

2026-27
ANNUAL
BUSINESS PLAN
& BUDGET SUMMARY



A CONNECTED, PROGRESSIVE
AND RESILIENT CITY



A full version of
the Annual Business
Plan and Budget is
available on the
Council website.



FROM THE
MAYOR

At the City of Unley, we deliver services, programs and infrastructure that support our community while providing strong value to residents and businesses.

I am proud to be part of a well-run Council that keeps rates within CPI and maintains a responsible, balanced budget. This financial stewardship allows us to plan confidently and continue delivering for our community now and into the future.

Our Business Plan and Budget outlines the key initiatives driving our vision of a connected, progressive and resilient City. Guided by our four themes - Community, Economy, Environment, and Places & Spaces - we will invest in wellbeing programs, cultural initiatives, economic growth and sustainable development.

I encourage you to read this summary to learn how Council funding is sourced and allocated, how rates are calculated, and discover key projects planned for the year ahead.

Michael Hewitson AM
Mayor of the
City of Unley



KEY CONSIDERATIONS
IN PREPARING THE
PLAN AND BUDGET



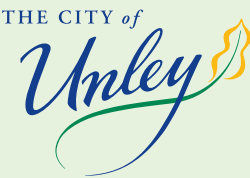
The preparation of our Annual Business Plan and Budget has been guided by the objectives in our Community Plan *Towards 2050* and 4-Year Delivery Plan, whilst maintaining our existing services levels and the City's assets.

Workshops were held with the Elected Members to consider funding priorities aligned to the 4-Year Delivery Plan within the context of the economic environment, specific issues faced by the community, and the cost of delivering Council's services.

Residents and businesses were encouraged to participate in developing the Annual Business Plan and Budget by providing feedback on the draft Plan online, at public meetings, or by written submissions.

The adopted Plan maintains existing service levels while ensuring financial and asset sustainability. All operating expenses are fully funded. Forecast borrowings are well within a manageable range, and the renewal of infrastructure is aligned with Council's Asset Management Plans.

unley.sa.gov.au



HIGHLIGHTS:
WHAT WE WILL DELIVER

CAPITAL PROJECTS



Unley Museum and Galleries
(Year 2 of 2)

Completion of the redevelopment of the Unley Museum and neighbouring cottages to form the Unley Museum and Galleries. This project is supported by a grant from the Thriving Communities Program.

\$2.11m
(net)



Sturt Bowling Club and Millwood
Bowling Club Redevelopments

Redevelopment of clubrooms and associated amenities to support community sport and recreation. These projects are supported by a joint funding commitment from the State Government.

\$1.95m
(net)

Walking and Cycling Plan
Implementation (Year 4 of 5)

Continued design and construction of priority cycling routes and intersection upgrades to improve the safety and connectivity of the City's transport networks.

\$350k

Flood Mitigation

Council's contribution to the continuation of the Brown Hill Keswick Creek Stormwater project.

Continued delivery of priority drainage works in Fisher Street, and detailed designs in other locations, to reduce flood risk and enable future grant-ready infrastructure projects.

\$840k
Contribution
to Creek
Project

\$500k
for Delivery
of Year 3

Local Area Traffic Management
(LATM)

Implementing the LATM Zone 5 (Fullarton and Myrtle Bank) recommendations and actions. Projects include speed management and intersection upgrades to improve local traffic safety.

\$365k

Business Precinct Action Plan

Upgrades to Unley Road and Glen Osmond Road Streetscapes as part of a City-wide framework to revitalise and manage business precincts.

\$285k

OPERATING PROJECTS



City Wide Greening Verges

The continued conversion of Council verges from dolomite to loam ready for planting, to support urban greening and community participation.

\$60k

Accelerating Tree Planting Program

The planting of 440 new trees across the City to increase canopy cover and deliver long-term environmental and urban cooling benefits.

\$180k



Community Events

The delivery of a vibrant calendar of events, including free, open-space community events and the Double Shot Coffee Fiesta.

\$250k

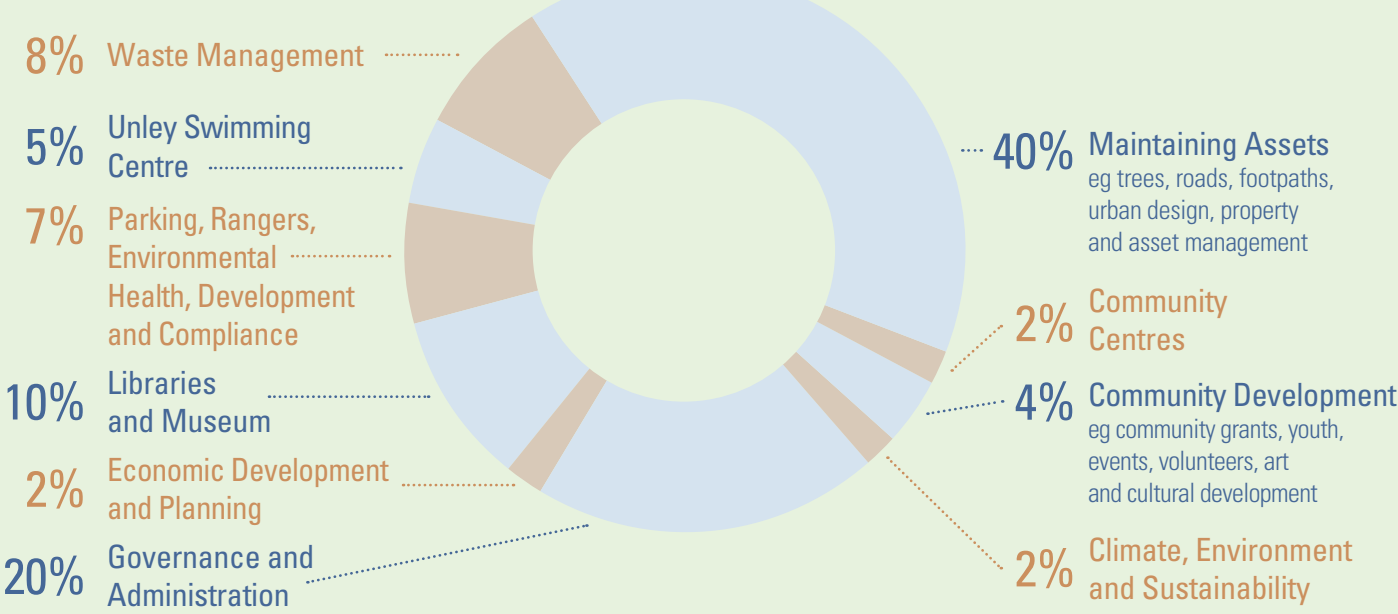
WHERE OUR FUNDING COMES FROM

Rates are Council’s main source of income towards Council’s annual expenditure budget of **\$72.5M** required to deliver services and maintain the infrastructure required by our community.

73.4% (\$53.2M) of funding comes from General Rates. The remaining sources of funding include:

- Grants, Subsidies and Contributions – **9.7% (\$7.0M)**
- User Fees – **4.1% (\$3.0M)**
- Other Rates and Levies (including the Landscape Levy) – **3.2% (\$2.3M)**
- Statutory Fees – **2.6% (\$1.9M)**
- Other income – **1.7% (\$1.3M)**
- Drawdown of Borrowings to fund New Capital – **5.3% (\$3.8M)**

HOW WE ALLOCATE OUR FUNDING

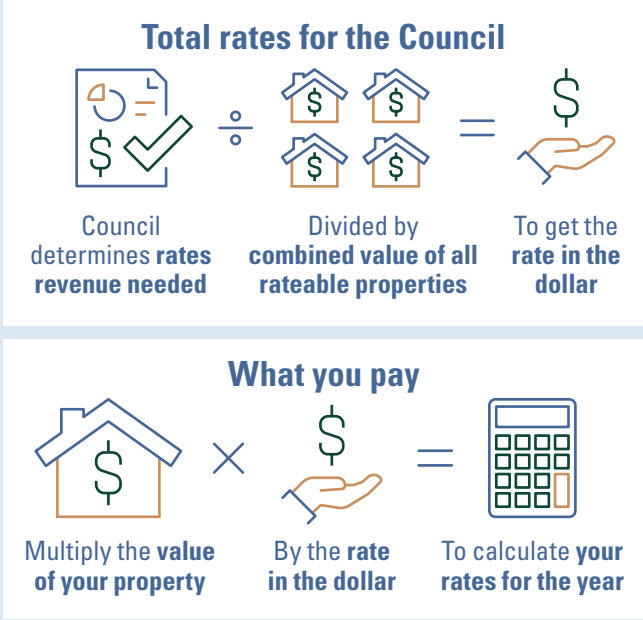


HOW YOUR RATES ARE CALCULATED

In determining the average General Rate increase for the year, Council considered the current economic climate, the priorities within our 4-Year Delivery Plan, the cost of maintaining our services and assets, and the impact of the proposed rate increase on the community.

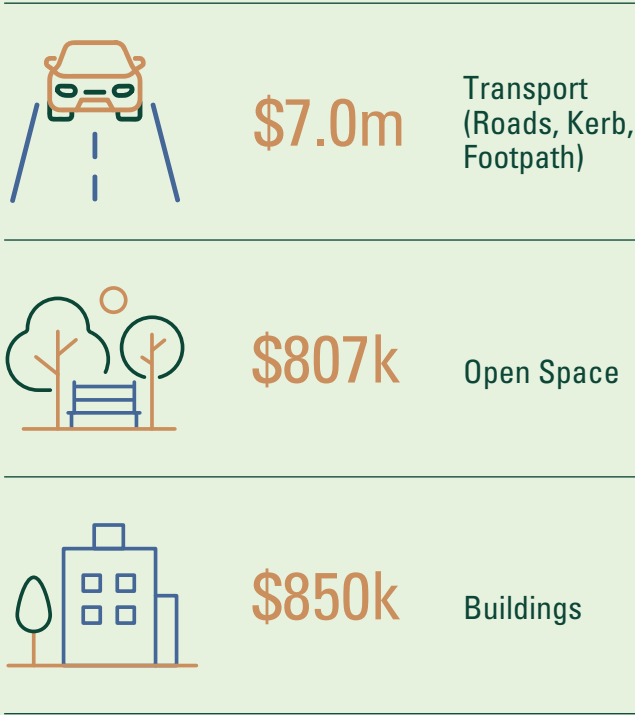
Council determines the total rates revenue required and adjusts the rates in the dollar relative to the average movement in property valuations (within each rating category) to achieve the required revenue.

Individual property rates are calculated by multiplying the property’s capital valuation, as determined by the South Australian Valuer-General, by a rate in the dollar.



Property valuations are set by the Valuer General and Council is not involved in the setting of property values. Find more information on valuations at valuergeneral.sa.gov.au

CAPITAL RENEWAL INCLUDES



ADDITIONAL SERVICES

In addition to its core legislative responsibilities, Council delivers a wide range of services and programs in response to identified community needs and priorities. **These include, but are not limited to:**

- Animal management
- Arts and cultural development
- Community centres operations
- Community development and engagement
- Community events and grants programs
- Community transport services
- Economic development
- Environmental management and sustainability programs
- Library and museum services
- Open space, sport and recreation services
- Parking control and compliance
- Sustainable landscapes and urban greening
- Volunteer coordination
- Urban policy and strategic planning
- Youth development programs

RATE SCHEDULE

		LAST YEAR 2025-26	THIS YEAR 2026-27
Minimum rate		\$1,024	\$1,063
Rates in the Dollar	Residential	0.001650	0.0016495
	Commercial shop / industry / primary production / vacant / other	0.003834	0.0039600
	Commercial office / commercial other	0.004620	0.0046390

IMPACT ON RATE PAYERS

Council has approved an average increase in General Rates of 3.8%. Additional income from new developments and capital improvements will be 0.73%, with a portion of this additional income allocated to Council’s Open Space Fund.

Financial Hardship

If you have been impacted by a loss of income or are facing financial hardship and require assistance with managing your Rates payments, please contact our Rates Team on 8372 5111 or complete an application for financial hardship assistance, available on our website, as soon as possible.

Postponed Rates for Seniors

If you hold a State Seniors Card, you may be eligible to postpone part of your Council rates under Section 182A of the *Local Government Act 1999*. To learn more or apply, contact our Rates Team on 8372 5111 to book a time to discuss your application.

REGIONAL LANDSCAPE LEVY

The Regional Landscape Levy is a state-imposed tax that councils are required to collect under the *Landscape South Australia Act 2019*. All funds collected are transferred directly to the Green Adelaide Board, noting that Council does not have any control over how the funds are allocated or spent. For detailed information on how the levy is used, please contact the Green Adelaide Board at (08) 7424 5760 or visit landscape.sa.gov.au