

7.9. Cr Lou Nicholson - Alexandrina Disaster Response

Responsible Officer: Nigel Morris (Chief Executive Officer)

Report Author: Nigel Morris (Chief Executive Officer)

Prior Resolutions

Nil

Motion

Moved Cr Lou Nicholson

That Administration:

- 1. Immediately commission hydrologist services up to the value of \$45,000 (with budget adjustments at the 3rd quarter budget review) with the resulting report presented to Council to:**
 - Provide much needed answers to Middleton Residents including:**
 - Determine the Middleton Stormwater Catchment Area.**
 - Investigate the flow that occurred on 12 November 2022**
 - Model future rainfall, the effect, and the likelihood of it occurring again**
 - Determine the effect of the tree caught under the Middleton Bridge on the day of the event.**
 - Determine what mitigation measures can be put in place by Council and other agencies to assist in future events, including indicative budget estimates for any future work to occur.**
- 2. Develop a Disaster Response Plan (based on examples of excellence in this field) and build capacity to respond to future disasters in our region. Include:**
 - Defined mechanisms for activating the Disaster Response**
 - Defined roles and accountability for the response**
 - Specific community support strategy**
- 3. Instigate a short-term committee with representatives from the community to help guide the development of an Alexandrina Disaster Response Plan (a partnership between council and community).**
- 4. Send a letter to each known Alexandrina resident and business impacted by the 12 November 2022 storm event, to acknowledge the ongoing impact of the event, provide an update on council actions and priorities, give information about available disaster services, support and resources (council specific and external agencies), invite questions and feedback.**
- 5. In order to facilitate consideration of financial relief to flood affected residents across Alexandrina:**
 - That the attached 2022/23 Rate Rebate Application Form be updated to allow applications from ratepayers affected by flood events.**
 - That Council distribute the updated Rate Rebate Application Form and the attached Valuer General Fact Sheet (that details valuations adjustments due to natural disasters) on Council's website, social medial channels and currently identified properties.**
 - That Rate Rebate Applications be due to return at the end of April 2023 and presented to the May 2023 Council Meeting for Council consideration.**

6. Provide on application “Free Waste Dumping Vouchers” for flood damaged material equivalent to two 8 by 5 Trailer Loads for those unable to cover the costs by insurance.
7. Encourage and support residents across Alexandrina to establish personal household disaster plans through making links/resources available on the council website and through council communications (e.g. newsletter, social media).

Reason

'The 12 November 2022 storm event on the Fleurieu was sudden and severe. It resulted in significant damage to properties, business and infrastructure across Alexandrina. Alexandrina council responded to the event immediately, however members of our community have united to give feedback on how council can step in during the early stages of disaster to support the community and coordinate a response for the best possible outcomes.'

The list of Motions here are guided by community feedback and are intended to strengthen council support now and for future events.'

Officer's Advice: If the earlier motion on providing financial assistance is CARRIED, paragraph 5 will need to be withdrawn.

Attachments

Attachment 1 - Rate Rebate Application Form

Attachment 2 - River Murray Flood Fact Sheet

Attachment 1 - Rate Rebate Application Form 2022-2023

RATE REBATE APPLICATION FORM FOR THE 2022/23 FINANCIAL YEAR



Details of Applicant

Name	
Address	
Telephone	
Email	

Details of Land

Certificate of Title Reference	
Assessment Number	
Property Address	
Owner of land (if not you)	

Categories of Rebate

Section 1 Mandatory Rebate ☐	
Section 2 Discretionary Rebate ☐	

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Section 1 – Mandatory Rebate

To be eligible for a mandatory rebate you **must meet one** of the following criteria:

- ☐ Health Services – Land being predominantly used for service delivery or administration by a hospital or health care incorporated under the *South Australian Health Commission Act 1976*;
- ☐ Religious Purposes – Land containing a church or other building used for public worship (and any grounds), or land solely used for religious purposes;
- ☐ Public Cemeteries – Land being used for the purposes of a public cemetery;
- ☐ Royal Zoological Society of SA – Land (other than land used as domestic premises) owned by, or under the care, control and management of, the Royal Zoological Society of South Australia Incorporated.
- ☐ Community Services – Land being predominantly used for service delivery and administration by a community services organisation.

Your community service organisation **must satisfy all** of the following:

- ☐ (a) is incorporated on a not-for-profit basis for the benefit of the public; and
- ☐ (b) provides community services without charge or for a charge that is below the cost to the body of providing the services; and
- ☐ (c) does not restrict its services to persons who are members of the body.

Which of the following services does your organisation provide?:

- ☐ Emergency accommodation;
- ☐ Food or clothing for disadvantaged persons (i.e. persons who are disadvantaged by reason of poverty, illness, frailty, or mental, intellectual or physical disability);
- ☐ Supported accommodation (i.e. residential care facilities in receipt of Commonwealth funding or accommodation for persons with mental health, intellectual, physical or other difficulties who require support in order to live an independent life);
- ☐ Essential services, or employment support, for persons with mental health disabilities, or with intellectual or physical disabilities;
- ☐ Legal services for disadvantaged persons;
- ☐ Drug and alcohol rehabilitation services;
- ☐ Conduct of research into, or the provision of community education about, diseases or illnesses, or palliative care to persons who suffer from diseases or illnesses;



- ☐ Educational purposes;
- ☐ Land occupied by a government school under a lease or licence and being used for educational purposes; or
- ☐ Land occupied by a non-government school registered under Part 5 of the *Education Act 1972* and being used for educational purposes; or
- ☐ Land being used by a University or University College to provide accommodation and other forms of support for students on a not-for-profit basis.
- ☐ Other – please specify

Amount of Rebate

If you are entitled to a mandatory rebate of 75%, do you wish to apply to the Council to increase that rebate?

Yes ☐

No ☐

Please specify the amount of rebate that you are applying for: _____

Additional Information Required

The Council requires you to attach the following additional information to this Application:

1. evidence that the land is being used for service delivery and/or administration;
2. a copy of the organisation's Constitution and/or other documentation establishing that it's incorporated on a not for profit basis;
3. a copy of the organisation's latest Annual Report;
4. evidence that the organisation provides services free of charge or below cost;
5. evidence that the organisation provides services to persons other than members.



Section 2 – Discretionary Rebate

The Council may, in its discretion, grant a rebate of rates or services charges in any of the following cases. Please indicate which of the following is applicable to your application:

- ☐ the rebate is desirable for the purposes of securing the proper development of the area (or a part of the area);
- ☐ the rebate is desirable for the purpose of assisting or supporting a business in its area;
- ☐ the rebate will be conducive to the preservation of buildings of places of historic significance;
- ☐ the land is being used for educational purposes;
- ☐ the land is being used for agricultural, horticultural or floricultural exhibitions;
- ☐ the land is being used for a hospital or health centre;
- ☐ the land is being used to provide facilities or services for children or young persons;
- ☐ the land is being used to provide accommodation for the aged or disabled;
- ☐ the land is being used for a residential aged care facility that is approved for Commonwealth funding under the *Aged Care Act 1987* (Commonwealth) or a day therapy centre;
- ☐ the land is being used by an organisation which, in the opinion of Council, provides a benefit or service to the local community;
- ☐ the rebate relates to common property or land vested in a community corporation under the *Community Titles Act 1996* over which the public has a free and unrestricted right of access and enjoyment;
- ☐ the rebate is appropriate to provide relief against what would otherwise amount to a substantial change in rates payable by a ratepayer due to a change in the basis of valuation used for the purposes of rating, rapid changes in valuations, or anomalies in valuations.

Additional Information Required

The Council requires you to attach the following additional information to this application:

1. evidence that the land is being used for service delivery and/or administration;
2. information as to whether, and if so to what extent, you (or your organisation) will be providing a service within the Council area;
3. a copy of the organisation's Constitution and/or other documentation establishing that it is incorporated on a not-for-profit basis;



4. whether you have made or intend to make an application to another Council;
5. the extent of financial assistance (if any) being provided by Commonwealth or State agencies;
6. whether you are in receipt of a community grant;
7. any other information that you believe is relevant in support of this application.

Amount of Rebate

Please specify the amount of rebate that you are applying for: _____

Please specify why the financial assistance is required through a rebate and why the amount applied for is appropriate:

Application Forms

Application forms and all additional information must be submitted to the Council on or before the land day in September each year.

A failure to submit application forms or to provide the additional information required by the Council to assess the application by the due date may result in the Council refusing to consider the application.

Important Information

It is an offence for a person or body to make a false or misleading statement or representation in an application or to provide false or misleading information or evidence in support of an application made (or purporting to be made) under the *Local Government Act 1999* (Act). The maximum penalty for this offence is \$5,000.00, (Section 159 (2) of the Act).

The Council may grant a rebate of rates or charges on such conditions as the Council thinks fit.



If a person or body has the benefit of a rebate of rates and the grounds on which the rebate has been granted cease to exist, the person or body must immediately inform the Council of that fact and (whether or not the Council is so informed) the entitlement to a rebate ceases. If a person or body fails to notify the Council that person or body is guilty of an offence and liable to a maximum penalty of \$5,000.00, (Section 159 (7) and (8) of the Act).

The Council may, for proper cause, determine that an entitlement to a rebate of rates under the Act no longer applies.

Where an entitlement to a rebate of rates ceases or no longer applies during the course of a financial year, the Council is entitled to recover rates, or rates at the increased level (as the case may be), proportionate to the remaining part of the financial year.

I declare that the information I have provided on and attached to this application form is true and correct.

Dated the	day of	20
Signed:	Print Name:	
Organisation Name:		
Organisation Position:		

OFFICIAL

River Murray Flood Fact Sheet

Office of the
Valuer-General

What is the Valuer-General's role in valuing a property affected by a natural disaster event?

The Valuer-General has legislative powers to amend the value of a property that has been materially diminished by a natural disaster, such as the River Murray flood.

Staff from the Office of the Valuer-General (OVG) communicate with various stakeholders, including the State Recovery Office, with whom engagement has commenced. These engagements enable the Offices to liaise and transfer information in a timely manner to identify and administer operational processes.

What communication will the Valuer-General release to keep the public informed?

The Valuer-General's website (valuergeneral.sa.gov.au) will contain current information and be updated as applicable.

To centralise information, sa.gov.au/flood will also contain up to date information from the Valuer-General and all other departments with information relating to the River Murray flood.

As service provider for the Valuer-General, Land Services SA's call centre (1300 653 346) will provide assistance, or direction, to callers' enquiries.

Communication channels between OVG and affected local councils have been opened, with dedicated staff from OVG being available for timely advice and response.

Other social media platforms will be utilised as more information becomes available.

What involvement will the Valuer-General have with affected councils?

The OVG will maintain communication with council (in addition to the State Recovery Office), during the early stages through to the recovery phase of the River Murray flood to ensure affected properties are recorded.

What has the Valuer-General determined the date of event as?

Currently the date of event is being described as the peak of the flooding, but as the situation evolves more certainty will be known.

What does it mean for my current 2022-2023 property value if my property is materially diminished?

Once the affected properties are identified the Valuer-General will make any amendments to the values. Each property will be assessed on an individual basis. Any amendment will take effect from the date of event.

Any value amendment(s) will be communicated to the rating and taxing authorities.

What does this mean for my 2023-2024 valuation?

The 2023-2024 date of valuation is 1 January 2023 with values coming into effect from 1 July 2023. As the date of valuation may overlap with the date of event, there may be implications to property values for 2023-2024.

Where can I obtain further general information?

The government has provided reliable and up to date webpage information from various departments. Visit sa.gov.au/flood for greater detail.

For more information, please contact the Office of the Valuer-General

www.valuergeneral.sa.gov.au
OVGenquiries@sa.gov.au

General Enquiries: 8423 5000
Valuation Enquiries: 1300 653 346



Office of the
Valuer-General