and their local community, businesses reduce costs of rental and service. These are not visitors to be grieved: the only value that many of these workers were bringing to the city was the value of corporate rentals, carparking, groundfloor coffee shops and the occasional impulse buy to cheer themselves up on a difficult day.

It looked busy, it looked connected, it looked fun. But busy is not the same as vibrant, takeaway coffee queues are not the same as community, and sales do not equal happiness.

In my humble opinion (as owner of Power Living Yoga and Active Bodies Physiotherapy on Halifax St) there's really no great reason to bring these people back from the suburbs into the city on a daily basis. We have a once in a lifetime opportunity to step out of the growth at all costs model which was choking the city and actually develop a city of the future.

My preference is that council supports those who live and play in the city as a priority. Invest heavily in community, arts, culture and green infrastructure. Make it Adelaide's best suburb to live in and to visit outside of worktimes - for arts, culture, sports, food, and partying.

It won't achieve the same volume of people or GDP in the city as pre-covid. But this was no real measure of success anyway. Let's set the foundations for a new ecosystem in Adelaide city - one that is truly vibrant, climate resilient, regenerative and carbon neutral.

I support the 88 O'Connell street development in its current form.

I think this response is more political than a needs basis

There seems to be no priority plan around North Adelaide redevelopment outside of 88 O'Connell Street, lack of parking in North Adelaide and unreasonable amount of timed parking in the city.

No specifics provided - just umbrella, 'feel good' statements.

- a. 88 O'Connell Street: connectivity is important. Free shuttle bus should be provided.
- b. Central Market Arcade: upgrade signage for customers to search particular stalls. Same trade may group at the same area. Consideration should be given to allow sufficient space for activities, such as cooking demonstration or craft. Activities/Events shall be held regularly.

- a. 88 O'Connell Street: connectivity is important. Free shuttle bus should be provided. Please check the transport.
- b. Central Market Arcade: upgrade signage for customers to search particular stalls. Same trade may

group at the same area. Consideration should be given to allow sufficient space for activities, such as cooking demonstration or craft. Activities/Events shall be held regularly.

It is jargonistic to the point of being almost unintelligible.

Melbourne Street is dying due to the number of small businesses folding - almost always because of high rents: agree with the Le Cornu and Central Market strategies, but one of Adelaide's best entertainment/dining strips needs direct action to retain small businesses.

Whilst I understand you are looking to build commercial businesses/revenue to pre-COVID levels, I also want to ensure we are driving people into the city via affordable parking and leases.

Major projects are too often, delayed, scaled down or cancelled. the Adelaide city Council has a bad reputation for not just getting on with the job. For example the Victoria Square redevelopment, the East - West bikeway, Whitmore Square Redevelopment, North Terrace redevelopment. the council needs to focus on completing project in full, on time and on budget.

Council surveys found that both business and residents stated maintenance of Council assets as their number one priority. However, I can't see that Council has made this a priority and action. This is a major concern as many current assets, especially footpaths such as North Terrace and parts of Grenfell Street, are in a poor standard of maintenance and cleanliness. Rather than spending limited funds on renewing some assets it would be better if Council spent some funds on repairing, maintaining and cleaning of existing assets, especially if another priority is to attract people back to the city. People are not attracted to run-down, poorly maintained and unclean locations.

Please allocate \$70,000 to fund a business case on the Adelaide Rainbow Circuit. It's a project which has the potential to become a tourist icon and that highlights Adelaide's unique Park Lands.

Major Projects

An opportunity to comment further was provided for this question. These comments were:

Seems OK as it goes

88 O'Connell Street is misguided. 15 storey, dated looking, apartments, and shops cannabilized from other O'Connell Street locations is not the answer. 120 public car spaces! You have removed so many street parks in North Adelaide and in the City too.

As a concierge at a 5 star hotel in Adelaide, I am frequently directing my guests to the Central Market, Adelaide's lanes and China Town. The three major projects will enhance the visitor experience I hope.

Just need to be careful when shedding under performing assets

The money can be better spent elsewhere, see suggestions above.

I disagree with the proposed development of 88 O'Connell Street in its current form. Too High, Disregard for close residence, Impact on Parking, noise, environment. Not consistent and esthetically compatible with the area.

Deeply disappointed about the east west bikeway. Cycling makes vibrant cities more than cars do.

not clear on what they all are?

Particularly the Central Market and road Upgrades.
The Market is long overdue for an upgrade.

The high rise apartments above the redevelopment of the Market should be reduced due to traffic congestion and wind tunnel effects of high rise developments. I lived in inner Melbourne for many years and wanted to live in a city that was more open, light filled and friendly at the street level.

The community safety needs safeguarding in following orders:

1- Entering Rundle Mall has signs on both sides declaring what is not allowed in the Mall; like Bike riding, skateboard riding, rollerblade riding, scooter riding and smoking. But it seems that breaking these rules is a pride for some youngsters. During school holidays parents take their children to the Mall for eating, drinking and playing to have a good time. Does anyone think that it is safe while a skateboard rider or even a group of them holding hands riding as fast as they can while a toddler is running after a pigeon safe? Or an old man like me who can't move away fast seems safe in the Mall? Best solution is to take a photo and dress of the offender for the first time along with a statement promising not to offend any more. Then if offence repeats fine the offender \$100 which also will pay for the guard's wage. The cigarette butts in the Mall will tell how many people break this rule. I have written many times to Adelaide Council about fear of safety but unfortunately "COUNCIL KNOWS BEST" made no action to be taken. One more act of tormentor in the Mall is the over 70 DB noise level of the musicians. unfortunately they think if they make the noise level about 100 they get more money while at least myself run as fast as I can to save my ears and never to come back even for a coffee except for some groceries shopping and back.

The electric scooters have become a nuisance and City pollutant because of the lack of regulations. The users normally leave them anywhere they want or even drop them in pathways hindering the pedestrians. unfortunately these type of ridings grows by numbers, models and the kinds. As if scooters were not enough, now we have electric bikes and motorbikes as well, making walking unsafe. They must be harnessed by some rules for example to be allowed to ride them in the bike lanes etc.

No. 88 is great for getting O'Connell Street going again - Melbourne Street doesn't need a major development, but more small business investment/support

I highly encourage the green corridors throughout the city. Making the city cycle and pedestrian friendly is really one of the main cost effective improvements.

The Market and Moonta St developments are exciting for those retailers in the area and could well help with the vibrancy goal. I question whether there's a real return on investment for ratepayers and would be interested to know what else is planned for future rounds.

I support the 88 O'Connell street development in its current form.

spend money on items that benefit ratepayers and not spend money on things that are used by 90% of non ratepayers

What about Hindley St? We have 5 international hotels now on it (sofitel just off) and you are still to do anything after being promised for 10 years, unacceptable

There seems to be no priority plan around North Adelaide redevelopment outside of 88 O'Connell Street. O'Connell and Melbourne Street have never looked so bad, is going backwards with no attractions other than basic eating distinctions. There is talk of extending the tram line to North Adelaide however there is no attraction for visitors or for residents who reside in North Adelaide. North Adelaide looks and feels devalued compared to other thriving suburbs such as Norwood and Unley.

The market works perfectly well as it is. To change its ambience/atmosphere as indicated in the plan will destroy its unique character and make it like any other market/shopping space. The council should focus on improving its bottom line by deferring/ceasing this #15 M expenditure.

The proposed development of 88 O'Connell St is totally incompatible with the village-feel of North Adelaide. It is too "Surfers Paradise". Retail and dining in North Adelaide already suffers from lack of street car parking spaces caused by council's so-called beautification/garden areas along streets near O'Connell St which have removed scores of spaces = ridiculous!

- a. Central Market,
- b. Market to Riverbank,
- c. Moonta Street

The areas need tidying; thematic design for particular projects may be considered.

- a. Central Market,
- b. Market to Riverbank,
- c. Moonta Street

These areas need tidying; thematic design for particular projects may be considered.

See above

These have been in the pipeline for some time and it makes sense to progress most of them.

Please allocate \$70,000 to fund a business case on the Adelaide Rainbow Circuit. It's a project which has the potential to become a tourist icon and that highlights Adelaide's unique Park Lands.

Strategic Projects

An opportunity to comment further was provided for this question. These comments were:

As above

No confidence in the current Council and administration.

I think that the strategy needs to be focused in the CBD rather than North Adelaide presently. O'Connell Street can be parked for another year while we re-evaluate the present budget period in the wake of 2020 Covid-19.

The AEDA mission doesn't include any acknowledgement of a sustainability or carbon neutrality. I'd like to see this body publicly commit to encouraging active transport options for people to arrive and move around the city. Car Month needs to be put in the bin. There is plenty of existing evidence that supports growing businesses through investing in public transport and active transport infrastructure.

they are designed to bring the city to life and emphasis the things Adelaide is good at or could be good at

I don't agree with the idea of selling off property or underperforming assets. Lease agreements and restructuring is far better long term. Selling assets is way too short term thinking.

The City Council should work with the Adelaide Crows to establish a better community facility in the Parklands.

No further comment.

Some of the park lands are a bit shabby!

All commendable, we hope you can rub on our Federal government.

Seems an appropriate spread of investments

I support the 88 O'Connell street development in its current form.

as above

Please refer to comments above.

Stop adding unnecessary projects when your budgeted borrowings bottom line is so appalling. There is no accountability for development mistakes/overspending e.g Gawler Place. Stop selling the family silver to pay for short-term councillor/bureaucrat ego trips/publicity.

For arts, culture and events

- a. Mainstreet Revitalisation,
- b. Shared Arts and Cultural Grants,
- c. Splash

Strategic Plan shall be prepared as a framework. Holistic, cohesive and integrated design that is compatible with the surrounding areas shall be considered.

For arts, culture and events

- a. Mainstreet Revitalisation,
- b. Shared Arts and Cultural Grants,
- c. Splash

Strategic Plan shall be prepared as a framework. Holistic, cohesive and integrated design that is compatible with the surrounding areas shall be considered.

Ditto

The strategic projects reflect Council's role in facilitating key initiatives and these all appear to be relevant.

Please allocate \$70,000 to fund a business case on the Adelaide Rainbow Circuit. It's a project which has the potential to become a tourist icon and that highlights Adelaide's unique Park Lands.

Achieving the \$4.75m target

An opportunity to comment further was provided for this question. These comments were:

You need to live within your means. Reduce bureaucracy which does more harm than good. Deal with issues which are your responsibility instead of inventing things to do. Remove wasteful activities. Repond honestly to ratepayers questions.

Increase charges for car parking, and as demand deminishes, dispose of these assets for development in to more sustainable business

Please massively increase car parking fees to simultaneously increase short term income and move visitors into public transport.

there are more homeless people now so funds need allocating for more shelters and a better system for housing the homeless. The south parklands (particularly between KW Rd and West Tce) is the worst I've seen it with a large number of tents and temporary

I'm not sure rates etc should be considered to balance the budget as that puts the load on residents where much is consumed by the general population.

Not enough room to write.

Stop increasing resident's council rates, and not do anything for them. Small requests such as getting council to clear rubbish on the streets are often ignored yet the rates we pay are stupidly high.

Review the major projects. Perhaps not all are good spends of money at this point
reduce levels of manning

Stop spending money you/we don't have!!!! Stop excessive borrowing and live within your means as interest rates are heading in one direction only - up. Do not leave a burdensome debt for those who follow you and the long-suffering ratepayers to deal with.

Fundraising, donation, events

by holding events, donations, fundraising. Do not increase rates.

Other feedback on the draft Business Plan and Budget

An opportunity to provide any other comment on the BP&B was provided. These comments were:

All very easy to charge the punter more but planning seems to be lackluster and the balance between old and new always fought over. North Adelaide reps seems to live in a bubble of the past and not grasping the future. Conservatism is rampant and vision is stymied

Seems a sound plan

More cycling, more libraries, more arts.

1. More international and national events will be needed in Adelaide to drive revenue and support the growing hospitality sector (Hotels etc) and other businesses.
2. There are a number of eyesores along KW St. These include 318 KW St (Next to Quest).
 - 2a. The vacant block next to the court building looks like a construction depot yard!! What will be done with this?
 - 2b. Trims site: this is a haven for vermin, squatters, and other undesirables. When will this be developed?
 - 2c. Mayfield Electrical site on Sturt St. This has been vacant far too long. Let's hope it isn't going to be another LeCornu!! Action is needed to get this developed.

None

What I wanted to say was that efficiency is the key to beat the budget when undertaking a development. I have read that you also mentioned this point in your statements. But at the same time I have noticed that Council employees or contractors are sitting and chatting, smoking while their mechanical shovel or lifter along with two vans are idle. These scenes I have seen while I was walking along the Torrance river banks while I was walking in the mornings. Probably a supervisor could go and check on them sometimes.

Appears a prudent and appropriate spread of investments, and within our restrained financial resources

I support the 88 O'Connell street development in its current form.

There is a significant lack of development in North Adelaide and a lack of value in the suburb.

Reduce unnecessary services to reduce on-going debt/reduce burden on ratepayers. Your ratepayers should not have to fund developments for non-ratepayers to the extent we are expected to.

You are doing well, just need to prioritise the small businesses which make our city special and unique

It would be good to obtain regular feedback on what Council is doing and its progress with implementing the Plans and how it is performing against budgets.

You can't achieve any of the above when one can only ride a bike in the city if feeling suicidal. Provide real alternatives to car use NOW and the rest will follow.

Likewise support the Parkland Rainbow Circuit by allocating \$70,000 for a business case. Let people enjoy parklands without playing car dodge.

Written submissions

The below written submissions were received separate to the surveys completed:

Formal submissions (name and address supplied)

(Submissions 1 and 2 related to Stage 1 – rating policy)

- 3) *Direct email – Support for Precinct Groups – Grote Business Precinct*
- 4) *Direct email – AEDA Business Plan – Adelaide Business Collective*
- 5) *Direct email – Support for Precinct Groups – Hutt Street Traders' Association*
- 6) *Direct email – Various - Susan and Jeffrey Collins*
- 7) *Direct email – AEDA Strategic Plan and activation activities – Adelaide West End Association*
- 8) *Direct email – Rainbow Circuit - Lee-Anne Fleming*

The below submissions were received after consultation closed:

- 9) *Direct email – City Growth and AEDA Business Plan – Adelaide Convention Bureau*
- 10) *Direct email – Major Projects and AEDA Business Plan; Park Lands; Heritage – South-East City Residents Association Inc*

Informal submissions received (no details supplied)

- 11) *None*



2000 to 2021

Tuesday 4th May 2021

Dear Lord Mayor, Councillors & members of the AEDA Board,

Thank you for your continued support of Precinct Groups, in particular The Grote Business Precinct. The long-standing relationships formed along with the City of Adelaide's financial backing has given us the ability to support local businesses and community members for 21 years. We value and support Council's continued annual funding of \$25,000 for the 2021-2022 financial year. Our members have all faced great challenges throughout the pandemic and we have assured them of our ongoing support and commitment to the economic wellbeing of the Precinct through activations, special events, promotions and networking.

Sincerest regards,

A handwritten signature in black ink, appearing to read "Charlene Ackland".

Charlene Ackland
President, Grote Business Precinct Inc.
www.marketquarter.com.au

Written submission 4:

Adelaide Business Collective Feedback about the Adelaide Economic Development Agency
2021/2022 Business Plan – 2 pages submitted



<p>Andrew Wallace – UniSA, West End Assoc Jaimee Charlton – Spendless Shoes David West – Retail Adelaide City Gerard McCabe – Gerard McCabe Jewellers David Buenfeld – Belle Property Commercial Josh Hillard – BSGM Hospitality</p>	<p>Michael Gray – DPK Gray & Associates Scott Mosen – Guidedogs SA Fiona Krawczyk – Haighs Chocolates Maria Favaro – Chianti Restaurant James Economos – ECON Group Danny Leverink – BICI Bakery</p>
<p><i>The Adelaide Business Collective represents over 275 small and medium businesses across the City of Adelaide.</i></p>	

Adelaide Economic Development Agency Draft Business Plan 2021/2022 Feedback

General feedback about the business plan

- Promoting City Growth is a long-term plan. How can we determine critical milestones appropriate to sector and location?
- Promoting the new City commercial, retail and residential developments is an excellent move as it offers businesses modern new amenities and the opportunity to launch new ideas.
- Promoting Business Growth is a critical Strategy as the City has to win back lost market share. What are the milestone targets?
- Promoting Visitor Growth requires strategies to leverage the visits with spending in retail and hospitality businesses. Collaboration with grass roots business is key in this process as is coordinating with the South Australian Visitor Economy Sector Plan 2030.
- Footfall should be a prominent measure, as should spend and frequency of visitation.
- Measurements should have specific targets as above.
- Mainstreets and precincts are key to the diversity of offer in the city they are all unique and provide great experiences for visitors. Having an efficient and effective two-way conduit to city streets is critical moving forward.
- Focussing on the City residential growth is a long-term plan in city growth generally.
- The 'Design for Life' Brand as an overarching brand for the city makes sense. A sub brand that talks to business and consumers is also required.
- Specific initiatives identified in the stakeholder engagement exercises are not currently identified.

Feedback about the Vision, Mission & Purpose

- The relationship between a liveable city and its business community requires clear articulation.
- Attract, Enjoy, Stay and Spend are clearly behaviours that should be an outcome of the vision but how are they expressly linked?

Feedback about the 4 key Strategy areas

Strategic Focus 1 – City & Residential Growth

- This is a long-term ambition of the City of Adelaide. What specifically will a new entity like AEDA bring to this?
- Retailers and restaurants will not fully benefit until a critical mass is reached. Defining incremental targets is important. Building a suburban and a regional market for the city is a vital parallel activity.

Strategic Focus 2 – Business Growth

- Major City Developments – A clearer measure could be how many new businesses have been established in the new Developments and were they high quality that sets the City apart from competitors
- Can AEDSA articulate an attraction strategy for business to take space in new developments?
- AEDA to work with localised city building owners be to reduce vacancies in City streets and build a sustainable business mix that will add to unique offer and character of each street.

Strategic Focus 3 – Visitor Growth

- Position the City as the best shopping, dining and entertainment destination in SA to attract more visitors
- Leverage tourists and visitors with promotional activity that encourages them to circulate to main streets and businesses

Strategic Focus 4 – Brand & Marketing

- Adelaide's designed for life brand needs a sub-brand that speaks clearly to the business community and consumers?
- A Measurement should be customer perception and customer recall to better understand what the customer is thinking and if they relate to the brand.
- Experience Adelaide is a positive step forward for relationship management and promotion of key events.
- Retailer and business engagement in AEDA marketing campaigns can be facilitated through the ABC to its members city-wide.

Written submission 5:

Dear Lord Mayor, Councillors & members of the AEDA Board,

Thank you for your continued support of the Mainstreet and Precinct Groups in this beautiful City.

The Hutt Street Traders Association has been most grateful for the past support from the City of Adelaide and look forward to working together to promote our Mainstreet.

Our members have all faced challenges throughout the pandemic and we have assured them of our ongoing support and commitment to the economic wellbeing of our Street through activations, special events, promotions and networking.

This is only possible for our Association to implement with the City of Adelaide's annual funding of \$25,000 for the 2021-2022 financial year.

We are looking forward to working together and thank you in advance for your continued support; financially and with great resources.

--

Best Regards,

Colette Slight & Committee

Hutt Street Traders Association



Written submission 6:

JF & SM Collins
17 Halls Place
ADELAIDE SA 5000

Sunday 9 May 2021

To Community Consultation
Draft 2020-2021 Business Plan and Budget – Stage 2
C/- Michael Mallamo, Coordinator, Project Support, Strategy and Insights
By email: StrategicPlan@cityofadelaide.com.au
Copy to: yoursay@cityofadelaide.com.au

Dear Michael

Submission to the Draft 2021-22 Business Plan & budget: Stage 2 Consultation – closing 9am 10 May 2021

This submission is from us as ratepayers and residents in the South West City of Adelaide. With respect to this topic:-

- When reading the documents provided for this Your Say exercise we found them confusing.
- It would take a great deal of time and comprehensive analysis to make sense of the Budget documents, requiring much more time than we were able to expend to make sense of them.
- We were unable to drill down through the documents to make sense of where expenditure would happen, and exactly what funds would be allocated to which projects.

There are break-down tables in the Engagement Pack (Page 6) of the proposed income and expenditure for 2021/2022, noting expenditure on various topics. However, we are not able to find these figures in the 86-page Draft Business Plan and Budget. As one example, the expenditure for Parks and Open Space in the Engagement Pack Table is estimated to be \$28.9m but no matter how much we calculated the figures in the Draft's section referring to Park Lands and Open Space we could not come up with this amount.

Also, it is not clear what is to be included in the following proposed lump sum expenditure figures for 2021/2022:-

- \$23.2m for parking as expenditure? It is unclear whether this should not be recorded as Income.
- \$6.9m for Library Services (they were recently merged with Community Centres: we query was there a figure for 2019/20 to compare?)
- \$25.9m for Property Management and Development
- \$85.6m for Roads and Footpaths
- \$29m for Subsidiary Services
- \$17.1m for Sport and Recreation

The Wish List

In light of the fact that we are not able to fully understand the information provided to ratepayers we decided to look at what we felt is required in the City of Adelaide and its SW corner. We would be very relieved if these matters have already been included in the Budget document.

Adelaide South West Community Centre Acquisition

171-173 Sturt Street Adelaide was sold to its current owner on 20 September 2018 for \$1,000,000. There is an allocation in the budget of \$1,500,000 to acquire an equivalent or enhanced Community Centre. However, this will not be enough to acquire an equivalent property and fit it out as a community centre, assuming one can be found. Due to this we would like to see the allocated amount increased to \$2,000,000 to take into account increase in property values since 2018 and increased fit-out costs.

Other allocations

As it was not clear to us from the Draft and other papers, we would like to confirm that:-

- There are additional funds allocated for the planting and upkeep of street trees;
- The reinstatement of the Golden Wattle Park is re-activated and that funds have been re-allocated for this;
- Funds have been allocated to the improvement of the pavements and pathways in the SW City;
- Heritage - it is commendable that the Park Lands are mentioned in the Draft but we ask: what has been set aside for Heritage Listing of the Park Lands and the ongoing preservation of historical buildings and sites within the City of Adelaide?
- Have funds been allocated for lighting in Veale Gardens for safety reasons?

Housing and women's shelters:

Over recent times, and with COVID-19 resulting in people staying close to their homes, much has been made in the Media about the deteriorating and terrible treatment of women in particular, and the vulnerability they experience. There is also a shortage of affordable housing for those struggling during these times. The State Government has recently withdrawn funding for Catherine House and the Hutt Street Centre. In light of this, will Council allocate funds to assist these organisations to continue their valuable and essential work in the community, at least in the interim?

Yours faithfully

Susan and Jeffrey Collins

Written submission 7:

Adelaide West End Association Inc- Submission re Adelaide City Council Draft Business Plan and Budget 2021

10th May 2019

On behalf of the Adelaide West End Association (AWEA) we welcome this opportunity to make a submission to the draft Business Plan and Budget 2021-22

We acknowledge the good work of the Lord Mayor's Hindley Street Round table and the city design team in the first stages of 'the Hindley Street Project'. We also acknowledge the appointment of a place coordinator or SPOC for Hindley Street which appropriately acknowledges the importance of this street in contributing to developing both a strong economy and a dynamic culture in the city

We note that funding for initiative in this street however is limited to the \$0.1m in the carryover funding of contusing projects. There also is no specific funding in City Activation to match that of other streets who enjoy the benefits of a place coordinator. To fund the SPOC but not to fund activities that that may arise through their community partnership is a missed opportunity.

We write to request that funding be allocated in City Activation to support activation activities in Hindley Street and to progress the Handlist Project with further tangible action.

We also note that in the AEDA strategic plan there is a note for supporting precinct groups. We would ask that this is made explicit in its funding with the aim of the continued funding of AWEA. We are a forward-looking organization that looks to continue is proactive partnerships and with all areas of council and its subsidiaries.

Yours sincerely,



Andrew Wallace
President Adelaide West End Association
(On behalf of the AWEA Executive Committee)
0419 852 518



adelaide west end association

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Written submission 8:

HI CoA,

I hope that the council look at allocating funds for the Rainbow Circuit to set up a business case for the continuous shared use path around the city, making it a great 'bring local people to the city' activity as well as a tourist attraction.

Having a flowing , non stop for traffic path will be a wonderful and safe area for families to get out and enjoy the beauty of the Adelaide parklands

Lee-Anne Fleming

0431 120 802

Adelaide
South Australia

Written submission 9:



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www.adelaideconvention.com.au

11 May 2021

Ms Clare Mockler
Acting Chief Executive Officer
City of Adelaide

Dear Ms Mockler

As Chief Executive Officer of the Adelaide Convention Bureau (ACB) which views itself as an economic growth partner of the City of Adelaide (CoA), I most definitely value this opportunity to make short comment on the CoA's latest Business Plan and Budget and the Adelaide Economic Development Agency's (AEDA) inaugural business plan and budget.

Your plan is clearly positioned to recognise the solid work ahead for operations such as CoA, AEDA and ACB in working together to reenergise the City's economy and its international and national brand position as we emerge from the strictures of COVID, and we take into consideration the current problematic geopolitical situation.

As I know you are aware, it is the ACB's well-recognised capability (supported by its strong, diverse and high-profile membership base) for winning business events against increasingly strong interstate competition, thereby bringing much-needed business delegates into Adelaide, which is delivering an early 2021 economic boost to the City.

This will continue as the ACB works with you to ensure the business growth which your Plan priorities, and an enviable City brand and positioning. It is also always built into ACB efforts that we enthruse clients to stay enjoy and stimulate their spend following their business days with us. Our efforts in promoting the City so that delegates may choose to return outside of a business event, is also included in how we work with event clients.

The ACB's role (reporting as it does into the Department of Premier and Cabinet) is to be a strategic economic driver with end-to-end impact on what benefit a business delegate brings while in Adelaide (the short-term benefit) and then the invaluable and tangible longer-term economic tail that is derived from the ACB's business events such as research collaborations, business partnerships, knowledge transfer, and even in recent years companies and executives moving to Adelaide permanently, especially in our high tech and medical research sectors.

The CoA would know from the ACB's economic and financial submissions and correspondence to you, just how much more a business delegate does bring into the City with spending at some \$632 per day, against a tourist's spend at just \$179 per day.

With so many changes occurring within Council such as the emergence of AEDA, I decided it was pertinent timing to restate that it is the ACB which develops, wins and manages business events such as the recent OzWater'21, Australian Institute of Aboriginal and Torres Strait Islander Studies (AIATSIS) Summit, Cardiac Society of Australia & New Zealand (CSANZ) and Australia & New Zealand Endovascular Therapies Annual Scientific Meeting, National Architecture Symposium and National Family Law Conference for 2021. The value to the CoA of the ACB winning such bids, and of having the dedicated team of just 11 FTEs to do so, cannot be understated.

The ACB is a private sector not for profit membership operation. Its financial support from the CoA (soon to be AEDA) and the State Government in turn delivers back an incredibly strong ROI to both (something the State Government has been much appreciative of).

In total the ACB is a highly reputable and visible presence globally speaking on behalf of Adelaide's values. As a result we are already working to secure large international business events out until the end of the decade. Nationally in the past 2020 financial year ACB secured \$208 million of future business – this result delivered despite the Q4 four destructive COVID impact. **This was a 559:1 ROI return to CoA of its investment in us of \$372,000.**

For all of those who invest in our success, we are a reliable asset; not a cost. Regardless of financial constraints and issues within the CoA, the ACB more than delivers on your behalf, and it would be unfortunate, and deleterious to the CoA's success in its economic revival, if this value did not continue to be recognised moving forward.

Again from our previous reports into CoA, you will know that unlike other capital cities, the ACB was able to secure Adelaide business event postponements into this year rather than cancellations at the high level of 85 per cent. By way of context, Perth was the closest to this with 45 per cent postponements. This effort indicates clearly by how much the ACB can be relied upon in both good times and bad to ensure an ROI.

Now the ACB is even more optimistic for the remainder of 2021, 2022 and beyond, as both postponed events and planned events fill the venue calendar and our City. An opening of International borders early in 2022 (if not sooner) will see even more of our secured events become economic reality and growth.

In closing please be assured that the ACB supports the CoA's latest Business Plan and Budget with its positive emphasis on recovery. This support is extended to the inaugural AEDA Business Plan and Budget, as an economic driver we deliver on three out of the four pillars of the business plan – business growth, branding & marketing and visitor growth. In turn we support your recognition of what we deliver on your behalf and your recognition of what the CoA and AEDA would stand to lose without us embraced by you as a growth partner.

The ACB therefore looks forward to continuing to work in partnership with you to ensure the latest Plan and Budget works as planned for you.

Yours sincerely

Damien Kitto
Chief Executive Officer

Attach: Media Release of OzWater'21 and confidence

Media Release



Adelaide – the city where national business is most confident to meet post COVID

Adelaide is buzzing this week as it hosts 2500 business delegates (mainly from interstate) for the Australian Water Association's *Ozwater'21* annual national business event.

The event is the first major truly national business event to be held in Australia since early 2020, and comes as a result of the Adelaide Convention Bureau's (ACB) national-best 85 per cent success rate in having its booked business events postpone from 2020, rather than cancel.

Plus, as a result of a new ACB business event volume-bidding strategy sanctioned by the Marshall State Government, more events of this high calibre interstate delegate focus are on the horizon as wins for Adelaide.

This new bidding strategy takes into consideration that a business delegate spends more than \$600 a day while in Adelaide while a tourist spends less than \$200. Other events which had already been secured for Adelaide this year by ACB include;

- National Architecture Symposium – August, 2021 – 1000 delegates
- International Commission on Irrigation and Drainage Congress May, 2022 – 800 delegates
- Crane Industry Council of Australia – October, 2022 – 450 delegates

The ACB with its determined national lead post COVID, is strongly responding to the vital fact that business events are economic drivers. They have been proven to leave a strong "economic tail" of new research collaborations, knowledge transfer, business agreements, and can lead to new businesses being set up locally.

"The economic value of business events has led to significant health and safety collaboration between the ACB and the State Government to ensure interstate business delegates have the confidence to see Adelaide as the safest city in which to resume the business face to face normality that we know companies have been crying out for," says ACB Chief Executive Damien Kitto.

"This includes a stringent all-venue COVID management plan for business events worked on with Health SA, and it follows the COVID SA-fe business event plan released in June 2020. This coupled with our new State bidding strategy indicates we are ensuring a strong post COVID recovery," he said.

Ozwater'21 is being held at the globally recognised Adelaide Convention Centre (ACC). Simon Burgess, General Manager of the ACC said confidence was key. "Having business event clients understand the safety Adelaide and its business event venues provide for their delegates is definitely enabling us to lead the national business event recovery through confidence," he said. "In conjunction with the ACB's recovery methods, in the next few months the ACC will host Australian Institute of Aboriginal and Torres Strait Islander Studies Summit, Conference of Major Superannuation Funds and the Australian Medical Students' Association National Convention.

Media contact: ACB Chief Executive Damien Kitto +61 401 124 413

Adelaide Convention Bureau • Level 2, 74 Pirie St, Adelaide • Ph: 1300 277 774 • www.adelaideconvention.com.au

strengthening our community

Community Consultation
Draft 2020-21 Business Plan and Budget
Adelaide City Council
GPO Box 2252
Adelaide 5001

Attention: Michael Mallamo

The City of Adelaide Draft 2021-22 Business Plan and Budget

The South East City Residents Association (SECRA) welcomes the opportunity to respond to Stage 2 of the draft 2021-22 Business Plan and Budget.

SECRA responded to Stage 1 of the consultation for the drafting of the 2021 22 Business Plan and Budget and acknowledges that 2021 has been difficult year. We recognise that the City of Adelaide has placed a priority on responding to the COVID 19 crisis and the aftermath of this extraordinary event.

However, SECRA does have the following concerns. They are

Major Projects

The size and scale of the major projects namely the

- Central Market Arcade Redevelopment
- Development of 88 O'Connell Street
- Establishment and funding of the Economic Development Authority Agency.

Each of these projects involves millions of dollars but there has been little or no consultation with voters occurring with the relevant council meetings often held in confidence. Moreover, given that these projects have already commenced, it seems somewhat disingenuous to ask for comment and support at this late stage. The individual budgets for each of these projects do not appear in these papers, and so SECRA is unable to assess the cost benefits of these major projects. Undoubtedly these projects will impact upon the bottom line of the council's budget for many years, and for this reason, SECRA believes that major projects of this scale should be endorsed by the voters through referendums or similar.

Finally, SECRA has been a partner on the Lord Mayor's Hutt Street Roundtable, and we are pleased to see that a budget has been allocated to this project in the South East of the City. However, the amount of \$50 000 has not been discussed with the Roundtable members and does not represent the scale and nature of the discussions on the redevelopment of Hutt Street held at meetings of the Roundtable.

The Adelaide Parklands

Another area of SECRA's mandate is Victoria Park and this has been extended to include the nearby Park Lands. SECRA is delighted that world and state heritage listing is being sought for the Adelaide Park Lands. SECRA is also a regular participant in the consultation programs around the Community Land Management Plans which provide the framework for asset management and programming of the Adelaide Park Lands.

SECRA is committed to Victoria Park becoming the People's Park particularly since the departure of the Adelaide 500 which we believe provides the opportunity to remove the car racing infrastructure such as paths, storage and concrete pads and restore the Park Lands

for health and wellbeing of residents and visitors alike. SECRA seeks that funding for the removal of the motor racing infrastructure in the current budget.

This also provides an opportunity to link to the Wetland Project which is currently under construction. We were disappointed that the first stage of a rethinking of Victoria Park to the People's Park, a shaded walking trail, was lost due to a reallocation of funds and we seek the reinstatement of the project.

SECRA looks forward to the development of a new Community Land Management Plan for Victoria Park leading to the creation of a world-class, free and accessible People's Park, where individuals and families can connect with nature and enjoy fitness and recreation activities and small-scale community events in an attractive, well-maintained, expansive open space which retains views of the Adelaide Hills.

Planning and Heritage in the South East of the City

SECRA recognises that increased development pressure will come to the South East of the City. We believe that this should be balanced against the following:

- The SE of the city currently has one of the highest density of people in Adelaide at 53 persons per hectare, showing that high densities are found in low rise buildings.
- We have a higher level of disadvantage in the SE, indicating that a diverse of communities can live together.
- Finally, we have a commitment to social justice as over half of 21 services to the homeless are located in the southern area of Adelaide, with Hutt Street Centre being a visible public symbol of this work.¹

SECRA would like to see the amenity of the South East retained in the new Planning and Design Code by the council bringing about changes to the Code to balance the new development with the current amenity of the area.

As part of Neighbour Day, SECRA hosted a very successful Heritage Walk along Hutt Street, which was attended by our members and the Lord Mayor. This interest in and commitment to our heritage has been the focus of the Lord Mayor's Hutt Street Roundtable also. Council officers have indicated an interest in restoring as many of the heritage places as possible from the large number of properties removed by Minister Rau in 2013 (refer to the attached letter). SECRA would like funds allocated to progress this work in conjunction with the council as a matter of priority.

Conclusion

SECRA has found responding to the questions challenging however they are provided in the attachment. In particular, there is little or no comparative data or information with previous financial years making informed comment difficult. In addition to the specific issues raised SECRA's members value and support the following activities

- enhancement of the Park Lands, in particular horticultural services and maintenance, but also in planning and programming
- strengthen our community through services such as the Hutt Street library and the Box Factory Community Centre, and the Connector bus
- maintain, and where ever possible green, our streets and footpaths
- assist in the development of a well-planned, liveable city where heritage buildings are protected
- provide infrastructure that encourages active transport, such as walking and cycling
- provide innovative environmental services responding to the climate emergency, and
- support Hutt Street and other local businesses.

Please note that SECRA encourages members to make their individual submissions, and we don't wish to speak in support of our submission.

¹ All information is obtained from the City of Adelaide website.

Thank you for the opportunity to comment on Stage 2 of the City of Adelaide Business Plan and Budget and for providing a time extension. Please do not hesitate to contact us if further information is required.

Yours sincerely



Heather Nimmo
Treasurer
SECRA

~~10~~ May 2021

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SECRA Postal address: PO Box 7017 Hutt Street, Adelaide SA 5000. Email: secra.sa@gmail.com

Attachment 1**Stage 2****Q1. Recovery Priorities and Actions**

SECRA asks the following questions:

- How are under-performing assets assessed? On what criteria do they 'under-perform'? Is it simply a matter of making money?
- What specific partnerships are being suggested?
- How realistic is it to seek State and Federal Government funding in the current economic climate?
- Who decides, and how do they decide, the needs of the community?
- Will things return to 'normal'?

Q2. Do you support the proposed Major Projects for 2021-22

These are listed as

- 88 O'Connell Street:
- Central Market
- Market to River Bank
- Moonta Street
- Adelaide Economic Development Agency (AEDA) – a subsidiary (whatever that entails?) of the City of Adelaide

As there seem to be only 5 Major Projects, why are they are not listed in the Your Say consultation?

The AEDA was formed to focus on accelerating and driving economic growth in Adelaide, and position the city as one of the best places in the world to live, work, study, visit and invest. In relation to this new organisation, SECRA asks How accountable to the electors of the City of Adelaide is the AEDA, why is it necessary to add another layer of bureaucracy, and what outcomes can SE residents expect from the work of the agency?

Q3 Do you support the proposed Strategic Projects for 2021 – 2022?

Once again, these 14 projects were not listed in the Your Say Summary for Consultation. SECRA notes that none of these Strategic Projects, apart from the wetlands in Park 16 and 20 (which is a necessary flood mitigation exercise involving five Councils), mention the Adelaide Park Lands.

Q4 &5 Overall, how satisfied are you with the services delivered by the council?

SECRA made a response to this question in Stage 1, and we provide an overview of this response below.

- Continue support for the Adelaide Zero Project and other initiatives to achieve functional zero homelessness.
- Implement City Access projects (walking, cycling and public transport) in partnership with the State Government, including the North-South and East-West city bikeways.
- Activate main streets and develop unique precincts to support a diverse range of businesses and communities.

- Increase street tree canopies and green infrastructure in city hot spots and public spaces.
- Implement improvements to city-wide waste and recycling services to support transition to the circular economy.
- Enhance biodiversity in the Park Lands and connect our community to nature.
- Review and improve the way we collect and present data to share insights with the community.

Q6 How will the council meet the \$4.75m target to balance the budget?

SECRA is not qualified nor in a position to answer this question. However, SECRA suggests that there seems to be a lot riding on a few Major Projects, some of which involve some risk to the council and ratepayers. SECRA hopes that more modest, achievable, community-driven projects are not sidelined in the need to achieve this target in the recent directive of the council for the City of Adelaide's administration to identify \$20 million in permanent operating expenditure savings this financial year.

Q7 Other Feedback

SECRA commented on the Adelaide Park Lands, including Victoria Park, and the importance of heritage in the south-east of the city within the submission.

**SOUTH-EAST CITY
RESIDENTS
ASSOCIATION INC.**

strengthening our community

Hon John Rau MP
Deputy Premier
Minister for Planning
GPO Box 1815
Adelaide SA 5001

13th March 2013

Dear Minister Rau,

The South East City Residents Association (SECRA) does not support proposed changes to the City Centre Heritage Development Plan. We find it difficult to believe that you are considering reducing a list of 78 buildings to a mere 36. Some of the buildings now to be denied heritage protection lie within our boundaries.

We believe that the recent Capital City Development Plan Amendment creates enough opportunities for development within the city without sacrificing our unique heritage and character.

Future generations will not thank you. Young (and not-so-young) creative people do not want to live in soulless cities where the old is torn down to make way for the new. Adelaide is known (and loved) for its human-scale architecture. Our heritage buildings are an asset. We shouldn't be demolishing them.

The Property Council may well argue that heritage is a "problem" standing in the way of economic development. There are many empty buildings (owned, no doubt, by members of the Property Council) in the CBD which could generate considerable economic activity for the State and the city by being adaptively-reused or repurposed.

We urge you to reconsider your position on this matter.

Yours sincerely,

Dr Heather Nimmo
Hon. Secretary
South East City Residents Association (SECRA)

SECRA Postal address: PO Box 7017 Kutt Street, Adelaide SA 5000. email: feedback <http://www.secra.asn.au/>