



COUNCIL

Minutes

for the meeting on

Tuesday, 13 May 2025

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

Present – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)
Councillors Davis, Giles, Martin, Dr Siebentritt and Snape

1 Acknowledgement of Country

At the opening of the Council meeting, the Lord Mayor stated:

‘Council acknowledges that we are meeting on traditional Country of the Kaurna 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 Kaurna people living today.

And we also extend that respect to other Aboriginal Language Groups and other First Nations who are present today.’

2 Acknowledgement of Colonel William Light

The Lord Mayor stated:

‘The Council acknowledges the vision of Colonel William Light in determining the site for Adelaide and the design of the City with its six squares and surrounding belt of continuous Park Lands which is recognised on the National Heritage List as one of the greatest examples of Australia’s planning heritage.’

3 Prayer

The Lord Mayor stated:

‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’

4 Pledge

The Lord Mayor stated:

‘May we in this meeting speak honestly, listen attentively, think clearly and decide wisely for the good governance of the City of Adelaide and the wellbeing of those we serve.’

5 Memorial Silence

The Lord Mayor asked all present stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.

Councillor Snape entered the Council Chamber at 5.33 pm.

6 Apologies and Leave of Absence

Apology:

Councillor Abrahamzadeh

7 Confirmation of Minutes - 22/4/2025 and 29/4/2025

Moved by Councillor Giles,
Seconded by Councillor Martin -

That the Minutes of the meeting of the Council held on 22 April 2025 and the Special meeting of the Council held on 29 April 2025, be taken as read and be confirmed as an accurate record of proceedings.

Carried

8 Declaration of Conflict of Interest

Nil

9 Deputations

Nil

10 Petitions

Nil

Lord Mayor sought leave of the meeting to consider Item 11.1 - Adjourned Item - Council Meeting 22 April 2025, after Item 15.1 - Code of Practice for Meeting Procedures Review.

Leave was granted

12 Advice of Kadaltilla / Adelaide Park Lands Authority - 30 April 2025

Moved by Councillor Snape,
Seconded by Councillor Martin -

THAT COUNCIL

1. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 30 April 2025, contained in Item 12 on the Agenda for the meeting of the Council held on 13 May 2025 in relation to:
 - 1.1 Expiry of Deed of Agreement - Royal Show Park Lands Parking
 - 1.2 Park Lands Leasing – Expressions of Interest: King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)

Carried

13 Recommendations of the City Community Services and Culture Committee - 6 May 2025

Moved by Councillor Snape,
Seconded by Councillor Martin -

13.1 Recommendation 1 - Item 7.1 - Park Lands Leasing - Expressions of Interest: King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17)THAT COUNCIL

1. Notes the Expression of Interest submissions received for the two Park Lands facilities as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 May 2025.
2. Authorises the Chief Executive Officer or delegate to enter into lease negotiations with Christian Brothers College for a five-year Park Lands Community Lease Agreement for the sports buildings, playing fields and sports courts located in King Rodney Park / Ityamai-itpina (Park 15) and Carriageway Park / Tuthangga (Park 17), as shown in Attachment B, and also authorise the CEO to ask the lease and licensee holder to make efforts to increase opportunities for lease of the area to other community groups.

13.2 Recommendation 2 - Item 7.2 - Christmas in the City Action Plan 2025-2028THAT COUNCIL

1. Receives the outcomes of the Christmas in the City Action Plan Consultation Summary Report as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025
2. Approves the Christmas in the City Action Plan 2025-2028 as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025.
3. Notes that the Christmas in the City Action Plan 2025-2028 as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025, if approved, will replace the Christmas Festival Action Plan 2021-2024.
4. Authorises the Chief Executive Officer, or delegate, to make minor, syntactical, graphical and technical amendments to the document contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on Tuesday 6 May 2025 for the purpose of finalising the document for publication.

Carried

14 Recommendations of the City Planning, Development and Business Affairs Committee - 6 May 2025

Councillor Martin declared a material conflict of interest in Item 14 [Recommendations of the City Planning, Development and Business Affairs Committee - 6 May 2025], pursuant to Section 75 of the *Local Government Act 1999* (SA) as he is a member of the Adelaide Central Market Authority Board, withdrew his Chair and left the Council Chamber at 5.36 pm.

14.1 Recommendation 1 - Item 7.1 - Proposed Amendment of the Community Land Management Plan (CLMP) - Adelaide Central Market and Results of Public Consultation

Moved by Councillor Siebentritt,
Seconded by Councillor Giles -

THAT COUNCIL:

1. Notes the results of the public consultation of the amended Community Land Management Plan (CLMP) for the Adelaide Central Market, contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 May 2025.
2. Adopts the amended Community Land Management Plan – Adelaide Central Market as contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 6 May 2025.
3. Notes, that public notice of the adoption of the Community Land Management Plan for the Adelaide Central Market will be published in the Government Gazette.

Carried

Councillor Martin re-entered the Council Chamber at 5.36 pm.

15 Reports for Council (Chief Executive Officer's Reports)**15.1 Code of Practice for Meeting Procedures Review**

Moved by Councillor Giles,
Seconded by Councillor Snape -

THAT COUNCIL

1. Adopts the modifications to the Code of Practice for Meeting Procedures as contained in Attachment A to Item 15.1 on the Agenda of the Council Meeting held on 13 May 2025.

2. Authorises the Chief Executive Officer to make any typographical or syntactical updates as required to finalise the Code of Practice for Meeting Procedures as contained in Attachment A to Item 15.1 on the Agenda for the Council Meeting held on 13 May 2025.

Discussion ensued

Lord Mayor sought leave of the meeting to adjourn the meeting for 5 minutes at 5.50 pm.

Leave was granted

The meeting resumed at 5.55 pm with the following Members present:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding), and Councillors Couros, Davis, Giles, Martin, Dr Siebentritt and Snape.

Discussion continued

Lord Mayor sought leave of the meeting to adjourn the meeting for 5 minutes to allow Councillors to receive and read the legal advice at 5.59 pm.

Leave was granted

The meeting resumed at 6.04 pm with the following Members present:

The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding), and Councillors Couros, Davis, Giles, Martin, Dr Siebentritt and Snape.

Discussion continued

The motion was then put and carried

Councillor Davis requested that a division be taken on the motion.

Division

For (4):

Councillors Giles, Martin, Siebentritt and Snape

Against (2):

Councillors Couros and Davis

The division was declared in favour of the motion

11 **Adjourned Item - Council Meeting 22 April 2025**

Discussion ensued

Councillor Davis declared a general conflict of interest in Item 11 [Adjourned Item - Council Meeting 22 April 2025], pursuant to Section 74 of the *Local Government Act 1999* (SA), due to previous court action, withdrew his Chair and left the Council Chamber at 6.11 pm.

It was then –

Moved by Councillor Giles,
Seconded by Councillor Snape -

THAT COUNCIL

1. Now proceeds to a call for nominations (and if necessary, a ballot) for the position of Deputy Lord Mayor in accordance with the procedure set out in the Code of Practice for Council Meeting Procedure.

Carried

Councillor Snape nominated Councillor Martin, who accepted the nomination.

Councillor Couros declared a general conflict of interest in Item 11 [Adjourned Item - Council Meeting 22 April 2025], pursuant to Section 74 of the *Local Government Act 1999* (SA), due to past history of the culture investigation, withdrew her Chair and left the Council Chamber at 6.16 pm.

It was then –

Moved by Councillor Giles,
Seconded by Councillor Siebentritt -

THAT COUNCIL

1. Notes that nominations were called and Councillor Martin was the only nomination.
2. Notes that Councillor Martin accepted the nomination.
3. Notes that based on a single nomination, no ballot was necessary.
4. Notes that Councillor Martin is therefore appointed to the position of Deputy Lord Mayor until the first Council meeting attended by the newly sworn in Central Ward Council Members.

Carried

Councillor Couros and Davis re-entered the Council Chamber at 6.22 pm

16 Lord Mayor's Reports

The Lord Mayor addressed the meeting on the following activities:

- Penang academic Dato Dr Ooi Kee Beng's visit to Adelaide
- Panellist at the Industry Climate Change Conference
- Civic reception for the Young Professionals South Australia cohort
- Opening night of Tasting Australia
- UNESCO International Jazz Day during the Jazz Festival
- 140th anniversary of the opening of Adelaide Arcade
- 80th anniversary of VE Day
- Guide Dogs SA/NT's annual Giving Week

It was then –

Moved by Councillor Davis,
Seconded by Councillor Giles –

That the report be received and noted.

Carried

17 Councillors' Reports

Councillor Davis addressed the meeting on the following:

The opening of Tasting Australia, the Commemoration of the battle of the Coral Sea in the Botanic Gardens, the Young Professionals event in the Queen Adelaide Room and to congratulate the Prime Minister, Anthony Albanese on his election victory.

Councillor Siebentritt addressed the meeting on his attendance at the 50th anniversary of the Vietnam War at the Torrens Parade Ground.

Councillor Snape addressed the meeting on his attendance at the Anzac Eve Youth Vigil at the National War Memorial on North Terrace.

Councillor Giles addressed the meeting on the following:

The dawn citizens watching and recording of birds in the wetlands event organised by Green Pakapakanthi, the exhibition opening of Push/Pull at Ace Gallery, Downpour, a burlesque cabaret in the Queens Theatre, Play in May activities in the playgrounds throughout the City, Commemoration of the Armenian Genocide at the Migration Museum and visitors from Timor Leste, shopping in Rundle Mall.

Councillor Couros addressed the meeting on her attendance at the Anzac March and speaking with residents and traders on the Main Street concept plans consultation.

It was then -

Moved by Councillor Davis,
Seconded by Councillor Snape –

That the reports be received and noted.

Carried

18 Motions on Notice

18.1 Councillor Davis - MoN - Budget Consultation - Minimum Rate

Moved by Councillor Davis,
Seconded by Councillor Couros -

That Administration:

Directly notifies all ratepayers affected by the \$600 minimum rate of the proposed policy change and their opportunity to provide feedback during the consultation period.

Discussion ensued

The motion was then put and carried

18.2 Councillor Martin - MoN - Rates on Vacant Land

Moved by Councillor Martin,
Seconded by Councillor Snape -

That Council;

Noting that the previous Council approved a differential rate for vacant land in the City of Adelaide (including a discretionary rebate from paying that rate for a certain period), requests the Administration to withdraw the discretionary rebate and apply the Vacant Land Rate to all vacant land from the beginning of the 25/26 financial year.

Discussion ensued, during which with the consent of the mover, seconder and the meeting, the motion was varied to read as follows:

'That Council;

Noting that the previous Council approved a differential rate for vacant land in the City of Adelaide (including a discretionary rebate from paying that rate for a certain period), requests the Administration prepare a report for a Special Meeting of the City Finance and Governance Committee to be held on 3 June 2025 on the impacts of withdrawing the discretionary rebate from June 30, 2025.'

CEO Undertaking – Vineyard in North Adelaide

In response to a query from the Lord Mayor, an undertaking was given to address the matter of the vineyard in North Adelaide being exempt to the rate for vacant land, in the report to the special City Finance and Governance Committee meeting.

The motion, as varied, was then put and carried

18.3 Councillor Couros - MoN - Road Safety Investigation and Community Consultation O'Connell Street

Moved by Councillor Couros,
Seconded by Councillor Martin –

That Council requests administration to:-

1. Investigate reports of hoon driving, dangerous driving, and excessive speeding occurring on O'Connell Street and adjacent streets, particularly from 9.00 pm until late
2. Engage with SAPOL to understand the extent of the issue and identify any current or planned enforcement measures.
3. Provide recommendations to help support the residential streets and O'Connell Street including and not limited to increased surveillance, improved lighting and/or speed humps including collaboration with SAPOL.

4. Consult with businesses and residents on O'Connell Street and surrounding streets to seek feedback on their experience, the impact this behaviour is having.
5. Report back to the Council with the findings within 6 months.

Discussion ensued, during which with the consent of the mover, seconder and the meeting part 5 of the motion was varied to replace 6 with 3.

The motion was then put and carried unanimously

19 Motions without Notice

19.1 Councillor Snape - MwN - Development on the Festival Plaza

Moved by Councillor Snape,
Seconded by Councillor Martin -

That Council:

1. Notes its decision of 12 November 2024 in opposition of the proposed 38 storey tower and its negative impacts on the National Heritage Significance of the adjacent National Heritage listed Parliament House and Adelaide Parklands.
2. Requests the Lord Mayor forward a copy of Council's and Kadaltilla's submissions to the Festival Plaza Code Amendment consultation to the Premier of South Australia, the Prime Minister of Australia, the Federal and State Minister's for Environment and Water and the Chairs of the Australian and State Heritage Councils, as an expression of Councils opposition to the Walker Tower development on the Festival Plaza and urges them to fully assess the heritage impacts of the proposed development.

Discussion ensued

Councillor Martin declared a material conflict of interest in Item 19.1 [Councillor Snape - MwN - Development on the Festival Plaza], pursuant to Section 75 of the *Local Government Act 1999* (SA) as he is on the Board of the Adelaide Festival Centre Trust, withdrew his seconding of the motion and his Chair and left the Council Chamber at 7.16 pm.

Councillor Giles seconded the motion.

Discussion continued

The motion was then put and carried

Councillor Martin re-entered the Council Chamber at 7.25 pm.

20 Questions on Notice

20.1 Councillor Davis - QoN - Special Council Meeting 14 April 2025

20.2 Councillor Couros - QoN - Terms, Appointments and Remuneration of Councillors

20.3 Councillor Couros - QoN - Tree Martins - first identified as significant problem

20.4 Councillor Abrahamzadeh - QoN - City Benchmarking Study

20.5 Councillor Martin - QoN - Revenue Percentages

20.6 Councillor Davis - QoN - Minimum Rate

20.7 Councillor Couros - QoN - Percentage Increase and CPI comparison

20.8 Councillor Couros - QoN - Key Performance Indicators Measured by Administration

20.9 Councillor Couros - QoN - Revenue Generating Projects

The Questions and Replies having been distributed and published prior to the meeting were taken as read.

Discussion ensued, during which Councillor Snape raised a query in relation to Item 20.2 – Terms, Appointments and Remuneration of Councillors (12 Jan 2025), regarding the term dates for his appointment as Deputy Lord Mayor. The reply to the Question on Notice has been updated to reflect the correct dates.

The replies for Items 20.1 – 20.9, are attached for reference at the end of the Minutes of the meeting.

21 Questions without Notice

Discussion ensued

22 Exclusion of the Public

Moved by Councillor Giles,
Seconded by Councillor Siebentritt -

ORDER TO EXCLUDE FOR ITEM 23

THAT COUNCIL:

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 Council dated 13 May 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 23 [Recommendation of the City Planning, Development and Business Affairs Committee – 6 May 2025] 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 a strategic asset holding.

Public Interest

The Committee is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because information pertaining to this report, including certain financial information and further direction, may prejudice Council's future commercial dealings with regard to its strategic asset holding. On this basis, the disclosure of such information may severely prejudice the Council's ability to influence the 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 Council dated 13 May 2025 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 23 [Recommendation of the City Planning, Development and Business Affairs Committee – 6 May 2025] 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.

Carried

Moved by Councillor Giles,
Seconded by Councillor Siebentritt -

ORDER TO EXCLUDE FOR ITEM 24.1

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 13 May 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.1 [Confidential Complaint] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

Grounds and Basis

Consideration in confidence is sought because this report contains information that would amount to an unreasonable disclosure of personal affairs under section 90(3)(a) of the *Local Government Act 1999* (SA).

2. Pursuant to section 90(2) of the *Local Government Act 1999* (SA) (the Act), this meeting of the Council dated 13 May 2025 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 24.1 [Confidential Complaint] 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) (a) of the Act.

Carried

Members of the public and corporation staff not involved with Items 22 and 23 left the Council Chamber at 7.29 pm.

- 23 Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 6 April 2025 [S90(3) (b), (d)]**
- 23.1 Recommendation 1 - Item 10.1 - Strategic Property Matter - Rundle Street UPark [S90(3) (b), (d)]**
- 24 Confidential Reports for Council (Chief Executive Officer's Reports)**
- 24.1 Confidential Complaint [S90(3) (a)]**

The meeting reopened to the public at 7.47 pm.

Item 23 – Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 6 April 2025 [s 90(3) (b), (d)]

Confidentiality Order

In accordance with Section 91(7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 6 May 2025] listed on the Agenda for the meeting of the Council held on 13 May 2025 was received, discussed and considered in confidence pursuant to Section 90 (3) (b) & (d) of the *Local Government Act 1999* (SA), this meeting of the Council do order that:

1. The resolution, the report, the discussion and any other associated information submitted to this meeting and the Minutes of this meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2032.
2. The confidentiality of the matter be reviewed in December 2026.
3. The Chief Executive Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Item 24.1 – Confidential Complaint [S90(3) (a)]

Confidentiality Order

In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 24.1 [Confidential Complaints] listed on the Agenda for the meeting of the Council held on 13 May 2025 was received, discussed and considered in confidence pursuant to section 90 (3) (a) of the *Local Government Act 1999* (SA) on the basis it considered confidential complaints concerning persons, this meeting of the Council, does order that:

1. The report including attachments B, D, E and F the discussion, and the minutes of this meeting in relation to the matter remain confidential and not available for public inspection until a further order, noting that this order does not operate to prevent the authorised personnel, the power to discharge all functions and responsibilities for managing the complaints.
2. The confidentiality of the matter be reviewed in December 2025.
3. The Chief Operating Officer be delegated the authority to review and revoke all or part of the order herein and directed to present a report containing the Item for which the confidentiality order has been revoked.

Closure

The meeting closed at 7.47 pm

Dr Jane Lomax-Smith
Lord Mayor

Date of confirmation:

Documents Attached:

Item 20.1 – 20.9 - Question on Notice Replies – Distributed Separately

Councillor Davis - QoN - Special Council Meeting 14 April 2025

Tuesday, 13 May 2025
Council

Council Member
Councillor Henry Davis

Public

Contact Officer:
Michael Sedgman, Chief Executive Officer

QUESTION ON NOTICE

Councillor Henry Davis will ask the following Question on Notice:

'Noting the Special Meeting of Council held on 14 April 2025, could the Administration;

1. Clarify the basis on which advice was provided to Cr Martin that he could remain in the chamber after declaring a material conflict of interest, given that Section 75C(1)(b) of the *Local Government Act* states that a member must leave the room in such cases?
2. Was the Lord Mayor aware of the advice prior to attendance at the meeting?
3. Was there any written Ministerial approval under Section 75C(3) that allowed Cr Martin to stay and participate in the meeting? If not, what provision was relied on to support that advice?
4. In this instance, was any legal advice sought in advance regarding how to manage potential quorum issues when a member has a material conflict of interest?
5. Is it the Chief Executive Officer's understanding that concerns about maintaining quorum can affect the obligation to leave the meeting room under Section 75C, or is that obligation absolute unless Ministerial approval is obtained?
6. What would have been the consequences for the council had the council accepted the advice that there was an exemption which would allow Cr Martin to ignore the material conflict of interest?
7. Given that the Act appears to be quite clear on this matter, what this a misstep, and are there plans to clarify or correct the process going forward?'

REPLY

1. The Minutes of the Special Council Meeting of 14 April 2025 are provided [here](#).
2. In response to part 1 of the Question on Notice:
 - 2.1 The motion initially before the meeting, prior to variation, was that a councillor be appointed to the position of Deputy Lord Mayor. The advice initially provided to the meeting was premised on there being a general conflict of interest in the making of such an appointment. Under Section 75B(2) of the *Local Government Act 1999* (SA), a person who declares a general conflict of interest and who determines that they will leave the meeting as a result, is nevertheless permitted to remain if their leaving of the meeting would cause the meeting to be inquorate.
 - 2.2 Noting that an additional allowance is payable for the position of Deputy Lord Mayor, clarification obtained from Council Administration confirmed that a decision to appoint a particular person to the office of Deputy Lord Mayor would also give rise to a material conflict of interest. No exemption equivalent to that found in Section 75B(2) applies to material conflicts of interest.

2.3 While nominations for the position of Deputy Lord Mayor were sought during debate on the motion that a councillor be appointed, at no time was there a motion before the meeting to appoint a particular councillor to the position of Deputy Lord Mayor. The obligation to declare a material conflict of interest only arises at the point in time when a motion to appoint a particular councillor is discussed.

- 3 In response to part 2 of the Question on Notice, the Lord Mayor was not aware of the advice prior to her attendance at the meeting.
- 4 In response to part 3 of the Question on Notice, no Ministerial approval was required or sought in relation to Council Member attendance in the Chamber in regard to the item of business to appoint a Deputy Lord Mayor.
- 5 In response to part 4 of the Question on Notice, legal advice was not required or sought in regard to managing potential quorum issues when a Council Member has a material conflict of interest.
- 6 In response to part 5 of the Question on Notice, refer to parts 2.1, 2.2 and 2.3 in this reply.
- 7 In response to part 6 of the Question on Notice, at no time was there a motion before the meeting to appoint a particular councillor to the position of Deputy Lord Mayor.
- 8 In response to part 7 of the Question on Notice, the method of appointment for the Deputy Lord Mayor is set out in the Council's Code of Practice for Council Meeting Procedures.

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 Couros - QoN - Terms, Appointments and Remuneration of Councillors

Tuesday, 13 May 2025
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Mary Couros will ask the following Question on Notice:

'Can the Chief Executive Officer provide a list detailing the following information for each individual current and past Councillors from start of the current term.

1. The periods (dates) during which each Councillor has served as:
 - a. Chair of a Council Committee
 - b. Deputy Chair of a Council Committee
 - c. Detail additional remuneration, allowances, or meeting fees received as part of these roles
2. The current and past appointments of each Councillor to Council subsidiaries, including:
 - a. The name of the subsidiary
 - b. The position held (e.g. Board Member, Chair)
 - c. The dates of appointment
 - d. Any remuneration, allowances, or meeting fees received as part of these roles detailed individually
3. The remuneration, allowances, or other financial benefits received by any Councillor for serving as Deputy Lord Mayor, including the period(s) served.'

REPLY

1. In accordance with part 3 of the Determination of the Remuneration Tribunal (the Determination) ([Link 1](#)) and pursuant to both section 76 of the *Local Government Act 1999* (SA) (the Act) and section 24 of the *City of Adelaide Act 1998*, City of Adelaide Council Members are entitled to receive an annual allowance to assist with performing the functions and duties of the role.
2. As provided in section 76(9) of the Act, and within the Council Members Allowances and Benefits Policy (the Policy) ([Link 2](#)), Council Member allowances are subject to adjustment on the first, second and third anniversaries of the relevant periodic elections to reflect changes in the Consumer Price Index (CPI).
3. In accordance with the Determination and subsequent CPI adjustments, the base annual allowances for Council Members from the commencement of the 2022-2026 Council Term to present are detailed as follows:
 - 3.1. 17 January 2023 to 11 November 2023: \$28,692 per annum
 - 3.2. 12 November 2023 to 11 November 2024: \$30,385 per annum

3.3. 12 November 2024 to present: \$31,357 per annum

Committees

4. Council's Core Committees were established by Council, pursuant to section 41 of the *Local Government Act 1999* (SA) (the Act) at its meeting of 17 January 2023.
5. Part 5 the Determination dictates that Presiding Members of Committees established by the Council are to be remunerated at 1.25 times the annual allowance for Council Members, for the period appointed as Chair.
6. A Deputy Chair of a Committee is only entitled to receive additional remuneration should they be acting as Chair for a minimum period of one month.
7. The remuneration rate for Presiding Members of Committees and subsequent CPI adjustments, in addition to the base annual allowances from the commencement of the 2022-2026 Council Term to present are detailed as follows:
 - 7.1. 17 January 2023 to 11 November 2023: \$597.75 per month (\$35,865 per annum)
 - 7.2. 12 November 2023 to 11 November 2024: \$633.02 per month (\$37,981.25 per annum)
 - 7.3. 12 November 2024 to present: \$653.27 per month (\$39,196.25 per annum)
8. The following Councillors (current and former*) have served as either a Chair of a Council Committee or a Deputy Chair of a Council Committee:

City Planning, Development and Business Affairs Committee

Council Member	Position	Terms of Appointment
Councillor Noon*	Chair	17 January 2023 – 31 March 2024
		1 April 2024 – 31 March 2025
		1 April 2025 – 11 April 2025
Councillor Martin	Deputy Chair	17 January 2023 – 31 March 2024
		1 April 2024 – 31 March 2025
		1 April 2025 – end of 2022-2026 Council Term

City Community Services and Culture Committee

Council Member	Position	Terms of Appointment
Councillor Giles	Chair	17 January 2023 – 31 March 2024
		1 April 2024 – 31 March 2025
	Deputy Chair	1 April 2025 – end of 2022-2026 Council Term
Councillor Davis	Deputy Chair	17 January 2023 – 31 March 2024
Councillor Snape	Deputy Chair	1 April 2024 – 31 March 2025
	Chair	1 April 2025 – end of 2022-2026 Council Term

City Finance and Governance Committee

Council Member	Position	Terms of Appointment
Councillor Siebentritt	Chair	17 January 2023 – 31 March 2024
		1 April 2024 – 31 March 2025
		1 April 2025 – end of 2022-2026 Council Term
Councillor Li*	Deputy Chair	17 January 2023 – 31 March 2024
Councillor Elliott*	Deputy Chair	1 April 2024 – 31 March 2025
		1 April 2025 – 11 April 2025

Infrastructure and Public Works Committee

Council Member	Position	Terms of Appointment
Councillor Couros	Chair	17 January 2023 – 30 January 2024
Councillor Elliott*	Deputy Chair	17 January 2023 – 31 March 2024
	Chair	1 April 2024 – 31 March 2025

		1 April 2025 – 11 April 2025
Councillor Noon*	Deputy Chair	1 April 2024 – 31 March 2025
		1 April 2025 – 11 April 2025

Subsidiaries

9. Remuneration for subsidiary boards is structured based on the respective boards' Terms of Reference, Charter or equivalent document and are provided for within their annual budgets which are adopted by Council.
10. The following Councillors (current and former*) have served as either a Chair or Board Member of a Council Subsidiary and the details of any additional remuneration allowances, or meeting fees received as part of these roles are detailed individually below:

Council Member	Subsidiary	Position	Terms of Appointment	Remuneration		
				FY22/23	FY23/24	FY24/25
The Lord Mayor, Dr Jane Lomax Smith	Adelaide Economic Development Agency	Board Member (<i>ex-officio</i>)	2022-2026 Council term	\$3,800.00	\$8,550.00	\$6,650.00 (YTD)*
	Kadaltilla / Adelaide Park Lands Authority	Chair (<i>ex-officio</i>)	2022-2026 Council term	\$993.41	\$4,548.72	\$3,283.70 (YTD)*
Councillor Snape	Kadaltilla / Adelaide Park Lands Authority	Board Member	2022-2026 Council term	\$993.41	\$5,616.72	\$2,338.22 (YTD)
Councillor Davis	Kadaltilla / Adelaide Park Lands Authority	Board Member (Proxy)	2022-2026 Council term	Nil	\$342.06	Nil
Councillor Noon*	Adelaide Central Market Authority Board	Board Member	13 December 2022 – 14 December 2024	\$7,725.00	\$15,450.00	\$6,866.64 (YTD)
Councillor Martin	Adelaide Central Market Authority Board	Board Member	14 December 2024 – end of 2022-2026 Council Term			\$5,149.98 (YTD)

**These amounts are subject to an agreement to be paid annually and have not been disbursed.*

Deputy Lord Mayor

11. The position of Deputy Lord Mayor of the City of Adelaide is remunerated at 1.5 times the allowance payable to Council Members, in accordance with part 5 of the Determination.
12. The Policy provides that the Deputy Lord Mayor will receive assistance which is reasonably necessary to enable the Deputy Lord Mayor to carry out the role, in support of the Lord Mayors' duties. This primarily consists of administrative support.
13. The total annual allowances and subsequent CPI adjustments for Council Members appointed to the position of Deputy Lord Mayor from the commencement of the 2022-2026 Council Term to present are detailed as follows:
 - 13.1. 29 November 2022 to 11 November 2023: \$43,038 per annum
 - 13.2. 12 November 2023 to 11 November 2024: \$45,577.50 per annum
 - 13.3. 12 November 2024 to present: \$47,035.50 per annum
14. The following Councillors (current and former*) have served as the Deputy Lord Mayor:

Council Member	Term of Appointment
Councillor Martin	29 November 2022 – 31 December 2023
Councillor Snape	1 January 2024 - 12 January 2025
Councillor Elliott*	13 January 2025 – 11 April 2025

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 Couros - QoN - Tree Martins - first identified as significant problem

Tuesday, 13 May 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 Administration advise of:

1. Provide an approximate date where the birds were first identified as a significant issue on Leigh Street, and what actions were taken in response to them at that time?
 2. How many Motions with or without notice, if any, have Administration received in relation to the birds and trees on Leigh Street? Be it this Council or previous Council.
 3. Did former Councillor Houssam Abiad, who concluded his term in 2020, submit any Questions or Motions, with or without notice, relating to the bird issue on Leigh Street?
 4. Were current elected members advised of the decision to install nets on trees along Leigh Street? If so, when did this take place?
 5. Were any formal objections or concerns raised by elected members in relation to the installation of the nets, and if so, can Administration provide details of those objections?
-

REPLY

1. In response to question 1. the following advice is provided:
 - 1.1 The earliest documented evidence of Tree Martins in Leigh Street (reported on the Green Adelaide website [Green Adelaide tree-martins leigh-street](#)) dates back to 2015. The issue of cleanliness, smell and the impacts of Tree Martins roosting escalated in May 2020 with property owners and businesses asking for increased cleaning due to bird faeces. As a result, the Administration intensified cleaning of the street.
 - 1.2 In March 2021 a property owner (major) contacted the Administration again asking for urgent action pertaining to the roosting of the birds. The following items were considered as a potential solution, with continued dialogue with Leigh Street stakeholders, Department for Environment and Water (DEW) and Green Adelaide.
 - 1.3 Measures taken to improve outcomes:
 - 1.3.1 Consulted with Green Adelaide and the DEW (about the habits of the Tree Martins) on several occasions to inform decision making.
 - 1.3.2 Investigated bird control for commercial buildings, including sonar, ultra sonar and laser technology.

- 1.3.3 Additional tree pruning to minimise overhang above dining areas, undertaken by Councils Senior Arborist and an independent Arborist as a result of inspections of all trees on the street.
 - 1.3.4 Increased, detailed scrubbing and pressure washing of the pavement and urban elements.
 - 1.3.5 Additional cleaning during migration season from daily to three daily visits in total to remove bird droppings.
 - 1.3.6 Development Assessment approval of canopy for Shobosho bar and kitchen.
 - 1.3.7 Investigated the appropriateness of netting trees.
 - 1.3.8 Investigated alternate tree species.
 - 1.3.9 Investigated removal of the trees.
 - 1.3.10 Regular monitoring and spot cleaning in addition to the three daily visits.
 - 1.3.11 Informed Green Adelaide and the Department for Environment & Water of the proposal to install netting on the trees, noting that it was still possible that Tree Martins would migrate to another location within the city.
 - 1.3.12 Engaged a specialist contractor to install bird netting on all trees on the street which occurred in August 2024.
2. A search within Council meeting documents and decisions databases has only found two items relating to the subject birds and trees on Leigh Street.
 - 2.1. Cllr Abrahamzadeh – Question on Notice – Seasonal Bird Nesting – 26 March 2024
 - 2.2. Cllr Davis – Motion without Notice - Tree Martin Management and Support Measures – 22 April 2025.
 3. There is no record of former Councillor Abiad raising either a Question or Motion, with or without notice, relating to the bird issue on Leigh Street.
 4. Council Members were provided with updates on the migrating Tree Martins within Leigh Street
 - 4.1. [E-News- Tree-Martins in Leigh-Street February 2024](#) - general update,
 - 4.2. [E-News- Leigh-Street Update May 2024](#) - update on meeting with Property Owner - Leigh Street and next steps.
 - 4.3. [E-News - Leigh-Street Tree Netting August 2024](#)- information provided highlighted the installation of tree nets, ongoing dialogue with traders and proposed dates of installation.
 5. In response to question 5. the following advice is provided:
 - 5.1. There is no record of any objections received from Council Members relating to the installation of the nets in Leigh Street.
 - 5.2. The only contact from Council Members was in the form of email and telephone enquiries seeking to understand how the Administration would seek to resolve the issue and support Leigh Street property and business owners relating to the impacts of Tree Martin roosting within the street.

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 Abrahamzadeh - QoN - City Benchmarking Study

Tuesday, 13 May 2025
Council

Council Member
Councillor Arman Abrahamzadeh

Public

Contact Officer:
Ilia Houridis, Director City Shaping

QUESTION ON NOTICE

Councillor Arman Abrahamzadeh will ask the following Question on Notice:

Has the latest city benchmarking study commissioned by the Committee for Adelaide and conducted by urban consultancy firm, The Business of Cities, in which the City of Adelaide and the Adelaide Economic Development Agency (AEDA) are partners in commissioning, been tabled with the State Government and any of its Ministers or Committees?

REPLY

- 1. The Benchmarking Adelaide 2025 Report was published on the Committee for Adelaide website at: [2025 Benchmarking Adelaide Report - Committee For Adelaide](#) and launched at an event at Sky City on 30 April 2025.
 - 1.1. To mark the release of the report, Council CEO, Michael Sedgman, featured on a panel at the launch event, alongside representatives of other partner organisations, and Jordon Tomopoulos (Advisor, Economic Research, AEDA) will feature on a podcast series curated by the Committee for Adelaide.
 - 1.2. An opportunity to showcase the report at a future AEDA Data 4 Lunch event is also being investigated by Administration.
- 2. Administration has been advised that Sam Dighton (CEO, Committee for Adelaide) and Dr Tim Moonen (Managing Director, The Business of Cities) hosted a Parliamentary Briefing on the report on 30 April 2025.
 - 2.1. The briefing was open to all Members of Parliament (MPs) and parliamentary staff. Administration has been advised that the briefing was attended by nine MPs from across the Government and Opposition parties, The Greens SA, and an Independent MP, in addition to staff from several other MP's offices.
 - 2.2. Administration has also been advised that copies of the report have been received by both the South Australian Premier and Treasurer.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4 hours.
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Councillor Martin - QoN - Revenue Percentages

Tuesday, 13 May 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:

'Is the Administration able to provide advice on;

- 1. The percentage of revenue, including rates, spent on the maintenance of assets, facilities, services and grants, assistance programs and initiatives (such as AEDA) that support business in the City of Adelaide?
- 2. The percentage of revenue, including rates, spent on the maintenance of assets, facilities, services and grants, assistance programs and initiatives that support residents in the City of Adelaide?
- 3. The percentage of revenue, including rates, spent on the maintenance of assets, facilities, services and grants, assistance programs and initiatives (such as AEDA) that support business in North Adelaide in comparison with the broader City of Adelaide area?
- 4. The percentage of revenue, including rates, spent on the maintenance of assets, facilities, services and grants, assistance programs and initiatives that support residents in North Adelaide in comparison with the broader City of Adelaide area?'

REPLY

- 1. It is difficult to ascertain the precise amount of expenditure that specifically supports business on each of the categories requested given many of the services we provide crossover and are likely to contribute in some way to supporting businesses (e.g. providing footpaths and roads to allow residents access to businesses). However, based on incorporating a range of business specific services (and the assumptions for each of these), the percentage of revenue expended on support of businesses is approximately 69% (or 111% of rates revenue).
- 2. Assuming the same logic as above, the percentage of rates revenue expended in support of residents is approximately 39% of total revenue (or 62% of rates revenue).
- 3. Assuming the same logic as above, the percentage of rates revenue expended in support of businesses is approximately 10% of total revenue (or 16% of rates revenue) in North Adelaide.
- 4. Assuming the same logic as above, the percentage of rates revenue expended in support of residents is approximately 6% of total revenue (or 10% of rates revenue) in North Adelaide.

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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Councillor Davis - QoN - Minimum Rate

Tuesday, 13 May 2025
Council

Council Member
Councillor Henry Davis

Public

Contact Officer:
Anthony Spartalis, Chief Operating
Officer

QUESTION ON NOTICE

Councillor Henry Davis will ask the following Question on Notice:

1. How many ratepayers will be directly impacted by the \$600 minimum rate, and where are they geographically concentrated within the city?
2. Has Administration provided a precise count or just an estimate?
3. Of these, how many are residents versus commercial or mixed-use properties?
4. Are there clusters of impacted properties in certain buildings or suburbs that suggest this measure will disproportionately target specific parts of the city (e.g., strata offices in the CBD, student housing, or small shopfronts)?
5. What is the breakdown by property value—i.e., how many impacted properties are currently paying less than \$200, \$300, or \$400 in general rates?
6. What is the breakdown of the property values who will be impacted?
7. What percentage of affected ratepayers are residential versus commercial, and how many are pensioners, sole traders, or low-income households?
8. How many are likely to be small business owners, sole traders, or startup tenants leasing low-value properties?
9. How many are residential investors with marginal rental yields who may pass on this increase to tenants?
10. How many are older residents or fixed-income households—such as pensioners—whose properties fall into low-value categories?
11. Has the Council conducted any equity assessment to identify whether these increases are regressive or potentially discriminatory?
12. Could this policy force the sale or abandonment of properties that are no longer financially viable under the new rate structure?
13. How many recipients of concessions or hardship relief will be impacted, and are they exempt?
14. Has any modelling been done to determine the income brackets of those most affected by this change?
15. How many ratepayers will experience rate increases of more than 100%, 200%, or even 300% as a result of this minimum rate?
16. Were any of the affected ratepayers consulted before the motion was introduced?
17. Why was this motion not included in the formal agenda or supported by a public report outlining its financial and community impact?

18. Who was informed that Cr Siebentritt was going to introduce this motion? Was Cr Snape, Cr Martin, Cr Giles and the Lord Mayor aware of the motion before it was presented to council? When were they informed?
19. Was any legal, economic, or equity impact analysis provided to Council Members before the vote?
20. What is the expected total revenue increase from implementing the \$600 minimum rate?
21. Can Administration provide a breakdown showing the revenue gained by property type, including residential, commercial, and mixed-use properties?
22. Does the Administration consider it prudent to consider reversing or suspending this policy pending proper modelling and a separate public consultation?
23. Do councils often consult on major policy changes at the same time as the budget or is a separate process usually carried out?
24. What was the rationale for choosing \$600 specifically—why not \$400, \$800, or a different figure?
25. Has any consideration been given to phasing in the minimum rate or exempting certain categories of ratepayers?
26. What policy objective is this measure meant to achieve—and is there any evidence it will succeed?
27. Do ratepayers who would be impacted use council resources to the same extent as other ratepayers? What evidence is there for or against this proposition?
28. Which specific councils were relied upon to justify the \$600 minimum rate, and what is the makeup of their ratepayer base?
29. Do any of those councils have the same concentration of small commercial offices, strata-titled shops, or low-value inner-city properties as Adelaide?
30. How many properties in those councils pay rates below \$600—and how does that compare to the City of Adelaide?
31. What would be the lowest rate paid by the councils if not for a minimum rate?
32. Has Administration conducted any benchmarking to confirm whether the impact in Adelaide would be more severe due to the unique makeup of our rate base?
33. Have other councils imposed a similar minimum without consulting ratepayers—especially when small businesses or sole traders were involved?
34. Is there evidence that minimum rates in other councils have improved revenue outcomes without causing unintended economic harm?
35. Were the demographics, land use patterns, and average property values of those councils considered before adopting a policy that may not fit our local context?
36. What support mechanisms or hardship policies are being proposed alongside this minimum rate, and how do they compare to those in other councils?
37. If other councils were to raise their minimums even higher, would Adelaide follow suit without independent analysis?
38. Is Council prepared for the political fallout of ratepayers discovering a sudden and significant rate increase without warning?
39. How will Council communicate this change to those impacted before they receive their rates notice?
40. Will Council acknowledge that this change could be perceived as a stealth rate rise by those affected?

REPLY

1. In reply to question 1, 1,101 ratepayers of which 54 are in North Adelaide and 1,047 are in Adelaide. In the time available, it is not possible to determine concentrations.
2. In reply to question 2, a precise count based on rates paid in 2024/25. Subject to valuations and rate in dollar (RID) setting for 2025/26, this number may change.
3. In response to question 3, 24 are classified “Residential” and 1,041 are “commercial”.

Council – Agenda – Tuesday, 13 May 2025

4. In response to question 4, in the time available, it is not possible to determine concentrations.
5. In response to question 5, the breakdown as per the tables below:

Residential valuations

\$ Valuation Range	No. of Properties	\$ Value Range Top Line	Average 24/25 General Rate
1001 - 2000	18	2000	\$223
2001 - 3000	1	3000	\$335
3001 - 4000	4	4000	\$447
4001 - 5000	1	5000	\$558

Non-Residential valuations

\$ Valuation Range	No. of Properties	\$ Value Range Top Line	Average 24/25 General Rate
1 - 1000	43	1000	\$137
1001 - 2000	437	2000	\$274
2001 - 3000	255	3000	\$410
3001 - 4000	278	4000	\$547

6. In response to question 6, this information is contained in the tables immediately above.
7. In response to question 7, we rate on assessments based on occupation. The information stored on ratepayers does not identify if they are pensioners (unless they apply for a rebate), sole traders or low-income households. Further, the administration does not have access to ratepayer income records.
8. In response to question 8, we rate on assessments based on occupation. The information stored on ratepayers does not identify if they are pensioners (unless they apply for a rebate), sole traders or low-income households. Further, the administration does not have access to ratepayer income records.
9. In response to question 9, the administration does not have access to such information on ratepayers.
10. In response to question 10, the administration does not have access to income information for ratepayers.
11. In response to question 11, the intent behind the minimum rate introduction is to provide broader equity, where every ratepayer / rateable property contributes a reasonable amount towards basic council services and the renewal and maintenance of infrastructure, as do 50% of all councils in SA. The other 50% use a fixed charge component to achieve similar outcomes. Whether the increases are regressive or discriminatory would be purely speculative.
12. In response to question 12, Council can only force the sale of a property where rates overdue payments fall 3 years in arrears.
13. In response to question 13, no rateable property is exempt unless it falls under the guidelines that determines exemptions. As with any ratepayer, hardship provisions are available to all ratepayers should they be necessary. We do not store information on ratepayers to determine if they are pensioners unless they apply for the rebate.
14. In response to question 14, the administration does not have access to income information on ratepayers.

15. In response to question 15, the breakdown is per the tables below:

Properties	% increase		Properties	\$ increase
360	0%-50%		59	\$0-\$50
229	50%-100%		71	\$50-\$100
379	100%-200%		190	\$100-\$150
89	200%-300%		39	\$150-\$200
20	300%-400%		229	\$200-\$300
5	400%-500%		379	\$300-\$400
19	500% +		114	\$400-\$500
			20	\$500 +
1,101			1,101	

16. In response to question 16, the Business Plan & Budget consultation process provides all ratepayers the opportunity to provide feedback. Rating Policy consultation will provide impacted ratepayers an opportunity to provide feedback.
17. In response to question 17, as reflected in the minutes of the Special Meeting of Council held on 29 April 2025, an alternate motion was moved.
18. In response to question 18, the administration was forewarned by Cr Siebentritt that he intended to move an alternate motion.
19. In response to question 19, legal advice was sought on the introduction of the minimum rate prior to the workshop where it was discussed, to ensure that its introduction is allowable and to inform consultation requirements under the *Local Government Act 1999 (SA)* (the Act). Council Members were presented with information on two options - \$300 and \$600 as part of the Special City Finance and Governance Committee Workshop on 22 April 2025.
20. In response to question 20, the introduction of a \$600 Minimum Rate will impact approximately 1,101 rateable properties and generate approximately \$0.287m additional rates revenue based on the 2024/25 General Rates.
21. In response to question 21, the below table provides a breakdown of each category of assessments against the Local Government Description (noting mixed-use is not a category) with the Total expected rates revenue:

	Current Rates		LOCAL GOVERNMENT DESCRIPTION	
			ADDITIONAL REVENUE	TOTAL (\$'000s)
	Min	Max	(NUMBER OF IMPACTED ASSESSMENTS)	
Consulting Room	\$192	\$575	<ul style="list-style-type: none"> 3 Commercial – Office: \$408 (1) 4 Commercial – Other: \$91 (2) 	\$499 (3)
House	\$536	\$536	<ul style="list-style-type: none"> 1 Residential: \$64 (1) 	\$64 (1)
Laboratory	\$561	\$561	<ul style="list-style-type: none"> 4 Commercial – Other: \$39 (1) 	\$39 (1)
Land Incidental	\$179	\$469	<ul style="list-style-type: none"> 8 Vacant: \$552 (2) 	\$552 (2)
Naming Rights	\$246	\$534	<ul style="list-style-type: none"> 4 Commercial – Other: \$420 (2) 	\$420 (2)
Office	\$96	\$588	<ul style="list-style-type: none"> 1 Residential: \$351 (2) 	\$39.192 (233)

			<ul style="list-style-type: none"> 3 Commercial – Office: \$38,460 (230) 4 Commercial – Other: \$395 (1) 	
Parking Commercial	\$178	\$547	<ul style="list-style-type: none"> 4 Commercial – Other: \$147,410 (468) 	\$147,410 (468)
Parking Lot Commercial	\$192	\$588	<ul style="list-style-type: none"> 4 Commercial – Other: \$9,476 (27) 	\$9,476 (27)
Radio Station	\$137	\$137	<ul style="list-style-type: none"> 4 Commercial – Other: \$463 (1) 	\$463 (1)
Residential Carpark Multi Storey	\$145	\$212	<ul style="list-style-type: none"> 1 Residential: \$6,606 (16) 	\$6,606 (16)
Residential Flat	\$201	\$435	<ul style="list-style-type: none"> 1 Residential: \$907 (3) 	\$907 (3)
Residential Garage	\$391	\$391	<ul style="list-style-type: none"> 1 Residential: \$209 (1) 	\$209 (1)
Road Public Declared	\$171	\$171	<ul style="list-style-type: none"> 9 Other: \$429 (1) 	\$429 (1)
Shop	\$260	\$588	<ul style="list-style-type: none"> 2 Commercial – Shop: \$985 (7) 3 Commercial – Office: \$107 (1) 4 Commercial – Other: \$283 (2) 	\$1,375 (10)
Showcase	\$41	\$123	<ul style="list-style-type: none"> 2 Commercial – Shop: \$1,554 (3) 	\$1,554 (3)
Sign	\$123	\$465	<ul style="list-style-type: none"> 4 Commercial – Other: \$19,251 (135) 	\$19,251 (135)
Single Carpark Multi Storey Building	\$223	\$223	<ul style="list-style-type: none"> 1 Residential: \$377 (1) 	\$377 (1)
Staff Facilities	\$383	\$383	<ul style="list-style-type: none"> 9 Other: \$217 (1) 	\$217 (1)
Storage Area	\$41	\$588	<ul style="list-style-type: none"> 3 Commercial – Office: \$1,427 (5) 4 Commercial – Other: \$50,266 (153) 	\$51,693 (158)
Theatre	\$322	\$322	<ul style="list-style-type: none"> 4 Commercial – Other: \$278 (1) 	\$278 (1)
Training Institution	\$534	\$561	<ul style="list-style-type: none"> 3 Commercial – Office: \$39 (1) 4 Commercial – Other: \$66 (1) 	\$105 (2)
Transmission Mast	\$164	\$506	<ul style="list-style-type: none"> 4 Commercial – Other: \$1,373 (5) 	\$1,373 (5)
Warehouse	\$534	\$561	<ul style="list-style-type: none"> 4 Commercial – Other: \$105 (2) 	\$105 (2)
Workshop	\$233	\$588	<ul style="list-style-type: none"> 2 Commercial – Shop: \$25 (1) 3 Commercial – Office: \$352 (2) 5 Industrial – Light: \$3,995 (21) 	\$4,372 (24)

22. In response to question 22, this is a matter for Council.
23. In response to question 23, the Act requires Council to consult but does not mandate separate processes for policy and budget consultations. Introducing a minimum rate does not alter the rating structure; it simply sets a base amount payable. Legal advice supports consulting on this change alongside the Business Plan and Budget to streamline communication and avoid consultation fatigue.
24. In response to question 24, this is a matter for Council.
25. In response to question 25, this is a matter for Council.
26. In response to question 26, the introduction of a minimum rate supports a more equitable rating system where all rateable properties contribute a base level contribution to the cost of:
 - 26.1 Creating and maintaining the physical infrastructure that supports each property
 - 26.2 Administering council functions
 - 26.3 Delivering core council services.
27. The success of the minimum rate introduction is a matter for Council when considering future changes to the Rating Policy.
28. In response to question 27, all ratepayers have equal access to all council services.
29. In response to questions 28, 29, 30 and 31, Council Members were presented with information on options, as part of the Special City Finance and Governance Committee Workshop on 22 April 2025. Examples of minimum rates applied by other councils formed part of the presentation briefing. No council was relied upon to justify the \$600 minimum rate.
30. In response to question 32, Council Members were presented with information on options, as part of the Special City Finance and Governance Committee Workshop on 22 April 2025. Benchmarking information formed part of the presentation briefing. Whether any impact is more or less severe is speculative.
31. In response to question 33, all Councils in South Australia are required to consult on changes to a Rating Policy in accordance with the Act.
32. In response to question 34, Administration is not aware of any available evidence.
33. In response to question 35, refer to the answer given for question 28.
34. In response to question 36, similar to the answer given for question 13 above, hardship provisions are available to all ratepayers should they be necessary.
35. In response to question 37, this is a matter for Council.
36. In response to question 38, this is a matter for Council.
37. In response to question 39, as part of the consultation, an email is distributed to the rate payer database to advise them that the consultation is open and invites them to review and provide feedback.
38. Other consultation activities also include:
 - 41.1 Flyer drop advertising the consultation to all properties
 - 41.2 Social media campaign
 - 41.3 In-person drop in sessions at various locations.

39. In response to question 40, this is a matter for Council.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 10 hours.
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- END OF REPORT -

Councillor Couros - QoN - Percentage Increase and CPI comparison

Tuesday, 13 May 2025
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Mary Couros will ask the following Question on Notice:

‘Can the administration please advise:

- 1. What has been the percentage increase in council rates each year for the past three financial years, including the current business plan and budget out for consultation?
- 2. What is the cumulative percentage increase over the three years?
- 3. How does the council’s rate increase compare to the CPI over the same period?’

REPLY

- 1. The percentage increase in Council rates for the past three financial yeas is shown in the table below.

Period	2022-23	2023-24	2024-25
Rate revenue increase (excluding growth)	1.9%	7.5%	5.9%
Growth from new properties	1.1%	1.0%	1.0%
Total	3.0%	8.5%	6.9%

- 1. As per the above table, 15.3% (not compounded) rate revenue increase, excluding growth.
- 2. The comparison in Council’s rate increase compared to CPI is shown in the table below.

Period	2022-23 June 2023	2023-24 June 2024	2024-25 March 2025	TOTAL
CPI*	6.9%	4.5%	2.2%	13.6%
Council’s rate	1.9%	7.5%	5.9%	15.3%

*Source: ABS

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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Councillor Couros - QoN - Key Performance Indicators Measured by Administration

Tuesday, 13 May 2025
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Mary Couros will ask the following Question on Notice:

‘Can the administration please advise:

- 1. Given the ongoing rise in rates, what KPI’s (Key Performance Indicators) does the Council use to measure financial performance and value for ratepayers?
- 2. Have any independent audits or reviews (besides ESCOSA) highlighted areas of overspending, inefficiency or financial risk that have contributed to the need for higher rates?’

REPLY

- 1. Council has endorsed a suite of 7 financial indicators (KFIs) to measure its financial performance, to guide decision making on major projects, and to secure its continued financial sustainability. These are provided in the Long-Term Financial Plan and updates are provided to Council through the quarterly budget review process.
- 1. Administration is not aware of any independent audits or reviews being undertaken.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 4.5 hours.
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- END OF REPORT -

Councillor Couros - QoN - Revenue Generating Projects

Tuesday, 13 May 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:

What new revenue-generating projects involving Council property have been initiated or delivered in the past 3 years (including the budget that is out for consultation) that have increased the revenue for the City of Adelaide within that time? If any, can the administration detail the revenue raised by each initiative?

Has the Council set targets for increasing the proportion of its revenue from property-related or commercial activities? If so, what are these targets?

Besides increasing the car park fee for UParks, what initiatives have been undertaken to leverage increased revenue that supports the business community within the City of Adelaide?'

REPLY

1. The following initiatives and transactions continue to derive revenue both current and into the future. These are built into Council budgets and Long-Term Financial Plan (LTFP).
2. Property related activities include:
 - 2.1. 211 Pirie Street land sale
 - 2.2. Eighty-Eight O'Connell land sale
 - 2.3. Whitmore Square apartment and commercial sales
 - 2.4. Former bus station land sale on Franklin Street
 - 2.5. Other ancillary transactions.
3. Non-property related activities include:
 - 3.1. Hilton Hotel ground lease extension
 - 3.2. Central Market Arcade Redevelopment forecast lease revenue
 - 3.3. Digital advertising, include more than 100 locations for digital advertising at bus shelters
 - 3.4. Periodic sale of gambling licences
 - 3.5. Two new management agreements on existing open-lot car parks, deriving an ongoing revenue stream.

4. Given the commercial nature of the agreements and contracts, Council's commercial and property transactions were considered and remain 'In Confidence'. In some cases, the commitment timing and receipt of funds spans more than three years.
5. In determining property transactions, targets and returns are set using current valuations. This is supported by the Administration undertaking a full review of each transaction, incorporating Council's desired outcomes (guiding principles), due diligence reporting and market testing supported by independent commercial advice. This information is provided to Council with the support of a Prudential Issues Report (as required) which provides details and data that assist Council in its deliberations.
6. Commercial fees and charges are presented to Council for consideration as part of its annual Business Plan and Budget process. Fees and charges are tested against current market conditions and support City visitation.
7. The initiatives listed above have resulted in the following:
 - 7.1. Over \$90m in property proceeds
 - 7.2. Redevelopment outcomes that will generate \$1.3 billion of City investment providing over 800 apartments, over 2,000 jobs and approximately \$3.9 million in additional rates revenue per annum (in perpetuity)
 - 7.3. Commercial (non-property) related activities derive \$2.2m in new annual revenue.
8. Property and non-property related activities will see significant new housing outcomes with a large uplift in residents, new retail businesses, hotels, commercial office space reflecting an increased residents and city workers, who shop, dine and utilise services within the City of Adelaide.
9. In addition, revenues generated from property and non-property related activities are invested into supporting the extensive and ongoing capital works program undertaken by Council, including revitalising main streets and precincts, and supporting services and event activation to the benefit of businesses and the residential community.

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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