

## Councillor Couros - QoN - Representing the Lord Mayor

Tuesday, 25 March 2025  
Council

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Michael Sedgman, Chief Executive  
Officer

## QUESTION ON NOTICE

**Councillor Mary Couros will ask the following Question on Notice:**

'Can the Administration please provide, by percentage, details regarding:

1. How often Councillors have represented the Lord Mayor at external events, at the request of the Lord Mayor, during the current term of Council?
2. How often Councillors have represented the Lord Mayor as the Master of Ceremonies at civic events, at the request of the Lord Mayor, during the current term of Council?
3. How often City of Adelaide staff have taken on a representative role at Civic Events, including as Master of Ceremonies, in place of Elected Members, during the current term of Council?

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## REPLY

1. During the current term of this Council
  - 1.1. Councillors have represented the Lord Mayor at 190 external events at the request of the Lord Mayor.
    - 1.1.1 Representation by individual Councillors as follows:
      - Councillor Martin 46 events (24%) – (44 events (23%) as Deputy Lord Mayor)
      - Councillor Snape 27 events (14%) – ( 22 events (12%) as Deputy Lord Mayor)
      - Councillor Elliott 19 events (10%) – (3 events (2%) as Deputy Lord Mayor)
      - Councillor Abrahamzadeh 8 events (4%)
      - Councillor Davis 17 events (9%)
      - Councillor Giles 20 events (11%)
      - Councillor Li 16 events (8%)
      - Councillor Noon 15 events (8%)
      - Councillor Siebentritt 10 events (5%)
      - Councillor Couros 12 events (6%)

- 1.2. Councillors have represented the Lord Mayor as the Master of Ceremonies at 66 (82%) of civic events, at the request of the Lord Mayor.

1.2.1 Representation by individual Councillors as follows:

Councillor Martin 19 events (24%) – (14 events (18%) as Deputy Lord Mayor)

Councillor Snape 12 events (15%) – (10 events (13%) as Deputy Lord Mayor)

Councillor Elliott 6 events (8%) – (2 events (3%) as Deputy Lord Mayor)

Councillor Abrahamzadeh 2 events (3%)

Councillor Noon 6 events (8%)

Councillor Davis 1 event (1%)

Councillor Giles 5 events (6%)

Councillor Li 1 event (1%)

Councillor Siebentritt 10 events (13%)

Councillor Couros 3 events (4%)

Councillor Hou 1 event (1%)

- 1.3. City of Adelaide staff have taken on a representative role, including as Master of Ceremonies, at 8 (10%) of civic events.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5 hours.
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- END OF REPORT -

## Councillor Couros - QoN - O'Connell St Concept Plans

Tuesday, 25 March 2025  
Council

**Council Member**  
Councillor Mary Couros

Public

**Contact Officer:**  
Tom McCready, Director City  
Infrastructure

## QUESTION ON NOTICE

**Councillor Mary Couros will ask the following Question on Notice:**

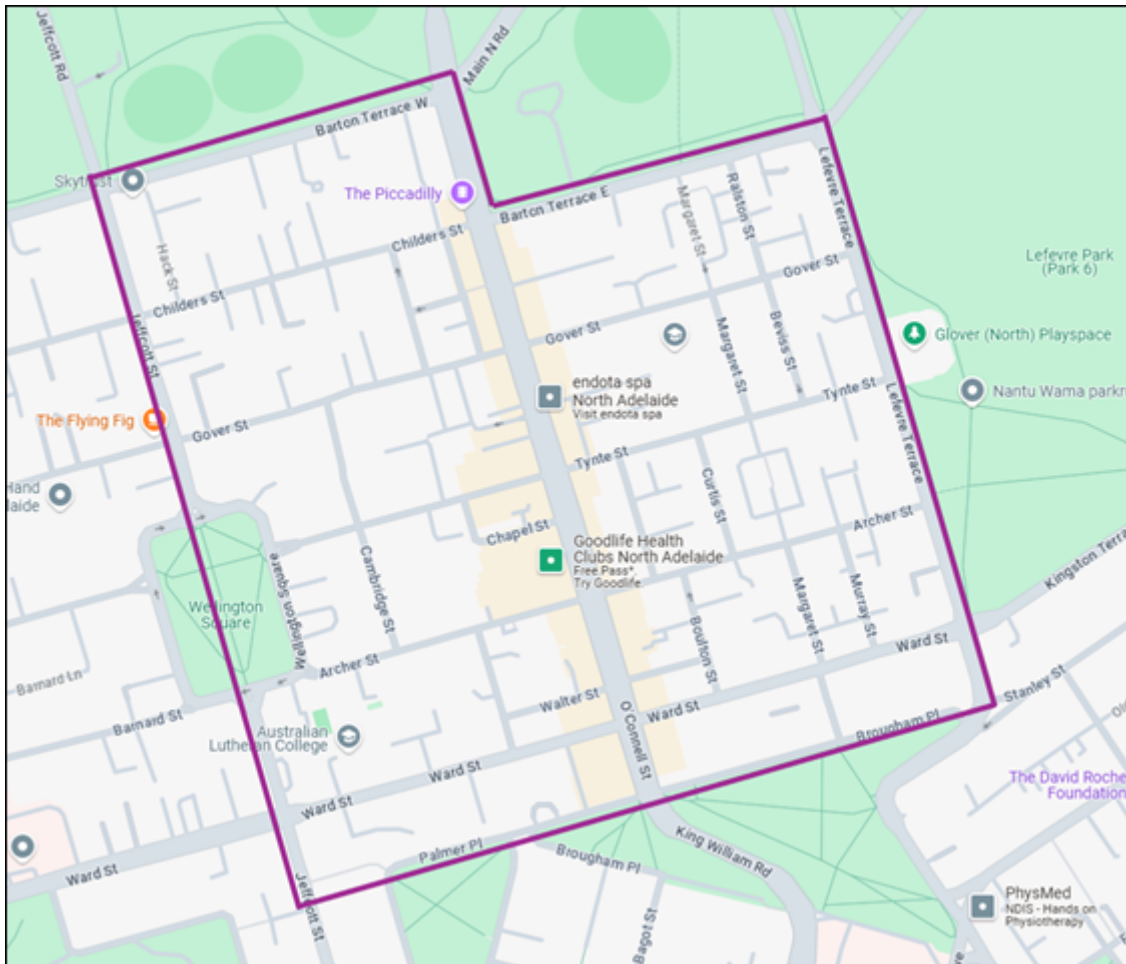
'Can the Administration please advise whether notice of the O'Connell Street concept plans was distributed to every residential home and business in North Adelaide?

If not, can Administration provide details on the distribution method, including which areas and stakeholders received direct notice?'

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## REPLY

1. The O'Connell Street Main Street Revitalisation concept plans have been made available for the community to view on the Our Adelaide website which can be viewed [here](#).
2. On 25 February 2025, a fact sheet with information about the upgrade and a QR code / link and prompts to view the concept plans online was distributed via letter box drop to a catchment of 1,742 properties.
3. The same fact sheet was also sent via a direct mailout through Australia Post to ensure that all rate payers within the catchment, including absent property owners received the fact sheet.
4. The catchment area comprises that area approximately 400m either side of O'Connell Street. This captures properties and businesses within this area that could be impacted by future works.
5. The catchment area is that area outlined in red on the image below.



Staff time in receiving  
and preparing this reply

To prepare this reply in response to the question on notice took approximately  
4 hours.

- END OF REPORT -

## Councillor Martin - QoN - Supplementary Roll City of Adelaide

Tuesday, 25 March 2025  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Anthony Spartalis, Chief Operating  
Officer

## QUESTION ON NOTICE

**Councillor Phillip Martin will ask the following Question on Notice:**

'Could the Administration provide information about the City of Adelaide Supplementary Roll;

1. When was the roll last substantially updated and what period of time was required?
2. Are the names on the Roll at the 2022 City of Adelaide elections generally the same names as those currently on the Roll?
3. In updating the Roll, would the City of Adelaide seek confirmation of personal details by telephone and, if so, how would the City of Adelaide employee identify themselves?
4. Would the City of Adelaide ever contact someone on the Roll after they had voted and ask for details, including for whom they had voted in an election?'

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## REPLY

1. Outside of day-to-day updates described below, the last major update was in the period leading up to the 2022 general election. The roll closed for enrolments on 29 July 2022, and the finalised roll was returned to the Electoral Commission SA on 26 August 2022.
2. The names on the Voters Roll for the 2026 election will, subject to the day-to-day updates described below, be generally the same. They will differ if there have been ownership or occupier changes; if new properties have been developed and entered or removed from the assessment record; through Form 1 applications (allowing non-Australian citizens to enrol to vote in the Council election by the roll closure date); and due to any amendments to the House of Assembly Roll which has not already been captured within the Council Supplementary Roll (CSR).
3. The Voters Roll for Council elections is a list of entities that are enrolled and entitled to vote in a Council election. The Voters Roll consists of two components that are combined to form the entire Voters Roll:
  - 3.1. the State House of Assembly roll: A list of residential individuals registered to vote in state elections.
  - 3.2. the CSR: a list comprising natural persons, (other than those on the State House of Assembly roll), bodies corporate and groups of persons listed on the council's assessment record as a property owner and or occupier.
4. The CSR is not a document in its own right. It is a collation of property owners and occupiers of rateable properties generated from within the council's property rating database (Pathway system) also known as the assessment record at election time.
5. The maintenance of the Pathway system constitutes the maintenance of the Voters Roll managed by council.

6. The owner and occupier information is continually updated into the property database for rating purposes throughout the year by the Rate Receivables Team, including the following methods:
  - 6.1. Property ownership changes, communicated via a file from Land Services
  - 6.2. Ownership change advice from Land Agents and Conveyancers
  - 6.3. Property and occupier information provided by Landlords and Managing Agents
  - 6.4. Internal licencing (health inspections) for new or vacated premises
  - 6.5. Walking the streets - visual inspections / site visits
  - 6.6. Daily auditing of name and address changes.
7. During an election, the Voter's Roll is merged with the State Electoral Roll provided by the Electoral Commission and reviewed for duplicated names. This occurs during the stipulated period of the election process.
8. City of Adelaide employees contact persons on the Voters Roll only where there are potential duplicates (eg. Bill Smith, William Smith) to ensure the appropriate voting entitlements are applied and duplicate voting packs are not provided. The employee identifies themselves as a City of Adelaide Employee providing their name, title, and purpose of the call.
9. In addition, personal details are provided on election forms submitted by non-Australian citizens (Form 1). These are reviewed and contacted if duplicates are found or if the information provided appears incorrect.
10. Voting preferences are not accessible by the City of Adelaide, nor are they sought. Voting preferences are treated as confidential and administered by the Electoral Commission of South Australia (ECSA).

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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- END OF REPORT -

## Councillor Siebentritt - QoN - Council's financial position following release of the ESCOSA report

Tuesday, 25 March 2025  
Council

**Council Member**  
Councillor Dr Mark Siebentritt

Public

**Contact Officer:**  
Anthony Spartalis, Chief Operating Officer

## QUESTION ON NOTICE

**Councillor Dr Mark Siebentritt will ask the following Question on Notice:**

'Following media reports about Council's financial position following release of the ESCOSA report, can the Administration advise:

- How many of the findings and recommendations in the ESCOSA report did Council Administration agree with or note, and how many were disagreed with and why?
- If capital in addition to what is proposed in the LTFP is required to fund renewal of assets like the King William Rd Bridge and Torrens Weir, does this mean Council would become bankrupt?
- What was the level of debt prior to this term of Council (30 June 2022) and what was the level of debt as at 30 June 2024? How does this compare to the projected debt over the next 10 years and what has contributed to the level of projected debt? Is there a plan in place to manage this?
- Did ESCOSA conclude that the valuation of assets has been incorrect?
- Did ESCOSA conclude there was mismanagement in any way as part of its assessment of Council's financial management and planning?'

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## REPLY

1. The Essential Services Commission of South Australia (ESCOSA) identified five risks impacting Council financial sustainability.
2. Administration noted three are already managed through its annual business plan and budget, and quarterly budget review process:
  - 2.1. *"The Council's revenue includes a relatively high proportion of user charges. The Council must hold the assets and cover the expenses associated with providing these services, which are only sustainable if a suitable return is made on each of these more commercially orientated operations."*
  - 2.2. *"The Council is proposing to engage in significantly more capital expenditure than it has historically. This represents a considerable financial, practical and logistical challenge."*
  - 2.3. *"There is a risk of a higher borrowings requirement and higher rates if the Council is unable to secure external grant funding and/or it has underestimated the costs of its proposed capital program."*
3. Administration doesn't accept two risks identified by ESCOSA, namely:

- 3.1. *"Council lacks a strategy for the capital renewal liabilities for its extensive commercial assets, combined with a lack of transparency regarding whether the assets each deliver a net positive or net negative result for ratepayers".*
  - 3.1.1. CoA has in place a confidential Property Strategy, endorsed by Council, which guides strategic management of Council's land and assets. The details of this are commercial-in-confidence and are not publicly shared.
  - 3.1.2. ESCOSA recommended that CoA develop a comprehensive and transparent strategy for its commercial assets. This position is not feasible as it would adversely impact the City's market competitiveness, especially where unique circumstances mean Council is a price setter. This need for confidentiality extends to publishing any separate financial statements for each of the commercial operations. CoA undertakes significant business planning and market testing to progress commercial outcomes.
  - 3.1.3. The renewal of its commercial assets is incorporated into the Asset Management Plans based on condition audit and agreed service levels.
- 3.2. *"Replacement costs for Adelaide Bridge and Torrens Weir were derived prior to COVID and could be understated as a result of market, price and supply chain changes since that time."*
  - 3.2.1. The replacement costs for the Adelaide Bridge and Torrens Weir were derived in the AMP based on the last condition audit and revaluation, indexed to 2024/25.
  - 3.2.2. A more detailed engineering investigation and options analysis is underway to establish a preferred lifecycle management strategy, explore the feasibility of rehabilitation options (rather than replacement) as well as refining the scope, timing and costs of works. Outcomes of these studies are planned to be incorporated into the Asset Management Plans and Long-Term Financial Plan, in conjunction with the revised condition assessment and replacement costs revalued in the 2023/24 financial year.
4. ESCOSA also made seven recommendations. The following four ESCOSA recommendations are considered as part of existing council practice through strategic planning, the annual business plan and budget, and quarterly review processes:
  - 4.1. *"Analyse the implications for long-term financial sustainability and timely renewal of assets before considering any rate freeze or valuation freeze in the future and disclose the analysis to ratepayers."*
  - 4.2. *"Improve the disclosure of cost savings targets or productivity improvements in its Long-Term Financial Plans and Annual Business Plans (as appropriate), to provide evidence of constraining cost growth and achieving efficiency across its operations and service delivery."*
  - 4.3. *"Consider undertaking a detailed review, with its community, of the potential alternative options and the risk implications, from both the financial and service provision perspectives, of the proposed financing of its capital expenditure program."*
  - 4.4. *"Upgrade its Asset Management Plans to more accurately reflect formal asset valuations, condition assessments, remaining useful lives and corresponding depreciation schedules, incorporate this information into the Asset Management Plans and include these expenditure forecasts in the annual budget and annual Long-Term Financial Plan update."*
5. Administration noted the following recommendation:
  - 5.1. *"Consider providing more clarity around the risks (and develop mitigation strategies) if the Council's expectations regarding its operational performance do not materialise and/or its financial strategy becomes stressed."*
6. One recommendation runs counter to Council policy - *"Consider the Future Fund applying a greater emphasis on asset disposals with the proceeds used to repay borrowings, or reduce the need for them, rather than the purchase of assets for commercial operations."*
  - 6.1. The Future Fund is a critical tool in CoA financial strategy and is used to offset debt, and fund purchase of revenue generating assets which increase CoA revenues.
7. A further recommendation reflects the finding above relating to the management of commercial assets – *"Develop a comprehensive and transparent strategy for its commercial assets, addressing for each class of assets and for each individual asset how to optimise value for ratepayers"*.
  - 7.1. This does not acknowledge the existing CoA Property Strategy which due to the commercial nature of our assets, is held in confidence and therefore is not publicly available (as noted above).
8. ESCOSA did not indicate Council risked bankruptcy.



9. In the event that additional capital is required, Council has the ability to reduce its delivery on new and upgraded assets assumed in the LTFP. The LTFP is a conservative projection tool that frames the best assumptions available at the time of preparation, and is able to be modified annually.
10. Council's 2024/25 to 2033/34 LTFP currently has \$23.2 million of uncommitted New and Upgrade Capital Funding. In addition CoA has since received \$16.4 million in cash for an extension of a long term lease; ended the 2023/24 financial year with \$13.7 million favourable cash position (net of carry forwards); and recently received grants of approximately \$12 million (\$7.3 million for Mainstreets, \$3.6 million Blackspot funding, \$1.0 million for Charles Street).
11. In relation to levels of debt before this term of Council, now and in ten years time, and Council's plan to manage debt:
  - 11.1. As at 30 June 2022 Council had borrowings of \$8.000 million, \$7.519 million as at 30 June 2023, and \$0 borrowings as at 30 June 2024 (cash positive \$1.635 million).
  - 11.2. The projected debt within the 2024/25 to 2033/34 LTFP at year 10 is \$220.591 million. This debt is attributed to:
    - 11.2.1. Capital Expenditure on New and Upgraded Assets \$176.316 million (of which \$23.2m is unallocated)
    - 11.2.2. Significant Asset Renewal of the Adelaide Bridge \$50.550 million (indexed, net of anticipated grant funding)
    - 11.2.3. Significant Asset Renewal of the Torren's Weir \$18.033 million (indexed, net of anticipated grant funding)
    - 11.2.4. Significant Asset Renewal of Rundle UPark \$17.138 million (indexed).
12. Achieving a healthy target operating surplus allows Council to manage and service the debt liability outlined in the LTFP, and is built into each annual business plan and budget, as is prudent and disciplined expenditure.
13. ESCOSA did not conclude the valuation of assets had been incorrect.
14. ESCOSA recommended Council update its AMPs to accurately reflect formal valuations, condition assessments, remaining useful lives and corresponding depreciation schedules. It also recommended incorporating this information into the AMPs and include these expenditure forecasts in the annual budget and annual LTFP update.
15. This reflects existing CoA practice. The City of Adelaide undertakes condition audit and revaluation of assets every four to five years in line with legislative requirements.
16. In 2023/24, Council implemented an annual desktop revaluation exercise to ensure the value of assets remains in line with indexation.
17. The asset values incorporated in the 2024 adopted Asset Management Plans (AMPs) were derived from the last revaluation of the relevant asset class indexed for inflation to current values.
18. The exercise and implementation of the annual desktop revaluation is to ensure the unit rates in both the AMPs and LTFP reflect current prices and valuations.
19. ESCOSA did not conclude there was mismanagement in any way as part of its assessment of Council's financial management and planning.
20. ESCOSA concluded the operating performance of Council has been materially impacted by Council decisions regarding rate setting – namely freezing both the rate in the dollar from 2013/14 to 2023/24, and property valuations for five years 2018/19 – 2022/23. This decision has had a direct impact on Council's long-term financial position.

Staff time in receiving  
and preparing this reply

To prepare this reply in response to the question on notice took approximately 5.5 hours.

- END OF REPORT -

## Councillor Martin - QoN - AEDA Funding Offers

Tuesday, 25 March 2025  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Anthony Spartalis, Chief Operating  
Officer

## QUESTION ON NOTICE

**Councillor Phillip Martin will ask the following Question on Notice:**

'Noting that AEDA has already communicated with various organisations supported by the Agency and the City of Adelaide to outline preliminary funding proposed for the 25/26 Financial Year, could the Administration provide to the elected body the complete list of organisations to have received such communications, the amounts proposed and the percentage increase or decrease on 24/25 funding to each organisation the coming year's offer represents?'

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## REPLY

1. AEDA's Strategic Partnership Program provides an opportunity to make medium-term investments into third party organisations that can assist in delivering on AEDA and Council's strategic objectives.
2. On 19 September 2024, the AEDA Board approved the Guidelines for the Strategic Partnerships Program for a three-year period, from 2025/26 to 2027/28. On 21 October 2024, AEDA opened the round for financial years 2025/26 to 2027/28 subject to budget approval through the annual City of Adelaide budget process. Applicants were able to apply for funding from \$75,000 up to \$330,000 per year for up to three years. The same process also sought applications for \$194k of funding to be applied in the 2024/25 financial year that had not been allocated through previous funding rounds.
4. Applications closed on 28 November 2024. Twenty-four proposals were received with the total funding request exceeding the available funding by nearly \$8 million.
5. Applications were assessed by a panel consisting of the Executive Manager, Business Growth & Investment Attraction, Executive Manager Rundle Mall and Associate Director, Park Lands, Policy & Sustainability, City Shaping, City of Adelaide.

6. Funding recommendations from the Assessment Panel were considered at the 12 February 2025 Board meeting. In regard to the \$194k for projects in the 2024/25 financial year, the Board allocated the following:
- Additional funding of \$69,080 to Renew Adelaide
  - \$70,000 to MTP Connect
  - \$54,920 to ThincLab.
7. The funding pool for 2024/25 was \$1,107,840 and has been fully allocated. The budget request for 2025/26 is \$1,151,000 which reflects a 3.9% increase on 2024/25. At this stage the Board has allocated approximately 80% of the anticipated budget pool for 2025/26.
8. Funding allocations are outlined in the following table:

Applicant	2024/25	2025/26	Variance %
<b>Business Events Adelaide</b>	\$300,000	\$316,000	+5.3%
<b>Festivals City Adelaide</b>	\$107,500	TBD	TBD
<b>MTPConnect</b>	\$70,000	\$130,000	+86% (refer to commentary below)
<b>Renew Adelaide</b>	\$335,420 (being \$266k base funding and additional \$69k)	\$300,000	+12.6% increase on base funding
<b>StudyAdelaide</b>	\$240,000	TBD	TBD
<b>ThincLab</b>	\$54,920	\$165,000	+200% (refer to commentary below)
<b>TOTAL FUNDING APPROVED</b>	<b>\$1,107,840</b> (Budget \$1,107,840)	<b>\$911,000</b> (Budget \$1,151,000) <b>Remaining \$240,000</b>	<b>+3.9% between 2024/25 and 2025/2026 budget</b>

9. In regard to the above:
- Funding decisions regarding Study Adelaide and Festivals City Adelaide for 2025/26 are yet to be determined.
  - The reason funding for ThincLab and MTP is greater in 2025/6 than 2024/25 is that the money received in 2024/25 was to kickstart their larger 2025/2026 projects. This funding responds to Council's Economic Development Strategy directions to upscale small businesses and to enhance Adelaide's reputation as a centre for health and education.
  - The Board determined to provide an extra \$69,080 for 2024/25 to Renew Adelaide in addition to their base funding of \$266,340 for 2024/25 recognising that organisation's ongoing discussions with the State Government regarding funding.
10. Business Events Adelaide, MTPConnect, Renew Adelaide, and ThincLab have been informed of the outcomes in relation to their application.
11. The following organisations have been notified that their applications were unsuccessful:
- Core Hub
  - Family and Child Consultants
  - Handlebar
  - Lot 30
  - Master College
  - The Good Trouble G12roup
  - The Rundle Collective
  - Vigor Technology
  - YHA
  - Your Business Analysis Services.

12. The Board has sought additional information from other applicants and aims to conclude the allocation process at its April meeting.
13. The remaining organisations will be informed of the outcome of their application following the Board's anticipated decision in April 2025. These outcomes will be communicated to Councillors via the internal e-news channel.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 5.5 hours.
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