



THE COMMITTEE AGENDA & REPORTS

for the meeting

Tuesday 2 November 2021
at 5:30 pm

in the Colonel Light Room
Adelaide Town Hall



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

1. Acknowledgement of Country

At the opening of The Committee meeting, the Chair 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. Apologies and Leave of Absence

Nil

3. Confirmation of Minutes – 19/10/2021 [TC]

That the Minutes of the meeting of The Committee held on 19 October 2021, be taken as read and be confirmed as an accurate record of proceedings.

4. Presentations

Nil

5. All reports in this section will be presented to Council

All reports in this section will be presented to Council on 9 November 2021 for consideration and determination

Strategic Alignment – Thriving Communities

5.1. Adelaide South West Community Centre [2020/01966] [Page 3]

5.2. Residential Growth Action Plan [2021/00082] [Page 9]

Strategic Alignment – Strong Economies

5.3. Adelaide Economic Development Agency – Quarterly Update [2020/01894] [Page 18]

5.4. Adelaide Central Market Authority – Quarterly Update [2015/02959] [Page 23]

5.5. Adelaide City Deal Update [2019/01590] [Page 27]

Strategic Alignment – Dynamic City Culture

5.6. Adelaide International Tennis 2022 Partial road closure of War Memorial Drive [2021/01954] [Page 33]

5.7. Proposed Event in the Adelaide Park Lands – Mango [2021/02103] [Page 38]

Strategic Alignment – Enabling Priorities

5.8. 2021-2022 Quarter 1 Finance Report [2021/00122] [Page 43]

5.9. 2021-22 Quarter 1 Commercial Operations Report [2021/00850] [Page 62]

5.10. Capital Works Status Report [2021/00122] [Page 71]

Strategic Alignment – Environmental Leadership

5.11. Adelaide Park Lands Foundation [2012/01346] [Page 92]

6. Exclusion of the Public

6.1. Exclusion of the Public to Consider in Confidence [2018/04291] [Page 98]:

- 7.1. Telecommunications SmartHub [s 90(3) (b) & (h)]
- 7.2. Residential Housing Strategic Review [s 90(3) (b) & (d)]
- 7.3. 2021-22 Quarter 1 Confidential Commercial Operations Report [s 90(3) (b)]

7. All reports in this section will be presented to Council in Confidence

All reports in this section will be presented to Council on 9 November 2021 for consideration and determination

Strategic Alignment – Strong Economies

7.1. Telecommunications SmartHub [2018/02304] [Page 103]

Strategic Alignment – Enabling Priorities

7.2. Residential Housing Strategic Review [2021/01157] [Page 112]

7.3. 2021-22 Quarter 1 Confidential Commercial Operations Report [2021/00850] [Page 122]

8. Closure

Adelaide South West Community Centre

ITEM 5.1 02/11/2021

The Committee

Strategic Alignment - Thriving Communities

Program Contact:

Christie Anthoney, Associate
Director, City Culture 8203 7444

2020/01966

Public

Approving Officer:

Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

Between 2005 and 2020 the Adelaide South West Community Centre (ASWCC) operated as a staffed facility from a leased building at 171 Sturt Street Adelaide. As a result of the sale of this building in 2018, and the subsequent end of the lease in February 2021, a report was presented to Council on 13 October 2020 outlining four potential options. Council approved the purchase of a new building within a limited section of the South West of the city and establishing this as a staffed facility run by Council. The approval further detailed that new building would need to offer the same or a greater gross floor area and that the operating cost (including mortgage repayments but excluding the initial fit-out) would vary by no more than 50% of the current operating costs.

Throughout 2021, while the search for a new building has been underway, the ASWCC has been operating successfully from its temporary location at the Minor Works Building (MWB) in Stamford Court. The MWB provides modern, accessible, inclusive, safe and welcoming facilities, has been performing successfully and in many aspects is exceeding what was possible at the Sturt Street location. The majority of the programs that were running at the Sturt Street location have transitioned to the MWB and new programs and partnerships have been established. When taking COVID-19 restrictions and impacts into account, visitation numbers are exceeding those that had been attending at Sturt Street. The MWB is well used by hire groups and feedback about the facilities, programs and services offered has been exceedingly positive.

There have been no properties listed on the market over the past 12 months that satisfy Council's criteria for the purchase of a new building. The Property Team have engaged the services of a real estate agent operating in the area to assist in identifying suitable premises for purchase. Advice has been received that the market is very competitive and fast moving with very little stock available in this quadrant of the city. Therefore, and based on the current performance of the Centre and feedback received, it is our recommendation to use the Minor Works Building as the permanent location for the Community Centre.

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Notes the feedback, visitor numbers and services delivered at the Minor Works Building.
2. Approves the Minor Works Building as the permanent location for the staffed Adelaide South West Community Centre in response to the feedback, visitor numbers and services being successfully delivered.
3. Notes that the \$1.5m allocated within the 2021/22 budget period could be repurposed in-part towards an expansion of programmes to enhance services and deliverables in the South West of the City.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	<p>Strategic Alignment – Thriving Communities</p> <ul style="list-style-type: none"> - Support the wellbeing of our communities - Healthy and resilient communities - Safe and welcoming community spaces
Policy	No changes to Council policy or procedure are required as a result of this report.
Consultation	Regular monthly meetings have been undertaken with the South West City Community Association (SWCCA) and wider community engagement was completed with South West city users via the Library and Community Centre Out and About program, Welcome morning tea and chats at the Minor Works Building and a focus survey in August – September 2021.
Resource	Ongoing community engagement, search for a new building and delivery of community centre programs and services will be managed within existing resources.
Risk / Legal / Legislative	The <i>Local Government Act 1999 (SA)</i> and any potential Memorandum of Lease govern the way COA community centre services are delivered.
Opportunities	Locating the Adelaide South West Community Centre at the Minor Works Building will support delivery of an effective Community Service while making financial savings. This includes \$1.5m of approved capital budget in 2021-22 plus \$53,000 in ongoing operational costs. Opportunities exist to deliver complementary partnership programs that provide neighbourhood connections throughout the South West of the city.
21/22 Budget Allocation	Up to \$1.5 million capital budget for the purchase of a new building, including up to \$300,000 for the fit-out of the new building.
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	25+ years
21/22 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Interest expense plus \$149,000 in operating costs
Other Funding Sources	Not as a result of this report

DISCUSSION

Background

1. Council's Community Centre service is founded on the principles of community connection. We work to create a city with community driven neighbourhood places and spaces where people belong, flourish and create connections.
2. The City Adelaide (CoA) operates three Community Centres as safe and welcoming spaces, providing the local community with facilities, programs and exhibitions that respond to community need. These currently include:
 - 2.1. The Box Factory Community Centre, that includes a sub-lease to the University of the Third Age (U3A) during weekdays.
 - 2.2. North Adelaide Community Centre, which is co-located with a CoA library service.
 - 2.3. The temporary delivery of a staffed Adelaide South West Community Centre (ASWCC) at the Minor Works Building (MWB) at Stamford Court.
3. Between 2005 and 2020 the ASWCC operated as a staffed facility from a leased building at 171 Sturt Street Adelaide. As a result of the sale of this building in 2018 and subsequent expiry of the lease from February 2021, a Your Say community engagement program was conducted throughout August 2020 to seek views and understand the requirements for future community services in the South West of the City.
4. A report was presented to Council on 13 October 2020 along with a petition containing 526 signatures and deputations made by the South West Community Association (SWCCA) and Mr Kieran Snape (now Councillor Snape).
5. Council approved the purchase of a new property for the ASWCC to be operated as a staffed facility run by Council. The decision required that:
 - 5.1. the building is located within the area of the Central Business District (CBD) that is located west of Morphett Street and south of Gouger Street.
 - 5.2. the building is the same Gross Floor Area (GFA) or larger than the building on Sturt Street.
 - 5.3. the operating costs (including mortgage repayments but excluding the initial fit-out) vary by no more than 50% of the operating costs at Sturt Street.
 - 5.4. the new building is purchased before 31 December 2021.
 - 5.5. during the interim period, the MWB is used as the temporary (staffed) community centre.
 - 5.6. in the event that a suitable building is not found for purchase by 31 December 2021, a new property within the nominated CBD area would be leased to until a suitable building is found.

New building investigations

6. There have been no properties listed on the market over the past 12 months that satisfy Council's criteria as outlined in part 5 above.
7. The Property Team have engaged the services of a real estate agent operating in the area to assist in identifying suitable premises for purchase.
8. Advice has been received that the current market is very competitive and fast moving with very little stock available in this quadrant of the city.
9. The most recent property market report (Link 1 view [here](#)) indicates that commercial building sale prices are regularly exceeding \$1.5 million.
10. Direct approaches have also been made to building owners to enquire about interest to sell or lease without success.
11. The real estate agent has advised that leasing a building that meets the identified scope, location and budget may prove challenging.

Status of the temporary use of the Minor Works Building

12. The ASWCC has been operating successfully from its temporary location at the Minor Works Building (MWB) in Stamford Court since January 2021.

13. The MWB:
 - 13.1. Provides modern, accessible, inclusive, safe and welcoming facilities that exceed what was possible at the Sturt Street location.
 - 13.2. Is larger than the Sturt Street space, providing separation and privacy across its two floors while maintaining a ground floor space for up to a capacity of 60 people (pre-COVID) for functions.
 - 13.3. Meets full accessibility requirements and was built according to universal design principles.
 - 13.4. In comparison to the Sturt Street location, provides additional functions including separated meeting rooms, two kitchen spaces, multiple secure interior storage spaces, large windows, natural light and an external garden that provides a pleasant atmosphere for new and expanded programs.
 - 13.5. Has consistently reliable high-speed Wi-Fi.
 - 13.6. Location is safe, well lit, with regular foot traffic passing by and located within the centre of a residential complex which includes Ergo apartments and Housing SA Trust Units.
 - 13.7. Is close to bus routes, a bus stop and is surrounded by a variety of local businesses and services.
14. The majority of the programs that were running at the Sturt Street location have transitioned to the MWB and new programs have been established:
 - 14.1. Of the ten regular programs that were running at the Sturt Street location, ranging from fitness to language classes, creative arts and personal wellbeing, eight have transitioned to the MWB.
 - 14.2. The two programs that have not currently transitioned to the MWB are currently on hold due to COVID-19 restrictions given that they are cooking based programs. When COVID-19 restrictions ease these programs can be delivered at the MWB to bring the services back to the full complement.
 - 14.3. In addition, four new programs have been established at the MWB. These are in response to the expressed needs of the local community and have been developed in collaboration with residents and are being delivered with volunteers from the Ergo Apartments. New programs include access to Justice of the Peace services, a local history group and meditation sessions. An extra weekly fitness class has also been added due to demand.
15. Visitation to the temporary ASWCC at the MWB location is positive and, when taking COVID-19 restrictions and impacts into account, numbers are exceeding those that had been attending at Sturt Street:
 - 15.1. Since relocating to MWB, ASWCC has experienced a 19.5% increase in visitors and a 37% increase in people attending its programs.
 - 15.2. An average of 761 people per month participated in programs and classes at the MWB during the past eight months (January to September 2021), compared with 250 per month during the period November and December 2020 at the Sturt Street location.
 - 15.3. This indicates that the vast majority of attendees at Sturt Street are actively engaging with the community connections programs on offer at MWB. It is also evident that the MWB has attracted 730 users to the programs offered during the period it has been opened to date.
 - 15.4. 'Drop in' visitors to the MWB are also exceeding those that had been visiting the Sturt Street location. Currently there are an average of 290 visitor 'drop ins' per month at the MWB, compared with 117 per month at the Sturt Street location.
 - 15.5. Given that COVID-19 restrictions have been in place throughout the time that MWB has been open, these numbers are considered to be substantial, with the potential to increase further as restrictions reduce.
16. The MWB has been popular and is well used by hire groups as a place to meet, gather, connect and celebrate:
 - 16.1. Six of the existing 12 hire groups that had been regularly utilising the Sturt Street location have transitioned to the MWB temporary location.
 - 16.2. One hire group has moved to the Box Factory Community Centre in the South East of the city.
 - 16.3. Four of the previous hire groups that have not yet transitioned had cancelled at the Sturt Street location in response to COVID-19 restrictions. Feedback received was that the cancellations stemmed from the required reductions to participant numbers and the inability to access the kitchens. Notably, two of these groups were supported to find, access and continue to operate at other facilities within the South West of the city. This included the Chinese Welfare Service who provide social support and lunch to 60 plus participants who we assisted to work from St Luke's Church and Life Drawing which is now operating from Amethyst Dance Studio on Hamlyn Street.

- 16.4. One hire group has moved out of the City.
- 16.5. In addition, the MWB has experienced a 36% increase in private and commercial hire use, compared with the total number of hirers using the Sturt Street location, This includes an increase in both one-off ad hoc hirers, as well as a range of new ongoing hire groups such as the Anti-Poverty Network, Becoming Yoga, Wellness Connect and Qigong Wellbeing and Health.
17. Feedback about the facilities, programs and services offered through the temporary MWB location has been exceedingly positive:
- 17.1. General feedback shared by visitors, program attendees and hirers of the MWB is that it is 'a fantastic space; centrally located, spacious, easy to find, clean, and organised'. Ergo apartment users say it is 'great to see the building in use'.
- 17.2. Two welcome coffee and chat events were held at the MWB location in July and September 2021, to invite people to experience the space, explore the activities on offer and to discuss future opportunities. Over 60 people attended the events, including local service providers and potential future partners. Attendees enjoyed garden, coffee and music provided by South West businesses.
- 17.3. A focus survey was conducted with visitors to the MWB during August and September 2021, including volunteers, users and hirers. Community feedback was sought about the facilities and programs provided at the temporary location, and to better understand the priorities for future community connections services and programs in the South West of the city:
- 17.3.1. The survey results (Link 2 view [here](#)) indicate that the highest priority for users of community centres in the South West continue to be that they are welcoming and provide a range of activities and services that meet community needs. These factors were rated more important than location and ease of access.
- 17.3.2. Current users of the MWB report that they most value the facilities and spaces that it provides, and that it is welcoming and modern. The range of services and programs on offer and its convenient location are also highly regarded.
- 17.4. Some local residents have provided feedback that whilst the facilities at the MWB meets their needs, the location is not as convenient as the Sturt Street location. This is in response to the fact that the MWB is a 650m walk from the original Sturt Street location.
- 17.5. Feedback has also been received from a few users who live outside the city that there is a lack of free parking closely associated with the MWB.

Regular liaison with the South West City Community Association (SWCCA)

18. Monthly meetings with the three members of the SWCCA continue to discuss the progress on purchase of new facility for the ASWCC, community requirements and identifying any service gaps resulting from the temporary relocation of the ASWCC to the MWB and opportunities to address them.
19. To date the only identified gaps by SWCCA are:
- 19.1. the opportunity for residents in the vicinity of the Sturt Street premises to drop in at the centre as they go about their daily activities.
- 19.2. the loss of a dedicated City of Adelaide people resource circulating and connecting with residents in the South West of the city, as had previously existed prior to the integration of service delivery across the City of Adelaide community service program.

Maximising community connections in the South West of the City

20. The centralised CoA community connection program remains active in the South West of the City. It includes:
- 20.1. Contribution to the 'South West Working Together Group' regular exchange with local businesses, housing providers and other service provider organisations to share knowledge, align programs, jointly promote and understand our communities' current strengths, needs and issues.
- 20.2. Support to six Neighbour Day events in the South West of the city during March 2021 across a variety of streets, parks, cafes and outside the MWB.
- 20.3. Introduction of an 'Out and About' program for the South West, with community centre staff visiting and engaging directly with local businesses, education facilities and service providers in the area.

- 20.4. Establishment of a range of new community led partnerships active across the South West of the city. Based on the principles of shared knowledge, co-design and maximising resources, these partnerships are extending our neighbourhood programs to facilitate social connections between residents.
21. Noting the increased visitation and the views of community, we recommend that the MWB becomes the permanent community hub for both the ASWCC and the surrounding precinct.
22. Council may wish to consider reallocation of some of the \$1.5m funding (that had been approved for the purchase and fit-out of a new building) towards an expansion of this partnership program to increase its impact in the South West of the city.
-

DATA AND SUPPORTING INFORMATION

Link 1 – Property Market Report, 27 July to 13 October 2021

Link 2 – Adelaide South West Community Centre at the Minor Works Building, community feedback and statistics, August to September 2021

ATTACHMENTS

Nil

- END OF REPORT -

Residential Growth Action Plan

ITEM 5.2 02/11/2021
The Committee

Strategic Alignment - Thriving Communities

Program Contact:
Ian Hill, Managing Director,
AEDA 8203 7249

2021/00082
Public

Approving Officer:
Clare Mockler, Chief Executive
Officer

EXECUTIVE SUMMARY

With the commencement of the Adelaide Economic Development Agency (AEDA) in January 2021, the AEDA Board has been working to address one of its objectives, namely: *To accelerate economic growth in the City of Adelaide by attracting investment and supporting businesses, festivals and events, as well as visitor, student and residential growth.* This was reinforced as an action in the approved 2021/22 AEDA Business Plan to work with industry partners, property developers and owners to stimulate residential growth. Growth of the City's residential population is also a strategic outcome within the City of Adelaide 2020-2024 Strategic Plan.

The AEDA Board endorsed a ten point plan at its May meeting to identify opportunities to increase the number of people living in the City. The research and discussions arising from this have contributed to the identification of 20 actions for consideration by Council and the State Government.

The actions identified by the AEDA board support existing initiatives being led by Council toward realising its Strategic Plan Vision of Adelaide becoming the most liveable city in the world.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Notes the role of the Adelaide Economic Development Agency to accelerate residential growth in the city.
 2. Notes the background work and investigations undertaken by the Adelaide Economic Development Agency to date.
 3. Notes the Adelaide Economic Development Agency's Proposed Initiatives to Accelerate Residential Growth, provided in Attachment A to Item # on the Agenda for the meeting of the Council held on 9 November 2021, and endorses discussion with the Capital City Committee on these actions.
 4. Notes the City of Adelaide and Adelaide Economic Development Agency are continuing work to further increase residential growth in the City and North Adelaide. A further report will be brought back to Council in 2022.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Thriving Communities Vision – Adelaide is the most liveable city in the world. Outcome – Well planned and inclusive population growth (housing affordability is a key factor of liveability).
Policy	Not as a result of this report
Consultation	Key city developers and community housing providers
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 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. The Adelaide Economic Development Agency (AEDA) commenced operation on 18 January 2021.
2. Clause 7.1 of the AEDA Charter states that an Object and Purpose of AEDA is:
 - 2.1. *“To accelerate economic growth in the City of Adelaide by attracting investment and supporting businesses, festivals and events, as well as visitor, student and residential growth.”*
3. An action in the approved 2021/22 AEDA Business Plan is to work with industry partners, property developers and owners to create residential growth.
4. At its May 2021 meeting, the AEDA Board endorsed a ten point plan to host roundtables with private developers and the community housing sector, undertake research into the economic impact of accelerating the number of people living in the City, an examination of the new Planning and Design Code to identify opportunities or barriers to residential growth, a review of past initiatives and an examination of what strategies other cities are implementing
5. AEDA provided a briefing to the Capital City Committee’s (the Committee) September 2021 meeting on its role and initial thoughts on increasing the number of people living in the City. Further discussions with government agencies will be held and a report will be provided to the next meeting of the Committee following endorsement through Council.
6. The AEDA Board has noted and acknowledged the significant commitment Council is already undertaking with the 88 O’Connell Street and Central Market Arcade redevelopment.

AEDAs work on residential growth

7. The latest estimated residential population figure for the City of Adelaide is 26,177 up from a low point of 12,656 in 1981. Although the City’s population growth has outpaced South Australia’s growth rate for the past two decades, it would be insufficient to reach the 50,000 figure that was formerly targeted by 2041.
8. If that target was able to be achieved by 2041, as opposed to Plan SA’s medium population scenario (41,000 people), economic modelling undertaken by BDO suggests a net economic benefit for SA of \$157 million with avoided infrastructure costs of \$235 million. The economic impact for the CBD flowing from increased household expenditure is \$74.5 million supporting 211 FTE jobs. This suggests there is a strong economic case for both the State and the Council to collaboratively increase the number of people living in the City.
9. The research and engagement undertaken to inform this process identified a range of disparate factors that should be collectively addressed if the number of people living in the City is to increase more rapidly. These include:
 - 9.1 Lifting the overall rate of South Australia’s population growth, noting that it continues to be sluggish.
 - 9.2 The collapse of international student numbers, with just 30% of student beds in the City currently occupied.
 - 9.3 Challenging the trend that accelerated during COVID-19 for more people to express a preference for non-apartment and/or regional living options.
 - 9.4 Improving amenity and vibrancy as key elements that attract people to live in the City.
 - 9.5 The absence of products such as Built To Rent housing in South Australia despite it being increasingly delivered overseas and in other parts of Australia.
 - 9.6 The absence of a contemporary City Plan to facilitate and guide future growth and development of our City in a way that reinforces its liveability.
 - 9.7 The appropriateness of the way in which fees and charges are levied on multi-storey residential development in the City.
 - 9.8 The way in which housing construction grants are designed implicitly preference non-CBD locations.
 - 9.9 The balance between facilitating new development and reactivating/repurposing vacant building stock for residential purposes.
 - 9.10 The absence of an over-arching authority/agency to take ownership of accelerating dwelling construction in the City and to ensure that government housing policy and programs include a CBD-focussed component.
 - 9.11 Lack of a coordinated and joined up approach to the disposal of publicly owned land, and acquisition of strategic development sites, in the City.

- 9.12 The absence of a vehicle or structure that enables community housing providers to develop at scale in the CBD rather than in suburban locations.
- 9.13 The review of the Planning and Design Code concluded that the Code has resulted in planning policy that is more facilitatory for residential development however there are elements more suited to a suburban context that may be overly restrictive within the CBD where higher density development is envisaged.
10. There was also a strong feeling that there is no time like the present to focus on accelerating residential growth in the City due to:
- 10.1 Adelaide's mantle as the world's third most liveable city complements what is already an unparalleled value proposition as a driver of economic activity and gateway to South Australia with unique advantages in environment, scale, amenity, infrastructure, lifestyle, safety, accessibility, experience and opportunity.
- 10.2 Adelaide is now being increasingly recognised as an international city that is attractive to global brands as an ideal living and investment location.
- 10.3 Major investment and policy decisions across government agencies and corporate entities increasingly consider a wider range of qualitative factors where factors such as liveability and amenity rates highly. Many of these have emerged of greater importance post COVID.
- 10.4 COVID-19 has disproportionately affected all capital cities and presented a number of economic challenges because of declining worker and visitor numbers. However, Adelaide has not been as affected as its counterparts and in fact its market position if anything has been enhanced.
- 10.5 There is a compelling narrative around the Adelaide offer as a living and working location that cannot be replicated and resonates strongly with young and professional cohorts that live, work and play in the City. This is being enhanced through initiatives such as Lot 14 and Biomed City as creators of highly skilled jobs.
11. Given the above it is apparent that a single, individual project will not address all the above issues and opportunities. Twenty projects have been identified and are itemised in **Attachment A**.
12. Of the identified projects, several are of fundamental importance ranging from the delivery of short-term outcomes through to laying the structural foundation for longer term growth. These include:
- 12.1. Introduce a new product segment to Adelaide by working with Renewal SA to develop a pilot Build To Rent project.
- 12.2. Build on the mantle of Australia's most liveable city to deliver a comprehensive marketing and communications strategy that aligns with the work being undertaken by the Department of the Premier and Cabinet.
- 12.3. Attract new developers into the City through a significant financial stimulus package to develop at least 1,000 city dwellings.
- 12.4. Establishing structures that:
- 12.4.1 Provide a holistic approach to the release to market and development of publicly-owned land in the City of Adelaide as well as acquisition of strategic sites.
- 12.4.2 Enable community housing providers to develop projects at scale in the City of Adelaide.
- 12.4.3 Provide a vehicle for the rollout of a City Housing Strategy in the City of Adelaide.
13. The initiatives endorsed by the AEDA Board can be divided into six general categories:
- 13.1. Increase Demand for Housing in the City – ensuring that the City benefits from accelerating the rate of population growth in South Australia, that there are sufficient jobs and people recognise the benefits of living in the City.
- 13.2. Financial Considerations – equalising the financial differential that developers and purchasers of dwellings in the City face due to fees and charges designed for suburban contexts but applied to the City irrespective of its unique built environment and style of development.
- 13.3. New Housing Products and Models – unlocking new land opportunities and ensuring the right structures are in place to accelerate residential development.
- 13.4. Council Processes – ensuring that Council plays a proactive role in enhancing liveability around new developments, has a rating system that recognises the whole of life income generated by new developments and has a facilitatory role in aggregating land parcels.

- 13.5. Policy and Regulatory Matters – ensuring that planning regulations do not unreasonably restrict the development of new dwellings, the utilisation of vacant dwellings or the reuse of older buildings.
- 13.6. Strategic Positioning of the City – ensuring the City of Adelaide has a long-term spatial vision and the primacy of the City is recognised and informs State Government policy and program delivery.
14. A copy of the Proposed Initiatives to Accelerate Residential Growth endorsed by the AEDA Board is provided in **Attachment A**.

Alignment with City of Adelaide Projects

15. Council's Strategic Plan Vision is for Adelaide to become the most liveable city in the world. To assist with the realisation of this goal the City of Adelaide is undertaking a number of investigations and projects to increase the liveability of the city and North Adelaide and in turn generate residential growth
16. A brief overview of the work currently being undertaken by the City of Adelaide that relates to our Strategic Plan vision to become the most liveable city in the world and status update is provided in Table 1 below:

Project/Action	Council consideration	Status/Comment
Key Development Policy Improvement Priorities – Liveability identified as a key pillar	Endorsed by Council 10/8/21 to begin investigations	This includes multiple areas of development policy being considered together including residential growth and development, encouraging business, economic drivers and strong public realm policies.
Homelessness, Social and Affordable Housing Policy	Endorsed for stakeholder engagement 13/4/21	Engagement proposed to commence in November 2021. Engagement timing to follow Council endorsement of the Home Buyer's Rate Remission Scheme (see below)
Home Buyer's Rate Remission Scheme	Endorsed 13/7/21 subject to State Government providing complementary financial incentives	The State Government has advised that no specific incentives will be provided at this time. To be brought back to Council for direction on how or if to progress without State government financial support.
Local Housing Plan	Identified in the Homelessness, Social and Affordable Housing Policy	The State Government's <i>Our Housing Future 2020-2030</i> includes a recommendation for local government to prepare a local housing plan to help identify local housing needs and trends from both a supply and demand perspective.
Establish an Under 40's City Living Reference Group	Endorsed by Council 9/3/21	The Lord Mayor's 40 Under 40 Forum held in 2020 may form the basis of this Group
Develop a Graduate Retention Strategy	Approved the scoping of a Graduate Retention Strategy 9/3/21	The Strategy will be scoped in partnership with State Government, universities and the private sector, including budget implications, and will be prepared for further consideration by Council.

17. In addition to the above work being undertaken, AEDA and Council are continuing to work together to further increase residential growth in the City and North Adelaide. This collaborative piece will be brought back to Council in 2022.

ATTACHMENTS

Attachment A – Adelaide Economic Development Agency's Proposed Initiatives to Accelerate Residential Growth

- END OF REPORT -

Adelaide Economic Development Agency's Proposed Initiatives to Accelerate Residential Growth

(endorsed by the AEDA Board at its meeting on 26 October 2021)

Increase Demand for Housing in the City – ensuring that the City benefits from accelerating the rate of population growth in South Australia, that there are sufficient jobs and people recognise the benefits of living in the City		
<p>1. Advocate to the Australian Government to:</p> <ul style="list-style-type: none"> • Increase the number of jobs in the City through the relocation of Commonwealth Government Agencies and services to Adelaide • Expand the City Deal to complement the existing investment in Lot 14 but expand its focus to stimulate further economic activity within the CBD. • Review policy settings for skilled and business migrants to further incentivise their choice to locate in South Australia. • Waive Foreign Investor Stamp Duty Surcharges for new and off the plan purchases for owner-occupiers of apartments. 	<p>State Government/City of Adelaide</p>	<p>Short Term</p>
<p>2. Deliver a comprehensive marketing and communications strategy (over a number of years) that promotes the City as a great place to live (amenity and lifestyle) as well as work (job opportunities and changing economy). The strategy is to align with and complement the work being undertaken by the Department of the Premier and Cabinet to promote the availability of job opportunities in South Australia to interstate markets.</p>	<p>City of Adelaide (AEDA)/State Government</p>	<p>Ongoing</p>
<p>3. Work with all stakeholders within the purpose built student accommodation sector to rebuild the market in SA and support the enablers of growth including policy settings that enable easier entry into SA for overseas students, promoting new source markets as well as improving access and affordability for student housing in the City</p>	<p>State Government</p>	<p>Short – Medium Term</p>
<p>4. Raise awareness of co-living options for key city workers and young professionals within under-utilised purpose built student accommodation, hotels and short stay accommodation facilities.</p>	<p>City of Adelaide (AEDA)</p>	<p>Short – Medium Term</p>
<p>5. Provide a “residential concierge service” to support firms who are looking to locate in South Australia to inform and assist their workforce about accommodation options in the City.</p>	<p>City of Adelaide (AEDA)</p>	<p>Short Term</p>

Financial Considerations – equalising the financial differential that developers and purchasers of dwellings in the City face due to fees and charges designed for suburban contexts but applied to the City irrespective of its unique built environment and style of development		
6. Recognising the unique nature of residential development proposals in the CBD, reform the design of government fees and charges applied to residential development in the CBD to ensure it is not placed at a financial disadvantage to development elsewhere in metropolitan Adelaide.	State Government	Short Term
7. Alter the way in which revenue collected through the Open Space Levy from multi-storey residential development in the CBD is distributed so that such revenue can be invested into improving the surrounding amenity of those developments.	State Government	Short Term
8. Design and deliver a significant financial stimulus package to develop at least 1,000 city dwellings.	State Government/City of Adelaide	Short term
New Housing Products and Models – unlocking new land opportunities and ensuring the right structures are in place to accelerate residential development		
9. Create a public land development portfolio through which federal, state and local government land, and land owned by other public bodies, is collectively considered for development. The scope of the portfolio should be expanded to include strategic acquisitions that will accelerate residential or mixed use development outcomes.	State Government/City of Adelaide	Medium Term
10. Establish a new partnership entity between agencies of government, council, community housing providers, industry and development groups that can oversee and/or be vested with a key responsibility to deliver significant affordable, social and specialised housing in the City and activating and/or expanding existing joint project arrangements for the same.	State Government	Medium Term
11. City of Adelaide and/or the State Government work with the private sector to deliver a significant Build To Rent development in the city as a demonstration project.	City of Adelaide/State Government	Short Term

Council Processes – ensuring that Council plays a proactive role in enhancing liveability around new developments, has a rating system that recognises the whole of life income generated by new developments and has a facilitatory role in aggregating land parcels.			
12.	Investigate mechanisms to fund public realm improvements in areas surrounding new residential development activity in line with broader masterplans and amenity upgrades.	City of Adelaide	Short Term
13.	Explore greater flexibility on rebates for educational uses to consider rate concessions for operators of purpose built student housing that can offset operational costs and thereby provide more affordable and competitive housing options in the city.	City of Adelaide	Short Term
14.	Consider rating concessions and deferred payment arrangements on residential developments in the City that involve the adaptive reuse of existing buildings for city living, shared cost arrangements for public realm upgrades or ground floor activation of multi-level apartment blocks.	City of Adelaide	Short – Medium Term
15.	Initiate a study of the City to establish priorities for land and property purchases, through the Future Fund, by the City of Adelaide which have the potential for residential and/or mixed use development.	City of Adelaide	Short – Medium Term
Policy and Regulatory Matters – ensuring that planning regulations do not unreasonably restrict the development of new dwellings, the utilisation of vacant dwellings or the reuse of older buildings			
16.	Examine and prioritise potential Planning and Design Code Amendment opportunities that remove barriers to residential development, reinforce liveability or open up new opportunities.	City of Adelaide	Short – Medium Term
17.	Identify ways to remove or address barriers to the repurposing of older and vacant buildings within the City of Adelaide with the potential to deliver an “adaptive reuse trial”.	City of Adelaide	Short Term

Strategic Positioning of the City – ensuring the City of Adelaide has a long term spatial vision and the primacy of the City is recognised and informs State Government policy and program delivery			
18.	Develop a City Plan for the City of Adelaide to facilitate and guide future growth and development. The 30-Year Plan for Greater Adelaide provides a sound framework for strategising the City’s future within the context of metropolitan Adelaide and the State, however, is not positioned or able to provide the fine-grain on-ground responses to address the truly unique characteristics of the City. The Plan should include a focus on enhancing the City’s liveability as an attractor of residents ensuring future residential development. Consideration should be given to the plan meeting the requirements under Section 64 of the Planning, Development and Infrastructure Act 2016.	City of Adelaide	Short-Medium Term
19.	The City of Adelaide develop a housing strategy that gives effect to the Regional Plan which overlays and enables the manner, style and density of residential developments in the City with set outputs and targets in a short, mid and long term time frame.	City of Adelaide	Medium Term
20.	Examine opportunities for public-sector residential development in the of the City of Adelaide through existing programs delivered through SAHA and Renewal SA such as the 1000 Homes Program.	State Government	Short Term

Adelaide Economic Development Agency – Quarterly Update

ITEM 5.3 02/11/2021
The Committee

Strategic Alignment - Strong Economies

Program Contact:

Ian Hill, Managing Director, AEDA
8203 7249

2020/01894

Public

Approving Officer:

Clare Mockler, Chief Executive
Officer

EXECUTIVE SUMMARY

In accordance with Clause 35.2 of the Charter of the Adelaide Economic Development Agency (AEDA), this report provides a quarterly update to Council on progress against milestones and performance indicators as outlined in the AEDA Business Plan and Budget for 2021-22.

This report provides an update to Council for the period 1 July to 30 September 2021.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Notes the report.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 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

1. Clause 35.2 of the Charter of the Adelaide Economic Development Agency (AEDA) states:
“At the end of each quarter the Agency shall submit a report to the Council on progress against milestones and performance indicators as outlined in the Agency’s Strategic and Annual Business Plans.”
2. This report provides an update to Council for the period 1 July to 30 September 2021. An overview of the key highlights is shown here at Link 1 view [here](#).
3. Key activities undertaken during this period included:
 - 3.1. Dinner’s On Us and Hit the Town campaigns
 - 3.2. Rundle Mall winning the National Retailer Award as the Retail Precinct of the Year
 - 3.3. Launch of the Events Recovery Fund
 - 3.4. Strategic Partnership Program
 - 3.5. Support for the South Australia Tourism Commission’s Go To Town campaign

Dinner’s on Us and Hit the Town Campaign (Strategic Focus – Business Growth)

4. Throughout June, July and August, AEDA ran a digitally-led campaign “Hit the Town”, curating city events and activities to drive visitation to the city during traditionally quieter winter months. This highlighted more than 50 events including Adelaide Winter Staycations and Winter Weekends within the city.
5. A component of this campaign was the “Dinner’s On Us” promotion giving away 5,000 x \$30 vouchers to use on dine-in dinners at participating businesses between 1 July and 31 August.
6. The campaign had 92 registered businesses throughout the city and North Adelaide.
7. Over 46,000 entries were submitted to receive one of the 5,000 vouchers on offer of which almost half were redeemed during the campaign.
8. The campaign created additional spend of \$2.10 for every \$1.00 of the voucher value.
9. A survey of winners who redeemed their voucher noted that 70% of respondents said they would not have visited or were unsure if they would have visited without the voucher.

Retail Precinct of the Year (Strategic Focus – Business Growth)

10. On 3 September 2021, the National Retail Association (NRA) named Rundle Mall as the Retail Precinct of the Year. This award honours shopping centres and precincts for leading the way in providing experiential and entertaining opportunities for customers.
11. The NRA judges were impressed with Rundle Mall’s continued efforts to provide the best possible experience to retailers and customers alike.

Events Recovery Fund (Strategic Focus – Visitor Growth)

12. The purpose of the fund is to provide financial support to eligible organisations to assist in the staging of events and festivals held within the City of Adelaide boundary.
 - 12.1. The fund offers three categories of funding designed to assist in the staging of COVID safe events that help drive visitation spend and vibrancy for the city:
 - 12.1.1. Quick response – up to \$10,000 is intended to support events with costs associated with disruption caused by the impacts of COVID-19.
 - 12.1.2. Expansion of Existing Events – up to \$50,000 to help existing events expand, enhance or activate additional areas of the city.
 - 12.1.3. New Events – up to \$200,000 to support new and exciting events within the city.
 - 12.2. Applications are now open and will close on 30 April 2022 or when funds are expended.
 - 12.3. To date a number of enquiries have been received for all categories within the fund.

Strategic Partnership Program (All Strategic Focus areas)

13. The purpose of the AEDA Strategic Partnership program is to provide financial support and to work with partner organisations to provide financial support and to work with partner organisations who will focus on delivering projects and activities that:
 - 13.1 Respond to and deliver innovative ideas that accelerate economic growth in the city.

- 13.2 Deliver initiatives that are responsive and provide solutions to challenges faced by the city in a COVID environment.
- 13.3 Support business growth through attraction, retention and building business capability initiatives.
- 13.4 Contribute to a vibrant and dynamic city experience that grows the Visitor Economy sector (tourism, events/festivals, international students, and business events).
- 14. Organisations are able to apply for a minimum of \$50,000 up to a maximum of \$150,000 per project and are able to apply for more than one project each year. Multi-year funding is available for projects that demonstrate a sustained period of activities.

Go to Town Campaign (Strategic Focus – Brand & Marketing)

- 15. Launched by the Premier Steven Marshall and Deputy Lord Mayor Mary Couros at the beginning of September, this campaign invites South Australians to enjoy all that the city has to offer through a range of city-based deals and events while supporting local business.
- 16. As part of this broader campaign, AEDA partnered with the State Government, and the Property Council South Australia on the FOMO Fridays initiative which included activities aimed to encourage CBD workers back into offices and out of working from home on Fridays.

Win @ Rundle Mall (Strategic Focus – Business Growth)

- 17. Run between 2 July and 31 August, this campaign encouraged shoppers to spend \$50 within Rundle Mall and go into the draw for \$30,000 worth of prizes.
- 18. A total of 6,998 entries were received, with consumers able to submit multiple entries if they spent more than \$50. On average, consumers submitted three competition entries with an average spend of \$134 per entry.
- 19. Consumers spent at 424 different businesses within the Precinct during the campaign.

Other Activities

- 20. Other activities undertaken within the first quarter of the 2021-22 financial year address the following Business Plan and Budget actions:
 - 20.1 Strategic Focus - City and Residential Growth:
 - 20.1.1 Tenders were sought for the establishment of a Digital Market Place. The tender submissions are being evaluated and negotiations with the preferred supplier are underway.
 - 20.1.2 Discussions with stakeholders on initiatives to stimulate residential growth.
 - 20.2 Strategic Focus – Business Growth:
 - 20.2.1 Met with Presidents of all Precinct Groups to discuss challenges and opportunities experienced by all groups and circulated funding agreements for 2021/22.
 - 20.2.2 Facilitated 95 activations within Rundle Mall during the period.
 - 20.3 All Strategic Focus areas:
 - 20.3.1 Liaised with current strategic partners including the Adelaide Convention Bureau, StudyAdelaide, Festivals Adelaide and Renew Adelaide regarding the Strategic Partnership Program for 2021/22 prior to the launch.
 - 20.4 Strategic Focus - Brand and Marketing:
 - 20.4.1 Followers on AEDA social media channels and Electronic Direct Marketing databases have grown as a result of the sign in requirements linked to the Dinner's on Us campaign.
- 21. Forward Activities
 - 21.1 Delivered 2021 Vogue Festival – 8 to 10 October
 - 21.2 Delivering WellFest Adelaide – 15 to 31 October
 - 21.3 Preparation for Christmas and holiday trading
 - 21.4 First meeting of the AEDA Advisory Committee
 - 21.5 Continuation of development of Residential Growth agenda.
 - 21.6 Commencement of business growth element of the City Business Support Package as part of the Reignite the City initiative delivered in partnership with Business SA.
- 22. Quarter 1 Financial Position

22.1 AEDA's financial forecast remains unchanged from the original budget 2021-22.

DATA AND SUPPORTING INFORMATION

Link 1 – Quarterly Update presentation for period 1 July to 30 September 2021

ATTACHMENTS

Nil

- END OF REPORT -

Adelaide Central Market Authority – Quarterly Update

ITEM 5.4 02/11/2021
The Committee

Strategic Alignment - Strong Economies

Program Contact:
Jodie Kannane, General Manager
ACMA, 8203 7957

2015/02959
Public

Approving Officer:
Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

In accordance with Charter of the Adelaide Central Market Authority (ACMA), this report provides a quarterly update to Council on progress against the strategic milestones and key performance indicators outlined in the Strategic Plan and Annual Business Plan and Budget for 2021-22.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Notes the report.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 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

1. Clause 6.3.2 of the Charter of the Adelaide Central Market Authority (ACMA) states:
“Within 14 business days of the end of each quarter the Authority must submit to the Council’s CEO a quarterly report on progress against the strategic milestones and key performance indicators outlined in the Strategic plan and the Annual Business Plan and Budget.”
 2. A copy of the quarterly report for the period 1 July to 30 September 2021 as provided to the Council’s Chief Executive Officer is found at Link 1 view [here](#).
 3. The ACMA Chairperson’s letter to CEO is available at Link 2 view [here](#).
 4. Key highlights within the report include:
 - 4.1 July 2021
 - 4.1.1 Home Delivery Online platform launched.
 - 4.1.2 Market Lovers/UPark Plus card launched.
 - 4.1.3 Amended ACMA Charter 2021 gazetted 8 July.
 - 4.1.4 Bastille Day event on 14 July.
 - 4.1.5 State Government lockdown with the Market remaining open as an essential service.
 - 4.2 August 2021
 - 4.2.1 The Grind stall upgrade completed.
 - 4.2.2 Thompson’s Fruit and Veg stall expansion completed.
 - 4.2.3 Lockdown Recovery Marketing Action Plan established.
 - 4.3 September 2021
 - 4.3.1 Escalator and main switchboard capital projects completed.
 - 4.3.2 Traders Representation Committee established per Charter. Inaugural meeting held 21 September.
 - 4.3.3 SA Country Women’s Association pop up receiving overwhelming success.
 - 4.3.4 Home Delivery Online sales successfully implemented after 9 weeks of operation.
 - 4.3.5 New stall "Let Them Eat" opened.
 - 4.3.6 Delivered "Sustainable September" looking at simple steps to reducing our environmental impact through how we shop, cook and live.
 5. Forward Activities and / or services
 - 5.1. Chilli Crab event - 29/30 October
 - 5.2. CoA property & services audit report to be updated to support an updated 10 year Capital Plan
 - 5.3. Two new art murals have been commissioned for unveiling in October
 - 5.4. New stall SiSea planned to open in 2021.
 - 5.5. Deliver Christmas marketing & operational program.
 - 5.6. Recruitment of two ACMA Board Members.
 6. Quarter 1 Financial Position
 - 6.1. ACMA’s Financial Forecast remains unchanged from the original budget 2021-22.
-

DATA AND SUPPORTING INFORMATION

Link 1 - Quarterly report for period 1 July to 30 September 2021

Link 2 – Letter from ACMA Chairperson

ATTACHMENTS

Nil

- END OF REPORT -

Adelaide City Deal Update

ITEM 5.5 02/11/2021
The Committee

Strategic Alignment - Strong Economies

Program Contact:

Ian Hill, Managing Director, AEDA
8203 7249

2019/01590
Public

Approving Officer:

Clare Mockler, Chief Executive
Officer

EXECUTIVE SUMMARY

Council at its meeting on 18 March 2019 endorsed the City of Adelaide's component of the Adelaide City Deal namely to invest \$8 million for the Ten Gigabit Adelaide Network, \$2.79 million over five years to install LED smart lighting and \$1.8 million for Adelaide Free Wi-Fi. As part of the Adelaide City Deal, the Commonwealth undertook to invest a capped funding contribution of \$10 million to support smart infrastructure across the City of Adelaide, excluding Lot 14.

This report provides an update on the projects that have been approved by the Australian Government to utilise the Adelaide City Deal funding. These include the next generation Adelaide Free Wi-Fi network, update of the City Safe CCTV network and a new 'Experience Adelaide' Smart Visitor Centre.

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Notes the report.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Strong Economies
Policy	Not as a result of this report
Consultation	<p>Various departments and agencies of South Australian Government (including Botanic Gardens) and Adelaide Zoo, Study Adelaide, Event Organisers, Community support sector have been consulted regarding a new Adelaide Free Wi-Fi.</p> <p>South Australian Police have been consulted regarding the update of the City Safe CCTV Network.</p> <p>Key contacts within the South Australian Tourism Commission, Renewal SA, Local Government Association, Department of Transport and Infrastructure and Visitor Information Centre volunteers.</p>
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	<p>A new Adelaide Free Wi-Fi will provide an expanded footprint and enhanced connectivity, improve digital experience capability, and enhance social inclusion with greater access to digital connectivity, to assist in providing access to support services.</p> <p>The updated City Safe CCTV Network will provide key infrastructure for services to help the City of Adelaide to be a safer city.</p> <p>'Experience Adelaide' to be a world class, digitally led, best practice visitor information centre.</p>
21/22 Budget Allocation	\$900,000 has been included in the 2021/22 Business Plan and Budget towards the delivery of a new Adelaide Free Wi-Fi.
Proposed 22/23 Budget Allocation	\$900,000 to meet the City of Adelaide's commitment through the Adelaide City Deal to delivery a new Adelaide Free Wi-Fi
Life of Project, Service, Initiative or (Expectancy of) Asset	5 years for Adelaide Free Wi-Fi, 10 years for CCTV network infrastructure. Seeking a long term location for the Experience Adelaide Smart Visitor Centre
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	City of Adelaide has been allocated up to \$10 million within the Adelaide City Deal to deliver smart technology projects

DISCUSSION

Background

1. The Adelaide City Deal is a 10-year agreement between the Australian Government, the Government of South Australia and the City of Adelaide to grow Adelaide as an innovative and vibrant city. Governments are working together to deliver projects and initiatives that support the growth of businesses and jobs, encourage the growth of Adelaide's population, and build on the city's global reputation in the arts and culture.
2. Total funding for the Adelaide City Deal is \$699 million.
3. Council at its meeting on 18 March 2019 endorsed the City of Adelaide's component of the Adelaide City Deal namely to invest \$8 million for the Ten Gigabit Adelaide Network, \$2.79 million over five years to install LED smart lighting and \$1.8 million for Adelaide Free Wi-Fi. As part of the Adelaide City Deal, the Commonwealth undertook to invest a capped funding contribution of \$10 million to support smart infrastructure across the City of Adelaide, excluding Lot 14.
4. Business cases for three projects have been accepted by the Australian Government to utilise the funding committed to the City of Adelaide. These are:
 - 4.1 A new Adelaide Free Wi-Fi – to assist the City of Adelaide to deliver a new free wi-fi network with expanded footprint and enhanced connectivity and improved digital experience capability.
 - 4.2 Replacement of the Adelaide City Safe CCTV Network which is owned by the City of Adelaide and operated by South Australia Police.
 - 4.3 Deliver an 'Experience Adelaide' Smart Visitor Experience Centre.

Adelaide Free Wi-Fi

5. The existing Adelaide Free Wi-Fi service is provided as a result of an agreement between the Government of South Australia and TPG Telecom (TPG), comprising of 200 outdoor access points. This contract ended on 9 December 2019 however TPG are continuing this service whilst the City of Adelaide develops a plan for delivering a new free Wi-Fi network for the city.
6. The current Wi-Fi technology and infrastructure is:
 - 6.1 End-of-life and at risk of failure.
 - 6.2 No longer meets minimum performance criteria due to the mix of technologies such as mesh-wireless, fibre and ADSL.
 - 6.3 No longer delivering reliable connectivity sought by city users.
 - 6.4 A barrier to Local and State Governments delivering a quality digital experience to city users.
 - 6.5 No longer meeting the needs of the evolving stakeholder groups such as visitors, tourists, festivals / events attendees, students etc.
7. Despite this, the network still provides connectivity to a wide range of city users, with over 180,000 user connections on average per month. Based on statistics provided by TPG Telecom in 2019, the top services accessed by users connected to the Wi-Fi network were:
 - 7.1 Web browsing / misc. web traffic – 47 %
 - 7.2 YouTube / Online video content – 12%
 - 7.3 Apple / iTunes services – 10 %
 - 7.4 Facebook – 8 %.
8. Businesses within the City of Adelaide have been significantly impacted by the effects of COVID-19, particularly with loss of visitors and tourists to the city and the growth in the number of people working from home on a more regular basis rather than in city offices. Provision of a new Adelaide Free Wi-Fi Network will be a tool available to city users, particularly when international travel resumes, and when the city welcomes more tourists and international students.
9. In determining the ongoing need for a free Wi-Fi network in the city we conducted consultation sessions with staff within Council and the following stakeholders:
 - 9.1 Various departments and agencies of South Australian Government (including Botanic Gardens) and Adelaide Zoo

- 9.2 StudyAdelaide
 - 9.3 Event Organisers
 - 9.4 Community support sector.
10. The intent of the consultation was to understand the potential benefits a new Adelaide Free Wi-Fi network could provide. The response from all sectors has been positive, with feedback received that a reliable, robust, free Wi-Fi service that is easily accessible, will close a connectivity and inclusion gap for several categories of city users including visitors and tourists, 'Gig-economy' workers, international students, lower socio-economic groups, and people experiencing homelessness.
 11. Anticipated outcomes from a refreshed Adelaide Free Wi-Fi network will be:
 - 11.1 Significantly higher performing wireless broadband delivery to better meet user expectations of reliability and seamless connectivity across the city.
 - 11.2 An expanded footprint that services areas around retail, business, education, visitor, cultural, recreation, innovation, and medical precincts.
 - 11.3 A denser access point array provides greater connectivity in regions currently under-served by the existing network.
 - 11.4 The proposed wi-fi coverage area does not include public spaces in Lot 14, however the Wi-Fi network can be used by start-ups and entrepreneurs (include those that reside in Lot 14) as a city scale living lab to test and trial technologies and big data analytics.
 - 11.5 Focused visitor information accessible as part of a smart Visitor Experience Centre. This includes digital wayfinding applications and self guided tours though the city. City of Adelaide can add splash and landing pages to the Wi-Fi connection process to directly inform new users to the network.
 - 11.6 Providing digital connectivity to enable immersive and experiential digital engagement with city landmarks and cultural sites (i.e. Virtual Reality, Augmented Reality, 360 immersive photography, flyovers etc.).
 - 11.7 Enhanced social inclusion with greater access to digital connectivity, to assist in providing access to support services.
 - 11.8 Improved access to emergency help and critical services to people in crisis, those experiencing homelessness and the underprivileged.
 - 11.9 Improved social dialogue, activation and engagement between citizens.
 - 11.10 Enhanced connectivity and improved digital experience capability.
 - 11.11 Provides a platform for innovation amongst the community and attract innovative local businesses to build, test and deploy innovative mobile content and services.
 - 11.12 Contributes to Adelaide's reputation as being one of the most liveable cities in the world.
 12. Provision of a high-quality broadband to city users encourages them to "linger longer" in and around city destinations and precincts to stay connected on the network, thus increasing spending in the city. It further extends the virtual workplace opportunities for people to work in open spaces.
 13. Council in partnership with the preferred supplier will build a new Adelaide Free Wi-Fi, that will be owned and operated by supplier for the next five years.
 14. The proposed Wi-Fi solution ensures coverage of key areas, replace all underperforming meshed based access points with high-speed fibre optics. The Wi-Fi network will utilise Cisco networking equipment, the latest Wi-Fi Access Point technology (Wi-Fi 6), the ability to support multiple Service Set Identifier (SSID) names, ability to support University EduRoam in the future and the introduction of a splash page to facilitate city-wide promotions and capture some basic user information.
 15. The proposed solution consists of 251 new Cisco access points and additional data analytics capabilities.
 16. The data analytics will include but not limited to:
 - 16.1 Wi-Fi metrics data which includes information around number of connected devices, number of sessions, length of sessions, bandwidth usage (downloads and uploads) and services consumed (including but not limited to YouTube, social media, web browsing etc.).
 - 16.2 Wi-Fi footfall information including but not limited to visit time, duration, and dwell time.

17. Council has budgeted \$900,000 in the 2021/22 financial year and has identified an additional \$900,000 in the 2022/23 financial to fund the new Adelaide Free Wi-Fi network. In addition, \$3 million has been nominated from the Adelaide City Deal funding to support the delivery of the new network.
18. Subject to contract negotiations, this project is anticipated to be delivered in the next 12 months.

City Safe CCTV Network Upgrade

19. The current City Safe Network operating system including cameras is reaching the end of life and needs to be updated for public safety. The City Safe network is managed through a partnership between South Australia Police (SAPOL) and the City of Adelaide (CoA) which maximise the strengths of each organisation, increasing efficiencies and reducing duplication. The governance of the partnership is executed through the CCTV Strategic Group. Details about the City Safe CCTV Network can be found at <https://www.cityofadelaide.com.au/community/safety/city-safe-cctv-network/>
20. An open market approach has been undertaken for the procurement of a new operating system and cameras and is currently under evaluation.
21. The tender specification for the new cameras and operating system requests the most up to date smart technology including up to 360 degree view, low light performance, and the capability to implement object tracing, facial and number plate recognition in the future. It will be the decision of SAPOL whether these functions will be turned on in line with their policing requirements. SAPOL will continue to maintain the privacy of city users, noting that the confidentiality of the network is a requirement of their prosecution chain.
22. Specific locations for the cameras will be subject to cost and capability of the new technology and will be determined in conjunction with SAPOL who operate the City Safe CCTV Network. SAPOL and City of Adelaide regularly review locations for CCTV cameras based upon crime intelligence data and risk assessments.
23. Up to \$3 million will be invested by the Australian Government for the upgrades to the CCTV cameras and monitoring system as part of the Adelaide City Deal.
24. Subject to contract negotiations, this project is anticipated to be delivered in the next 18 months.

'Experience Adelaide' Smart Visitor Centre

25. With the commencement of the Charter Hall development between King William Street and James Place and the associated building works, CoA relocated the Adelaide Visitor Information Centre (Centre) to ensure we could comfortably welcome and provide services for visitors to the city and ensure a safe working environment for staff and volunteers. The centre is now temporarily co-located within the CoA's Customer Centre at 25 Pirie Street.
26. A new visitor experience centre in Adelaide would provide local, domestic and international visitors with a collection of accessible tourism experiences from across the city and regional areas and would be the main visitor touch point in Adelaide.
27. As a result of ever-changing advancements in technology such as virtual and augmented reality, a new centre provides the opportunity to present information and immersive experiences through new channels to excite visitors and encourage increased visitation, length of stay and spend by consumers.
28. It is envisaged that the centre will host a hub and spoke digital model whereby mobile devices can be used to support how visitors explore and receive interpretive information about the destination. Mobile device technology can deliver site specific information on key city experiences such as the North Terrace cultural boulevard, key attractions including the Adelaide Central Market, retail precincts, cafes, restaurants, events and festivals, trails and the Adelaide Park Lands. The implementation of a new Adelaide Free Wi-fi network will support city visitors to access these experiences.
29. There is opportunity for the centre to raise income to support its ongoing operational expenses through services such as advertising and booking commissions.
30. Up to \$4 million will be invested by the Australian Government for the delivery of the 'Experience Adelaide' Smart Visitor Centre.
31. Subject to securing an appropriate location, this project is anticipated to be delivered in the next 2 years.

DATA AND SUPPORTING INFORMATION

<https://www.cityofadelaide.com.au/community/safety/city-safe-cctv-network/>

ATTACHMENTS

Nil

- END OF REPORT -

Adelaide International Tennis 2022

Partial road closure of War Memorial Drive

ITEM 5.6 02/11/2021

The Committee

Strategic Alignment - Dynamic City Culture

2021/01954

Public

Program Contact:

Christie Anthoney, Associate
Director, City Culture 8203 7444

Approving Officer:

Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

We have received an application from Tennis Australia to close a portion of War Memorial Drive to support the delivery of the Adelaide Tennis International 2022. The proposal is a temporary partial road closure of War Memorial Drive in front of the tennis centre, from 10:00am on Thursday 6 January 2022 to 7:00am on Sunday 16 January 2022.

The primary reason for the partial closure is that Tennis Australia require additional space to effectively manage patrons for their COVID-19 event compliance. The road closure enables additional controlled space for queue management on the street and public footpaths.

This will also act as a connection between the Memorial Drive Tennis Arena and Pinky Flat, where they have proposed to host pre and/or post game activations.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Approves Tennis Australia to close a portion of War Memorial Drive to support the delivery of the Adelaide Tennis International 2022 from 10:00am on Thursday 6 January 2022 to 7:00am on Sunday 16 January 2022.
 2. Authorises the Chief Executive Officer to take all necessary steps to implement the required road closure, as set out in Attachment A to Item # on the Agenda for the meeting of the Council held on 9 November 2021, under Section 33 of the *Road Traffic Act 1961 (SA)*.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Dynamic City Culture The proposals outlined in this report align with Key Action 3.11: <i>Expand Adelaide’s global reputation as a ‘magnet city’ through world class events, festivals and activation</i>
Policy	All events proposed for a road are assessed against the Adelaide Park Lands Event Management Plan 2016-2020 (APLEMP) and Guidelines for Events on SA Roads in line with the Road Traffic Act 1961 (SA) through the application process. The application meets the relevant requirements of each.
Consultation	Under Section 223 of the <i>Local Government Act 1999 (SA)</i> , public consultation must be undertaken before a permit is granted for an application to close a road for an event that may impede the passage of traffic to a material degree. In Accordance with the APLEMP, public consultation and a decision of Council is required where an event is seeking a road closure of more than 24 hours. Public consultation was administered from Monday 20 September to Monday 11 October 2021 through the <i>Your Say Adelaide</i> website. There were 11 individuals who visited the <i>Your Say Adelaide</i> page and 9 individuals who lodged a submission.
Resource	Not as a result of this report
Risk / Legal / Legislative	If the proposed use of the road and associated closure is approved by Council, the Chief Executive Officer has delegated authority to implement the closure under the <i>Road Traffic Act 1961 (SA)</i> . The Chief Executive Officer, or delegate, also have the authority to prepare and execute a permit under the <i>Local Government Act 1999 (SA)</i> .
Opportunities	The closure and associated activation would be a way of bringing added energy and vibrancy to the riverbank area. Highlighting Adelaide’s riverbank as a backdrop on a global stage.
21/22 Budget Allocation	Tennis Australia will be required to pay the City of Adelaide fees and charges as approved by Council for any operational services and remediation. Noting site fees are currently waived as part of the Reignite initiative.
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The requested road closure is from 10:00am on Thursday 6 January 2022 to 7:00am on Sunday 16 January 2022
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

1. As part of the Adelaide Tennis International 2022, Tennis Australia have proposed to utilise Pinky Flat and War Memorial Drive to ensure safe ingress and egress for the event, with pre and/or post game activations.
2. To support the safe activation of the Arena and Pinky Flat during the event, Tennis Australia is requesting a temporary, partial road closure of War Memorial Drive from 10:00am on Thursday 6 January 2022 to 7:00am on Sunday 16 January 2022, between Montefiore Road and King William Road.
3. To facilitate safe management of the road closure, the following would be implemented:
 - 3.1. Tennis Australia would fund the engagement of a traffic management company to install all of the required traffic control devices used to enact the road closure.
 - 3.2. Full access to the Next Generation Health Club Car Park would still be maintained.
 - 3.3. 16 on-street public car parks within the closure would be removed to accommodate the closure request. These car parks are currently four hour Ticketed Monday to Friday 8:00am to 6:00pm, two of these being four hour Disabled Parking all times.
 - 3.4. Security personnel would be present within the closure at peak times.
 - 3.5. General pedestrian access through the closure would be maintained where possible in line with their COVID management plan.
 - 3.6. Emergency egress from neighbouring premises would not be impacted.
4. War Memorial Drive is a two-way road with a speed of 50km per hour. It mostly serves as a 'District' Road, carrying traffic of a district and neighbourhood wide origin, with traffic numbers of a moderate to low level. Access to the existing Next Generation Car Park will not be impacted by the closure.
5. The proposed dates in January are during a period where there is traditionally less traffic on the roads due to school holidays.
6. Noise levels would be adhered to throughout the event to ensure that the event organiser does not exceed the maximum noise levels permitted by the City of Adelaide Event Noise Mitigation Standard Operating Procedures.
7. The section of War Memorial Drive being proposed for closure is denoted in **Attachment A**.
8. Tennis Australia has identified that the partial road closure is increasingly important in 2022 to increase the space for safe, socially distanced patrons to queue in line with planning to deliver a COVID Safe event.
9. This is the first time this proposal would be undertaken by Tennis Australia. Similar road closures are frequently enacted in this area for Adelaide Oval events, however this closure is proposed for an extended period of time.
10. Tennis Australia proposed to undertake this closure for its 2021 event, however this was down scaled to just a footpath closure out the front of the Arena for queuing, due to COVID restrictions at the time.
11. Consultation occurred via the *Your Say Adelaide* website between 20 September 2021 and 11 October 2021. An advertisement appeared in *The Advertiser* to advise of this consultation. Targeted consultation was also directed to Adelaide Oval, BBQ Buoys, Popeye Boats, Segway Sensation SA, Next Generation Health Club and the Adelaide Oval Hotel.
12. A summary of the consultation results is provided below:
 - 12.1. A total of 11 people visited the *Your Say Adelaide* website.
 - 12.2. Of the 11 people, nine people lodged feedback via the *Your Say Adelaide* website, five of which were strongly agree, three that agreed and one that was neutral of the proposal.

DATA AND SUPPORTING INFORMATION

[Adelaide Park Lands Event Management Plan 2016-2020](#)

[Guidelines for Events on SA Roads](#)

ATTACHMENTS

Attachment A – Traffic Management Plan for the closure of War Memorial Drive for the Adelaide International Tennis 2022

- END OF REPORT -

Proposed Event in the Adelaide Park Lands – Mango

ITEM 5.7 02/11/2021
The Committee

Strategic Alignment - Dynamic City Culture

Program Contact:
Christie Anthoney, Associate
Director, City Culture 8203 7444

2021/02103
Public

Approving Officer:
Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

An application has been received from AWW Pty Ltd to hold an event, Mango, at Helen Mayo Park / Tulya Wardli (Park 27).

Mango is a new event to bring people together to celebrate summer. This will be a small-scale event that caters to the younger demographic.

The event application has been assessed against the [Adelaide Park Lands Event Management Plan \(APLEMP\)](#) and meets the Helen Mayo event site criteria, apart from one element which is highlighted in the discussion. If this event is approved, the applicant will be required to abide by the [City of Adelaide Event Amplified Sound Management Guidelines](#) ensuring the appropriate notification is distributed to all key stakeholders and noise management procedures are in place.

In accordance with the APLEMP, Council approval is required for the event application as it is a new event that is seeking to operate beyond midnight.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council

1. Approves the Mango event to operate beyond 12 midnight and until 2:00am on Friday and Saturday evenings from 17 December 2021 up until 16 January 2022 in a portion of Helen Mayo Park / Tulya Wardli (Park 27).
 2. Authorises the Chief Executive Officer to approve any further changes required to the event application where the change is necessary in order to fulfil a COVID Management Plan or COVID Safe Plan approved by SA Health.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Dynamic City Culture Celebration of diverse community, culture and creativity
Policy	This event application has been assessed against the requirements of the APLEMP. If supported by Council to proceed, the event would be subject to all relevant policies, plans and procedures including the APLEMP and City of Adelaide Event Amplified Sound Management Guidelines.
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of the report
21/22 Budget Allocation	AWV Pty Ltd will not be charged for site fees as per the Event Fee Free initiative that was approved by Council in August 2021
Proposed 22/23 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	If supported by Council, the event organiser will be issued a single year event licence for 2021 event.
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

1. An event application has been received from AWV Pty Ltd to hold an event, Mango, in a portion of Helen Mayo Park / Tulya Wardli (Park 27) shown at Link 1 view [here](#).
2. As outlined in the Adelaide Park Lands Event Management Plan (APLEMP), the application requires Council approval as it is a new event application proposing to operate beyond midnight.

Event Description

3. The proposed event:
 - 3.1. Will utilise the small portion of Helen Mayo Park / Tulya Wardli from mid December 2021 until mid-January 2022. Bump in will be from 10 December 2021 and bump out by 20 January 2022.
 - 3.2. Aims to create a unique atmosphere that will allow for local artists to engage with the event.
 - 3.3. Will engage local suppliers and vendors to deliver the food and beverage for the event, which supports the local economy and small businesses that have struggled over the restriction period.
 - 3.4. Is a fresh new intimate event where patrons will be able to unwind on a warm summers night along the River Torrens.
 - 3.5. Will have staging, seating, bar and a fruit shop within the event space.
 - 3.6. Helen Mayo Park / Tulya Wardli is an underused area for events. This event allows for the space to be used on a small scale.
4. The venue will:
 - 4.1. Have a maximum capacity of 600 people at any one time.
 - 4.2. Apply for a liquor licence and provide food and beverage offerings.
 - 4.3. Charge an admission fee for entry on Fridays and Saturdays, with free entry on Sundays.

Trading Hours

5. The applicant has proposed the following operating hours in Helen Mayo Park / Tulya Wardli for Friday, Saturday and Sunday evenings from 17 December 2021 up until 16 January 2021:
 - 5.1.

Dates	Times
Friday 17 December	4:00pm until 2:00am
Saturday 18 December	4:00pm until 2:00am
Sunday 19 December	12:00pm until 12:00am
Friday 24 December	4:00pm until 2:00am
Sunday 26 December	12:00pm until 12:00am
Friday 31 December	4:00pm until 2:00am
Saturday 1 January	12:00pm until 2:00am
Friday 7 January	4:00pm until 2:00am
Saturday 8 January	4:00pm until 2:00am
Sunday 9 January	12:00pm until 12:00am
Friday 14 January	4:00pm until 2:00am
Saturday 15 January	4:00pm until 2:00am
Sunday 16 January	12:00pm until 12:00am
The following dates will be days where the site will be closed to the public	
Saturday 25 December 2021	
Sunday 2 January 2022	

6. The APLEMP states a 1:00am finish for this Park Land. The event organisers are requesting a 2:00am finish, which would be supported due to having a proposed smaller scale stage and audio setup, limited sensitive receivers in the area, no anticipated impact on residents and the requirement for noise monitoring throughout the event.

Consultation

7. The event organisers will undertake targeted consultation with businesses within the surrounding area which include the Riverside Rowing Club and Pulteney Boat Club. Notification will be sent to Royal Adelaide Hospital, SAHMRI, UniSA, The University of Adelaide and the Adelaide Metropolitan Passenger Rail Network.

Noise Levels

8. The event organisers will be required to develop a Noise Management Plan which will describe how noise emission will be managed for the event. This event has been categorised as a Temporary Multi-Day Venue under the CoA Event Amplified Sound Management Guidelines.
9. Temporary Multi-Day Venues are required to pay a noise bond and install a noise logger at front of house to monitor and record noise levels throughout the event.
10. It is a requirement of the CoA Event Amplified Sound Management Guidelines for events to provide an event hotline telephone number that is manned for the duration of the event. Any concerns with noise or the event can be reported and addressed in real-time.
11. A complaint procedure will be developed as part of the Noise Management Plan, addressing how all feedback or complaints received through the event hotline number will be assessed, mitigated and actions reported back to the member of the public.

Access To and Through the Event Site

12. The event will occupy only a portion of Helen Mayo Park / Tulya Wardli, with access off Festival Drive.
13. Where access is unable to be maintained in the vicinity of the proposed event site, appropriate directional signage will be used to ensure pedestrian and cyclist safety is maintained and alternative options are provided via the other pathways.
14. The event organisers will address access and egress public safety in their Risk Management Plan.

Care of Park Lands

15. The event organiser must cover all costs associated with remediating the site back to its original condition after an event. This has been communicated to the event organiser and would be a condition of the event licence agreement.
16. A remediation bond will be required to be pre-paid as a Site Bond prior to the event taking occupation of the site.

Liquor Licence

17. The event organiser will be seeking a liquor licence capacity of 600 people, subject to final approval from Consumer and Business Services. The event organisers would be required to comply with the liquor licence conditions as set by Consumer and Business Services.

Site Fees

18. AWW Pty Ltd will not be charged with site fees as per the Event Free Fee initiative as part of the Reignite Adelaide initiative approved by Council in August 2021.

COVID-19 Considerations

19. All City of Adelaide event applications and approvals are subject to the event organisers complying with relevant laws, regulations and restrictions in relation to the outbreak of the human disease named COVID-19.
20. At the time of writing this report all events in South Australia require a COVID Safe Plan or a COVID Management Plan (if attendance is in excess of 1,000 people or a liquor licenced venue with dancing) approved by SA Health. The Mango event will prepare a COVID Safe Plan.
21. A COVID Management Plan or COVID Safe Plan outlines the measures an event is taking to keep event patrons and staff safe in the context of the COVID-19 Pandemic to minimise the risk of spreading COVID-19 and are subject to the South Australian Directions or restrictions that apply at the time of the event.

22. As a condition of hire, all events are required to submit the relevant COVID Safe and/or Management plans to the City of Adelaide for review and approval of those elements that affect occupancy of the Park Lands in the delivery of the event.

Next Steps

23. If approved by Council, we will proceed with granting a single year short term event licence to AWW Pty Ltd for the delivery of Mango in Helen Mayo Park / Tulya Wardli for the dates and times specified.

DATA AND SUPPORTING INFORMATION

[Adelaide Park Lands Event Management Plan \(APLEMP\)](#)

[City of Adelaide Event Amplified Sound Management Guidelines](#)

[South Australian Roadmap for Easing COVID-19 Restrictions](#)

[City of Adelaide Park Land Site Fees](#)

ATTACHMENTS

Nil

- END OF REPORT -

2021-2022 Quarter 1 Finance Report

ITEM 5.8 02/11/2021
The Committee

Strategic Alignment - Enabling Priorities

Program Contact:
Grace Pelle, Manager, Finance &
Procurement 8203 7343

2021/00122
Public

Approving Officer:
Amanda McIlroy, Chief Operating
Officer

EXECUTIVE SUMMARY

In accordance with *Regulation 9 of the Local Government (Financial Management) Regulations 2011*, Council must reconsider its budget at least two times throughout the year, between 30 September and 31 May, restating the impact in the Uniform Presentation of Finances.

This is the first major budget reconsideration by Council for the 2021/22 financial year. The purpose of this review is to adjust the budget for any changes in circumstances and priorities since the adoption of the Budget in June 2021 and present the year-to-date financial performance for the quarter ended 30 September 2021.

Following endorsement of this Budget Review all changes will be incorporated into the revised end of month reporting documents for 2021/22. The impacts of the proposed changes on the operating and capital budgets are presented in the revised Uniform Presentation of Finances Statement, **Attachment A**.

.....
The following recommendation will be presented to Council on 9 November 2021 for consideration.

That Council

1. Adopts the First Budget Review for 2021/22 incorporating the Uniform Presentation of Finances as presented in Attachment A to Item # on the Agenda for the meeting of the Council held on 9 November 2021, noting that the revised budget consists of
 - 1.1. Total estimated operating income of \$203.689 million,
 - 1.2. Total estimated operating expenditure (including depreciation) of \$203.651 million,
 - 1.3. An operating surplus of \$37,000.
 - 1.4. Capital expenditure of \$81.413 million.
 - 1.5. Grant funding to support capital expenditure on new/upgraded assets of \$1.5 million.
 - 1.6. Council's borrowings (debt) ceiling of \$57.7 million.
 - 1.7. Offsets across both expenditure and revenue totalling \$1.45 million towards the \$4.75 million savings target.
2. Approves additional operating expenditure for budget reconsideration for Representation Review Process considerations for \$20,000 on the 13 July 2021, that has been included in the revised budget figures in Part 1 herein.
3. Approves additional capital funding for budget reconsideration MacKinnon Parade pedestrian refuge for \$40,000 on the 13 July 2021, that has been included in the revised capital expenditure budget figures in Part 1 herein.
4. Approves additional operating expenditure for budget reconsideration Adelaide Zero Project Partnership for \$183,000 (\$140,000 in 2021/22) on the 14 September 2021, that has been included in the revised budget figures in Part 1 herein.

5. Approves an additional net operating impact for budget consideration Reignite the City for \$1.140 million (\$200,000 of funding for identified support initiatives and support for an estimated \$1.14m in foregone revenue) on the 10 August 2021, that has been included in the revised budget figures in Part 1 herein.
 6. Notes the ongoing commitment to maintain a surplus operating result, and the short-term nature of these budget amendments have been achieved due to favourable timing impacts and the receipt of grants.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	The financial indicators have been included in Attachment A to support Council's strategic decision making by comparing the financial sustainability, asset sustainability, liquidity and capacity to respond in the context of the Long-Term Financial Plan.
Opportunities	The quarterly review meets Council's obligations under the <i>Local Government Act 1999</i> and <i>Local Government (Financial Management) Regulations 2011</i> .
21/22 Budget Allocation	Adjustments to the 2021-22 Budget and the year-to-date performance to end of September 2021, are detailed throughout the Report and Attachment A .
Proposed 22/23 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)	Adjustments to the 2021-22 Budget and the year-to-date performance to end of September 2021, are detailed throughout the Report and Attachment A .
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

2021-22 Quarter 1 Financial Result

1. The year-to-date financial position for the quarter ended 30 September 2021 is an operating surplus of \$94.9m which is \$2.1m favourable compared to budget of \$92.8.
2. Lower income of \$1m primarily due to the impact of COVID and the July lockdown. Some of this income is expected to return such as from commercial operations, while other areas may not recover such as On Street Parking and Events and as such have been reflected in the budget review.
3. Also contributing to this favourable result is a reduction in spend in contractual services of \$1.6m. This was impacted by the lockdown in July as it created delay in spend in this area. However we are working to ensure these funds are spent as intended to ensure service levels and delivery to the community are maintained.
4. Other favourable variances are due to vacancy management savings of \$1.5m. These are currently temporary in nature and not expected to be permanent to ensure service delivery is not adversely impacted.

Proposed Budget Review 1

5. The proposed budget review projects an operating surplus of \$37,000 which is \$6,000 favourable compared to budget of \$31,000.
6. Council's borrowings (debt) at 30 June 2022 is forecasted to decrease by \$19.8 million from \$77.5m to \$57.7 million.
7. The Revised Uniform Financial Statements are included as an Appendix to **Attachment A**
8. The variation to the operating result is due to:
 - 8.1. Inclusion of \$1,140,000 in foregone revenue due to COVID and the subsequent Reignite Adelaide program.
 - 8.2. Inclusion of grant income received for an accelerated asset renewal program from State Government Planning and Development Fund and Local Roads funding totalling \$1.5m.
 - 8.3. Inclusion of additional adjustments requested via Council decisions as detailed in the recommendation of \$360,000.
9. Risks and Opportunities for the rest of the financial year include:
 - 9.1. Ongoing risks of COVID-19 from possible lockdowns and reduced activity in the city continues to be a risk to revenue targets and delivery of programs for the community.
 - 9.2. Opportunities exist through the sale of underperforming assets to enable the reduction of debt and improve long-term financial position.

Savings targets - Update

10. During the development of the Business Plan and Budget for 2021-22, a budget repair item was introduced to ensure a balanced budget for 2021-22. This has been entered into the draft budget with an even split between revenue and expenses to the value of \$4.75 million.
11. Items to achieve this target can be confirmed, totalling \$1.45m and are detailed in **Attachment A** and included in the revised budget figures.
12. We remain committed to achieving this budget repair item in the 2021-22 financial year and will continue to report to Council on the progress of achieving this.

Cash flow from Operations

13. The current year's debt collection continues to be better than last year despite lockdown.
 - 13.1. As at the 30 September 2021, 28.5% of payments have been received, an increase from 20.8% last year. There are 129 active accounts in financial hardship (2% of total rates outstanding). There are some delays in collecting prior year debts as we see the effect of deferrals put in place at the height of COVID now impact current cashflows.

Capital Projects - Adjustments

14. As detailed in the Capital Projects update at Item 5.10, adjustments of \$13.8 million for projects and infrastructure works from 2020-21 are included in the Revised Budget.
15. As detailed in the Capital Projects update at Item 5.10, adjustments of \$7.7 million for projects and infrastructure works expenditure offset by additional capital income from Grants.

16. The Capital Projects update at Item 5.10 provides the detail regarding delivery and progress of projects and the financial implications of any adjustments noted in that report are included in the budget revision for this quarter.

Additional adjustments as requested by Council

17. The decision of Council on 13 July 2021 called for a budget reconsideration for Representation Review process considerations for an additional expenditure of \$20,000. This item is short-term in nature and as such this item will not impact future years budgets.
18. The decision of Council on 13 July 2021 called for a budget reconsideration for MacKinnon Parade Pedestrian Refuge for \$40,000. This item is capital in nature and has been included in the increase in capital expenditure.
19. The decision of Council on 14 September 2021 called for a budget reconsideration for the Adelaide Zero Project Partnership for \$140,000. This item is short-term in nature being for a 12-month period. As such this item will not impact future years budgets.
20. The decision of Council on the 10 August 2021 called for a budget reconsideration for the Reignite the City for \$1.34 million comprising of \$200,000 of funding for identified support initiatives and \$1.14m of revenue impacts. This item is short-term in nature and will not impact future years budgets.
21. Given the short-term nature of the operational items these have been able to be funded via other positive movements in the budget due to the receipt of grants. For this reason, the ability to fund these items has been achieved without adversely impacting the overall operating result.

Treasury Report

22. As per the requirements set out in the Treasury and Cash Investment Policy, the borrowing and cash investment performance at 30 September 2021 is reported in **Attachment A**.
23. Borrowings on 30 September 2021 were \$22.0 million.

Borrowings Facility	Available	Interest Type	Interest Rate	Borrowing(s) Amount as at 30 September 2021	Change since previous report	Maturity Date	CAD Interest Rate
LGFA CAD 554	\$30m	Variable	1.35%	\$22m	(\$8.0m)	16/12/2023	1.35%
LGFA CAD 555	\$70m	Variable	1.35%	-	(\$4.7m)	15/06/2033	1.35%

* Note CAD facilities are flexible and allows Council to convert all or part of it into a fixed rate interest only loan for a maximum of 5 years.

24. The Prudential Limits on 30 September 2021 based on borrowings of \$22 million are all within approved limits.

Prudential Limit Ratio	Comments	Limits	YTD Actual to September 2021
Interest Expense Ratio	Number of times annual General Rates Revenue (less Landscape Levy) can service the annual interest expense	Maximum 10%	0.6%
Leverage Test	Total borrowings relative to annual General Rates Revenue (Less Landscape Levy)	Max 1.5 years	0.20
Asset Test	The percentage of total borrowings to Council's saleable property assets.	Max 25%	7%

Forecast Financial Statements and Long-Term Financial Plan

25. Council's Long Term Financial Plan has been updated to reflect the re-timing adjustments for projects and infrastructure works from 2021-22 financial year, along with revised estimates for interest expense and borrowings.
 26. Financial statements and the Long-Term Financial Plan are provided in the appendices to **Attachment A**. These show the forecast operating surplus/(deficit), funding requirement and borrowings in 2021-22 and future years based on the proposed re-timing adjustments.
 27. The Financial indicators have been included in **Attachment A** to support Council's strategic decision making by comparing the financial sustainability, asset sustainability, liquidity and capacity to respond in the context of the Long-Term Financial Plan.
-

ATTACHMENTS

Attachment A – 2021-22 Quarter 1 Finance Report

City of Adelaide 2021-22 Quarter 1 Finance Report – Attachment A

September 2021

Prepared for the City of Adelaide
by Finance

Item 5.8 - Attachment A

Contents

Uniform Presentation of Finances

Adjustments

Financial Dashboard

Long Term Financial Plan

Glossary

Asset Sustainability Ratio: Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans

Asset Test Ratio: Borrowings as a percentage of total saleable property assets

Debt Service Coverage: Number of times the funding surplus from Operations can fund annual debt (principle and interest) repayments

Leverage Test Ratio: Total borrowings relative to rates revenue (less NRM levy)

Interest Expense Ratio: Proportion of Council's general rate income that is being used to service debt (interest)

Liquidity: Measure of the Council's ability to cover its immediate and short-term debts and obligations

Net Financial Liabilities: Financial liabilities as a percentage of operating surplus

Operating Surplus Ratio: Operating surplus as a percentage of operating revenue

Uniform Presentation of Finances: Annual funding requirement to cover spend on operations and capital

Vacancy Management: Centralisation of vacancies across operations against an annual target of \$2.1m

Uniform Presentation of Finances

Explanation

Uniform Presentation of Finances provides a breakdown of the key variances in operations, net outlays on existing assets and net outlays on new and upgraded assets between the year to date Actuals and Original Budget.

This summary is presented in a format consistent with the Uniform Presentation of Finances.

\$'000s	2021-22 YTD Actuals	2021-22 YTD Budget	Variance	Full Year 2021-22 Budget (Adopted)	2021-22 Budget Review 1	Variance
Income	140,535	141,595	(1,060)	201,923	203,689	1,766
less Expenses	(45,649)	(48,780)	3,131	(201,891)	(203,651)	(1,760)
Operating Surplus / (Deficit) before Capital Amounts	94,886	92,816	2,070	31	37	6
less Net Outlays on Existing Assets						
Net Capital Expenditure on Renewal & Replacement of Existing Assets	(4,490)	(4,135)	(355)	(34,231)	(34,670)	(439)
Add back Depreciation, Amortisation and Impairment	14,890	12,995	(1,895)	52,614	52,614	-
Add back Proceeds from Sale of Replaced Assets	284	22	2	650	650	-
Net Outlays on Existing Assets	10,684	8,671	(1,860)	19,033	18,594	(439)
less Net Outlays on New and Upgraded Assets						
Net Capital Expenditure on New and Upgraded Assets	(2,077)	(3,562)	1,485	(33,451)	(46,743)	(13,293)
less Amounts received specifically for New and Upgraded Assets	300	680	(380)	156	7,877	7,721
less Proceeds from Sale of Assets	-	-	-	2,100	1,384	(716)
Net Outlays on New and Upgraded Assets	(1,777)	(2,882)	1,105	(31,195)	(37,482)	(6,288)
Net Lending / (Borrowing) for the Financial Year	103,793	98,816	4,977	(12,130)	(18,851)	(6,721)

Operating program

Adjustments

Item Explanation	Budget \$'000	Adjustment \$'000	Budget Review 1 \$'000
Grants for Asset renewals Additional funding received from State Government and external parties for the renewal and replacement of assets from various programs such as FAG and LG Infrastructure Participation Program	255	1,506	1,761
Disposal of Plant and Fleet for Renewal Anticipated proceeds from the disposal of Plant and Fleet under the renewals program.	650	-	650
Reignite the City \$200,000 of funding for identified support initiatives and support for an estimated \$1.14m in foregone revenue.	-	(1,340)	(1,340)
Adelaide Zero Entering into a partnership with the Australian Alliance to End Homelessness to the value of \$183,000 (\$140,000 in 2021/22) for the backbone coordination of the Adelaide Zero Project (AZP).	(95)	(140)	(235)
Rep Review Representation review process considerations.	-	(20)	(20)
Adelaide Free Wi-fi (Expenditure) Replacement of the existing Adelaide Free Wi-Fi network with a current "best-of-breed" technology solution.	(900)	(1,400)	(2,300)
Adelaide Free Wi-fi (Revenue) Funding from the Australian Government from the Adelaide City Deal funding commitment for the replacement of the existing Adelaide Free Wi-Fi network with a current "best-of-breed" technology solution.	-	1,400	1,400
Total	260	6	266

Summary of Adjustments

The adjustments on the left reflect changes since Budget 2021-22 to the existing funding allocated to the items listed in the operating program as a result of new funding received from external sources and decisions of Budget Reconsiderations required by Council.

Operating program

Adjustments – offsetting to \$4.75m savings target

Item Explanation	Budget \$'000	Adjustment \$'000	Budget Review 1 \$'000
Rates			
Following the completion of the valuation process a final return of rates was determined.	121,190	950	122,140
Interest Expenses			
Reductions as a result of a reduction in borrowings as a result of the 2020/21 financial result.	(1,826)	500	(1,326)
Budget Repair			
\$4.75m budget repair established in the development of the 2021/22 Business Plan and Budget and LTFP.	4,750	(1,450)	3,300
Total	124,114	0	124,114

Summary of Adjustments

The budget repair of \$4.75m was set by Council via the adopted budget. The achievement of \$1.45m in Q1 have materialised and further updates on the remaining \$3.3m will be provided in future budget reviews.

Capital program

Adjustments

Item Explanation	Budget \$'000	Adjustment \$'000	Budget Review 1 \$'000
Renewals Works of a capital nature that are replacing an existing asset like for like or like for modern equivalent.	29.0	3.4	32.4
New and Upgrades Works of a capital nature that are either introducing new assets or significantly upgrading existing assets. Usually by extending the footprint of an asset or increasing the level of service the asset provides.	7.4	2.0	9.4
Major Projects Significant works of a capital nature that are over the prudential limit, multi year or have significant grant funding being administered via a contractual deed.	26.2	7.3	33.5
Capital Program Management	6.6	1.1	7.7
Total Capital Expenditure	69.2	13.8	83.0
Capital Write-Off	(1.5)	-	(1.5)
Total Net Capital (per Uniform Presentation of Finances)	67.7	13.8	81.5

Summary of Adjustments

The adjustments on the left reflect changes since Budget 2021-22 to the existing funding allocated to projects.

Financial Indicators

Explanation

The table below provides information about the key indicators of the Council's financial performance and financial position. A range of financial indicators have been included to support Council's strategic decision making by comparing the financial sustainability, asset sustainability, liquidity and capacity to respond in the context of the Long Term Financial Plan.

Financial Indicator	Explanation	Target	2021-22	2021-22 BR1
Operating Surplus Ratio	Operating surplus as a percentage of operating revenue	0%-20%	0%	0%
Net Financial Liabilities	Financial liabilities and a percentage of operating income	Less than 80%	48%	40%
Asset Sustainability Ratio	Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans	90%-110%	60%	71%
Asset Test Ratio	Borrowings as a percentage of total saleable property assets	Maximum 50%	22%	17%
Interest Expense Ratio	Number of times General Rates Revenue (less Landscape Levy) can service the annual interest expense	Maximum 10%	0.9%	0.3%
Leverage Test Ratio	Total borrowings relative to General Rates Revenue (Less Landscape Levy)	Maximum 1.5 years	0.6	0.5
Cash Flow fom Operations Ratio	Operating income as a percentage of Operating Expenditure plus expenditure on renewal/replacement of assets	Greater than 100%	111%	110%
Borrowings	Total borrowings	Within Prudential Limits	77.5	57.7
			45%	33%
Operating Position	Operating Income less Expenditure	\$2m - \$10m	0.0	0.0
Future Fund	Proceeds from the sale of Council assets to fund new income generating assets or new strategic capital projects	N/A	2.2	2.7

Long Term Financial Plan

Statement of Comprehensive Income

\$'000s	2020-21 Actuals	2021-22 Budget	2021-22 Budget Review 1	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
Income												
Rates Revenues	118,510	121,190	122,140	125,115	128,535	133,271	137,737	141,703	145,748	149,874	154,083	158,375
Statutory Charges	10,709	11,601	11,601	11,976	12,173	12,373	12,576	12,819	13,068	13,322	13,580	13,852
User Charges	61,250	62,267	61,127	63,423	64,554	71,655	72,916	74,302	75,775	77,278	78,810	80,416
Grants, Subsidies and Contributions	5,432	3,274	6,180	3,579	3,388	3,442	3,498	3,563	3,424	3,436	3,505	3,575
Investment Income	276	20	20	26	26	27	27	28	28	29	29	30
Reimbursements	665	541	541	710	722	735	748	763	778	794	810	826
Other Income	540	3,029	2,079	2,718	2,766	2,814	2,863	2,921	2,979	3,039	3,100	3,162
Total Income	197,382	201,923	203,689	207,547	212,165	224,317	230,365	236,098	241,801	247,771	253,916	260,235
Expenses												
Employee Costs	74,410	73,950	73,950	74,874	76,437	78,032	79,660	81,285	82,943	84,635	86,361	88,133
Materials, Contracts & Other Expenses	71,353	73,501	75,761	76,589	77,208	80,330	81,273	82,886	85,270	90,439	89,663	96,782
Depreciation, Amortisation & Impairment	56,808	52,614	52,614	51,932	53,159	53,778	57,520	53,601	57,082	51,355	57,344	57,729
Finance Costs	1,740	1,826	1,326	2,029	1,915	1,436	995	676	443	353	271	214
Net loss - Equity Accounted Council Businesses	4	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	204,315	201,891	203,651	205,424	208,719	213,576	219,448	218,449	225,738	226,782	233,638	242,859
Operating Surplus / (Deficit)	(6,933)	31	37	2,123	3,446	10,741	10,917	17,649	16,063	20,989	20,278	17,377
Other Comprehensive Income												
Physical Resources Received Free of Charge	450	-	-	-	-	-	-	-	-	-	-	-
Asset Disposal & Fair Value Adjustments	(6,527)	(861)	78	2,090	2,213	-	-	-	-	-	-	-
Amounts Received Specifically for New or Upgraded Assets	2,698	156	7,877	1,600	-	-	-	-	-	-	-	-
Net Surplus / (Deficit)	(10,312)	(674)	7,992	5,813	5,659	10,741	10,917	17,649	16,063	20,989	20,278	17,377
Changes in Revaluation Surplus - I,PP&E	48,206	-	-	-	46,144	-	-	-	-	-	-	-
Net Actuarial Gains/(Loss) on Defined Benefit Plan	203	-	-	-	-	-	-	-	-	-	-	-
Total Other Comprehensive Income	48,409	-	-	-	46,144	-	-	-	-	-	-	-
Total Comprehensive Income	38,097	(674)	7,992	5,813	51,803	10,741	10,917	17,649	16,063	20,989	20,278	17,377

Long Term Financial Plan

Statement of Financial Position

\$'000s	2020-21 Actuals	2021-22 Budget	2021-22 Budget Review 1	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
ASSETS												
Current Assets												
Cash and Cash Equivalents	1,912	800	800	800	800	7,968	25,813	46,627	69,315	60,973	86,544	69,903
Trade & Other Receivables	16,299	13,489	16,000	15,980	16,247	17,145	17,603	18,040	18,475	18,930	19,399	19,882
Other Financial Assets	-	41	-	-	-	-	-	-	-	-	-	-
Inventories	506	576	506	506	506	506	506	506	506	506	506	506
Non-Current Assets Held for Sale	958											
Total Current Assets	19,675	14,907	17,306	17,286	17,553	25,619	43,922	65,173	88,296	80,409	106,450	90,291
Non-Current Assets												
Financial Assets	376	249	338	305	274	247	222	200	180	162	146	131
Equity Accounted Investments in Council Businesses	1,119	605	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439	1,439
Investment Property	2,870	2,600	2,899	2,928	2,957	2,987	3,016	3,047	3,077	3,108	3,139	3,170
Infrastructure, Property, Plant & Equipment	1,897,255	1,882,879	1,924,748	1,925,720	1,947,537	1,913,133	1,901,112	1,892,726	1,881,580	1,906,395	1,897,113	1,927,869
Other Non-Current Assets	2,107	2,161	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107	2,107
Total Non-Current Assets	1,903,727	1,888,494	1,931,531	1,932,498	1,954,314	1,919,912	1,907,896	1,899,518	1,888,383	1,913,210	1,903,944	1,934,717
TOTAL ASSETS	1,923,402	1,903,400	1,948,837	1,949,784	1,971,867	1,945,531	1,951,818	1,964,691	1,976,679	1,993,620	2,010,393	2,025,008
LIABILITIES												
Current Liabilities												
Trade & Other Payables	24,843	18,837	23,646	23,642	30,756	24,401	24,544	24,657	24,850	24,889	25,019	25,157
Provisions	13,320	12,305	13,586	13,858	14,135	14,418	14,706	15,000	15,300	15,607	15,919	16,237
Borrowings (Lease Liability)	4,690	5,093	4,771	4,877	4,989	5,102	5,224	4,525	4,518	3,989	3,262	3,344
Total Current Liabilities	42,853	36,236	42,003	42,376	49,880	43,920	44,474	44,183	44,668	44,485	44,200	44,738
Non-Current Liabilities												
Trade & Other Payables	1,293	1,293	1,293	7,293	293	293	293	293	293	293	293	293
Borrowings	34,700	77,483	57,727	51,341	26,054	-	-	-	-	-	-	-
Provisions	1,816	1,616	1,852	1,889	1,927	1,966	2,005	2,045	2,086	2,128	2,170	2,214
Borrowings (Lease Liability)	50,463	46,782	45,693	40,803	35,828	30,726	25,502	20,977	16,377	12,470	9,209	5,865
Total Non-Current Liabilities	88,272	127,174	106,565	101,327	64,102	32,985	27,801	23,315	18,756	14,891	11,672	8,371
TOTAL LIABILITIES	131,125	163,410	148,568	143,703	113,982	76,905	72,275	67,498	63,424	59,376	55,872	53,110
Net Assets	1,792,277	1,739,990	1,800,269	1,806,082	1,857,885	1,868,626	1,879,543	1,897,192	1,913,255	1,934,244	1,954,521	1,971,898
EQUITY												
Accumulated Surplus	806,973	802,195	813,581	812,893	793,552	778,794	789,711	807,360	823,422	844,411	864,689	882,065
Asset Revaluation Reserves	982,216	934,010	982,216	982,216	1,028,360	1,028,360	1,028,360	1,028,360	1,028,360	1,028,360	1,028,360	1,028,360
Other Reserves	1,815	1,612	1,815	1,815	1,815	1,815	1,815	1,815	1,815	1,815	1,815	1,815
Future Reserve Fund	1,273	2,173	2,657	9,157	34,157	59,657	59,657	59,657	59,657	59,657	59,657	59,657
Total Council Equity	1,792,277	1,739,990	1,800,269	1,806,082	1,857,885	1,868,626	1,879,543	1,897,192	1,913,255	1,934,244	1,954,521	1,971,898

Long Term Financial Plan

Statement of Changes in Equity

\$'000s	2020-21 Actuals	2021-22 Budget	2021-22 Budget Review 1	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
Balance at the end of previous reporting period	1,754,180	1,740,664	1,792,277	1,800,269	1,806,082	1,857,885	1,868,626	1,879,543	1,897,192	1,913,255	1,934,244	1,954,521
a. Net Surplus / (Deficit) for Year	(10,312)	(674)	7,992	5,813	5,659	10,741	10,917	17,649	16,063	20,989	20,278	17,377
b. Other Comprehensive Income	48,409				46,144	-						
Total Comprehensive Income	38,097	(674)	7,992	5,813	51,803	10,741	10,917	17,649	16,063	20,989	20,278	17,377
Balance at the end of period	1,792,277	1,739,990	1,800,269	1,806,082	1,857,885	1,868,626	1,879,543	1,897,192	1,913,255	1,934,244	1,954,521	1,971,898

Long Term Financial Plan

Statement of Cash flows

\$'000s	2020-21 Actuals	2021-22 Budget	2021-22 Budget Review 1	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
Cash Flows from Operating Activities												
Receipts												
Operating Receipts	198,848	202,230	203,987	207,567	211,898	223,419	229,907	235,661	241,366	247,315	253,447	259,752
Payments												
Operating Payments to Suppliers and Employees	(145,970)	(149,070)	(151,569)	(153,197)	(155,116)	(158,834)	(161,462)	(164,409)	(168,220)	(174,970)	(175,824)	(184,646)
Net Cash provided by (or used in) Operating Activities	52,878	53,160	52,419	54,370	56,782	64,585	68,445	71,253	73,146	72,345	77,623	75,106
Cash Flows from Investing Activities												
Receipts												
Amounts Received Specifically for New/Upgraded Assets	2,698	156	7,877	1,600	-	-	-	-	-	-	-	-
Proceeds from Surplus Assets	1,405	3,100	1,384	12,500	25,000	18,500	-	-	-	-	-	-
Sale of Replaced Assets	815	650	650	-	-	-	-	-	-	-	-	-
Payments												
Expenditure on Renewal/Replacement of Assets	(23,205)	(34,231)	(34,670)	(44,853)	(51,618)	(44,875)	(45,498)	(45,216)	(45,937)	(76,170)	(48,062)	(88,486)
Expenditure on New/Upgraded Assets	(12,425)	(33,451)	(46,743)	(12,461)	-	-	-	-	-	-	-	-
Net Purchase of Investment Securities	(17)	-	-	-	-	-	-	-	-	-	-	-
Capital Contributed to Equity Accounted Council Businesses	(451)	-	-	-	-	-	-	-	-	-	-	-
Net Cash provided by (or used in) Investing Activities	(31,180)	(63,776)	(71,502)	(43,214)	(26,618)	(26,375)	(45,498)	(45,216)	(45,937)	(76,170)	(48,062)	(88,486)
Cash Flows from Financing Activities												
Receipts												
Proceeds from Borrowings	87,900	15,671	23,027	-	-	-	-	-	-	-	-	-
Proceeds from Bonds and Deposits	1,007	-	-	-	-	-	-	-	-	-	-	-
Payments												
Repayment from Borrowings	(104,800)	-	-	(6,386)	(25,288)	(26,054)	-	-	-	-	-	-
Repayment of Lease Liabilities	(4,838)	(5,055)	(5,055)	(4,771)	(4,877)	(4,989)	(5,102)	(5,224)	(4,521)	(4,518)	(3,989)	(3,262)
Net Cash provided by (or used in) Financing Activities	(20,731)	10,616	17,972	(11,156)	(30,164)	(31,042)	(5,102)	(5,224)	(4,521)	(4,518)	(3,989)	(3,262)
Net Increase (Decrease) in Cash Held	967	(0)	(1,112)	0	(0)	7,168	17,845	20,813	22,688	(8,342)	25,571	(16,642)
plus: Cash & Cash Equivalents at beginning of period	945	800	1,912	800	800	800	7,968	25,813	46,627	69,315	60,973	86,544
Cash & Cash Equivalents at end of period	1,912	800	800	800	800	7,968	25,813	46,627	69,315	60,973	86,544	69,903

Long Term Financial Plan

Uniform Presentation of Finances

\$'000s	2020-21 Actuals	2021-22 Budget	2021-22 Budget Review 1	2022-23 Plan	2023-24 Plan	2024-25 Plan	2025-26 Plan	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan
Income	197,382	201,923	203,689	207,547	212,165	224,317	230,365	236,098	241,801	247,771	253,916	260,235
less Expenses	(204,315)	(201,891)	(203,651)	(205,424)	(208,719)	(213,576)	(219,448)	(218,449)	(225,738)	(226,782)	(233,638)	(242,859)
Operating Surplus / (Deficit) before Capital Amounts	(6,933)	31	37	2,123	3,446	10,741	10,917	17,649	16,063	20,989	20,278	17,377
Net Outlays on Existing Assets												
Capital Expenditure on Renewal & Replacement of Existing Assets	(23,205)	(34,231)	(34,670)	(44,853)	(51,618)	(44,875)	(45,498)	(45,216)	(45,937)	(76,170)	(48,062)	(88,486)
add back Depreciation, Amortisation and Impairment	56,808	52,614	52,614	51,932	53,159	53,778	57,520	53,601	57,082	51,355	57,344	57,729
add back Proceeds from Sale of Replaced Assets	815	650	650	-	-	-	-	-	-	-	-	-
Net Outlays on Existing Assets	34,418	19,033	18,594	7,079	1,541	8,904	12,022	8,386	11,145	(24,814)	9,281	(30,756)
Net Outlays on New and Upgraded Assets												
Capital Expenditure on New and Upgraded Assets	(12,425)	(33,451)	(46,743)	(12,461)	-	-	-	-	-	-	-	-
add back Amounts received specifically for New and Upgraded Assets	2,698	156	7,877	1,600	-	-	-	-	-	-	-	-
add back Proceeds from Sale of Surplus Assets	1,405	2,100	1,384	6,500	25,000	25,500	-	-	-	-	-	-
Net Outlays on New and Upgraded Assets	(8,322)	(31,195)	(37,482)	(4,361)	25,000	25,500	-	-	-	-	-	-
Net Lending / (Borrowing) for Financial Year	19,163	(12,130)	(18,851)	4,840	29,986	45,145	22,939	26,035	27,208	(3,826)	29,559	(13,380)

Long Term Financial Plan

Financial Indicator	Explanation	Target	2021-22	2021-22 BR1	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Operating Surplus Ratio	Operating surplus as a percentage of operating revenue	0%-20%	0%	0%	1%	2%	5%	5%	7%	7%	8%	8%	7%
Net Financial Liabilities	Financial liabilities and a percentage of operating income	Less than 80%	48%	40%	39%	26%	7%	-	-	-	-	-	-
Asset Sustainability Ratio	Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans	90%-110%	60%	71%	90%	90%	90%	90%	90%	90%	90%	90%	90%
Asset Test Ratio	Borrowings as a percentage of total saleable property assets	Maximum 50%	23%	17%	15%	6%	0%	0%	0%	0%	0%	0%	0%
Interest Expense Ratio	Number of times General Rates Revenue (less Landscape Levy) can service the annual interest expense	Maximum 10%	0.9%	0.3%	0.9%	0.9%	0.5%	0.3%	0.1%	0.0%	0.0%	0.0%	0.0%
Leverage Test Ratio	Total borrowings relative to General Rates Revenue (Less Landscape Levy)	Maximum 1.5 years	0.7	0.5	0.4	0.2	-	-	-	-	-	-	-
Cash Flow fom Operations Ratio	Operating income as a percentage of Operating Expenditure plus expenditure on renewal/replacement of assets	Greater than 100%	111%	110%	105%	102%	110%	111%	112%	113%	98%	113%	95%
Borrowings	Total borrowings	Within Prudential Limits	78.5	57.7	51.3	26.1	-	-	-	-	-	-	-
			46%	33%	30%	14%	0%	0%	0%	0%	0%	0%	0%
Operating Position	Operating Income less Expenditure	\$2m - \$10m	0.0	0.0	2.1	3.4	10.7	10.9	17.6	16.1	21.0	20.3	17.4
Future Fund	Proceeds from the sale of Council assets to fund new income generating assets or new strategic capital projects	N/A	2.2	2.7	9.2	34.2	59.7	59.7	59.7	59.7	59.7	59.7	59.7

2021-22 Quarter 1 Commercial Operations Report

ITEM 5.9 02/11/2021
The Committee

Program Contact:
Shaun Coulls, Acting AD
Strategic Property & Commercial

2021/00850
Public

Approving Officer:
Tom McCready, Acting Director
City Shaping

EXECUTIVE SUMMARY

Council's commercial operations during the first quarter of 2021/22 generated an operating surplus of \$7.7m which was (\$0.2m) unfavourable to budget. The (\$0.2m) variance comprised of unfavourable results in Parking (includes On-Street and UPark) of (\$0.9m) and Town Hall (\$0.1m) partially offset by favourable variances in Property of \$0.5m, Aquatic Centre of \$0.2m and Golf \$0.2m.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council:

1. Notes the 2021-22 Quarter 1 commercial operations report as detailed in Attachment A to Item # on the Agenda for the meeting of the Council held on 9 November 2021.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities Council has the financial capacity to meet its long-term commitments
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
21/22 Budget Allocation	Not as a result of this report
Proposed 22/23 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

1. This report is prepared quarterly and provides a summary of the year to date financial and operating performance for Council's commercial operations as detailed in **Attachment A**.

ATTACHMENTS

Attachment A - 2021-2022 - Quarter 1 Commercial Operations Report

- END OF REPORT -

2021-22 Quarter 1 Commercial Operations Report

Item 5.9 - Attachment A



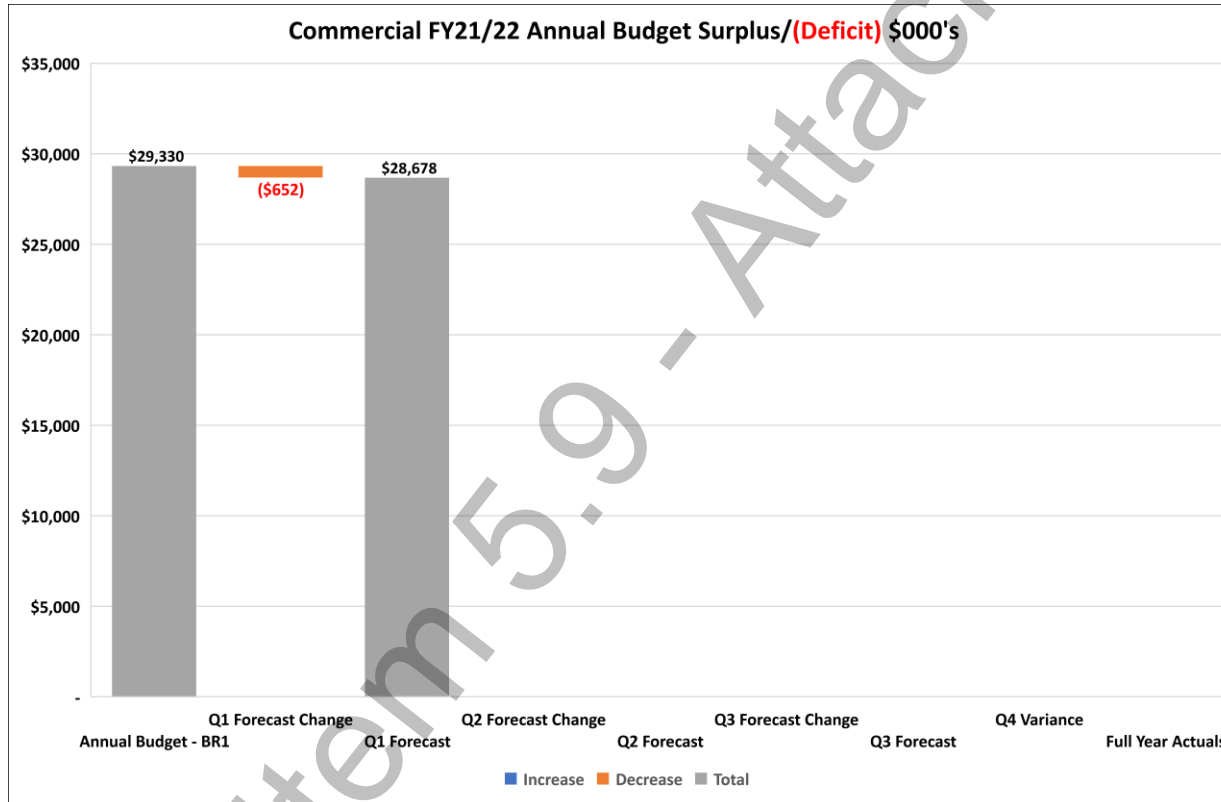
Commercial Operations Overview

Overview

\$'000	Year To Date			Prior YTD Actuals		Annual Budget	Full Year Forecast
	Actual	Budget	Variance	2019/20	2020/21		
Parking	6,563	7,473	(910)	7,122	5,728	27,199	26,361
Aquatic Centre	(200)	(385)	185	(289)	(545)	(928)	(716)
North Adelaide Golf Course	37	(135)	171	(187)	121	(333)	(209)
Adelaide Town Hall	(31)	48	(78)	119	(57)	(259)	(409)
Property Services	1,378	908	470	2,979	2,787	3,651	3,651
Program Teams Net Position	7,747	7,910	(163)	9,745	8,034	29,330	28,678

YTD \$7.7m Surplus, (\$0.2m) unfavourable to budget.

- Parking revenue during Q1 was impacted by the July lockdown.
- Adelaide Town Hall still impacted by COVID restrictions.
- All other businesses performing better than budget.
- Year end forecasted to be (\$0.7m) unfavourable to budget mainly due to revenue target in Parking.



Note: All budget figures in this report include BR1 adjustments and exclude depreciation.

Commercial Operations Overview

Overview

Parking Highlights

- UPark Andrew St opened in August 2021 to support the Market Precinct during the upcoming Central Market Arcade Development. UPark Andrew is a 127-space open air car park and the first UPark to have License Plate Recognition Technology installed. This is enabling UPark to review usage and performance of the technology prior to rollout to all UParks as part of the Car Park Management System Replacement during 21/22 and 22/23.
- UPark and ACMA partnered to promote the sign up to UPark Plus for Market Lovers who wanted to retain first hour free parking when visiting Adelaide Central Market. From 1 July a fee of \$2 has been applied for the first hour at the gate. As of 30 September, 3,997 Market Lovers had signed up to UPark Plus.
- Transitioning of existing monthly account customers to UPark Plus has continued, with the last car park UPark Wyatt due for cutover on 1 November.
- UPark have made finalists in two categories in the upcoming Parking Australia Awards for Excellence: UPark Plus for Outstanding Customer Service and UParks Business Development Coordinator Ranveer Singh for Young Parking Achiever

Parking Upcoming

- Ongoing refresh and rebrand of internal car park painting and signage.
- Park Land event Not the Royal Adelaide Show commenced late September and will continue into October. The event will generate revenue to partially offset revenue impact of cancellation of Royal Adelaide Show.

Parking COVID Impacts

- During the Lockdown in late July car park patronage dropped 90% for the lockdown period, which has been consistent through previous lock downs. Immediately following the safe, touch free parking benefit of UPark Plus was promoted to both new and existing customers. Patronage has steadily increased and now exceeds pre lockdown numbers. It is anticipated any further lockdowns will result in a similar impact.

Commercial Operations Overview

Overview

North Adelaide Golf Course Highlights

- North Course signage updated providing a short and long course option.
- Finalisation of first stage of automated irrigation on North Course so the new 'Short' course is fully irrigated. Backed by increased maintenance this has resulted in significant improvement to the course quality and increasing round numbers.
- Par 3 kitchen and internal upgrade finalised with uplift in Par 3 rounds and secondary spend expected to flow into the 2nd quarter and beyond.
- Finalisation of Corporate and Groups promotional materials which has resulted in additional bookings heading into Summer.

North Adelaide Golf Course Upcoming

- Upgrade to Par 3 external look/functionality being finalised to complement internal upgrades.
- Increased focus on group coaching which will improve engagement with community and enhance golf participation. This will result in flow on to rounds and Season Pass holder growth.
- Improvements on the South Course to the first tee presentation, 6th green and approach replacement and 11th fairway lengthening which will further enhance course appeal, speed of play and increase round numbers.
- Installation of public lockers for golf bags/clubs which will enhance attractiveness of the course to visitors and Season Pass holders.

Commercial Operations Overview

Overview

Aquatic Centre Highlights

- Swim School demand has seen numbers reach upwards of 2,700 participants. This represents a 14% increase on actual enrolments during the same period in FY19/20.
- Memberships numbers are holding to budget. Expected uplift during the summer period.
- Casual patronage remains slightly down month on month compared to prior years.

Aquatic Centre Upcoming

- Swim School set to resume operational activities three weeks earlier during January.
- Scheduled capital expenditure - lane rope renewal for 50m pool and pin loaded gym equipment in transit.
- Facilitate activities that tie in to Wellbeing Month and Christmas in the City.
- Upgrade Point of Sale system to improve service efficiency and customer experience including online booking capabilities.

Commercial Operations Overview

Overview

Town Hall Achievements

- Council approved a **new operating model** including the City of Adelaide managing all bookings at the Adelaide Town Hall venue to allow greater community use and activation whilst meeting revenue targets and maintaining it as a prestigious venue in Adelaide.
- Council approved the **removal of venue hire fees for the Mankurri-api Kuu / Reconciliation Room**, which will be a focus for the celebration of Aboriginal and Torres Strait Islander cultures and reconciliation initiatives
- Council has approved negotiations to introduce a music home company who will work from the Adelaide Town Hall and will increase connection and collaboration with the cultural sector, showcasing the venue as a flagship for the **Adelaide UNESCO City of Music** designation.

Town Hall Upcoming

- In spite of the July lockdown, the first three months of 21-22 are an **improvement on the prior year**. External room hire has more than trebled, internal income is in line with the prior year and commissions are up recognising income from the new Blanco agreement.
- The State Government is currently preparing for border openings in December. This signals further easing of restrictions and density caps, enabling greater certainty for venues and events to return to pre-covid conditions.
- However, in the short term, the risk of outbreaks and potentially lockdowns may increase; and given the typically older demographic of the Town Hall patrons, uncertainty remains for Town Hall revenues in the second half of the year.

Property Highlights

- Favourable due to on-going revenue being better than anticipated.
- Debt collection remains a key activity requiring resource focus as tenants continue to operate in challenging market conditions.

Capital Works Status Report

ITEM 5.10 02/11/2021
The Committee

Strategic Alignment - Enabling Priorities

Program Contact:
Grace Pelle, Manager, Finance &
Procurement 8203 7343

2021/00122
Public

Approving Officer:
Amanda McIlroy, Chief Operating
Officer

EXECUTIVE SUMMARY

This report provides Council with an update with regards to the status of delivery of the approved capital program of works. Historically Council has received this information via the quarterly finance reporting. Feedback from Council via various workshops regarding the preparation of the 2021-22 Business Plan & Budget, showed support for future capital reporting into Council to provide more information in regards to the delivery of capital program in addition to the financial implications to ensure Council received a more holistic view of the capital program.

The report in Attachment A has been prepared to provide more detailed information on the reasons for the financial movement within the program and the status of the projects being delivered. Financial considerations will not be presented in the report as they will continue to be addressed within the Quarter 1 Finance Report.

.....

The following recommendation will be presented to Council on 9 November 2021 for consideration.

That Council:

1. Notes the Capital Works Status Report as presented in Attachment A to Item # on the Agenda for the meeting of the Council held on 9 November 2021.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Enabling Priorities The delivery of the Capital Program is vital to ensuring the ongoing sustainable delivery of services to our community.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	/ Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Not as a result of this report
21/22 Budget Allocation	Not as a result of this report. Financial implications will be addressed within the Quarter 1 Finance Report.
Proposed 22/23 Budget Allocation	Not as a result of this report. Financial implications will be addressed within the Quarter 1 Finance 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. Financial implications will be addressed within the Quarter 1 Finance Report.
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. Historically Council has received updates on delivery of the capital program via quarterly financial reporting.
2. During the budget process various feedback was received regarding the receipt of more detailed reporting regarding the delivery of the capital program that considered delivery in broader terms that then financial implications.
3. As a result, the preparation of the Capital Works Status Report (**Attachment A**) was undertaken in order to provide further qualitative and quantitative information to Council with regards to delivery.
4. The report is broken up into the three categories by which capital delivery is managed, being:
 - 4.1. Major Projects – Significant works of a capital nature that are over the prudential limit, multi year or have significant grant funding being administered via a contractual deed.
 - 4.2. New and Upgrade Projects - Works of a capital nature that are either introducing new assets or significantly upgrading existing assets. Usually by extending the footprint of an asset or increasing the level of service the asset provides.
 - 4.3. Renewals - Works of a capital nature that are replacing an existing asset like for like or like for modern equivalent.
5. Each category commences with detail with regards to the financial movement are shown at each section of the report to understand the budget impact and summary of funds received, expended and committed.
6. Secondary to the financial movement, each section includes a status update on delivery of the works which is detailed by project for Major Projects, by service for New and Upgrade and by asset category for Renewals.
7. Subject to any feedback from Council regarding variations to this report, it will be brought to Council each quarter to ensure transparency of financial movement and delivery of the capital works program with Council and the community.

ATTACHMENTS

Attachment A – Q1 2021-22 Capital Works Status Report

- END OF REPORT -

City of Adelaide Capital Works Status Report Q1 2021-22

September 2021

Prepared by the Program Management Office

Contents

Major Projects Status Update

2021/22 Funding and Expenditure Summary

Whole of Project Financial Summary

Status Update

New and Upgrade Projects Status Update

2021/22 Funding and Expenditure Summary

New & Upgrade Projects Carry Over

Status Update

Renewals Status Update

2021/22 Funding and Expenditure Summary

Renewals Carry Over

Status Update

Glossary

Contracted: The amount of money that is allocated under a legal commitment between CoA and the supplier to acquire goods or services in the completion of the works

Expenditure Summary: An indicator to the financial status of a program of works. The total budget is split between actuals, contracted and not yet committed funds. This section has been included as a comparison to graphically represent the financial progress of the program from one quarter to the next.

Major Projects: Significant works of a capital nature that are over the prudential limit, multi year or have significant grant funding being administered via a contractual deed.

New and Upgrade Projects: Works of a capital nature that are either introducing new assets or significantly upgrading existing assets. Usually by extending the footprint of an asset or increasing the level of service the asset provides.

Not yet committed: Represents the amount of approved budget that has yet to be committed in the procurement of goods and services.

PC: Practical Completion (PC) is when a project is 'practically complete', in the sense of the works being capable of being used, as distinct from when they are completely finished (with all defects rectified).

Renewals: Works of a capital nature that are replacing an existing asset like for like or like for modern equivalent.

Spent: Works have occurred and invoice has been processed in the financial system.

Whole of Project Budget: The capital expenditure required to deliver the scope of the project over multiple financial years.

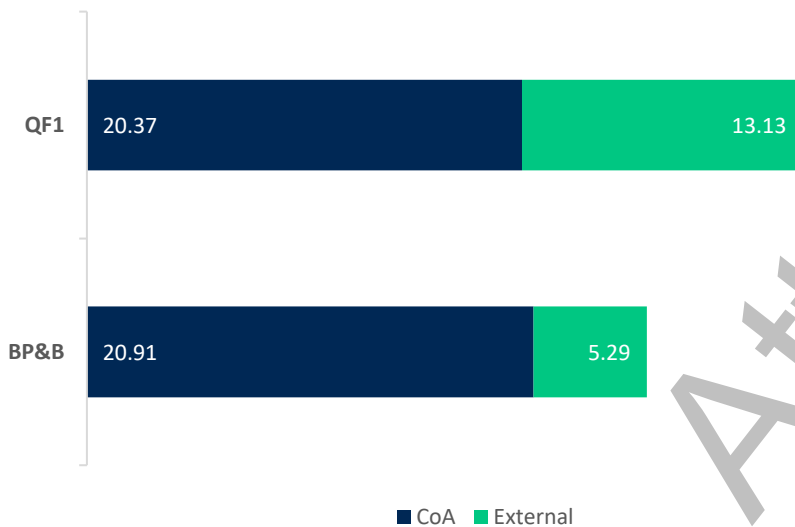
Major Projects Update

Major Projects are large scale infrastructure projects which usually result in an increased level of service for the community. Major projects are often joint funded and subject to deed conditions. They are often complex and are planned to be delivered over multiple financial years.

The first quarter has seen significant progress in the delivery of Major Projects, with design well underway for Cycling Infrastructure, Moonta Street nearing completion and the commencement of construction on Whitmore Square Greening and The Skate Park. More detailed status updates are available in the status update section.

Major Projects - Funding and Expenditure Summary

2021/22 Funding Source ('000,000)



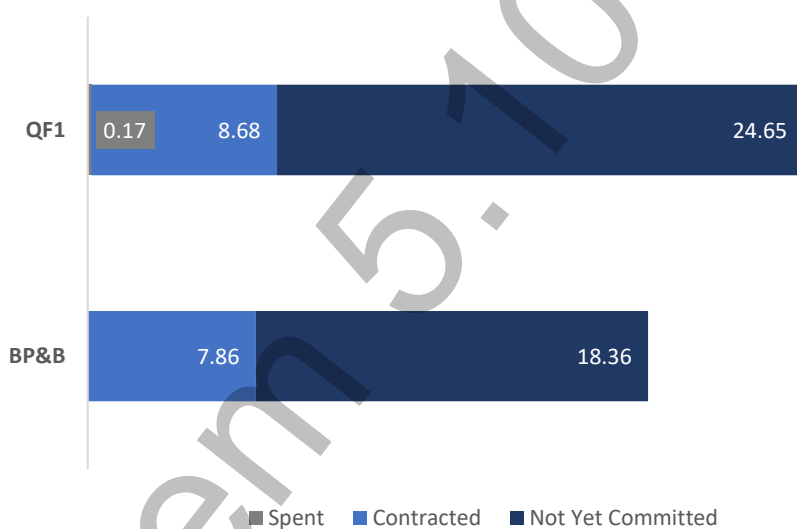
Funding and Expenditure Summary

This section provides information on the financial progress of the Major Projects. Representing the financial movement across the program since the Business Plan and Budget was adopted.

Funding Source Graph: Outlines the breakdown of external funding and City of Adelaide contribution to Major Projects in 2021/22.

The increase between the two graphs is because the City of Adelaide has been successful in securing an additional \$7.4M in grant funding for Major Projects which is being formally recognised by Council in the Q1 finance report, \$5.8M in 2021/22 and \$1.6M in 2022/23. These projects are listed in the Whole of Project Cost section of this report.

2021/22 Expenditure Summary ('000,000)



Expenditure Summary Graph: The annual forecast expenditure has increased by \$7.3M from the approved budget of \$26.2M to a revised budget of \$33.5M. This is due to the above mentioned grant funds and an increase of \$2.3m of projects which commenced is a previous financial year, a further breakdown of information can be found in the Whole of Project Cost section of this report.

A total \$8.8M has been contracted resulting in 35% of the 2021/22 program currently contracted.

Major Projects Update

Whole of Project Financial Summary

This table summarises whole of project financial reporting. The purpose of whole of project reporting is to provide better oversight of our capital works budget by providing the full cost of delivery to achieve the desired outcome, as explained through the business plan and budget workshops. To provide a true financial representation of the project financials, the table below outlines the budget information for the whole life of the project. The table includes previous years, the current year and future years, the variance section outlines the movement compared to the Business Plan and Budget for both funds that have moved across financial years as well as any changes to the overall whole of life budget for the projects.

Major Projects Whole of Project Budget

Project Name	previous years	2021-2022	future years	Whole of Project
City Skate Park	1.0	2.5	-	3.5
CMA Redevelopment	-	11.4	11.2	22.6
Cycling Infrastructure	0.4	5.6	-	6.0
Events Infrastructure Rymill Park	-	1.1	-	1.1
Market to Riverbank - Bentham and Pitt St	1.2	6.1	-	7.3
Moonta St Reinvigoration	2.3	1.7	-	4.0
North-South Bikeways	3.2	2.8	-	6.0
Paxton's Walk Revitalisation	-	0.6	1.6	2.2
Quentin Kenihan Inclusive Playspace Additional Works	0.0	0.3	-	0.3
Reviving Laneways to Adelaide's West End - Stage 1 Solomon Street	-	0.4	-	0.4
Whitmore Square Greening	0.0	0.9	-	0.9
Total QF1 position	8.1	33.5	12.8	54.3
Total BPB position	10.4	26.2	14.2	50.8
Variance	-2.3	7.3	-1.4	3.5


The project whole of life budget for Major Projects has increased by \$3.5M since the adoption of the Business Plan and Budget as a result of:

- Inclusion of grant funding for new projects \$2.1m in the 20/21 financial year and \$1.6M in future years. Projects Include: Events Infrastructure Rymill Park, Paxton's Walk Revitalisation (over 2 years), Reviving Laneways to Adelaide's West End – Stage 1 – Solomon Street.
- \$0.7m Federal Government Local Roads and Community Infrastructure Grant allocated to City Skate Park Separable Portion and Quentin Kenihan Inclusive Playspace Additional Works.
- Council Decision in July to progress Cycling Infrastructure projects and contribute \$2.8M to match State Government contribution.
- Reduced costs for returnable works for Central Market Arcade Redevelopment (\$6.5M)




Major Projects – Status Update

This section provides a status update for each Major Project, including a brief description of works, an estimated completion date and a current status comment.




Overall projects are tracking well with 82% of our Major Projects on time and 100% of the projects are on budget.

	<h3>City of Adelaide Bikeways – North-South</h3> <table border="1"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>June 2022</td> <td>6,000</td> <td>N</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: The North-South Bikeway will build on the existing Frome Bikeway and will connect the existing Rugby/Porter Bikeway in Unley to the Braund Road Bike Boulevard in Prospect.</p> <p>Status Update: North-South Bikeway - Brougham Gardens - Construction commenced in Sept 2021. WMD – Wombat crossing - Construction commencing in Oct 2021. Frome Rd (Vic Drv to NT) design is being finalised and RFT being prepared. Albert Bridge currently in design expected ready late 2021 Frome Road (Victoria Drive – Albert Bridge) is being developed and expected late 2021. Commencement of construction work on Frome St (North Tce-Rundle St) is on-hold due to access issues related to adjacent development sites. Construction of the bikeway on this section could be delayed by 1-2 years.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	June 2022	6,000	N	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	June 2022	6,000	N	Y							
	<h3>City Skate Park</h3> <table border="1"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Build/ Construct</td> <td>Early 2022</td> <td>3,487</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: New City Skate Park in Gladys Elphick Park / Nurnungga (Park 25) in the west Park Lands. The project is expected to deliver a regional facility drawing users from across the metropolitan area and State with the ability to hold competition events and be a main attraction for skate park users.</p> <p>Status Update: Convic have mobilised onsite and have commenced works. Completion expected for early 2022</p>	Stage	Est Completion	Budget	On Time	On Budget	Build/ Construct	Early 2022	3,487	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Build/ Construct	Early 2022	3,487	Y	Y							
	<h3>Central Market Arcade Redevelopment</h3> <table border="1"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td></td> <td>22,600</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: The Central Market Arcade Redevelopment will be a catalyst for enriching the city. The redeveloped arcade will be a flagship mixed-use development of national significance and elevate the precinct as a major destination embracing culture, art, retail, and tourism. The arcade will promote the market district as the premier precinct showcasing the very best of South Australian food, wine and produce.</p> <p>Status Update: Development of the concept design, including Council's returnable works, has significantly progressed with ICD engaging with building contractors. ICD Property is actively leasing its office component and is preparing for its formal launch of the residential apartments. The Central Market Arcade Redevelopment/ Market Square will commence in early to mid 2022. This will enable the Central Market Arcade to continue to operate during the 2021 Christmas period and into early 2022.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design		22,600	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design		22,600	Y	Y							



Major Projects – Status Update

	<h3>Cycling Infrastructure</h3> <table border="1" data-bbox="510 324 1404 414"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>June 2022</td> <td>5,600</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p data-bbox="502 448 1412 526">Description of Works: Design and construction of 11 cycling infrastructure projects to improve access, safety and connectivity for bicycle riders within the Council area, prioritised to improve cycling connections to and around Lot 14.</p> <p data-bbox="502 548 1412 604">Status Update: The Signalised Bike Crossing of North Terrace at George St project has been awarded for construction with the remaining 10 projects in design.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	June 2022	5,600	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	June 2022	5,600	Y	Y							
	<h3>Events Infrastructure Upgrade - Rymill Park</h3> <table border="1" data-bbox="510 761 1404 851"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>August 2022</td> <td>1,108</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p data-bbox="502 884 1412 963">Description of Works: The Events Infrastructure project will provide improved and upgraded services that will support the ongoing and continued use of the area as a major event and entertainment hub in the eastern Park Lands</p> <p data-bbox="502 985 1412 1041">Status Update: Detailed Design is currently being amended to reflect adjusted footprints of the event organisers utilising the park, construction works need to be timed around event bookings in the park.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	August 2022	1,108	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	August 2022	1,108	Y	Y							
	<h3>Market to Riverbank Laneways Upgrade</h3> <table border="1" data-bbox="510 1120 1404 1209"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Build/ Construct</td> <td>On Hold</td> <td>14,600</td> <td>N</td> <td>Y</td> </tr> </tbody> </table> <p data-bbox="502 1243 1412 1377">Description of Works: The Market to Riverbank link project is a joint investment project between the City of Adelaide and the State Government (through Renewal SA) to upgrade Bank Street, Leigh Street, Topham Mall, Bentham Street and Pitt Street. 2021 scope: Bentham Street upgrade to kerbless environment with feature decorative concrete, continuation of Market to Riverbank public art outcomes and improvements to greening and lighting. Pitt Street design works.</p> <p data-bbox="502 1400 1412 1478">Status Update: Bentham Street: Site works were suspended by SA Health, discussions are underway with SA Health, Hotel Management and contractors to agree the start date of works. Pitt Street: concept designs are being developed.</p>	Stage	Est Completion	Budget	On Time	On Budget	Build/ Construct	On Hold	14,600	N	Y
Stage	Est Completion	Budget	On Time	On Budget							
Build/ Construct	On Hold	14,600	N	Y							

Major Projects – Status Update

	<h3>Moonta Street</h3> <table border="1" data-bbox="608 331 1455 436"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Build/ Construct</td> <td>October 2021</td> <td>4,000</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: Street upgrade including supply and install of new granite paving, stormwater improvements, and greening.</p> <p>Status Update: Works nearing completion - currently still on track for completion in October 2021. Stakeholder (traders) update meetings held periodically. Media conference announcement of project completion planned for Friday 29 October 2021.</p>	Stage	Est Completion	Budget	On Time	On Budget	Build/ Construct	October 2021	4,000	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Build/ Construct	October 2021	4,000	Y	Y							
	<h3>Paxton's Walk and Vaughan Place</h3> <table border="1" data-bbox="608 777 1455 882"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>October 2022</td> <td>608</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: The Paxton's Walk Revitalisation project will bring new life to a popular East End pedestrian link, transforming it from a tired and constrained walkway into a vibrant, welcoming, green and accessible place. It will also provide a key link between Adelaide's East End Precinct to the Lot Fourteen site currently under rejuvenation by Renewal SA.</p> <p>Status Update: Detailed Design is currently underway and on track for completion of schedule. The land is currently owned by the adjacent property owner, however there is a historical agreement to transfer the land to City of Adelaide and undertake these works. Negotiations are currently underway to finalise this agreement and transfer the land to City of Adelaide.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	October 2022	608	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	October 2022	608	Y	Y							
	<h3>Quentin Kenihan Inclusive Playspace QKIP</h3> <table border="1" data-bbox="608 1337 1455 1442"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>February 2022</td> <td>332</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: Following on from completion of the Quentin Kenihan Inclusive Playspace last year. Additional scope items are progressing in consultation with key stakeholders.</p> <p>Status Update: Additional funding for works has been sourced through the Federal Government Local Roads and Community Infrastructure Grant. Design for additional scope is complete and construction is commencing in October. There is a covid related lead time for the We-Go Swing which will delay installation of that item only, delaying it until early 2022.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	February 2022	332	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	February 2022	332	Y	Y							

Major Projects – Status Update

	<p>Reviving Laneways to Adelaide’s West End - Stage 1</p> <table border="1" data-bbox="517 331 1444 427"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Plan/ Design</td> <td>December 2021</td> <td>357</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: This project is being undertaken in partnership with Palumbo (Sofitel Hotel Developer) and the State Government. Streetscape upgrades will be constructed along the Currie, Solomon, Rosina and Burnett Street frontages of the Sofitel Development. The Public Realm upgrades include creating a new shared use space on Solomon Street to enhance activation as well as replacement of footpath and kerbing along the Currie Street, Rosina Street and Burnett Street frontages</p> <p>Status Update: Works progressing well, scheduled for completion in Q2.</p>	Stage	Est Completion	Budget	On Time	On Budget	Plan/ Design	December 2021	357	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Plan/ Design	December 2021	357	Y	Y							
	<p>Whitmore Square Greening</p> <table border="1" data-bbox="533 786 1444 882"> <thead> <tr> <th>Stage</th> <th>Est Completion</th> <th>Budget</th> <th>On Time</th> <th>On Budget</th> </tr> </thead> <tbody> <tr> <td>Build/ Construct</td> <td>November 2021</td> <td>910</td> <td>Y</td> <td>Y</td> </tr> </tbody> </table> <p>Description of Works: Following the safety improvement project, the greening of the perimeter of Whitmore Square is the second project to be delivered in terms of the approved master plan. The scope consists of trees, walking path and garden beds around the perimeter of the eastern, western (north of Sturt Street) and the northern section.</p> <p>Status Update: Construction underway, proactive engagement with key stakeholders ongoing</p>	Stage	Est Completion	Budget	On Time	On Budget	Build/ Construct	November 2021	910	Y	Y
Stage	Est Completion	Budget	On Time	On Budget							
Build/ Construct	November 2021	910	Y	Y							

Item 5.10 - Attachment A

New & Upgrade Projects Update

New/upgrade projects are capital projects that either create new assets or replace an existing asset and upgrades that asset's capacity and/or level of service significantly through its replacement. New and Upgrade projects are usually the result of a Council Decision or initiated to deliver the Strategic Plan of Council.

New and Upgrade Projects are a defined scope of work that is usually delivered in one financial year. The majority of this year's program is made up of Council Decisions from prior years projects which experienced delays during covid.

As a part of Council decision to apply financial sustainability measures during the 2021/22 budget preparation, there was a planned reduction in the New and Upgrade projects unless funded by external funding agreements. The resultant delays experienced by the construction industry and the need to reschedule and postpone works during the previous years results in this work now being delivered in 2021/22.

New & Upgrade - Income and Expenditure Summary

Income and Expenditure Summary

This section provides information on the financial progress of the New & Upgrade Projects. Outlining the breakdown of income and comparison between the financial commitments and total budget at the time of the Business Plan and Budget and the close of the first Quarter.

Funding Source: City of Adelaide has been successful in securing an additional \$0.3M in grant funding for New & Upgrade Projects which is being formally recognised by Council in the Q1 finance report.

Golf Course Irrigation Grant	\$0.22M
Blackspot Federal Grants	\$0.08M

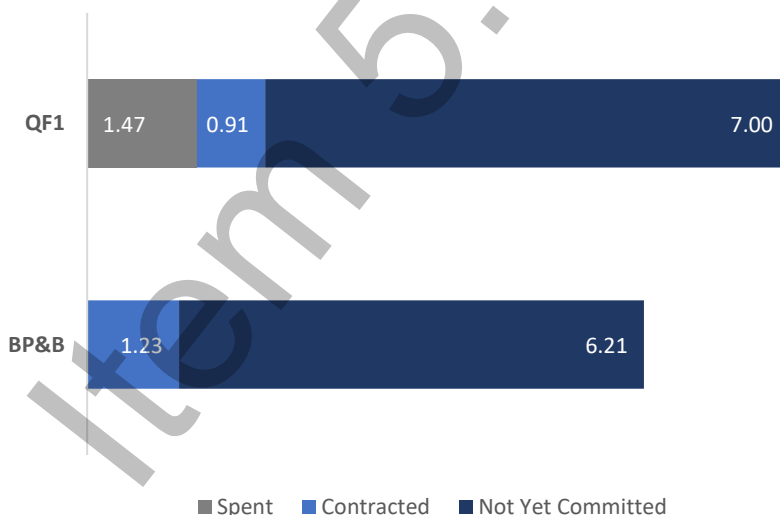
Expenditure Summary: The annual forecast expenditure has increased by \$2M from the approved budget of \$7.4m to a revised budget of \$9.4M. This is due to the above mentioned grants by \$0.3M as well as the inclusion of the MacKinnon Parade pedestrian crossing \$0.04M following the Council Decision. Additionally there was an increase in carry overs of \$1.65M details can be found on the following page.

An additional \$1.15M has been contracted across the new and upgrade projects since the adoption of the Business Plan and Budget, resulting in 34% of the 2021/22 program currently contracted, with \$1.47M having been spent to date.

2021/22 Funding Source ('000,000)



2021/22 Expenditure Summary ('000,000)



New & Upgrade Projects Update

New & Upgrade Projects Carry Over

This section contains information on the reasons for the carry overs from 2020/21 financial year and should be read in conjunction with the financial Q1 report, where the decision to increase budget is being considered.

We are in unprecedented times and feeling the ongoing impacts of COVID on the construction industry, our stakeholders are also changing the way they operate and do business, often resulting in a need to re-engage and review some designs to ensure that we are still meeting the needs of the businesses and community, this has impacted our ability to deliver these New and Upgrade projects within the originally planned lead times.

Root cause	Description	Actual
Complex Stakeholder Engagement	Complex and extensive stakeholder engagement requirements have delayed the construction start date of projects. Projects such as: South West Community Centre, Hindley St, Place of Reflection, Place of Courage, Tavistock Lane, Field St, Wattle Grove, City Dirt Masterplan.	2.83
Contractor Issues	Post Covid Stimulus funding to construction sector has increased construction prices and limited the capacity for design and construction contractors to tender for works, and extended product leads times. Projects such as: Gawler UPark Sealant, Christmas in the City 2021, Halifax St footpath, Infrastructure Computers, E-Planning Computers.	2.44
Contracted Works	Fully contracted projects that had a short extension to completion date beyond Jun21, includes projects such as Illuminate 2021, Old Bus station temporary car park, City West Greening.	0.50
ACMA Reporting Changes	Following the adoption of the new charter, we have now incorporated ACMA in to our financial and capital reporting. This includes bringing into account works underway at 30 June.	1.49
Total New/Upgrade Carry Overs		7.25
Total BPB position Carry Overs		5.60
Variance in Carry Overs		+1.65

In the BP&B there was an estimated \$5.6M of works to be re-timed to the current financial year, that figure has increased by \$1.65M.

New and Upgrade Projects – Status Update

This section outlines the new and upgrade projects currently in progress grouped by Service Delivery Category.

Adelaide Central Market Authority (ACMA)			
Project	Description	Status Update	Stage
CCTV & Electrical	CCTV to add additional cameras and increase security in the car park. Replacement of the Main Switchboard serving the Central Market.	The CCTV is in planning and the Switchboard works are complete.	Plan/ Design
Upgrade WiFi	Install free Wifi network tailored for the Central Market including new servers.	Forms part of the Market Wifi project which is currently on hold.	Plan/ Design
Federal Hall - Make Good & Reinforcement	Reinforcement of Federal Hall Grote St & Gouger St mezzanines	Assessment being undertaken to determine the methodology for the works required.	Plan/ Design
ACMA upgrade Program	Upgrade program including the installation of new grease arrestor, additional heating to the dining areas, a new customer toilet block, enhancements along the Grote Street frontage, a new cool room and construction of a pop up stall to allow casual leasing within ACMA.	Works are progressing well, with some initial works having been completed.	Build/ Construct
Adelaide Economic Development Agency			
Project	Description	Status Update	Stage
Visitor Info Centre	Hardware to support the Visitor Information Centre	On hold to ensure hardware is compatible with new booking platform currently under investigation	On Hold
Arts, Culture and Events			
Project	Description	Status Update	Stage
Christmas in the City	Christmas in the City Funding Allocation	Six submissions have been received as of the 24th August. Internal Assessment Panel to meet on same day to commence scrutiny of submissions.	Plan/ Design
Illuminate 2022	Illuminate Adelaide is a new major annual winter event for Adelaide that takes over city streets, laneways and buildings from July celebrating innovation, music, art, technology and light.	Illuminate 2021 - Grote St artwork works completed July 2021. Illuminate 2022 - Consultation with Illuminate Festival on location of works being undertaken.	Plan/ Design
Decorative Lighting Program	Implementation of Decorative Lighting in Ebenezer Place	Designs are now complete and we are seeking pricing for materials and installation.	Plan/ Design

New and Upgrade Projects – Status Update

Community Development

Project	Description	Status Update	Stage
Southwest Community Centre	To purchase a new property for the Adelaide South West Community Centre based on the Gross Floor Area (GFA) of the previous premises at Sturt Street and establish this as a staffed facility run by Council.	Locating a property that meets the aforementioned criteria and is within budget constraints is proving challenging. A report will be presented to Council for the November meeting.	Plan/ Design

Community Safety

Project	Description	Status Update	Stage
E-Planning Hardware	Devices supporting new E-Planning system	Devices ordered, awaiting delivery	Plan/ Design

Environmental Sustainability

Project	Description	Status Update	Stage
Turning Gray St Green - Arbour	Green Infrastructure to increase greening and improve temperature in the street	The project has commenced. A contractor has been engaged to undertake the works and ground has been broken on site	Build/ Construct

Information Management

Project	Description	Status Update	Stage
Infrastructure Computers and Peripherals	Specialised IT hardware required for technical and design work now completed inhouse	Hardware has been delivered and is currently going through user acceptance testing	Build/ Construct

Park Lands and Open Space

Project	Description	Status Update	Stage
Wattle Grove Memorial & Tree Planting	Concept design to explore the opportunity to enhance Golden Wattle Park / Mirnu Wirra (Park 21W). Construction subject to future funding endorsement by Council.	Conflicting priorities between safety and heritage priorities have led to concept design delays. Concept designs are now underway for the reinstatement of tree planting in the Wattle Grove.	Plan/ Design
City Dirt Masterplan	Detailed design and cost planning for the enhancement of the BMX facility in Park 20 and connections to the TreeClimb facility in Park 20.	Concepts have been on hold while BHKC works were finalised. Preparing scoping and framework drawings ahead of concept design. Overlaying Brownhill/ Keswick Creek design.	Design Only
Brownhill Keswick Creek (BHKC)	Creek remediation, wetland and creek realignment in Park 16 & 20. The Stormwater Project is an initiative of the Cities of Unley, Adelaide, Burnside, Mitcham and West Torrens to progress stormwater projects set out in the Brown Hill and Keswick Creek Stormwater Project Stormwater Management Plan (Worley Parsons, 2012).	Funding contribution only and interface management. Project being managed by a dedicated Project Management team engaged by the Brown Hill and Keswick Creeks Stormwater Management Board.	Build/ Construct

New and Upgrade Projects – Status Update

Park Lands and Open Space

Project	Description	Status Update	Stage
Bank St Granite Plinth	Additional granite plinth in Bank Street to protect the trees from reversing cars.	Design complete, procurement to commence.	Plan/ Design

Parking

Project	Description	Status Update	Stage
Gawler UPark Sealing	Continuation of the Gawler UPark Sealing project	Council report approved to tender sealing works. Sealing tender under evaluation. Facade contract being prepared for tender.	Build/ Construct
Old Bus Station - Temp Car Park	Installation of a new temporary car park at the location of the old bus station.	Works completed in August 2021.	Practical Completion
Compliance Technology for On Street Parking	Procurement of compliance technology to improve our community services and which also prioritises the health, safety and wellbeing of our people.	Project and tender specification scope completed. Procurement of vehicle mounted camera compliance technology currently out to market through Tenders SA, closes 4 November 2021	Plan/ Design

Property Management and Development

Project	Description	Status Update	Stage
Central Market Arcade Options	Progress the Central Market Arcade Redevelopment with project development partner, ICD Property.	Development of the concept design, including Council's returnable works, has significantly progressed with ICD engaging with building contractors. ICD Property is actively leasing its office component and is preparing for its formal launch of the residential apartments.	Plan/ Design

Social and Economic Planning

Project	Description	Status Update	Stage
Place of Reflection	The creation of a Place of Reflection in Rymill Park/Murlawirrapurka honouring the Stolen Generations. Co-funded through the Stolen Generation Reparations Fund and supported by Arts SA	Artists being appointed for the detailed design and fabrication/installation/landscaping.	Plan/ Design
Place of Courage	The Place of Courage commemorative artwork set into a integrated landscaping intended to raise awareness about the impact of domestic and family violence.	Awaiting design options from the Spirit of Women	Plan/ Design

Sports and Recreation

Project	Description	Status Update	Stage
Golf Course North Irrigation (grant)	The North Adelaide Golf Course consists of three courses across 82 hectares of Park Lands. This project is co-funded and will automate the irrigation system on the North Golf Course to improve the quality of the facility.	Installation of an automated irrigation system on the Northern Golf course is 50% completed with the remaining works scheduled for delivery in the autumn months.	Build/ Construct

New and Upgrade Projects – Status Update

Streets and Transportation

Project	Description	Status Update	Stage
Hindley St	Continuation of the Hindley Street Project, to include parklets and planter boxes for outdoor dining.	Procurement underway, planter boxes for footpath extensions ordered and due late Oct 2021.	Plan/ Design
Whitmore Square Safety Improvements	Upgrades and improvements to Whitmore Square including new signalised intersection and pedestrian active crossing on the northern intersection, new DDA compliant pedestrian paths and ramps, mature tree plantings, understory plantings and irrigation.	All works completed. Minor omissions and minor defects being attended to.	Practical Completion
City Greening Design	Project to increase greening and the tree canopy cover to 20% in the City's south west and north west	Design works are in progress.	Design Only
Field St	Design of an upgrade to Field Street which creates a green, pedestrian-friendly destination to foster this new edgy dining and creative quarter in the city's Market district.	Detailed Design being reviewed following SAPN installation of conduits to service New Market Arcade.	Design Only
Blackspot - Angas/Pulteney St	Improvements to Pulteney Street/Angas Street Intersection to improve safety and reduce vehicular crashes	Contract has been awarded. Works to commence mid-October	Build/ Construct
Tavistock Lane	Continuation of co-funded upgrades to Tavistock Lane to facilitate a taxi drop-off area and the lane being upgraded and operating as a public road	Civil Works complete and the road has been made public following council report.	Practical Completion
Black Spot - Hindley Street/Gray Street intersection	Blackspot Hindley Street/ Gray Street Intersection Project	Main works completed, parking sensors and line marking scheduled to occur.	Practical Completion
Greening in the City's North West and South West	Undertake new street tree planting in Byron Place, Crowther St, Elizabeth St, Gray St and Young Street. Should external funding applications (Greening Neighbourhood Grants) being sought by Sustainability be successful project will be extended to potentially include Sturt St West.	Practical Completion has been reached	Practical Completion
Flinders Street Pedestrian Crossing Improvements	Prepare a detailed design for cost estimation for kerb extensions on Flinders Street adjacent Pilgrim Lane for the further consideration of Council.	Project was dependant on decisions regarding the East West Bikeway, concept design now underway.	On Hold
Blackspot Project - Jeffcott Street/Montefiore Hill Intersection Improvements	Improvements to Jeffcott Street/Montefiore Hill Intersection to improve safety and reduce vehicular crashes.	Design well underway.	Plan/ Design
MacKinnon Pedestrian Refuge	Install a pedestrian refuge on MacKinnon Parade adjacent the child care centre	Design underway	Plan/ Design
Halifax St Footpath	Footpath and Kerb Renewal between Hallet Street & Stephens Street incorporating new protuberance buildout, greening (WSUD) and DDA compliant crossing points.	Works complete, final walkover taking place early October to close out the contract.	Practical Completion

Renewals Update

Renewals Program

Renewal is the replacement or refurbishment of an existing asset (or component) with a new asset (or component) capable of delivering the same level of service as the existing asset.

The renewals program ensures that our assets get renewed according to their condition status and in alignment to the Asset Management Plans.

Income and Expenditure Summary

This section provides information on the financial progress of the Renewals Program. Outlining the breakdown of income and comparison between the financial commitments and total budget at the time of the Business Plan and Budget and the close of the first Quarter.

Funding Source: CoA has been successful in securing an additional \$1.66M in grant funding and contributions since the publication of the BP&B.

Financial Assistance Grants	\$0.29M
Utilities reinstatement contribution	\$0.20M
Local Road and Community	
Infrastructure grant	\$0.17M
Infrastructure Partnership Program	\$1.00M

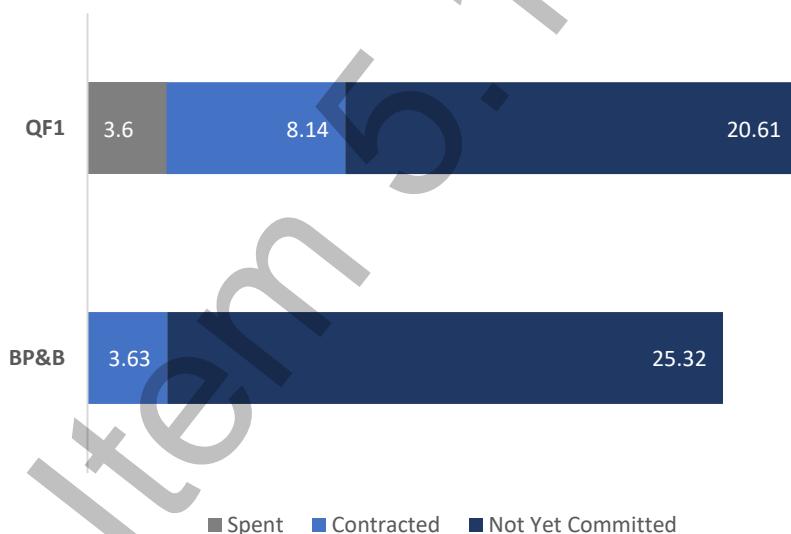
Expenditure Summary: The forecast expenditure has increased by \$3.40M from the approved budget of \$28.95M to a revised budget of \$32.35M. This was due to the above grants and contributions of \$1.66M and an increase in carry overs of \$1.74M.

An additional \$8.1M has been contracted across the renewals program in the first quarter, resulting in 57% of the 2021/22 program currently contracted, with \$3.6M having been spent to date.

2021/22 Funding Source ('000,000)



2021/22 Expenditure Summary ('000,000)



Renewals Update

Renewals Carry Over

Renewals Program






This section contains information on the reasons for the carry overs from 2020/21 financial year which were committed for delivery at the end of financial year. This section should be read in conjunction with the financial Q1 report, where the decision to increase budget is being considered.

Root cause	Description	Actual
Complex Stakeholder Engagement	Complex and extensive stakeholder engagement requirements has delayed the construction start date of projects, including asset types Lighting & Electrical and Water Infrastructure.	0.20
Contractor Issues	Post Covid Stimulus funding to construction sector has increased construction prices and limited the capacity for design and construction contractors to tender for works, and extended product leads times. Including asset types Plant, Fleet and Equipment, Transport, Public Art, Lighting & Electrical and Buildings.	1.15
Contracted Works	Fully contracted projects that had a short extension to completion date beyond Jun21, including asset types Water Infrastructure, Buildings, Transport, Commercial, Lighting & Electrical and Bridges.	1.95
ACMA Reporting Changes	Following the adoption of the new charter, we have now incorporated ACMA in to our financial and capital reporting, this change has created a variance in our reports.	1.19
Total Renewal Carry Over		4.49
Total BPB position		2.75
Variance		1.74






In the BP&B there was an estimated \$2.75M of works to be re-timed and carried over in to the current financial year, that figure has increased by \$1.74M.

Renewals – Status Update

Renewals are managed as a number of individual projects within programs of work relating to asset class. The following report outlines the number of individual projects within each program, the key projects in each category and the individual works that have reached practical Completion in the last quarter.

<p>Information Management</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>7</td> <td>7</td> <td>0</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	7	7	0				<p>Renewal of computer systems, communication systems, software and hardware owned, used or licensed by the Council for the purposes of information management including PC Replacement , Network Connectivity & Security , Server Replacement and Telecommunication Systems</p>
On Track	Total Projects	Projects In Progress	Projects Reached PC										
Y	7	7	0										
<p>Park Lands Assets</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>13</td> <td>13</td> <td>0</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	13	13	0				<p>Ensures that landscape features and green infrastructure located within our Park Lands are actively managed giving consideration to legislative requirements, environmental performance, community expectation and safety including Water Feature Renewals (Veale Gardens and Pinky Flat), Park Lands Renewal Program, Public Art Refurbishments and Minor Irrigation renewals</p>
On Track	Total Projects	Projects In Progress	Projects Reached PC										
Y	13	13	0										
<p>Plant and Fleet</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>8</td> <td>8</td> <td>0</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	8	8	0				<p>Replacement of major plants and fleet assets to ensure safe and sustainable services by optimising the use of our plant and fleet assets including Plant & Fleet 21/22 , Commercial Asset Renewals, Car Park hardware replacement, Golf Links renewals and Golf Course Fuel tank renewals</p>
On Track	Total Projects	Projects In Progress	Projects Reached PC										
Y	8	8	0										
<p>Water Infrastructure</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>21</td> <td>21</td> <td>0</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	21	21	0				<p>Program of works dedicated to renewal of various water infrastructure asset components including Brownhill Keswick Creek, Stormwater Management Upgrades and Torrens Lake Submerged Earth Retaining Structures. Including Francis Street renewal, ANZAC Highway Stormwater Pipe Re-lining, Adelaide Weir Structural Investigation and Preliminary Design (Stage 1) , and Stormwater Renewal Program</p>
On Track	Total Projects	Projects In Progress	Projects Reached PC										
Y	21	21	0										
<p>Bridges</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>7</td> <td>6</td> <td>1</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	7	6	1				<p>Investment in the Council's bridge infrastructure to ensure accessible and safe movement throughout the City for residents, visitors and the public including Bridge Renewal Program - Urgent Works, Adelaide Bridge - Minor Works and Footbridge Renewal</p> <p>Works Delivered in the last Quarter: Adelaide Bridge - Minor Works</p>
On Track	Total Projects	Projects In Progress	Projects Reached PC										
Y	7	6	1										

Renewals – Status Update

<p>Buildings</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>28</td> <td>26</td> <td>2</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	28	26	2	<p>General building renewals of ACC Corporation facilities including Wyatt Street Lift, ACMA 2201 - Stall Structural Renewal Works, ACMA -2104 - Escalator Replacement , Town Hall Boiler Renewal and ACMA -2101 - Main Switch Board (MSB) Replacement</p> <p>Works Delivered in the last Quarter: Colonel Light Centre Renewals CLC Ceiling Tiles Rectification</p>		
On Track	Total Projects	Projects In Progress	Projects Reached PC									
Y	28	26	2									
<p>Urban Elements</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>44</td> <td>43</td> <td>1</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	44	43	1	<p>Program of renewal works to ensure the provision of safe, accessible, clean and well-maintained Urban Elements suite of assets for delivering the quality services to the community including Urban Elements Renewal Program, Public Art Refurbishments, Boat Landing/Ramp - Park 12 South Bank and Recreational Asset Renewals</p> <p>Works Delivered in the last Quarter: Flagpole Renewal - Aquatic Centre, Park 2 - Pardipardinilla - Denise Norton Park</p>		
On Track	Total Projects	Projects In Progress	Projects Reached PC									
Y	44	43	1									
<p>Transport</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>91</td> <td>81</td> <td>10</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	91	81	10	<p>Essential roadworks to ensure we continue to provide a safe, efficient and accessible road and pathway network including Footpath Renewal Program, Local Government Infrastructure Partnership Program Funding, Jeffcott St South, Road Renewal Program and Kerb and Water table Renewal Program</p> <p>Works Delivered in the last Quarter: King William Road North-bound Heavy Patching (Pennington Tce to Kermode St) King William Road South Bound Carriageway Pavement Rehabilitation (Brougham Place to Kermode Street) Mansfield St Road Resurfacing (Gover to Tynte St) Tynte St Road Resurfacing (Wellington Sq to Mansfield St) Dukes Ln Road Resurfacing (Allen to Gladstone St) Gladstone St Road Resurfacing (Carrington St to Dead End)</p>		
On Track	Total Projects	Projects In Progress	Projects Reached PC									
Y	91	81	10									
<p>Lighting & Electrical</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>26</td> <td>21</td> <td>5</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	26	21	5	<p>Lighting and Electrical renewals to support a safe, secure and continuous service including CCTV Network Renewal and Compliance Program, Street Lighting LED Renewals, Street Lighting City Safety Renewals, Lighting and Electrical Renewals and Underground Electrical Conduit and Switchboard Renewals</p> <p>Works Delivered in the last Quarter: Lighting and Electrical Renewals Design in 7 Locations LED Master Plan</p>		
On Track	Total Projects	Projects In Progress	Projects Reached PC									
Y	26	21	5									
<p>Traffic Signal</p> 	<table border="1"> <thead> <tr> <th>On Track</th> <th>Total Projects</th> <th>Projects In Progress</th> <th>Projects Reached PC</th> </tr> </thead> <tbody> <tr> <td>Y</td> <td>12</td> <td>11</td> <td>1</td> </tr> </tbody> </table>	On Track	Total Projects	Projects In Progress	Projects Reached PC	Y	12	11	1	<p>Investment in Traffic Signal infrastructure to ensure accessible and safe movement throughout the City including Traffic Signal Renewal Program, Underground Electrical Conduit and Switchboard and Renewal of Traffic Lanterns & Signal Controllers</p> <p>Works Delivered in the last Quarter: Renewal of Traffic Lanterns & Signal Controllers in 10 intersections</p>		
On Track	Total Projects	Projects In Progress	Projects Reached PC									
Y	12	11	1									

Adelaide Park Lands Foundation

ITEM 5.11 02/11/2021
The Committee

Strategic Alignment - Environmental Leadership

Program Contact:
Mick Petrovski, Manager
Governance 8203 7119

2012/01346
Public

Approving Officer:
Amanda McIlroy, Chief Operating
Officer

EXECUTIVE SUMMARY

The Adelaide Park Lands are nationally Heritage listed and are Australia's largest inner urban park system, comprised of wetlands, picnic grounds, sports fields, playgrounds, native vegetation, trees and green open spaces.

The *Adelaide Park Lands Act 2005* provides for the establishment and maintenance of a fund to be called the Adelaide Park Lands Fund to receive contributions from the City of Adelaide, the State Government and others who wish to contribute to the improvement of the Park Lands.

The City of Adelaide is seeking to explore the merits of establishing a philanthropic foundation with Deductible Gift Recipient (DGR) status under the *Income Tax Assessment Act 1997* (ITAA), to encourage philanthropic fundraising for Park Lands enhancement and conservation and to support activities in the Park Lands.

Legal advice indicates that the only DGR category relevant for a philanthropic foundation of this nature would be to establish a public fund that, when the gift is made, it is made to a body that is on the Register of Environmental Organisations (REO Fund). All REO Funds require the approval of the Commonwealth Government, including approval of the membership of the Board of Trustees for the fund. To attain (and retain) DGR status, the fund will require that monies raised be expended on projects which involve:

- *the protection and enhancement of the natural environment or of a significant aspect of the natural environment; or*
- *the provision of information or education, or the carrying on of research, about the natural environment or a significant aspect of the natural environment.*

To establish an Adelaide Park Lands Foundation with DGR status would, in line with this, necessitate an application process that will take at least 12 months, and likely longer.

If Council decides to instigate the process for establishing an Adelaide Park Lands Foundation, due to the lengthy establishment process, an interim consideration for the City of Adelaide that would encourage a broader and more active interest in the Park Lands, is to access and partner with an existing fund for a defined period. There are existing charitable funds with DGR status whose objectives may be sufficiently broad to enable a wide range of fundraising activities and projects which have similar objectives to those undertaken by an REO Fund.

Taking this approach in the short term will enable the City of Adelaide to more quickly make available a mechanism to receive tax deductible donations, thus providing a means to broadening a sense of 'ownership' of the Park Lands and encouraging a wider range of people to take a more active interest in them. Meanwhile the process of establishing a "standalone" Park Lands Foundation, according to Commonwealth government timelines, can proceed alongside this.

The following recommendation will be presented to Council on 9 November 2021 for consideration

That Council:

1. Notes the information provided regarding relevant considerations for establishing a philanthropic foundation for the purpose of fundraising for Park Lands enhancement and conservation and to support certain activities in the Park Lands.
 2. Approves the preparation of a detailed business case for establishing an independent Adelaide Park Lands Foundation, providing:
 - 2.1. Clear objectives and purpose (noting the parameters presented for Register of Environmental Organisations).
 - 2.2. Detailed costings for establishing the Foundation and ongoing operational costs.
 - 2.3. An appropriate governance and decision-making framework for developing projects for the purposes of the Foundation.
 - 2.4. The process for accessing donated funds for projects and their expenditure and acquittal.
 3. Authorises the administration to identify, and undertake discussions with, existing Funds whose objectives are sufficiently broad to enable a range of activities and projects with similar objectives to those undertaken under the auspices of a Register of Environmental Organisations Fund, and which currently have Deductible Gift Recipient status, for the purpose of commencing fundraising for projects that will enhance the Adelaide Park Lands.
 4. Requests the administration to provide a report with a proposal for the City of Adelaide to partner with an existing Fund for raising monies for the purposes of enhancement and conservation of, and to support certain activities in, the Adelaide Park Lands, as an interim measure during the application process for establishing an independent Adelaide Park Lands Foundation.
-

IMPLICATIONS AND FINANCIALS

City of Adelaide 2020-2024 Strategic Plan	Strategic Alignment – Environmental Leadership
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Further investigations will be required to identify an existing Fund whose objectives are sufficiently broad to enable fundraising for the purposes of an Adelaide Park Lands Foundation, while the application process for establishing an Adelaide Park Lands Foundation is being undertaken.
Opportunities	To increase opportunities to enhance and conserve the Adelaide Park Lands through philanthropic means.
21/22 Budget Allocation	Currently Nil
Proposed 22/23 Budget Allocation	Currently Nil
Life of Project, Service, Initiative or (Expectancy of) Asset	Ongoing
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

1. The Adelaide Park Lands receive in excess of 10 million visitations annually, with the City of Adelaide responsible for managing approximately 723ha of the Adelaide Park Lands (74% of the total 930ha). The area includes the six Squares and River Torrens / Karrawirra Pari, as shown in the Adelaide Park Lands Plan.
2. At its meeting on 19 November 2019, Council received a report on 'Adelaide Park Lands Expenditure and Income'. In this report it was estimated the City of Adelaide expends approximately \$25 million per annum on Park Lands capital works and maintenance.
3. The *Adelaide Park Lands Act 2005* provides for the creation of the Adelaide Park Lands Fund (the Fund), however a report presented to the Adelaide Park Lands Authority (APLA) in March 2009 concluded that the Adelaide Park Lands Fund is not eligible for deductible gift recipient (DGR) status, because:
 - 3.1. APLA is a subsidiary of Council and therefore does not have the required level of independence.
 - 3.2. APLA does not have clear environmental objectives – which normally exclude cultivated parks and gardens.
 - 3.3. The Fund is set up to also receive money from State Government and Council.
4. At its meeting held on 13 October 2020, Council resolved:

That Council:

 1. *Notes community interest in philanthropic fundraising for Park Lands enhancement and conservation;*
 2. *Notes that the Adelaide Park Lands Act 2005 and its associated Adelaide Park Lands Fund, does not hold the required independence nor legal autonomy to be able to attain and maintain deductible gift recipient (DGR) endorsement;*
 3. *Request administration provide Council with an options framework to establish a legally independent Adelaide Park Lands Foundation by the City of Adelaide in consultation with Adelaide Park Lands Authority, ensuring that such an entity would be a public fund and have DGR status.*
 4. *Requests that the proposed expenditure of the fundraised money would be allocated only to Council endorsed projects, which are in keeping with the Adelaide Park Lands Management Strategy and have been recommended by APLA.*
 5. *Requests that efforts into operational options should consider the Foundation supporting the unique relationship and knowledge base that exists between the Kaurna People and the Park Lands.*
 6. *Notes the stringent rules surrounding DGR status;*
 7. *Request that the administration investigate what type of governance model would be appropriate to meet the objectives outlined above, including but not limited to a prudential analysis of the Foundations operation and maintenance.'*
5. Subsequently, legal advice was sought to clarify Council's ability to obtain public funding via DGR status to be used for specified Park Lands projects.
6. The advice provides that in order to achieve DGR status as an REO Fund, the entity seeking registration must be an "environmental organisation" which (inter alia) requires that its principal purpose be:
 - the protection and enhancement of the natural environment or of a significant aspect of the natural environment; or
 - the provision of information or education, or the carrying on of research about the natural environment or a significant aspect of the natural environment.

The entity can have other purposes, but at least one of the above purposes must be its principal purpose.
7. The interpretation of the purpose is crucial. Unfortunately, the only information provided by the Department of Agriculture, Water and Environment (DAWE) is paragraph 2.1 of their Guidelines, which reads as follows:

"2.1 Principal Purpose must be the Protection of the Natural Environment [Section 30-265(1) of the ITAA]

An environmental organisation's principal purpose must be:

 - "(a) the protection and enhancement of the natural environment or of a significant aspect of the natural environment; or*
 - (b) the provision of information or education, or the carrying on of research, about the natural environment or a significant aspect of the natural environment."*

The objects of the organisation must be set in the context of the natural environment. This includes all aspects of the natural surroundings of humans, whether affecting them as individuals or in social groupings.

The term natural to describe 'environment' is used to make a distinction between the natural environment and other types of environments e.g.

- *built;*
- *cultural; and*
- *historic environments.*

The natural environment and concern for it would include, for example:

- *significant natural areas such as rainforests;*
- *wildlife and their habitats; issues affecting the environment such as air and water quality, waste minimisation, soil conservation, and biodiversity; and*
- *promotion of ecologically sustainable development principles.*

The natural environment would exclude, for example:

- *constructions such as the retaining walls of dams;*
- *cultivated parks and gardens;*
- *zoos and wildlife parks (except those parks and zoos principally carried on for the purposes of species preservation); and*
- *cultural sites and heritage properties.”*

8. Administration have had informal discussions with a representative of DAWE to better understand the references to “natural environment”. Advice received was constrained only to the Australian natural environment; native flora and fauna.
9. In that context, the functions, purposes and activities of APLA are too broad for it to pass the entity purpose test - that is, neither of the purposes discussed above are the principal purpose of APLA.
10. The only option is to establish a separate and independent entity which will satisfy four REO tests, namely:
 - 10.1. The Entity Purpose Test
 - 10.2. The Fund Purpose Test
 - 10.3. The Membership Test.
 - 10.4. The Charity/AGA Test.
11. Legal advice received suggests that a separate entity could be structured as a charitable purpose trust, with purposes defined so that the Statutory Purposes are its principal purpose (and extra provisions to limit the REO Fund as required). This is how the Centennial Parklands Foundation was established.
12. In this scenario neither the Council nor APLA could be the trustee, rather, the trustee would be a group of individual trustees (as is the case with the Centennial Parklands Foundation). Each Trustee would be required to have credentials appropriate to the purposes of the Foundation.
13. It is evident that there is considerable complexity and a high degree of difficulty in establishing an entity eligible to be an REO Fund and be eligible for DGR status. It will require careful consideration and concerted effort to satisfy each of the tests (above).
14. The legal advice has also provided there would be significant establishment costs (in the vicinity of \$10,000 to \$15,000 plus disbursements) for creating a Foundation that would qualify for DGR status. This does not include costs associated with required staff resources, ongoing annual accounting fees and audit fees, or any other fees that would be necessary for administering the Foundation.
15. In addition to the complexity associated with the establishment of a Park Lands Foundation (the Foundation) under a separate entity to APLA, other critical issues to address are:
 - 15.1. The level of resource needed to establish and administer the Foundation.
 - 15.2. Setting realistic a fundraising target.
 - 15.3. Marketing the work of the Foundation.
 - 15.4. Learning from similar established Foundations.

An interim model

16. Given one of the fundamental objectives is to secure DGR status to provide a tax effective means for donors to contribute to the enhancement of the Park Lands, an alternative may be to engage with others who have similar objectives and existing DGR eligibility.
17. There may be existing charitable funds with DGR status with a broad remit based on the principles of preservation and access for the benefit of the people of South Australia.
18. It may be possible to establish a relationship with such an organisation whose purposes are sympathetic to the purposes of the intended Foundation, to facilitate the receipt of tax deductible donations to be applied for projects which are consistent with their objectives.
19. The most significant advantage of such an approach is the comparatively short lead time to be 'up and running' and raising funds for the benefit of the Park Lands without the need to submit to the lengthy approval processes of the Commonwealth when establishing a REO Fund.
20. It is proposed that this would be the starting point for the City of Adelaide to establish the appetite of the broader community to contribute financially to the enhancement of the Park Lands natural environment. This option has a much lower cost of establishment, less onerous reporting and compliance obligations and it comes with a level of established trust and credibility.
21. It can operate as an interim measure while work is undertaken on the more lengthy process to establish a fully-fledged and independent Adelaide Park Lands Foundation as an REO fund with DGR status.
22. To date, this possibility has not been explored in the absence of Council consent but the recommendation to this report proposes this pathway.

ATTACHMENTS

Nil

- END OF REPORT -

Exclusion of the Public

ITEM 6.1 02/11/2021
The Committee

Program Contact:
Mick Petrovski, Manager
Governance 8203 7119

2018/04291
Public

Approving Officer:
Clare Mockler, Chief
Executive Officer

EXECUTIVE SUMMARY

Section 90(2) of the *Local Government Act 1999 (SA)* (the Act), states that a Council Committee may order that the public be excluded from attendance at a meeting if the Council Committee considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.

It is the recommendation of the Chief Executive Officer that the public be excluded from this Committee meeting for the consideration of information and matters contained in the Agenda.

- 7.1 Telecommunications SmartHub [s 90(3) (b) & (h)]
- 7.2 Residential Housing Strategic Review [s 90(3) (b) & (d)]
- 7.3 2021-22 Quarter 1 Confidential Commercial Operations Report [s 90(3) (b)]

The Order to Exclude for Items 7.1, 7.2 & 7.3:

1. Identifies the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
2. Identifies the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
3. In addition, identifies for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.

ORDER TO EXCLUDE FOR ITEM 7.1

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (h) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.1 [Telecommunications SmartHub] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council and prejudice the commercial position of the person who supplied the information.

Council has also sought legal option on the matter and the advice provided requested that the matter should be considered in confidence due to ongoing or potential litigation.

Public Interest

The Council is satisfied that in principle the meeting be conducted in a place open to the public has been outweighed in the circumstances given that information within this update pertains to non-binding commercial negotiations for the Council. The release of such information may severely prejudice the Council's ability to influence a proposal for the benefit of the Council and the community in this matter.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.1 [Telecommunications SmartHub] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (h) of the Act.

ORDER TO EXCLUDE FOR ITEM 7.2

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.2 [Residential Housing Strategic Review] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably be expected to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the council and prejudice the commercial position of the person who supplied the information and confer a commercial advantage to a third party.

The disclosure of information in this report could reasonably prejudice the commercial position of the Council including its future commercial dealings given that it contains financial information and future direction with regard to Council assets and strategic land holdings.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information prior to a determination of the Council as it may prejudice Council's further commercial dealing regarding these assets. On this basis, the disclosure of such information may severely prejudice Council's ability to influence the proposal for the benefit of the Council and the community.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.2 [Residential Housing Strategic Review] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) & (d) of the Act.

ORDER TO EXCLUDE FOR ITEM 7.3

THAT THE COMMITTEE

1. Having taken into account the relevant consideration contained in section 90(3) (b) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of The Committee dated 2 November 2021 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 7.3 [2021-22 Quarter 1 Confidential Commercial Operations Report] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

This Item is confidential as it includes commercial information of a confidential nature where confidence consideration is sought to protect the commercial position of the council and the operating position of Council's business entities operating in a competitive market place prior to the effective date of 30 September 2021.

The disclosure of information in this report to competitors in advance may be to Council's commercial detriment.

Public Interest

The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information to competitors in advance may be to Council's commercial detriment.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of The Committee dated 2 November 2021 orders that the public (with the exception of members of Corporation staff and any person permitted to remain) be excluded from this meeting to enable this meeting to receive, discuss or consider in confidence Item 7.3 [2021-22 Quarter 1 Confidential Commercial Operations Report] listed in the Agenda, on the grounds that such item of business, contains information and matters of a kind referred to in section 90(3) (b) of the Act.
-

DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act), directs that a meeting of a Council Committee must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council Committee may order that the public be excluded from attendance at a meeting if the Council Committee considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
 - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
 - (b) *cause a loss of confidence in the council or council committee; or*
 - (c) *involve discussion of a matter that is controversial within the council area; or*
 - (d) *make the council susceptible to adverse criticism.'*
5. Section 90(7) of the Act requires that an order to exclude the public:
 - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
 - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
 - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 87(10) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following matters are submitted seeking consideration in confidence.
 - 6.1 Information contained in Item 7.1 – Telecommunications SmartHub
 - 6.1.1 Is subject to Existing Confidentiality Orders dated 17/3/2020 & 14/4/2020.
 - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (h) of the Act
 - (b) information the disclosure of which
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest;
 - (h) legal advice.
 - 6.2 Information contained in Item 7.2 - Residential Housing Strategic Review
 - 6.2.1 Is not subject to an Existing Confidentiality Order.
 - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
 - (b) information the disclosure of which –
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
 - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
 - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
 - (ii) would, on balance, be contrary to the public interest.
 - 6.3 Information contained in Item 7.3 – 2021-22 Quarter 1 Confidential Commercial Operations Report
 - 6.3.1 Is not subject to an Existing Confidentiality Order.

- 6.3.2 The grounds utilised to request consideration in confidence is section 90(3) (b) of the Act
- (b) information the disclosure of which
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest;
-

ATTACHMENTS

Nil

- END OF REPORT -

Confidential Item 7.1

Telecommunications SmartHub

Section 90 (3) (b) & (h) of the *Local Government Act 1999 (SA)*

Pages 103 to 118

Confidential Item 7.2

Residential Housing Strategic Review

Section 90 (3) (b) & (d) of the *Local Government Act 1999*

(SA) Pages 112 to 121

Confidential Item 7.3

2021-22 Quarter 1 Confidential Commercial Operations Report

Section 90 (3) (b) of the *Local Government Act 1999 (SA)*

Pages 122 to 142
