

# Wakefield Regional WRAP

Winter/Spring 2021

Keeping the region informed of Council's progress, activities and topics of interest for the community.



## Council racks up road record

An increase in productivity and access to local rubble supplies have helped us complete the 2020/21 unsealed road renewal program ahead of schedule.

And a record 105.4km of unsealed roads were renewed (up from 94km in the previous year).

This swift turn around has meant Council's works crews have started eating into this financial year's schedule ahead of time – a great result for the community.

Read all about our unsealed roads program on page 3.



## Foodland Balaklava redesigns parking

Council and Foodland Balaklava have been working together to redesign the supermarket's carpark and improve the overall parking experience in the town.

The new design includes one-way access and changes to angle parking to make it easier for motorists to pull into and reverse from the designated spaces.

Mayor Rodney Reid said Council's major upgrade of Wallace Street included removal of four street carparks to create pedestrian crossings, which were highlighted as a significant need.

"We're really happy that Foodland looked at this as an opportunity to improve the layout of their off-street carpark and work with Council on a better design. Making the carpark more accessible means it is likely shoppers will now be more comfortable parking there."

Foodland owner Mike Smith agreed the changes would be a welcomed inclusion to his customers' shopping experience as it would eliminate the previous 'tight spots'.

"Customers will be able to have more confidence parking in an easily accessible area once we have finished with the redesign," Mike said. "The 60° parking will make it simpler to park and one-way access will also make the carpark more convenient."



Mayor Rodney Reid and Mike Smith inspect the proposed changes to the Foodland carpark.



Max Haitana phoning for clues in the Prohibition Bar escape room. Inset: a sneak peek at the new Genie's Lamp room.

## Business making a break out

The successful return of Blyth couple, Max and Nicole Haitana's business is truly a great escape story, underpinned by lateral thinking and strategic planning.

After a fire gutted their thriving cafe in 2017, Max and Nicole have successfully rebuilt and rebranded, with a little guidance from Wakefield Regional Council along the way.

The couple are the minds behind Blyth Breakout escape rooms and their phoenix rising from the ashes story has seen them refit the old Blyth District Hospital under this new banner.

"We wanted to bring something new to the region and we decided on escape rooms as it was something we enjoyed doing as a family," Max said.

The first and only escape room in the Wakefield region, the popular activity requires participants (2-6 people) to follow clues and solve puzzles to beat the clock and break out of a room modelled against a themed storyline.

Working with Council's Planning and Development Team the cluey couple were able to diversify again and offer Bed & Breakfast and seasonal worker accommodation.

"To start with we were new to the planning process and we soon worked out it was best to contact the planning officer early in the planning process and talk things through and find out what could be the barriers early on."

Council's Planning and Development team are happy to work with local businesses and their grand design, call the Council Office today to ask more, or see more information on our website, [wrc.sa.gov.au](http://wrc.sa.gov.au).



# MESSAGE FROM THE MAYOR

This year's Annual Community Plan, incorporating the 2021/22 budget, will begin to deliver Wakefield 2030's vision.

There will be a strong focus on addressing major renewal and maintenance backlog issues with roads, roadside vegetation, buildings, bridges, CWMS, and stormwater.

This important work is carefully balanced with other priorities, including the redevelopment of the Balaklava and Owen Pools, the activation of our towns and communities through community grants programs, youth and volunteer programs and the provision of seed funding to encourage main street events such as street markets, music events, food festivals etc.

Over the past 12 months, Council, community, businesses and industry have worked extremely well together and now share a vision for our district. Our vision will be achieved by improving the quality of our assets, growing our population, attracting new industries and creating vibrant places for people. Council looks forward to continuing to work closely with the community to make our region the best it can be.

Rodney Reid,  
Mayor

## CAPITAL PROJECTS



To be invested on 60 different road and footpath projects



Major rehabilitation works to sealed roads in Snowtown



For major repairs to walls, floor and roof of Owen Town Hall



More than \$600,000 to be spent on stormwater projects, highlighted by a \$300,000 project at Townsville Estate



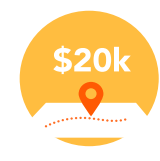
To install a new niche wall at Snowtown Cemetery



More than \$4m to be invested in upgrading Balaklava and Owen Swimming Pools



New works depot additions including sheds, bunded fuel station, greenhouse & dog pound



To develop detailed design and cost estimates to improve access and presentation at Apex Park, Balaklava



## ANNUAL COMMUNITY PLAN SUMMARY 2021 – 2022

## MAJOR PROJECTS

**\$277K**  
in roadside vegetation maintenance



**\$4.02M**  
upgrading and renewing Balaklava and Owen Swimming Pools



**\$4.2M**  
renewal of council's roads networks (including footpaths, kerbs etc)



**\$490K**  
for roads and stormwater management at Townsville Estate, Balaklava



## KEY ACHIEVEMENTS 2020/21

Adopted Wakefield 2030 Community Strategic Plan.

Comprehensive review and subsequent adoption of a new suite of Infrastructure and Asset Management Plans that reflect the aspirations of Wakefield 2030.

Renewal of 105km of unsealed roads and resealing of approximately 12.58km of roads.

Substantially completed main street upgrades at Balaklava and Hamley Bridge.

Completed detailed design and tenders for the upgrade/renewal of the Balaklava, Owen and Hamley Bridge Swimming Pools.

Completed the upgrade of the Hamley Bridge Swimming Pool, which included a new plant room and filtration system and refurbished main and leisure pools at a total cost of \$400,000.

Secured \$1.6 million from the State Government's Local Government Infrastructure Partnership Program to upgrade and renew the Balaklava Swimming Pool.

Secured \$410,000 from the SA Office for Recreation & Sport to upgrade Owen Swimming Pool.

Supported the Owen community to deliver the Owen Silo Art project.

Completed the Lake Bumbunga Tourist Infrastructure project, including new Loch-Eel sculpture, playground, public Wi-Fi, car park, signage, scenic frame, viewing platform and public toilet improvements.

The unveiling of town entrance signs in Blyth and Owen and the start of manufacturing of new town entrance signs for Snowtown and Brinkworth.



Owen Silo Art, designed by Robert Hannaford and painted by Cam Scale.

## ROAD NETWORK

Council's sealed and unsealed road network was estimated as at 1 July 2020 to have a combined renewal backlog of \$16.34M and the aim is to significantly reduce the existing backlog to \$4.75M by 2030.

A major program to address the backlog was under way in earnest in 2020/21 and this will continue in 2021/22.

In 2021/22, Council will renew 66.4km of unsealed roads and 8.14km of sealed roads at a total cost of \$3.86M.

\$276,690 is also allocated to continue addressing the roadside vegetation backlog and to ensure ongoing proactive roadside vegetation maintenance. A targeted clearance approach will be activated in 2021/22 to address known problem areas by engaging road users in a 'hot spot identification program'.

## SPADE READY PROJECTS

\$20,000 for Apex Park, Balaklava, detailed design and cost estimates to improve access and presentation

\$50,000 for Balaklava Railway Corridor initial investigation and concept design

Progress detailed design for Port Wakefield Masterplan, subject to plan being adopted and external funding being secured.

## OPERATING PROJECTS

Council's suite of strategic plans and formal decisions have informed the following operating projects for 2021/22:

### COMMUNITY GRANTS

**\$210,000** for a revised community contributions program – including \$20,000 for town committee contributions, **\$120,000** community grants program, \$2,800 town newsletter funding, \$40,000 small business incentives program and \$27,200 water support program  
**\$20,000** funding to support community events and celebrations to activate our public spaces (street markets, music events, food festivals etc.)

### PROGRAMS

**\$10,000** to develop a regional health plan for community wellbeing  
**\$5,000** for the development of a youth strategy, engaging under 25s across the region  
**\$2,000** for a refreshed volunteer program to attract new volunteers  
**\$2,000** to develop and begin implementing a program to support revegetation projects under W2030's Sustainable Future Theme  
**\$2,000** for Disability Access & Inclusion Plan initiative to establish a Disability Advisory Group  
**\$20,000** for Street Beautification Program – Snowtown  
**\$20,000** for business development and attraction strategies identified in Wakefield 2030 (development of prospectuses, business incentive schemes etc)

### INFRASTRUCTURE

**\$60,000** for the Wool Trail between Blyth and Brinkworth (subject to 50% external grant funding).  
**\$25,000** to support a community network of free or low-cost RV parks  
**\$20,000** to implement identified disability access improvement opportunities



## OPERATING BUDGET

In delivering services and programs contained within this Annual Community Plan, Council is targeting an operating deficit of \$2.18M.

This deficit is a result of operating revenues of \$13.91M and operating expenses of \$16.09M. The primary reason for this deficit is due to an additional \$923,000 in operational maintenance cost identified in Council's suite of Infrastructure Asset Management Plans for the 2021/22 year and also due to receiving \$1.3M of financial assistance grants in advance in the financial year 2020/21.

This Annual Community Plan outlines a total capital expenditure budget of \$11.42M, which consists of \$8.67M in renewal capital works and \$2.74M in new capital works.

## BORROWINGS

Based on Council's budget, Council's direct borrowings will increase from \$6.98M at the end of 2020/21 to \$11.1M at the end of 2021/22.

Increased borrowings are primarily due to a \$2.5M net outlay on renewing and upgrading Council owned buildings and structures, which includes upgrades of Balaklava and Owen swimming pools and Balaklava depot. Another reason for increased borrowings is the amount budgeted for upgrading Townsville Estate infrastructure and also increased sealed roads maintenance and roadside vegetation maintenance.

Overall, key financial indicators show Council to be in a strong and financially sustainable position with only modest borrowings at the end of 2020/21.



The crowd mingling at the inaugural Snowtown Community Markets.

## RATES

This Community Plan proposes to raise \$9.3M (net of rebates) in general rates for the 2021/22 financial year.

The 5% annual rate increase for the 2021/22 financial year, consists of a 2% annual cost increase (keeping pace with increasing operating costs), 0.5% anticipated property growth (new developments and property improvements) and a 2.5% sustainability factor (required to cover the cost associated with Infrastructure Asset Management Plans, which will require an additional \$19M over the next 10 years).



Windfarm on the Barunga Ranges, near Snowtown.

## RATING METHODOLOGY

Council is proposing to apply the following cents in the dollar for the differential land use categories:

### RESIDENTIAL

\$0.4096 cents in the dollar for rateable properties with a land use of category (a) (Residential).

### COMMERCIAL (SHOP, OFFICE, OTHER)

\$0.6420 cents in the dollar for rateable properties with a land use of categories (b) (Commercial – Shop), (c) (Commercial – Office) and (d) (Commercial – Other).

### INDUSTRIAL (LIGHT, OTHER)

\$0.6329 cents in the dollar for rateable properties with a land use of categories (e) (Industry – Light) and (f) (Industry – Other).

### PRIMARY PRODUCTION

\$0.2851 cents in the dollar for rateable properties with a land use of category (g) (Primary Production).

Primary Production rate has been set at 30% less than the Residential rate in the dollar. The reduced differential rate is to acknowledge the importance and significance of Primary Production to our community.

### VACANT LAND

\$1.6955 cents in the dollar for rateable properties with a land use of category (h) (Vacant Land).

Vacant Land rate in the dollar is set at 387% higher than the Residential rate in the dollar. The increased differential rate is to encourage development of vacant land and reduce investment holdings.

### OTHER

\$0.4269 cents in the dollar for rateable properties with a land use of category (i) (Other).

### FIXED CHARGES

A fixed charge ensures that all rateable properties make a base level contribution as Council delivers services and activities to support the whole community.

A fixed charge recognises there is a cost in creating and maintaining the physical infrastructure that supports each property in the region.

In 2021-2022 the fixed charge will be \$320, which is unchanged from 2020-2021.

### VALUATION ANALYSIS

The Valuer General has provided Council with a valuation update, with Wakefield Regional Council's total proposed capital value being \$2,526,021,040 (including current non-rateable property valuations of \$36,222,616).

Council has undertaken an analysis of its proposed valuations of rateable property as provided by the Valuer General as at 23 July 2021.



The township of Snowtown, looking west towards the Barunga Ranges.

## COMMUNITY WASTEWATER MANAGEMENT SYSTEM LEVY

Council provides Community Wastewater Management Systems (CWMS) to defined properties in the townships of Balaklava, Blyth, Hamley Bridge, Port Wakefield and Snowtown.

Council proposes to recover the cost of operating and maintaining the service through the imposition of a service charge. The collected CWMS levy will increase by 2% from the 2020/21 financial year and will be as follows:

- \$383 for each unoccupied property unit
- \$499 for each occupied property unit

## MOBILE GARBAGE BIN LEVY

Council provides a mobile garbage bin collection and disposal service within a defined area of the region. The service charge is levied in accordance with legislation to recover the cost of providing this service.

- \$234 for 2 bins service (commercial businesses)
- \$264 for 3 bins service (residential and other)

Residential services shall consist of two 240 litre and one 140 litre bins provided to the property.

## REGIONAL LANDSCAPE LEVY

Council is required under this Act to collect the Landscape Levy on behalf of the Landscape Administration Fund for distribution to the Northern and Yorke Landscape Board. In 2021/22 Council will collect \$392,414 on behalf of the Landscape Administration Fund but Council does not retain this revenue or directly determine how the revenue is spent.

## SUPPORT

### DISCRETIONARY AND MANDATORY REBATES

Council considers discretionary rebates of up to 100% of council rates to not-for-profit, sporting and community organisations upon application and in accordance with legislation. Council provides these rebates in recognition and support of local groups and the positive social and community benefits they provide. Additionally, Council applies mandatory rebates as required by legislation.

### POSTPONEMENT OF RATES FOR SENIORS

As prescribed by the Local Government Act 1999, state Seniors Card holders can apply to Council for the postponement of payment of rates on their principal place of residence. To apply to postpone payment of rates please contact the Council office. If a postponement of the payment of rates occurs, interest will accrue on the amount affected by the postponement. Rates charged remain as a charge on the land and must be paid upon sale, transfer or other such transactions that result in the prescribed rate payer and/or owner of the land no longer qualifying to receive a postponement of rates.

### COMMUNITY HARDSHIP ARRANGEMENTS

For hardship situations, Council has adopted a 'Hardship Policy' which provides information to ratepayers who may be experiencing difficulty in paying their rates as a result of more general financial hardship. Ratepayers who may be experiencing financial difficulty are encouraged to contact the Council office for a confidential discussion.

This Annual Community Plan Summary document includes highlights of our full plan, which can be found at [www.wrc.sa.gov.au](http://www.wrc.sa.gov.au) or as a hard copy at Wakefield Regional Council's office, Scotland Place, Balaklava.

To request a hard copy, call WRC 8862 0800



# Roads: what our farmers think

Ben Marshman, Owen, and Shane Mudge, Port Wakefield, are two farmers pleased that their unsealed roads were renewed by Council in last financial year's road program.

They represent over 1,000 primary producers who rely on this network to tend their properties, move machinery and ultimately run their business effectively.

"Bonnie Brae Road was impassable at times for our trucks in wet weather, this has been [solved] with a full remold of the road," Ben said. "I feel the WRC has listened to our issues and addressed them accordingly."

Shane also added, "a good quality road significantly improves our ability to run a farming business and it allows us to move machinery and operate trucks under any weather conditions and likewise allows deliveries to our property to be coordinated regardless of weather forecast."

On the ever-increasing size of farm machinery both farmers agree that Council's roadside vegetation trimming program (for which \$276,690 has been allocated for 2021/22), in conjunction with the road renewals, makes a tremendous difference.

"It's much easier to move high machinery and trucks along the road with vegetation trimmed back," Shane said.

"Another significant benefit that cannot be overstated is the reduction on vehicle wear and tear and tyre damage when roads are maintained."

Ben also encouraged other landowners to cooperate with WRC in sourcing rubble from their properties if they want better roads.

"I don't believe we have the right to complain about the state of the roads if we are unwilling to work with them to find this resource that is so important to maintain and renew our valuable road network," he said.

Local farmers are compensated around \$2,000 per hectare per year from Council, in return for sourcing rubble from their properties, with the agreement that the fee will be paid until the quarry is reinstated.

\$3.86M will be poured into the 21/22 road renewal program and will include major unsealed road projects such as Watchman Rd (\$315,922), Plains Road (\$63,496) and Almond Tree Road (\$131,417); all requiring good quality rubble.

If you're a landholder and interested in supporting Council to improve the quality of our roads by allowing us to search for rubble and test the material to see if it fits the requirements, then please contact Group Team Leader Jarrad Seiboth on 0419 911 914.



**"I feel that WRC has listened to our issues and addressed them accordingly."**

Owen farmer Ben Marshman encourages other landowners to work with WRC to source good rubble to refresh and build unsealed roads.



Caption: an open plaza between the waterfront, old RSL building and Court House is just one of the priority projects being explored for Port Wakefield.

## Big plans in pipeline for the Port

A riverfront playground, town plaza and tree planting throughout local streets are priority projects being touted for Port Wakefield as part of a draft Master Plan for the town released for community consultation in July.

The draft plan follows feedback from the community that helped pinpoint priorities, in particular around enticing tourists off the highway and into the town and delivering improved experiences for the local residents.

Port Wakefield's rejuvenation is a priority project of Council's Wakefield 2030 Community Plan and, once adopted, the master plan will focus on opening up the town to visitors, improving streetscapes, making the most of Port Wakefield's rich heritage and providing strong sense of the town as a gateway to adventure.

Council will consider the plan for adoption in late August: check it out at [wrc.sa.gov.au](http://wrc.sa.gov.au)



# Illegal dumping is so ugly!

We never like seeing our beautiful landscape ruined by illegal dumping. It's a criminal act and it's just plain ugly!

Illegal dumping is on the rise, with more reports coming in of household and commercial rubbish being found dumped on roadsides and elsewhere.

Each year Council offers six vouchers that entitle people to FREE use of our transfer stations at Everard, Owen and Port Wakefield.

One voucher allows the volume of a 1.8 m x 1.2m (6 x 4 foot) trailer, but multiple vouchers may be used if a trailer is larger.

If you spot illegal dumping or have information in relation to it, please report it by calling our Council Offices on 8862 0800, or lodge a customer request through our website – [wrc.sa.gov.au](http://wrc.sa.gov.au).

Also, if you'd like more information on the vouchers, or you think you haven't received any, contact us at Council for support. Property owners are asked to pass on the vouchers they receive in their rates notice to their tenants.



## Have you started building? Don't forget to let us know!

Have you had a development approved? Congratulations – we're looking forward to working with you!

There are some things you'll need to keep us notified of as your development takes shape.

After full development approval is granted, a decision notification form is issued and this let's you know the notifications that need to be made to Council over your project timeline.

As per development regulations, notifications must be made at least one business day prior to commencement and completion of building work.

Notifications can be made online through the PlanSA portal [plan.sa.gov.au](http://plan.sa.gov.au), by phone 8862 0800, or email [development@wrc.sa.gov.au](mailto:development@wrc.sa.gov.au).



Your six transfer station vouchers are included in this rates notice.

## Let's keep in touch

Scotland Place, Balaklava,  
South Australia  
PO Box 167,  
Balaklava SA 546.

08 8862 0800  
[admin@wrc.sa.gov.au](mailto:admin@wrc.sa.gov.au)  
visit our website for more information  
[wrc.sa.gov.au](http://wrc.sa.gov.au)



**WAKEFIELD**  
REGIONAL COUNCIL

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## Your Quarterly Cut-Out

3 month bin collection



August						
Sun	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

September						
Sun	Mo	Tu	We	Th	Fr	Sa
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

October						
Sun	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

### Our waste depot opening times

**Owen**  
386 Pinery Road  
Wednesday  
10am - 11am  
Saturday  
9am - 11am  
Sunday  
11am - 12pm

**Port Wakefield**  
150 Shrike Road  
Thursday  
10am - 11am  
Saturday  
10am - 12pm  
Sunday  
9am - 10am

**Everard**  
1060 Hancock Road  
Tuesday  
9am - 11am  
Saturday  
9am - 11am  
Sunday  
9am - 11am