



# COUNCIL

## Agenda and Reports

for the meeting on

Tuesday, 14 October 2025

at 6.00 pm

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.  
**Bold.**  
**Aspirational.**  
**Innovative.**

Members:       The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith (Presiding)  
                  Deputy Lord Mayor, Councillor Snape  
                  Councillors Abrahamzadeh, Cabada, Couros, Davis, Freeman, Giles, Maher, Martin,  
                  Noon and Dr Siebentritt

## **Agenda**

<b>Item</b>	<b>Pages</b>
<b>1. Acknowledgement of Country</b> The Lord Mayor will state:  ‘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.’	
<b>2. Acknowledgement of Colonel William Light</b> The Lord Mayor will state:  ‘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.’	
<b>3. Prayer</b> The Lord Mayor will state:  ‘We pray for wisdom, courage, empathy, understanding and guidance in the decisions that we make, whilst seeking and respecting the opinions of others.’	
<b>4. Pledge</b> The Lord Mayor will state:  ‘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.’	
<b>5. Memorial Silence</b> The Lord Mayor will ask all present to stand in silence in memory of those who gave their lives in defence of their Country, at sea, on land and in the air.	
<b>6. Apologies and Leave of Absence</b> Leave of Absence -  Councillors Cabada, Giles, Martin and Siebentritt	

**7. Confirmation of Minutes - 23/9/2025**

That the Minutes of the meeting of the Council held on 23 September 2025, be taken as read and be confirmed as an accurate record of proceedings.

View public [23 September 2025](#) Minutes.

**8. Declaration of Conflict of Interest**

**9. Deputations**

Granted at time of Agenda Publication – 9/10/2025

**9.1** Deputation - Ms Reb Rowe - Adelaide Bike Kitchen

**10. Petitions**

**Recommendation/Advice from Committee/s**

**11. Advice of the Audit and Risk Committee - 24 September 2025** 5 - 8

**12. Recommendation of the Reconvened Special City Finance and Governance Committee - 2 October 2025** 9 - 45

**13. Recommendation of the City Community Services and Culture Committee - 7 October 2025** 46 - 54

**14. Recommendation of the City Planning, Development and Business Affairs Committee - 7 October 2025** 55 - 56

**15. Reports for Council (Chief Executive Officer's Reports)**

**15.1** Audited Financial Statements & Report on Financial Results 57 - 237

**15.2** Update on Tree Martin Management 238 - 243

**16. Lord Mayor's Reports**

**17. Councillors' Reports**

**18. Motions on Notice**

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**18.3** Councillor Noon - MoN - Precinct Review 248 - 249

**19. Motions without Notice**

**20. Questions on Notice**

**20.1** Councillor Noon - QoN - City-wide Safety Audit 250

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**20.6** Councillor Noon - QoN - Sporting Clubs on Park Lands - Rate Exemptions/Rebates 255

**21. Questions without Notice**

**22. Exclusion of the Public** 256 - 260

In accordance with sections 90(2),(3) and (7) of the *Local Government Act 1999 (SA)* Council will consider whether to discuss in confidence the reports contained within section 23 and 24 of this Agenda.

**Confidential Recommendation/Advice from Committee/s**

- 23. Confidential Recommendation of the City Planning, Development and Business Affairs Committee - 7 October 2025** 261 - 262
- 24. Confidential Reports for Council (Chief Executive Officer's Reports)**
  - 24.1** Confidential Complaint [S90(3) (a)]  
*To be distributed separately*
  - 24.2** Confidential Second Complaint [S90(3) (a)]  
*To be distributed separately*
  - 24.3** Confidential Third Complaint [S90(3) (a)]  
*To be distributed separately*
- 25. Closure**



Advice of the Audit and Risk Committee -  
24 September 2025

Tuesday, 14 October 2025  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Rebecca Hayes, Associate  
Director Governance & Strategy

Public

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

EXECUTIVE SUMMARY

The Audit and Risk Committee’s role is to report to Council and provide appropriate advice and recommendations on matters relevant to its Terms of Reference. The Committee acts to facilitate informed decision making in relation to the discharge of Council’s legislative responsibilities and duties.

The Audit and Risk Committee is required to report to Council after every meeting.

This report presents the outcomes of the Audit and Risk Committee meeting of 24 September 2025 ([Link 1](#)).

RECOMMENDATION
<u>THAT COUNCIL</u> 1. Notes that the Audit and Risk Committee met on 24 September 2025.

## DISCUSSION

1. The Audit and Risk Committee met on Friday 24 September 2025 and considered the following items:
  - 1.1. Confidential Meeting with External Auditors [S90(3) (b)]
  - 1.2. Matters arising from External Audit
  - 1.3. Audited Financial Statements & Report on Financial Results
2. The public component of the Agenda with reports for the meeting can be viewed at [Link 1](#).
3. No matters were referred to Council.

### Resolutions of the Committee

4. Item 7.1 – Confidential Meeting with External Auditors [S90(3) (b)]

#### THAT THE AUDIT AND RISK COMMITTEE

1. Receives a verbal report from Council's external auditors, BDO, at the Audit and Risk Committee Meeting on 24 September 2025.
2. In accordance with Section 91(7) & (9) of the *Local Government Act 1999* (SA) (the Act) and because Item 7.1 [Confidential Meeting with External Auditors] listed on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025 was received, discussed and considered in confidence pursuant to Section 90(3)(b) of the Act, this meeting of the Audit and Risk Committee do order that:
  - 1.1. The resolution and report become public information and included in the Minutes of the meeting.
  - 1.2. 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 2031.
  - 2.3. The confidentiality of the matter be reviewed in December 2026.
  - 2.4. 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.
5. Item 8.1 – Matters arising from External Audit

#### THAT THE AUDIT AND RISK COMMITTEE

1. Notes the 'City of Adelaide Annual Completion Report for the year ended 30 June 2025' from Council's external auditors, BDO, as contained in **Attachment A** to Item 8.1 on the Agenda for the meeting of the Audit and Risk Committee held 24 September 2025.

6. Item 8.2 – Audited Financial Statements & Report on Financial Results

#### THAT THE AUDIT AND RISK COMMITTEE

1. Receives the City of Adelaide's Consolidated Financial Statements for the year ended 30 June 2025, as contained in Attachment A to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, subject to minor administrative changes and subsequent balance date event adjustments, to be certified by the Chief Executive Officer and the Lord Mayor.
2. Considers that the Consolidated Financial Statements present fairly the financial position of the City of Adelaide, having reviewed the Consolidated Financial Statements for the year ended 30 June 2025, as contained in Attachment A to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025.
3. Considers it is appropriate that the representation letter requested by the external auditor, as contained in Attachment B to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, is signed by management.
4. Notes the Certification of Auditor Independence as contained in Attachment C to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025 is to be signed by the Chief Executive Officer and the Presiding Member of the Audit and Risk Committee.
5. Authorises the Chief Executive Officer and the Lord Mayor to certify the Annual Financial Statements in their final form.

6. Notes the Adelaide Central Market Authority Financial Statements for the year ended 30 June 2025, as contained in Attachment D to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, have been reviewed by the Adelaide Central Market Authority Board at its meeting on 11 September 2025. These financial results are included in the Consolidated Financial Statements of the City of Adelaide, and
  - 6.1. Considers the Financial Statements for the year ended 30 June 2025 fairly present the financial position of the Adelaide Central Market Authority.
  - 6.2. Notes the Certification of Auditor Independence in relation to the Adelaide Central Market Authority, as contained in Attachment E to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025 is to be signed by the Chief Executive Officer and the Presiding Member of the Audit and Risk Committee.
  - 6.3. Notes the representation letter requested by the external auditor of the Adelaide Central Market Authority, as contained in Attachment F to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, is signed by management.
7. Notes the Adelaide Economic Development Agency Financial Statements for the year ended 30 June 2025, as contained in Attachment G to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, have been reviewed by the Adelaide Economic Development Agency Board at its meeting on 17 September 2025. These financial results are included in the Consolidated Financial Statements of the City of Adelaide, and
  - 7.1. Considers the Financial Statements for the year ended 30 June 2025 fairly present the financial position of the Adelaide Economic Development Agency.
  - 7.2. Notes the Certification of Auditor Independence in relation to the Adelaide Economic Development Agency, as contained in Attachment H to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025 is to be signed by the Chief Executive Officer and the Presiding Member of the Audit and Risk Committee.
  - 7.3. Notes the representation letter requested by the external auditor of the Adelaide Economic Development Agency, as contained in Attachment I to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, is signed by management.
8. Notes the Kadaltilla / Adelaide Park Lands Authority Financial Statements for the year ended 30 June 2025, as contained in Attachment J to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, are included in the Consolidated Financial Statements of the City of Adelaide, and
  - 8.1. Considers the Financial Statements for the year ended 30 June 2025 present fairly the financial position of the Kadaltilla / Adelaide Park Lands Authority and can be certified by the Lord Mayor as Chair of Adelaide Park Lands Authority.
  - 8.2. Considers it is appropriate that the representation letter requested by the external auditor of the Kadaltilla / Adelaide Park Lands Authority, as contained in Attachment K to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, to be signed by management.
  - 8.3. Notes the Certification of Auditor Independence in relation to the Kadaltilla / Adelaide Park Lands Authority, as contained in Attachment L to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025, and considers it is appropriate to be signed by the Chief Executive Officer and the Presiding Member of the Audit and Risk Committee.
9. Notes the audited Brown Hill and Keswick Creeks Storm Water Board's Financial Statements for the year ended 30 June 2025 as contained in Attachment M to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025. Council's equity interest of 8% is included in the Consolidated Financial Statements of the City of Adelaide.
10. Recommends the 2024/25 Consolidated Financial Statements of the City of Adelaide, and the Financial Statements of the Adelaide Economic Development Agency, Kadaltilla / Adelaide Park Lands Authority, Adelaide Central Market Authority and Brown Hill and Keswick Creeks Stormwater Board be presented to Council for noting on 14 October 2025 and included in the adopted Annual Report.
11. Notes the 2024/25 Report on the financial results for the City of Adelaide and its subsidiaries, as contained in Attachments N, O, P and Q to Item 8.2 on the Agenda for the meeting of the Audit and Risk Committee held on 24 September 2025.

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## DATA AND SUPPORTING INFORMATION

Link 1 - [Agenda for Audit and Risk Committee on Wednesday, 24th September, 2025, 9.00 am - City of Adelaide](#)

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## ATTACHMENTS

Nil

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- END OF REPORT -

## Recommendations of the Reconvened Special City Finance and Governance Committee – 2 October 2025

Strategic Alignment – Our Corporation

Public

**Tuesday, 14 October 2025**  
**Council**

**Program Contact:**  
Rebecca Hayes, Associate  
Director Governance and  
Strategy

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

## EXECUTIVE SUMMARY

The City Finance and Governance Committee considered the following Item at its Special meeting reconvened on 2 October 2025 and resolved to present to Council the following recommendation for Council determination:

- Item 5.1 – 2025/26 - 2034/35 Long Term Financial Plan - Draft for Public Consultation

## RECOMMENDATION

- Recommendation 1** – Item 5.1 - 2025/26 - 2034/35 Long Term Financial Plan - Draft for Public Consultation

THAT COUNCIL:

- Approves the Draft 2025/2026 – 2034/35 Long Term Financial Plan document contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of the City Finance and Governance Committee held on 2 October 2025 for the purpose of public consultation.
- Asks Administration to incorporate 1.5% of annual rates revenue, inclusive of renewal and new and upgrade capital funds, for the purposes of delivery of the 'Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan' into the draft Long Term Financial Plan for consultation.
- Approves a 21 day Public Consultation period in accordance with the Local Government Act (1999) (SA), commencing at 9.00am on Wednesday 15 October 2025 and concluding at 11.59pm on Tuesday 4 November 2025.
- Notes the long term financial sustainability of the Long Term Financial Plan 2024/25 to 2033/34 based on the adopted assumptions.
- Authorises the Chief Executive Officer to make any necessary changes to the draft 2025/26 Long Term Financial Plan document arising from this meeting, together with any editorial amendments and finalisation of the document's formatting and graphic design.

## DISCUSSION

1. The City Finance and Governance Committee met at a meeting of the Committee on Tuesday 14 October 2025. The Agenda with public reports for the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first, with the original recommendation provided in grey and italics.
3. The following matter was the subject of deliberation:

3.1. Item 5.1 – 2025/26 - 2034/35 Long Term Financial Plan - Draft for Public Consultation

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL  
THAT COUNCIL:

1. Approves the Draft 2025/2026 – 2034/35 Long Term Financial Plan document contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of the City Finance and Governance Committee held on 2 October 2025 for the purpose of public consultation.
2. Asks Administration to incorporate 1.5% of annual rates revenue, inclusive of renewal and new and upgrade capital funds, for the purposes of delivery of the 'Adelaide Park Lands Community Buildings (Sport and Recreation) Investment Plan' into the draft Long Term Financial Plan for consultation.
3. Approves a 21 day Public Consultation period in accordance with the Local Government Act (1999) (SA), commencing at 9.00am on Wednesday 15 October 2025 and concluding at 11.59pm on Tuesday 4 November 2025.
4. Notes the long term financial sustainability of the Long Term Financial Plan 2024/25 to 2033/34 based on the adopted assumptions.
5. Authorises the Chief Executive Officer to make any necessary changes to the draft 2025/26 Long Term Financial Plan document arising from this meeting, together with any editorial amendments and finalisation of the document's formatting and graphic design.

For ease, Attachment A relating to Recommendation 1, Item 5.1, has been included at the end of this recommendation report.

Original Recommendation as Printed in the CFG Committee Agenda

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL  
THAT COUNCIL:

1. *Approves the Draft 2025/2026 – 2034/35 Long Term Financial Plan document contained in Attachment A to Item 5.1 on the Agenda for the Special meeting of the City Finance and Governance Committee held on 2 October 2025 for the purpose of public consultation.*
2. *Approves a 21 day Public Consultation period in accordance with the Local Government Act (1999) (SA), commencing at 9.00am on Wednesday 15 October 2025 and concluding at 11.59pm on Tuesday 4 November 2025.*
3. *Notes the long term financial sustainability of the Long Term Financial Plan 2024/25 to 2033/34 based on the adopted assumptions.*
4. *Authorises the Chief Executive Officer to make any necessary changes to the draft 2025/26 Long Term Financial Plan document arising from this meeting, together with any editorial amendments and finalisation of the document's formatting and graphic design.*

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## DATA AND SUPPORTING INFORMATION

**Link 1 – City Finance and Governance Committee Agenda**

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## ATTACHMENTS

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- END OF REPORT -

# LONG TERM FINANCIAL PLAN

2025-2026 TO 2034-2035



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## EXECUTIVE SUMMARY

The City of Adelaide's Long Term Financial Plan (LTFP) is a ten year forecast of Council's financial performance and position. The plan is based on Council's current Strategic Plan 2024-2028, and reflects anticipated service levels and social, economic and political indicators. The LTFP is one of Council's Strategic Management Plans and is integral to Council's Strategic Framework and financial planning.

The LTFP assists Council to monitor the City of Adelaide's financial sustainability and Council's ability to deliver services and maintain / upgrade the City's infrastructure fairly and equitably across generations.

This document outlines the context of the LTFP and importance of Council's financial sustainability. It explains the approach to preparing and reviewing the LTFP, key assumptions and risks considered, and the measures used to manage and monitor the Council's longer term financial sustainability.

Council has recently reviewed the LTFP within the context of the 2025/26 Business Plan and Budget (BP&B) process and considered a number of factors identified during the budget development process.

Of particular note is this Council's recognition of our past financial position and the need for continued financial discipline while investing in the city. This is reflected in a projected operating surplus of \$8.541 million and capital investment in excess of \$114 million.

Key outcomes include:

- A base operating surplus position over the life of the plan
- All Key Financial Indicators (KFIs) are within target ranges, except for Cashflow from Operations between 2030/31 – 2032/33, due to the outlay on significant renewals
- The continuation of a gradual return of the Asset Renewal Funding Ratio (ARFR) over eight years to achieve 100% from 2031/32 onwards

- Continuation of the Asset Renewal Repair Fund (ARRF) to fund the annual increase of \$14.9 million associated with the recently adopted Asset Management Plans (AMPs). Whilst AMPs are funded through operating revenue, in recognition of the need to balance the community's capacity to pay while ensuring community expectations are met, this LTFP assumes the use of short term borrowings to fund the ARRF from 2025/26 to 2027/28
- Significant renewals are required in the mid-long term of the LTFP, in accordance with our AMPs. These assets by nature are intergenerational, and as such it is intended to fund them through borrowings and continue to advocate for external funding contributions (the previous LTFP assumed unsecured external funding of \$41.7 million which has now been removed).

The projections indicate that the City of Adelaide is currently financially sustainable and can remain so for the forecast period covered by the 2025/26 to 2034/35 LTFP. In all cases, Council remains within the limits for each key financial indicator, except for the Cashflow from Operations ratio which exceeds the target band resulting from the need to fund Significant Renewals.

The plan highlights matters where Council decisions can impact future financial sustainability. Long term financial sustainability is therefore subject to ongoing decisions and discipline, particularly (but not limited to):

- Ensuring decisions are consistent with Council's adopted financial principles
- Continued growth in revenue, through both rates and commercial activities, at or above the rate of growth in expenses
- Commitment to investment in new and upgrade assets in line with prudential borrowing limits
- Use of the Future Fund for particular projects and initiatives.

## STRATEGIC CONTEXT

Under the *Local Government Act 1999* (SA) Council must develop and adopt Strategic Management Plans which identify Council's objectives, how Council intends to achieve its objectives, how they fit with the objectives of other levels of government, performance measures and estimates of revenue and expense.

The City of Adelaide's Strategic Management Plans comprise:

- Strategic Plan 2024-2028
- Long Term Financial Plan
- Suite of Asset Management Plans
- City Plan 2036

The LTFP is a ten year forecast of Council's financial performance and position based on its strategic plans, anticipated service levels and social, economic and political indicators. It provides guidance to support Council decision making and confirms Council's financial capacity to deliver services, maintain assets and achieve its strategic objectives in a financially sustainable manner.

The LTFP is an integral part of Council's Strategic and Corporate Planning Approach. It is built upon the 2025/26 Business Plan and Budget, the City of Adelaide's Strategic Plan 2024-2028 and Asset Management Plans.

The LTFP is updated annually to reflect the latest available information using the latest Business Plan and Budget as its base. Key outputs include a comprehensive set of financial indicators and forecast financial statements in accordance with legislative requirements.



*City of Adelaide Strategic and Corporate Planning Approach*

## STATEMENT ON FINANCIAL SUSTAINABILITY

### Financial Sustainability

The Australian Local Government Association's adopted definition of financial sustainability is as follows:

*"A council's long-term financial performance and position is sustainable where planned long-term service infrastructure levels and standards are met without unplanned increases in rates or disruptive cuts to services."*

It is based on the principles that:

- The current generation are able to "pay their way" by funding the services and infrastructure they utilise
- Investments in new infrastructure and assets funded through borrowings will not over burden future generations.

Financial Sustainability is monitored with reference to three key ratios:

- **Operating Surplus Ratio** which monitors the affordability of Council's services relative to its operational income
- **Net Financial Liabilities Ratio** which monitors the affordability of Council's borrowings and commitments relative to its operational income
- **Asset Renewal Funding Ratio** which monitors the rate at which Council is renewing its assets relative to its use of the assets.<sup>1</sup>

In addition to these core ratios, Council has a suite of other ratios it uses to monitor its performance and sustainability.

The role and purpose of each ratio is discussed in detail in a later section.

### Financial Principles and Finance Strategy

Council has adopted a set of financial principles to assist with future decision-making to support our long term financial sustainability. These principles seek to ensure an equitable approach to rating, fees and charges that match the cost of related Council services, a prudent approach to the use of borrowings and proceeds from the sale of assets, and sustainable investment in our infrastructure and delivery of services.

The financial principles guiding the LTFP include:

- Transparency in decision making.
- Adopting an approach to rates, fees and charges that is fair and equitable.
- Reflecting the community's service delivery needs.
- Continuing delivery of at least a minimum of the current suite of services and asset maintenance, indexed in line with Consumer Price Index (CPI).
- Adopting fees and charges that reflect the cost of services provided.
- Maintaining the current rating system.
- Maintaining an operating surplus.
- Capitalising on external funding, fast-tracking projects that attract such funding, and recognising the potential need for increased borrowings in order to respond to external funding opportunities which require matched funding.
- Considering new and different revenue streams and the approach to Council's commercial businesses to reduce reliance on existing revenue sources.
- Adjusting rate revenue after consideration of all other budget components and use growth in rate revenue to partly fund servicing new rateable properties and to service new borrowings.

## City of Adelaide

- Funding new or enhanced services, assets or maintenance that require an increase in operating costs from the adjustment of priorities, rate or other revenues, and/or through savings – *not* from borrowings.
- Basing capital renewal expenditure on asset management plans and prioritised based on audit condition and risk.
- Provisioning a future fund from proceeds of underperforming asset divestment, to invest in future revenue-generating assets.
- Considering the disposal, purchase and/ or repurposing of property assets to unlock the potential and future prosperity of the City, without incurring a financial loss.
- Using borrowings to fund new and upgrade projects (including major projects) and *not* to fund operations, expenses or renewal projects
- Using short term borrowings to fund the Asset Renewal Repair fund to ensure the increased spending required through recently revised Asset Management Plans is spread over a longer period, balancing community expectation and its capacity to pay, repaid through temporary sustainable rate rises over a fixed period.
- Generating a cash flow from operations ratio greater than 100%, whereby adequate cash is generated from operations to fund asset replacement over time, and to service principal and interest from associated new debt associated with new and upgraded assets.

## Context for Budget Repair

The 2025/26 BP&B focuses on continuing to repair our budget. Historical financial pressures impacted our ability to renew assets, upgrade infrastructure and provide core community services.

Council, like other entities and households, has experienced significant increases in expenses and expenditure associated with inflation and the highest CPI levels experienced in recent times.

In 2024, Council adopted six Infrastructure and Asset Management Plans (IAMPs) which, on average, require an annual increase in funding of

## Long Term Financial Plan

\$14.9 million per annum (in today's dollars) compared to the previous AMPs. In line with Council's financial principles and local government goal practices, the AMPs are funded through operating revenue.

## Property Strategy

Sale proceeds of assets identified through the Property Strategy have been used to establish a Future Fund, enabling Council to fund the future purchase of income generating assets and to invest in strategic capital projects.

This strategy outlines a detailed assessment approach for future property investigations, grouped into the following categories:

- Redevelopment or re-purposing of assets to improve public value and to support income generating and City shaping initiatives.
- Sale of non-performing assets which provide limited strategic, community and commercial value.
- Retention of property assets where no action is currently required.

## Future Fund and Investment Policy

In 2021/22, Council endorsed the Future Fund and Investment Policy and separated out the Future Fund from the Treasury Policy. This clarified policy intent for Future Fund operation, defining how the Fund would be used for investment, and the factors to be considered for sound decision making.

Requests to use funds from the Future Fund require a business case clearly demonstrating that the financial return to Council outweighs the present value of future financing costs. Council approval is required for all requests to use these funds.

The balance of the Future Fund at the end of the 2025/26 financial year is forecast to be approximately \$31.8 million, accumulated from proceeds of non-performing assets sold in line with the Strategic Property Review, and Future Fund and Investment Policy. This figure is subject to any transactions yet to be identified and subsequently approved by Council.

## BASIS OF PREPARATION

This document presents the LTFP for the years 2025/26 to 2034/35. The basis of the LTFP is the 2025/26 Business Plan and Budget adopted by Council, the Strategic Plan 2024-2028, and Asset Management Plan projections for new, upgraded and renewed assets for 2024/25 to 2033/34.

The LTFP is a projective report developed and adopted in consultation with Council each year, based on known information at a point in time. As such the review process of the LTFP is iterative and can change as new or updated information is presents.

In projecting forward performance, the LTFP considers:

- Council's Strategic Plan and Asset Management Plans (including planned investment in new projects and infrastructure)
- The social, economic and political environment including indicators such as population growth, inflationary growth and interest rates
- Anticipated changes in future service levels that reflect the needs and expectations of the community in accordance with service delivery plans
- Funding and expenditure levers available to Council, including revenue and financing guidelines, such as Council's Rating Policy and Treasury Policy
- Revenue opportunities and cost drivers, including the impact of climate change and other factors on the city
- A rigorous assessment of Council's current financial position and financial sustainability.

## KEY ASSUMPTIONS

Assumptions underpinning this LTFP are:

- Rate revenue growth is in line with forecast inflation, in addition to growth from new developments and significant alterations and additions
- Increase in fees and charges is in line with forecast inflation
- Salaries and wages forecasts are based on current enterprise agreements and, upon expiry, the inflation forecast will apply as the assumed increase
- Other revenue and expenditure increases in line with forecast inflation
- Interest rates reflect market expectations
- Capital renewal expenditure is in line with the Asset Management Plans

Further detail regarding these and other assumptions is outlined below.

### Forecast Inflation

The South Australian Centre for Economic Studies (SACES) forecasts are the source for the projected Consumer Price Index (CPI) in the 2025/26 BP&B. The LTFP from 2026/27 uses SACES annual forecasts where available, defaulting to the Reserve Bank of Australia midpoint within the target range of 2%-3%. These reputable data sources ensure assumption consistency across the life of the plan, and the SACES state-based projection increases LTFP forecast precision and relevance. Refer to the Key Assumptions (Indices) section.

### Rates

The 2025/26 LTFP assumes rate revenue increases (excluding growth) are in line with CPI and can be achieved through a combination of valuations and rate-in-the-dollar adjustments.

Years 2-10 of the LTFP currently assume an annual rates revenue increase of between 3.5%-6.1% through a combination of:

- Growth from new developments and capital improvements of 1.0%
- An uplift in property valuations and/or a change in the rate in the dollar to achieve 2.5% growth in existing rates revenue, in line with the current price index forecast
- An increase of 2.1% over the short term to balance the need to meet the community expectations with their capacity to pay
- An increase of 0.4%-0.6% to fund the gradual increase in the Asset Renewal Funding ratio over eight years.

The application of CPI as a rate of valuation increase is relevant as the annual assessed value is based on income derived from a property and, generally, most property incomes are either indexed each year or increased by a fixed percentage linked to CPI.

Rates income is dependent upon three primary variables:

- The rate in the dollar for residential and non-residential property (set by Council)
- The increase/(decline) in property values, based on annual assessed value
- Growth from new developments and capital improvements.

The 2025/26 annual budget changed the dollar rate to generate the exact level of rate income determined necessary to meet operational requirements. A mass valuation was undertaken across the City and North Adelaide for the 2025/26 financial year, which increased rate revenue by 4.3% (including the growth component). This was then increased to 6.9% by 2.6% through an increase in the rate in the dollar. The increase funded the ARRF 2.2% and ARFR increase 0.4%.

Valuations are heavily reliant on the receipt of information from ratepayers and as such valuations are generally conservative.

These assumptions are monitored as further information on the consumer price index and property valuations becomes available.



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### Fees and Charges

There are three principal types of fees charged by Council:

- General fees and charges set by statute (via the State Government)
- General fees and charges set by Council (or under delegation)
- Commercial fees and charges set under delegation.

Statutory charges, such as fees associated with services regulated under the *Road Traffic Act 1961*, the *Planning, Development and Infrastructure Act 2016*, the *South Australian Public Health Act 2011*, the *Food Act 2001* and the *Dog & Cat Management Act 1995* reflect dollar increments or percentage increases as specified by the respective authority or body.

Fees and charges set by Council or under delegation are reviewed each year in conjunction with the development of the Business Plan and Budget. The review ensures that the fees:

- Reflect (or move progressively toward) the cost of the services delivered
- Are comparable with market rates, where appropriate
- Take into account benefit derived by users of community facilities
- Are consistent with directions articulated through our existing policies or plans
- Are consistent with our Strategic Financial Parameters.

For the purposes of the LTFP, it is assumed that fees and charges will increase, on average, in line with CPI unless there are specific circumstances that will have a material impact on the quantum of fees and charges, such as changes in property tenancies associated with the Adelaide Central Market Arcade Redevelopment.

Fees for Council's commercial operations, including commercial properties, the UPark car parks and North Adelaide Golf Course, will be subject to

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market conditions and commercial considerations on a year by year basis. However, for the LTFP, increases have been aligned to the movement in the price index.

### Grants, Subsidies and Contributions

Annual grants, subsidies and contributions are assumed to continue for the duration of the LTFP at current levels, indexed in line with CPI, unless agreements are known to expire or change.

Where grants, subsidies and contributions are for specific projects or related to specific events, they will be recognised in the LTFP in line with the relevant accounting standards.

### Employee Costs

Salaries and wages forecasts are based on current and/or expected enterprise agreement outcomes. Increase is assumed for all enterprise agreements in line with agreed enterprise agreements. Where no agreement exists, due to expiry, the increase assumption is based on CPI. Actual increases will be dependent upon future enterprise agreement negotiations, with new agreements reflected in the LTFP upon the completion of negotiations. Increases in the Superannuation Guarantee are consistent with Australian Taxation Office advice.

### Contractual Expenditure and Materials (including Utilities)

Expenditure is generally increased by the price index unless there are specific costs of a material value that are known or forecast to vary significantly from the price index (e.g. electricity contract, hard waste levy).

### Service Delivery

City of Adelaide is responsible for the delivery of a range of service offerings to its ratepaying community and visitors alike. Council delivers these services through its 17 Programs and three wholly owned subsidiaries (Adelaide Central Market Authority; Adelaide Economic Development Agency; Kadaltilla/Adelaide Park Lands Authority). The LTFP assumes that service delivery remains



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unchanged and is delivered at the same, consistent levels assumed in the 2025/26 annual budget. Any changes to service levels are required to be resolved by Council and will impact the LTFP in the future should changes to the service have financial implications.

### North Adelaide Golf Course

The State Government has introduced new legislation (*North Adelaide Public Golf Course Act 2025*) which is an Act to facilitate the development of a new North Adelaide Golf Course (NAGC), to provide for its ongoing use as a championship golf course and public facility, and for other purposes. Under this legislation, the assets within the project site, will transfer to the designated Minister at the prescribed handover date.

The assets within the project site are currently under the care and control of Council. The revised LTFP and AMP have removed the renewal of assets related to NAGC and John E Brown Park (Park 27A). The ongoing responsibility of the operations of NAGC are unknown, as such, the operating position assumes the service delivery of the daily operations of the Golf Course will continue over the life of the plan.

### Asset Maintenance, Renewal and Upgrade

City of Adelaide is responsible for the management, operation and maintenance of the city's infrastructure, a diverse property portfolio and plant, fleet and equipment.

Asset Management Plans (AMPs), which form part of Council's Strategic Management Plans, are reviewed in detail every four years to identify asset condition and consumption to assist in resource and maintenance planning. Detailed modelling enables Council to optimise maintenance and renewal expenditure to ensure optimal asset lifecycles and sustainability. The ten-year AMPs will also consider new infrastructure needs to meet future community service expectations in a sustainable manner.

Forecast expenditure in the LTFP is presently based on the 2024 AMPs. Asset Renewal costs for the life

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of the LTFP are \$702 million (in today's dollars), with the majority of spend allocated to infrastructure of \$605 million and the remainder on corporate or commercial based assets as detailed below.

AMPs are to be funded through operating revenue, and by recognising the need to balance the community's capacity to pay while ensuring community expectation is met, the LTFP represents a gradual return to 100% ARFR over eight years from 2024/25 to 2031/32, primarily as a result of the increased funding required through the recently adopted AMPs.

Whilst the AMPs include all forecast renewal expenditure, there are significant renewals identified within the AMP over the next ten years. This section and the table below exclude them for the purposes of identifying funding pathways to ensure intergenerational equity.

Table 1: Summary of 10-Year Asset Renewal program

10 Year Asset Renewal Program \$'000s	100% AMP Un-indexed	Renewal Program Un-indexed	Renewal Program Indexed
Buildings	109,940	107,301	119,553
Lighting & Electrical	53,045	51,772	57,683
Park Lands & Open Space	27,469	26,810	29,871
Transport	286,707	279,826	311,776
Urban Elements	51,613	50,375	56,126
Water Infrastructure	91,289	89,098	99,271
<b>Total Infrastructure Renewals</b>	<b>620,064</b>	<b>605,182</b>	<b>674,280</b>
Delivery Resources	36,534	35,657	39,729
Plant, Fleet & Equipment Replacement	63,077	61,563	68,593
<b>Total Renewal &amp; Replacement of Assets</b>	<b>719,675</b>	<b>702,403</b>	<b>782,601</b>

### Significant Renewals

It is worth noting that mid-long term, the LTFP reflects significant assets that will require renewal in accordance with our AMPs. The current assumption within the LTFP is that Levels of Service will remain the same.

It is also assumed that all significant renewals will be funded 100% by Council.

#### Adelaide Bridge

The Transportation AMP assumes that the Adelaide Bridge will be renewed on a like-for-like basis with existing load bearing. This once in a generation renewal will place substantial pressure on the

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existing ratepayer base. Ongoing structural audits are being undertaken in conjunction with an options analysis to provide more detailed approaches and costs.

For the purposes of the LTFP, it has been updated to assume a rehabilitation of the bridge with an increase to the bridge load limit to 75% of SM1600 load, with Council funding 100% (2024/25 LTFP assumed replacement with existing load bearing, with Council funding 75% of the renewal based on existing grant funding programs available but not yet secured).

This position paves a way forward for continued advocacy with other levels of government to increase the load limit.

### Torrens Weir Structure

The Water Infrastructure AMP assumes that the Torrens Weir Structure will be renewed on a like-for-like basis. This once in a generation renewal will place substantial pressure on the existing rate payer base. As such, ongoing structural audits are being undertaken in conjunction with options analysis to provide more detailed information on potential approaches and costs.

For the purposes of the LTFP, it has been updated to assume a rehabilitation of the global weir structure to extend the remaining economic life of the structure by 50 years, with Council funding 100% (2024/25 LTFP assumed like-for-like replacement, with Council funding 33% of the renewal based on existing grant funding programs available but not yet secured).

### Rundle UPark

The Building AMP assumes that the UPark will be renewed on a like-for-like basis. The previous term of Council removed the like-for-like renewal from the LTFP on the basis that it would undertake an EOI process to explore joint venture opportunities that would realise the property's development potential, and that the EOI process would consider adaptable reuse opportunities.

Whilst the future of the site is still to be determined,

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Council resolved in 2025 to reinstate the renewal of the UPark and associated income and expenditure into the LTFP. The renewal is assumed to be an extension of its useful life, rather than a replacement. A structural condition audit will determine risks, timing and associated costs with extending the useful life of the building, however for the purpose of the LTFP, a \$15 million allocation has been included.

Table 2: Significant Renewals Costs and Timing

2025/26 LTFP - Significant Renewals \$'000s	Financial Year	Un-indexed	Indexed	External Funding	Net Outlay
Adelaide Bridge	2025/26 & 2029/30 - 2032/33	17,502	20,199	-	20,199
Torrens Weir Structure	2025/26-2026/27 & 2029/30 - 2032/33	23,740	27,164	-	27,164
Rundle UPark	2030/31 - 2031/32	15,000	17,063	-	17,063
<b>Total 2025/26 Significant Renewals</b>		<b>56,242</b>	<b>64,425</b>	<b>-</b>	<b>64,425</b>
2024/25 LTFP - Significant Renewals \$'000s	Financial Year	Un-indexed	Indexed	External Funding	Net Outlay
Adelaide Bridge	2027/28 - 2028/29	60,000	65,550	(15,000)	50,550
Torrens Weir Structure	2028/29-2029/30	40,000	44,700	(26,666)	18,034
Rundle UPark	2030/31 - 2031/32	15,000	17,138	-	17,138
<b>Total 2024/25 Significant Renewals</b>		<b>115,000</b>	<b>127,388</b>	<b>(41,666)</b>	<b>85,722</b>
<b>Net LTFP Improvement</b>		<b>58,758</b>	<b>62,963</b>	<b>(41,666)</b>	<b>21,297</b>

### Asset Renewal Repair Fund

Council has recognised that maintaining an Asset Renewal Funding Ratio (ARFR) of below 100% for an extended period equates to an underinvestment in its assets and infrastructure. In 2024, the Council updated its AMPs, identifying an increase in funding requirement of \$14.9 million per annum when compared to the previous AMPs and LTFP. This funding shortfall gave rise to the Asset Renewal Repair Fund (ARRF).

The AMPs, in line with adopted principles, are funded through operating revenue. The 2025/26 LTFP continues to recognise the need to balance the community's capacity to pay while ensuring community expectation is met. As a result, Council has resolved to transition to a 100% ARFR over an eight-year period, reaching 100% in 2031/32. In addition, short term borrowings will be used to fund the ARRF, to ensure the increase spend required through the revised Asset Management Plans are smoothed through sustainable rate increases, mitigating the immediate burden that would otherwise be incurred by current ratepayers.

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### New and Upgraded Assets

New and Upgraded Assets, including property transactions and developments such as Central Market Arcade redevelopment and Mainstreet Upgrades, have been incorporated in the LTFP where a Council decision or commitment to progress the project has been made.

The total spend on identified new and significant upgrades for the life of the LTFP is \$168 million, as detailed below.

The 2024/25 to 2033/34 LTFP adjusted the Capital Program in the outer years to fit within current Prudential Borrowing Limits (after considering all other LTFP components). Any forward commitment is subject to a Business Case approved by Council. This resulted in no "financial cushion" available to Council and was a focus area identified within the Essential Services Commission SA (ESCOSA) Advice to Local Government provided in 2024/25. The 2025/26 LTFP maintains the forward allocation of \$23.2 million, but does not increase the program to create capacity within the current Prudential Borrowing Limits.

During the 2024/25 BP&B process, Council made a commitment to invest 1.5% of Rates Revenue to Upgrade buildings within the Park Lands, equating to \$31.9 million in today's dollars over the life of the LTFP.

Where capital expenditure is in excess of \$4 million (escalated in line with the Prudential Management Policy), prior to commencement, approval is subject to a prudential report being presented and considered by Council to understand the impact on the LTFP.

### Depreciation, Amortisation and Impairment

Depreciation is informed by Asset Management Plans and reflects increases in valuations and new asset additions.

Amortisation and impairments are determined by condition audits and revaluations. No specific forward assumptions have been factored into the LTFP but any adjustments will be incorporated into

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the base budget and LTFP each year, if and when necessary.

Table 3: New and Significant Upgrade Projects

Projects	Financial Year	\$'000s
Central Market Arcade Redevelopment	2025/26	1,000
Hindley Street Upgrade *	2025/26 - 2027/28	13,760
Gouger Street Upgrade *	2025/26 - 2027/28	14,374
O'Connell Street Upgrade *	2025/26 - 2027/28	13,950
Melbourne Street Upgrade *	2025/26 - 2027/28	6,400
Hutt Street Upgrade *	2025/26 - 2027/28	12,479
Brown Hill Keswick Creek	2025/26 - 2034/35	3,200
Aquatic Centre Community Playing Field	2025/26	5,658
School Safety Implementation Project	2025/26 - 2026/27	955
Franklin Street Pedestrian Crossing	2025/26 - 2026/27	620
Minor Works Building – Security Upgrades	2025/26 - 2027/28	450
West Pallant Street Improvements	2025/26 - 2026/27	93
Public Realm Greening Program	2025/26	3,932
UPark Central Market – Parking Guidance System	2025/26 - 2026/27	900
Flinders Street Housing	2025/26 - 2026/27	1,000
Community Sports Building Redevelopment - Park 21 West *	2025/26	4,178
Community Sports Building Redevelopment - Park 27B *	2025/26	3,493
Upgrade to Park Lands Buildings (1.5% Rates Revenue)	2025/26 - 2034/35	24,273
Other ^	2025/26	13,284
Project Delivery Costs	2025/26 - 2034/35	20,708
Assumed forward Commitment	2025/26 - 2034/35	23,178
<b>Total New and Upgraded Expenditure</b>		<b>167,885</b>
Confirmed External Funding	2025/26 - 2027/28	15,318
<b>Net Capital Contribution</b>		<b>152,567</b>

### Interest and Borrowings

Council's services, projects and infrastructure works are predominantly funded through rates, fees and charges, grants and subsidies. Borrowings are principally utilised for new and upgrade infrastructure projects, including city shaping projects such as the redevelopment of Central Market Arcade, significant community infrastructure and commercially focused projects with a financial return on investment.

For significant renewals, such as Adelaide Bridge and the Torrens Weir, debt may have to be utilised to deliver these projects. The LTFP assumes that Council funds these projects by drawing on debt. As such, Council's debt is set to increase significantly in the years in which this expenditure is forecast to occur. To mitigate the significant financial impact of these two projects, Council will actively seek funding assistance with these projects.

City of Adelaide has utilised the Reserve Bank of

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Australia data as a source for projecting interest rates for the purposes of the LTFP. The rates are reviewed quarterly and are based on the latest information and indicators.

**Council's Subsidiaries**

City of Adelaide has three wholly owned subsidiaries: Adelaide Central Market Authority; Adelaide Economic Development Agency; and Kadaltilla/Adelaide Park Lands Authority, and an equity share in Brownhill & Keswick Creeks Stormwater Board.

The LTFP assumes that service delivery of the subsidiaries will remain unchanged and is delivered at the same, consistent levels assumed in the 2025/26 annual budget.

Capital, funding and operating costs required for the Adelaide Central Market Authority expansion have been assessed for amounts and timing from 2025/26 onwards and have been incorporated into the LTFP. Increased operating revenues and expenses are assumed once the expanded Market begins to operate in 2026.

## RISKS AND OPPORTUNITIES

Although the LTFP is based upon the latest available information, it is a future projection and is therefore subject to risk. It cannot anticipate inherent risks such as unforeseen economic, political, environmental and market changes and so on this basis should be considered as a guide to future actions and opportunities, a tool for Council to assess the long-term financial sustainability of its decisions.

### Issue1: Council Rate Growth

Forecast growth in rate revenue has a material impact on the LTFP, as the growth factor is incorporated into the base in the following year. Any changes to the growth forecast will impact on the outer financial years.

In 2025/26 Council sought valuations across the entire city. As such, rate revenue increased by 7.0% (including growth, ARRF and ARFR increases). This has elevated the base rate revenue and had a commensurate impact on revenue over the life of the LTFP.

Notwithstanding this, it is crucial that revenue keeps pace with increases in costs to ensure that Council can continue to deliver services at current levels.

#### Council Action:

Market indicators, combined with analysis from the Council rates team and external property valuers, will be closely monitored and assumptions for rates growth will be updated with the latest available data.

### Issue 2: Government Legislation

The LG reform has introduced a Rates Oversight scheme monitored by the Essential Services Commission (ESCOSA). The potential impact of such legislation is still to be gauged, however it could impact Council's capacity to increase rates in response to emerging financial challenges. ESCOSA undertook their review of the City of Adelaide in 2024/25, the findings and City of Adelaide Response can be found in its 2025/26 Business Plan and

Budget [www.cityofadelaide.com.au/budget](http://www.cityofadelaide.com.au/budget)

#### Council Action

To continue to work with ESCOSA, the LGA and SA Government working groups to ensure a fair and equitable rating system is maintained to enable sustained delivery of community services.

### Issue 3: Fees and Charges

During 2023/24, patronage across the City returned to pre-COVID-19 levels. In the 2025/26 annual budget, approximately 35% of Council's income is derived from fees and charges, including on-street parking, parking expiations and off street parking. Through the COVID-19 pandemic, Council experienced a loss in this revenue stream, where it became apparent how reliant Council was on this income source to deliver its services.

#### Council Action:

The ongoing level of fees and charges will be monitored on a quarterly basis, with the LTFP updated as required.

### Issue 4: Interest rates

Interest rates which appear to have stabilised, are at levels above the historical low experienced over the last few years as the Reserve Bank of Australia sought to stimulate the economy to ward off the negative effects of the global pandemic and are now using sustained higher interest rates to control inflation.

Interest rates are expected to continue to remain stable given the Reserve Bank has reached its target for inflation of between 2-3%.

With the investment mindset of the current Council, debt levels are expected to increase and as such, changes in interest rates could have either a beneficial or negative impact on the LTFP.

#### Council Action:

The 2025/26 BP&B assumed an interest rate of 5.15%. Interest rate forecasts can be seen in the Key Assumptions (Indices) section: Interest Rate Projections. Notwithstanding this, the risk of



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potential increases in interest rates will be monitored and mitigated where possible in accordance with Council's Treasury Policy.

### Issue 5: External Funding

The LTFP has been prepared on the basis that Council's operating income is expected to fully fund all service delivery and asset renewals. However, it is common for other levels of Government to offer various grant programs which provide assistance to Council to fund larger projects. Where there is certainty in those funding sources, they have been included in the LTFP; if uncertain then the assumption is that Council will provide 100% funding. This is a conservative position for Council and leaves an opportunity to ensure the burden of funding these projects are transparent to the community and allows for discussion with other levels of Government for consideration.

#### Council Action:

Strategic items that will require significant funding over the next ten years are characterised as significant renewal projects. Council will continue to have open discussions with all levels of government to ensure significant city assets are funded appropriately without placing the sole burden on ratepayers and seek contributions from all those who experience the City and its surrounds.

### Issue 6: Delivery of Property Strategy and Action Plan

The LTFP includes the delivery of the Property Strategy and Action Plan endorsed by Council. This Action Plan is based around divesting under-performing assets and allocating the proceeds to the Future Fund.

The delivery of this plan is subject to variables, and in particular market conditions. The sale of substantial assets must be timed and managed to ensure maximum value is achieved and is strategically aligned.

#### Council Action:

Identified assets will be reviewed on a regular basis and forward actions will continue to be updated as

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property asset performance changes over time. This will ensure the optimum use of the property portfolio.

Each identified property asset will be the subject of further detailed analysis with the results of such further investigations to be the subject of Council Member consideration and decision making.

### Issue 7: Wages and Materials inflationary pressures

The impacts of COVID-19 on the global supply market have been significant and continue to have a lingering impact. Government stimulus initiatives pushed prices higher resulting from higher demand. This was exacerbated by the war in the Ukraine with the flow-on effects being felt globally, particularly with regard to energy-reliant commodities and products.

Whilst increases are easing, the cost of materials hit 20-year highs, with some material costs presenting between 20%-40% higher than in recent years. These material costs are most significant in the infrastructure markets and have created not only cost pressures but also delivery issues in the market. The market is still heavily weighted in favor of the vendors.

And while costs increased significantly, wages did not immediately follow suit. However, the pressure on governments to manage these two significant factors in the economy have been increasing and are a risk to sustainability. There is an expectation that wages will start to trend upwards however this is minimal based on current data. The ability for Council to influence these is limited and as a result City of Adelaide will continue to be a price taker which could result in increased costs for some time to come, particularly in the short to medium term of the LTFP.

#### Council Action:

Develop and maintain procurement policies, practices and procedures that are directed towards:

- obtaining value for money in the expenditure of public money

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- providing for ethical and fair treatment of Tenderers
- ensuring probity, accountability and transparency in procurement operations.

**Issue 8: Asset Valuations**

The cost of materials noted above may also impact the value of Council's assets. Council undertakes Asset Valuations on a regular basis and within a five-year period in line with Legislation. Where asset valuations increase, it is a result of the cost to replace and construct those assets. This has an impact on Council's AMPs and operating position through the renewal of assets and annual depreciation expense.

Council Action:

While legislation dictates that asset revaluations must be performed every five years, Council has commenced an annual desktop revaluation process through an indexation of unit rates to smooth any large increases between valuations. These unit rates will also be utilised to update the AMPs. This will ensure that both the LTFP through depreciation, and AMP through renewals are funded through rates revenue at the appropriate level.

## SENSITIVITY ANALYSIS

In order to test the assumptions contained within the LTFP, a range of sensitivity analysis have been undertaken. Only those with material impacts have been included, noting the sensitivities related to CPI and interest rate variations are immaterial in relative terms. For example, a 1% movement in CPI does not have a material impact on the financials and hence to the users of the LTFP, as both income and expenditure are inflated by CPI across the LTFP.

### Asset Renewal Funding Ratio (ARFR)

The 2024/25 adopted LTFP assumed a transition to 100% ARFR over eight years from 2024/25 to 2031/32, primarily as a result of the increased funding required through the recently adopted AMPs, to reduce the short term impact on ratepayers. Table 4 compares the ARFR transition over eight years against funding 100% in 2026/27, showing the relative impact on rates revenue. The impact of increasing the ARFR to 100% in one year is a 2.8% increase to rates revenue above CPI.

AMPs are to be funded through operating revenue, and by recognising the need to balance the community's capacity to pay while ensuring community expectation is met, increasing the ARFR to 100% in conjunction with the ARRF would increase the rates revenue by 7.4% (inclusive of CPI).

### Significant Renewals

As identified within this document, in the mid-long term, the LTFP reflects significant renewals required in accordance with our AMPs. These assets by nature are intergenerational, and as such, it is intended to fund them through borrowings. This will eliminate the burden on existing rate payers, and smooth the cost over those who will benefit from the assets.

If external funding is secured to renew these significant assets, then either a reduction in

borrowings, and / or additional funding will be available for new and upgraded assets.

### Mainstreets

In the 2023/24 Budget decision, Council committed to funding the delivery of five Mainstreet Upgrades within the current term of council. The allocation within the LTFP is \$62.6 million within new and upgrade assets, which limits the funding available to deliver on other new and upgraded projects outside of the commitment to Mainstreets.

One option available is to defer the delivery of these upgrades to one Mainstreet at a time, planning and designing the next upgrade as the current upgrade is delivered. This will provide capacity to deliver on other priorities within council's adopted strategies, including the Strategic Plan and Integrated Climate Strategy.

Table 4: Impact of Transitioning to 100% ARFR over 8 Years

Renewal Impact on Rate Revenue	2026-27		2027-28		2028-29		2029-30		20230-31		2031-32		Total Increase	
\$000's	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
ARFR Transition over 1 year	4,096	2.8%	-	-	-	-	-	-	-	-	-	-	4,096	2.76%
ARFR Transition over 8 years	705	0.5%	704	0.4%	704	0.4%	705	0.4%	704	0.4%	1,058	0.6%	4,581	2.70%
<b>Variance</b>	<b>3,391</b>	<b>2.3%</b>	<b>(704)</b>	<b>(0.4%)</b>	<b>(704)</b>	<b>(0.4%)</b>	<b>(705)</b>	<b>(0.4%)</b>	<b>(704)</b>	<b>(0.4%)</b>	<b>(1,058)</b>	<b>(0.6%)</b>	<b>-485</b>	<b>0.06%</b>



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Table 5: Effect of Spreading Mainstreets Program

\$000's	Previous Year's Budget	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan	Total 10 years
<b>Current Mainstreet Allocation</b>												
Hindley Street Upgrade	460	480	6,640	6,640	-	-	-	-	-	-	-	14,220
Gouger Street Upgrade	126	2,209	9,001	3,164	-	-	-	-	-	-	-	14,500
O'Connell Street Upgrade	1,000	612	4,135	9,203	-	-	-	-	-	-	-	14,950
Melbourne Street Upgrade	100	1,850	1,683	2,867	-	-	-	-	-	-	-	6,500
Hutt Street Upgrade	(29)	465	4,330	7,684	-	-	-	-	-	-	-	12,450
<b>Total Current Mainstreet Allocation</b>	<b>1,657</b>	<b>5,616</b>	<b>25,789</b>	<b>29,558</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>62,620</b>
<b>Deferral Option</b>												
Hindley Street Upgrade	460	-	-	480	6,640	6,640	-	-	-	-	-	14,220
Gouger Street Upgrade	126	-	-	-	2,209	9,001	3,164	-	-	-	-	14,500
O'Connell Street Upgrade	1,000	-	-	-	-	-	612	4,135	9,203	-	-	14,950
Melbourne Street Upgrade	100	-	-	-	-	-	-	-	1,850	1,683	2,867	6,500
Hutt Street Upgrade	(29)	465	4,330	7,684	-	-	-	-	-	-	-	12,450
<b>Total Deferral Option</b>		<b>465</b>	<b>4,330</b>	<b>8,164</b>	<b>8,849</b>	<b>15,641</b>	<b>3,776</b>	<b>4,135</b>	<b>11,053</b>	<b>1,683</b>	<b>2,867</b>	<b>62,620</b>
<b>Variance</b>		<b>5,151</b>	<b>21,459</b>	<b>21,394</b>	<b>(8,849)</b>	<b>(15,641)</b>	<b>(3,776)</b>	<b>(4,135)</b>	<b>(11,053)</b>	<b>(1,683)</b>	<b>(2,867)</b>	<b>-</b>

## Upgrade to Park Lands Buildings

During the 2024/25 BP&B process, Council made a commitment to invest 1.5% of Rates Revenue to Upgrade buildings within the Park Lands, equating to \$25.5 million in today's dollars from years 2-10 of the LTFP. This funding allocation is in addition to the Renewal of the buildings contained within the AMPs. Table 6 compares a 1.5% of Rates Revenue against a 1.0% of Rates Revenue over the same period.

Table 6: Impact of 1.5% Rates Revenue to Upgrade Park Lands Buildings

Upgrade to Park Land Buildings Impact on Rate Revenue	2026-27		2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		Total Increase	
\$000's	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%	\$	%
1.5% Rates Revenue	2,361	1.5%	2,520	1.5%	2,619	1.5%	2,721	1.5%	2,827	1.5%	2,942	1.5%	3,045	1.5%	3,151	1.5%	3,262	1.5%	25,447	13.50%
1.0% Rates Revenue	1,574	1.0%	1,680	1.0%	1,746	1.0%	1,814	1.0%	1,885	1.0%	1,961	1.0%	2,030	1.0%	2,101	1.0%	2,174	1.0%	16,965	9.00%
<b>Variance</b>	<b>787</b>	<b>0.5%</b>	<b>840</b>	<b>0.5%</b>	<b>873</b>	<b>0.5%</b>	<b>907</b>	<b>0.5%</b>	<b>942</b>	<b>0.5%</b>	<b>981</b>	<b>0.5%</b>	<b>1,015</b>	<b>0.5%</b>	<b>1,050</b>	<b>0.5%</b>	<b>1,087</b>	<b>0.5%</b>	<b>8,482</b>	<b>4.50%</b>

## KEY FINANCIAL INDICATORS

A suite of financial indicators (KFI) is used to measure Council's financial performance, to guide decision making on major projects and significant components within the LTFP, and to secure its continued financial sustainability.

Three nationally recognised financial sustainability indicators have been adopted in principle by Local Government in Australia and are employed by the City of Adelaide. These are:

- The Operating Surplus Ratio
- The Net Financial Liabilities Ratio
- The Asset Renewal Funding Ratio.

Council also considers an additional four indicators to review the ability to borrow in line with its Prudential Borrowing Limit:

- Asset Test Ratio
- Interest Expense Ratio
- Leverage Test Ratio
- Cashflow from Operations Ratio.

For each indicator a description of exactly what is being measured, an explanation of the target, the projected results (shaded in green when the result is within target, orange when near being outside of the target range and red when the result is outside the target range) and a summary of the explanation

of LTFP projected results from the analysis is provided.

It is important to understand that any stand alone one year does not define Council's financial sustainability. Sustainability refers to the achievement of the ratio targets in more years than less in a long term period. For example, significant one-off items can have an impact in a given year without affecting the ongoing sustainability of Council.

### Operating Surplus

This indicator represents the difference between day-to-day income and expenses for a period. A council's long-term financial sustainability depends upon ensuring that, on average over time, its expenses are less than associated revenues. If a council is not generating an operating surplus in most periods then it is unlikely to be operating sustainably. The target for the City of Adelaide is to achieve a surplus of between \$2m and \$10m in any given year.

The chart below shows the impacts of key assumptions within the LTFP.

In particular assumptions relating to preparedness for the Adelaide Central Market expansion result in a reduced operating position in 2026/27 in addition to the assumption to continue to invest in new and upgraded projects (to meet the emerging needs of the community) results in a higher level of assets, and related borrowings.

Chart 1: Operating Position



As such, increased depreciation (from a higher asset base) and interest costs (from higher borrowings) see expenses growing at a faster rate than revenue (which is largely based on CPI increases).

Underpinning current and future sustainability, Council projects operating surpluses over the life of the LTFP.

## City of Adelaide

## Long Term Financial Plan

### Operating Surplus Ratio

**Definition:** Operating surplus as a percentage of operating revenue

**What is being measured:** This indicator represents the percentage by which total revenue varies from day to day operating expenses. Financial sustainability is indicated where a council consistently achieves operating surpluses and has soundly based projections showing it can continue to do so in the future, having regard to asset management and the service level needs of its community.

**Target:** The *Local Government Act 1999* (SA) target is to achieve an average operating surplus ratio between 0% and 10% over any five-year period. However, as a Capital City Council, the City of Adelaide has significant responsibilities in improving its public realm and considers that an average operating surplus ratio between 0% and 20%, over any five-year period, is a more appropriate target. A result in excess of this may indicate that Council is setting rates and/or other fees and charges at levels well in excess of expenses and this has negative intergenerational equity implications.

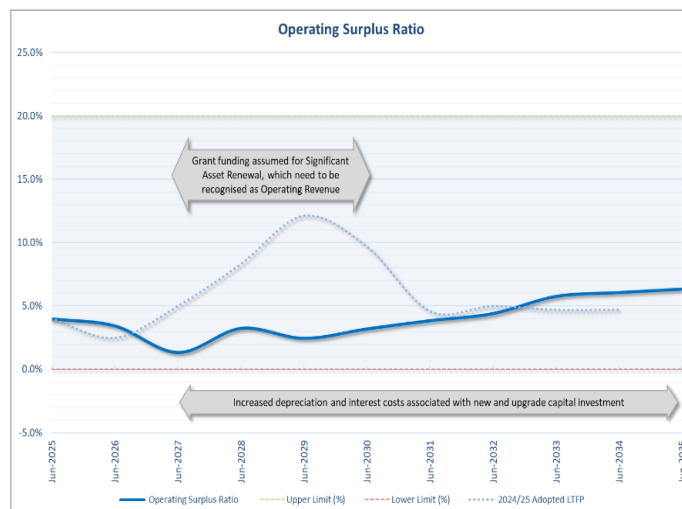
In addition, operating deficits are not sustainable or equitable in the long term as they result in services consumed by current ratepayers being paid for by future ratepayers. A fair and equitable tax system is one in which taxes paid by each generation is in proportion to the benefits each generation receives.

**Explanation of LTFP Projected Results:** The ratio sits within target ranges over the life of the LTFP, reflecting sustainable surpluses based on an increase to base rating revenue to fund renewals, followed by CPI increases thereafter. The underlying structural budget is sustainable over the life of the LTFP.

In particular, this LTFP sees much smoother, and more conservative and achievable outcomes whereby external grant funding associated with significant renewals has been removed based on the latest investigations. Accounting standards dictate that this capital-related income must be recognised

as operating revenue, distorting the operating position in the periods in which they are received.

Chart 2: Operating Surplus Ratio



### Net Financial Liabilities

This indicator represents the money owed to others less money held, invested or owed to Council.

A council's indebtedness should be managed to ensure its liabilities and associated costs can be met without the prospect of disruptive service cuts and/or excessive rate increases (ie without impinging on financial sustainability). There is in essence no right or wrong target level for net financial liabilities (defined as total liabilities less financial assets) as this depends on infrastructure plans. The ideal target is that net financial liabilities are no greater than annual operating revenue and not less than zero.

### Net Financial Liabilities Ratio

**Definition:** Financial liabilities as a percentage of operating income

**What is being measured:** This indicator represents the significance of the net amount owed compared with operating revenue. It measures the extent to which Council is managing its debt and highlights that borrowings are often an effective means of financial sustainability, rather than trying to fund all assets from operating income. A steady ratio means Council is balancing the need to borrow against their affordability of debt. An excessive ratio means Council is borrowing beyond its means and cannot

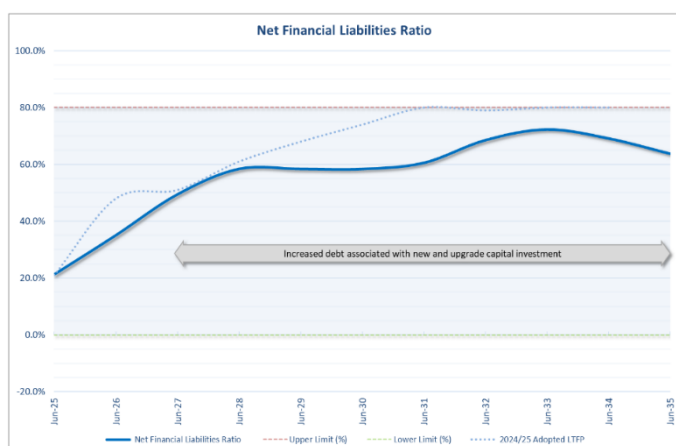
## City of Adelaide

generate the income required to service assets and operations.

**Target:** The LGA recommends that the target for Net Financial Liabilities should be greater than zero (and less than 100%, that is, the amount owed is equal to or less than total annual income). A target below zero indicates that Council places a higher priority on accumulated financial assets than applying funds generated from ratepayers to the provision of services and/or infrastructure renewal. This could leave a council open to accusations that it is overcharging ratepayers relative to its funding needs.

The more conservative target set by City of Adelaide is that liabilities as a percentage of total operating revenue will not exceed 80%.

Chart 3: Net Financial Liabilities Ratio



**Explanation of LTFP Projected Results:** City of Adelaide's net financial liabilities are within the prescribed target for the life of the plan. Lower ratios in the short term highlight low levels of debt, steadily increasing over the life of the LTFP reflecting increased borrowings to deliver on Council's commitment to invest in new and upgraded assets and fund the significant renewals.

Note that Council's new and upgrade capital program includes an allocation which is not yet committed and can be adjusted within existing prudential limits to respond to emerging needs.

Any increase in contributions towards the significant renewals will allow Council to either maintain a lower level of debt and/or invest more in new and upgrade projects.

## Long Term Financial Plan

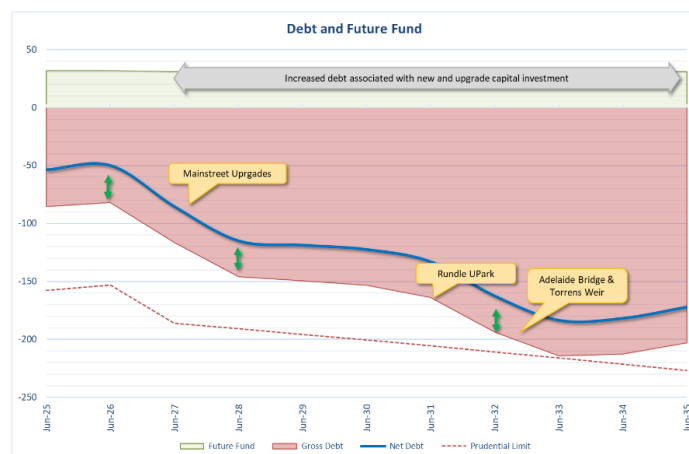
An improvement in current borrowing levels and reduced expenditure expected for significant renewals sees an improved long-term position, significantly below the 80% target.

The level of borrowings is projected to be within acceptable prudential limits, assisting Council to maintain long-term sustainability. Typical prudential limits set by financial institutions as part of covenants associated with loans are around 80% of asset values. Council has therefore set a conservative limit of 50% of saleable property assets (see below), providing additional comfort in excess of generally accepted banking norms.

It should be noted that the Council has created a Future Fund that 'ring fences' proceeds from the sale of surplus or underperforming assets, to reinvest into revenue generating assets. The funds generated from asset sales effectively offset the level of borrowings Council would otherwise incur had the assets not been disposed. Accordingly, Council pays less interest over time, incurring interest on a lower 'offset' balance of borrowings.

Note that, were Council to fully draw on the Future Fund, its level of borrowing would still fall within prudential limits.

Chart 4: Projected Debt and the Future Fund



## Asset Renewal Funding Ratio (ARFR)

**Definition:** Expenditure on asset renewals as a percentage of forecast expenditure required as per the asset management plans.

What is being measured: This indicator expresses expenditure on asset renewals as a percentage of the projected funding required. It illustrates whether existing assets are being replaced or renewed at the rate they are being consumed and ensures consistent service delivery as determined by the Asset Management Plans.

Target: A ratio lower than 100% suggests that Council is not maintaining assets and infrastructure in order to optimise asset lives. A ratio higher than 100% suggests that Council is replacing assets earlier than needed or at a level in excess of that set in the asset management plans. Adoption of a target ratio between 90% and 110%, is in line with the *Local Government Act 1999* (SA).

Explanation of LTFP Projected Results: It is assumed that over the life of the LTFP, asset renewals will be funded in line with the Infrastructure & Asset Management Plans. In the previous term, Council resolved to set the ARFR (previously the Asset Sustainability Ratio) at 90%. This term of Council recognises the potential impact of this decision and the possible under-investment in assets and infrastructure and, as such, the LTFP assumes transitioning the ARFR from 90% to 100% over eight years. Averages for asset renewal reflect an even performance over the life of the plan. The ratio from 2031/32 onwards represents the transition from 90% to 100%. This ratio should be continually monitored as asset management plans are reviewed and updated.

The ARFR trajectory in this LTFP is consistent with the previously adopted LTFP.

## City of Adelaide

## Long Term Financial Plan

### Prudential Limits (Borrowings)

#### Definition

- **Asset Test Ratio:** Borrowings as a percentage of total saleable property assets
- **Interest Expense Ratio:** Annual interest expense relative to General Rates Revenue (less Landscape Levy)
- **Leverage Test Ratio:** Total borrowings relative to General Rates Revenue (less Landscape Levy) expressed as the number of years of General Rates Revenue required to repay borrowings

What is being measured: The maximum level of debt is prescribed by Council by way of prudential limits. While Council does not place a monetary limit on the level of borrowings: an upper limit is determined through its financial indicators. When borrowing, Council will consider these indicators in terms of total borrowings, and the ability to service the interest incurred and debt repayments.

Target: The Treasury Policy reviewed in 2025 ensures Council's ability to manage cash and borrowings in accordance with prescribed limits.

The Prudential limits set by the Treasury Policy are:

- **Asset Test Ratio:** Maximum of 50%
- **Interest Expense Ratio:** Maximum of 10%
- **Leverage Test Ratio:** Maximum 1.5 Years

Prudential limits are breached when one of the ratios fall outside the targets stipulated in the policy. The breach must be reported with remediation actions to the CEO immediately.

Explanation of LTFP Projected Results: City of Adelaide's borrowings are within target levels across the period of the Long Term Financial Plan.

The Asset Test Ratio shows that Council has capacity within its total saleable assets to be able to meet the repayment of borrowings should the assets need to be sold in order to repay debt.

The increasing ratio illustrated below reflects the cumulative impact of utilising debt to deliver on Council's commitment to invest in the City, in

addition to debt required to fund significant renewals (that is, the Torrens Weir, Adelaide Bridge and Rundle UPark). This has limited the ability to deliver new and upgraded assets from 2031/32 and still remain within the target ratio. The sale and development of property assets will impact prudential limits, and hence the Asset Test Ratio, in periods where transactions occur.

Note however, an improvement in current borrowing levels and reduced expenditure expected for the significant renewals sees an improved outlook compared to the previously adopted LTFP, notably 10% below the prudential limit of 50%, thereby creating a financial cushion in mid to long-term, addressing one of the concerns in the ESCOSA review.

Chart 5: Asset Test Ratio

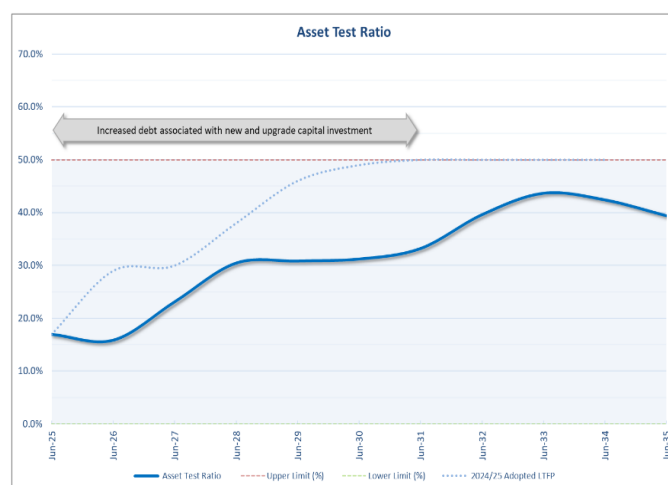
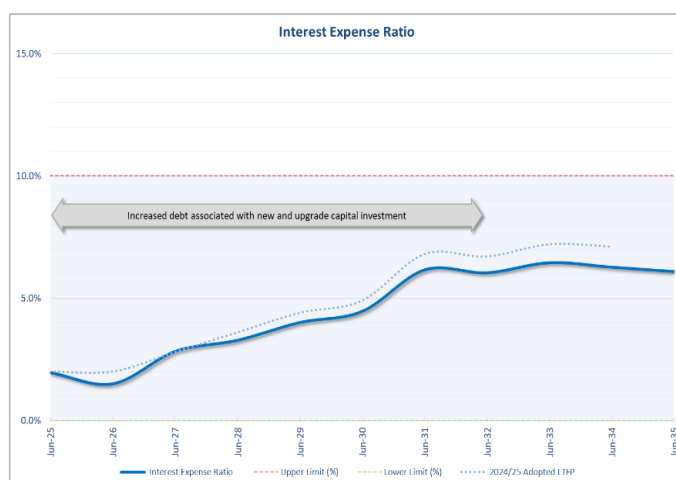


Chart 6: Interest Expense Ratio



Similarly, the steady increase in borrowings sees the

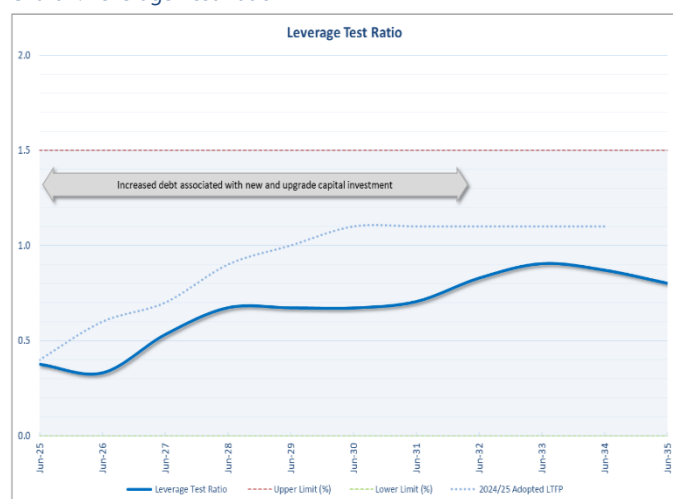


## City of Adelaide

Interest Expense Ratio for the life of the plan increasing, albeit sitting comfortably within the target range, and an improvement compared to the previous LTFP, beginning to reduce from 2032/33.

The Leverage Test Ratio indicates the time it would take to repay borrowings from general rates revenue. The plan supports Council's ability to repay the debt if called upon from less than 1½ year's rates revenue in any year of the plan, and tracks in line with the other two prudential borrowing indicators.

Chart 7: Leverage Test Ratio



Again, the outlook is much improved compared to the previous LTFP.

## Cashflow from Operations Ratio

**Definition:** Operating Income as a percentage of Operating Expenditure plus expenditure on renewal/replacement of assets.

**What is being measured:** This ratio measures Cash Flow from Operations as a percentage of forecast expenditure in the asset management plans, in addition to expenditure on delivering services.

This indicator shows whether Council is generating adequate cash from its operations to cover the replacement of assets over time.

A lower ratio indicates that Council is not generating enough cash from operations to cover asset replacement (less than 100%). As a result,

## Long Term Financial Plan

Council will need to fund the replacement of assets from unsustainable sources of income resulting in increased levels of borrowings over time.

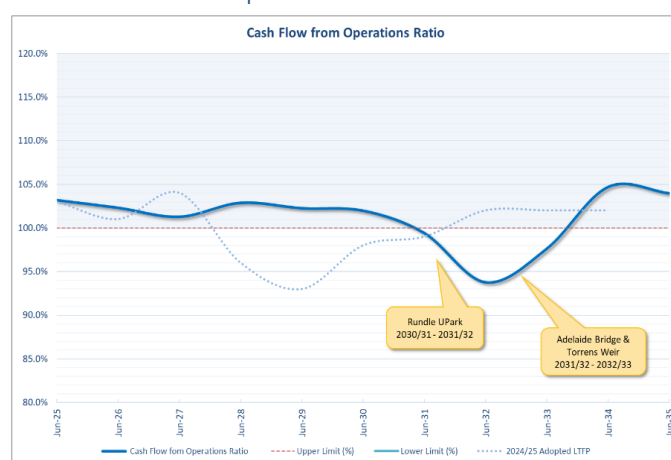
**Target:** A result greater than 100% suggests Council's operations will generate enough cashflow to support the funding of asset replacement over time.

**Explanation of LTFP Projected Results:** Most years of the LTFP project a positive result. Years six to eight of the plan reflect the significant renewals required in these years.

This ratio highlights the risk in Council's ability to fully fund the larger renewals that are identified in the LTFP. This is not to suggest deficiency in renewal, but rather highlights the opportunity in advance to seek alternative funding sources such as State or Federal grants to assist with the funding of significant asset renewal projects which benefit the wider State and Adelaide metropolitan area.

The underlying structural cashflow (adjusting for expenditure on significant renewals) delivers an average projection between 100% and 105%, suggesting Council's cashflow is sustainable.

Chart 8: Cashflow from Operations Ratio



Notably, the latest investigations on the Weir and Bridge suggest a lower level of expenditure and at a later date. Notwithstanding the removal of grant funding associated with funding these assets, the impact of reduced outlay sees a similar ration minimum maintain, positively at a later date.

## FINANCIAL STATEMENTS

### Explanation of the Financial Statements

The objective of financial statements is to provide information about the financial position, financial performance and cash flows of an entity and are used by wide range of stakeholders in making economic decisions. To meet this objective, financial statements provide information about an entity's:

- Assets
- Liabilities
- Equity
- Income and expenses, including gains and losses
- Cash flows.

### Statement of Comprehensive Income

The Statement of Comprehensive Income provides information about the financial performance of Council. It provides a summary of all the sources of operating revenue and expenditure; the difference is known as the Operating Surplus / (Deficit).

The Net Surplus / (Deficit) represents the operating position with the inclusion of asset disposal and fair value adjustments, being the gain or loss on the sale of replaced assets, assets surplus to requirement, and fair value adjustments for investment property. Any amounts received for new and upgraded assets are also included in the Net Surplus.

Other comprehensive income comprises items of income and expense (including reclassification adjustments) that are not recognised in profit or loss and include items such as changes in the valuation of infrastructure, property, plant & equipment, and any actuarial gains on the defined benefit plan.

### Statement of Financial Position

The Statement of Financial Position presents the financial position of Council at a given date. It comprises three main components: assets, liabilities and equity.

The difference between the assets and liabilities is known as the net assets or equity of Council.

Current Assets and Liabilities are short- term and due within one year. Non- Current Assets and Liabilities represent longer term amounts that are due beyond 12 months.

### Statement of Changes in Equity

The Statement of Changes in Equity reflects the movement in equity reserves during the period, being the financial performance of the year plus any other comprehensive income gains.

### Statement of Cash Flows

The Statement of Cash Flows represents the amount of cash and cash equivalents entering and leaving the Council. It measures how well Council manages its cash position, meaning how well it generates cash to pay its debt obligations and fund its operating expenses and capital investments.

The main components of the cash flow statement are:

- Cash from operating activities, being the sources and uses of cash to fund Council operations and deliver services
- Cash from investing activities, being the capital investment on the renewal / replacement of existing assets and new / upgraded assets, as well as any sale proceeds and amounts received for the new / upgraded assets
- Cash from financing activities, which includes the proceeds and repayment of borrowings.

### Uniform Presentation of Finances

The primary objective of the Uniform Presentation of Finances is to ensure that all councils provide a consistent set of core financial information in their financial statements, enabling meaningful comparisons of each council's position.

The statement highlights:

- The Operating Surplus / (Deficit) measure which is considered a critical indicator of a Council's financial performance



- The Net Outlays on Existing Assets represents the capital investment on the renewal and replacement of existing assets adjusted for all depreciation, amortisation and impairment from the operating surplus / (deficit), given its non-cash nature. Depreciation is defined as the cost of an asset spread over the useful life of the asset, and is an indication of what Council should be spending on renewing or replacing assets annually. If depreciation is higher than capital investment, it suggests that our assets are not being replaced at the same level that they are being utilised, and could indicate that a higher investment may be required in future years.

Note that significant renewals are allowed for in the annual depreciation however the expenditure made in the periods required will see a significant mismatch between depreciation and annual expenditure in that period.

Net Outlays on Existing Assets also includes proceeds from the sale of replaced assets (e.g. plant and fleet).

The Net Outlays on New and Upgraded Assets represents the capital investment on new and upgraded assets (including investment property) and amounts received specifically for new and upgraded assets (e.g. Grant funding).

It also includes proceeds from the sale of surplus assets. This includes investment property and non-current assets held for sale.

The Net Lending / (Borrowing) for Financial Year result is a measure that takes account both operating and capital activities for the financial year.

A Net Lending position indicates that Council has repaid debt or increased reserves from activities.

A Net (Borrowing) position indicates that Council has required additional debt to fund its activities.

A zero result in any one year means that Council has covered all its expenditure (both operating and capital) from the current year's income.

# FINANCIAL STATEMENTS

Statement of Comprehensive Income										
\$'000s	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
<b>Income</b>										
Rates Revenues	154,908	164,079	174,823	181,556	188,546	195,778	203,616	210,667	217,964	225,514
Statutory Charges	17,809	18,254	18,710	19,178	19,658	20,149	20,653	21,169	21,698	22,241
User Charges	70,309	72,067	73,869	75,716	77,608	79,549	81,537	83,576	85,665	87,807
Grants, Subsidies and Contributions	4,896	4,349	4,458	4,569	4,683	4,800	4,920	5,044	5,170	5,299
Investment Income	171	175	179	184	189	193	198	203	208	213
Reimbursements	181	186	190	195	200	205	210	215	221	226
Other Income	694	712	729	748	766	786	805	825	846	867
<b>Total Income</b>	<b>248,969</b>	<b>259,822</b>	<b>272,959</b>	<b>282,146</b>	<b>291,651</b>	<b>301,460</b>	<b>311,940</b>	<b>321,699</b>	<b>331,771</b>	<b>342,167</b>
<b>Expenses</b>										
Employee Costs	90,792	94,142	96,496	98,908	101,381	103,916	106,514	109,176	111,906	114,703
Materials, Contracts & Other Expenses	84,413	90,941	93,203	95,918	98,719	101,610	104,595	107,675	110,855	114,138
Depreciation, Amortisation & Impairment	64,506	67,999	69,610	72,661	74,265	75,909	77,594	79,321	81,091	82,905
Interest Cost on borrowings	-	847	2,389	5,320	5,547	6,013	7,085	4,597	5,402	6,347
Finance costs - ROU Assets	717	2,422	2,422	2,422	2,422	2,422	2,422	2,422	2,422	2,422
<b>Total Expenses</b>	<b>240,428</b>	<b>256,351</b>	<b>264,120</b>	<b>275,229</b>	<b>282,335</b>	<b>289,870</b>	<b>298,209</b>	<b>303,191</b>	<b>311,676</b>	<b>320,516</b>
<b>Operating Surplus / (Deficit)</b>	<b>8,541</b>	<b>3,470</b>	<b>8,839</b>	<b>6,917</b>	<b>9,316</b>	<b>11,590</b>	<b>13,730</b>	<b>18,508</b>	<b>20,096</b>	<b>21,650</b>
Physical Resources Received Free of Charge	-	-	-	-	-	-	-	-	-	-
Asset Disposal & Fair Value Adjustments	(0)	-	-	-	-	-	-	-	-	-
Amounts Received Specifically for New or Upgraded Assets	8,018	2,631	4,669	-	-	-	-	-	-	-
<b>Net Surplus / (Deficit)</b>	<b>16,559</b>	<b>6,101</b>	<b>13,508</b>	<b>6,917</b>	<b>9,316</b>	<b>11,590</b>	<b>13,730</b>	<b>18,508</b>	<b>20,096</b>	<b>21,650</b>
Changes in Revaluation Surplus - I, PP&E	-	27,000	-	-	-	-	-	-	-	-
<b>Total Other Comprehensive Income</b>	<b>-</b>	<b>27,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>Total Comprehensive Income</b>	<b>16,559</b>	<b>33,101</b>	<b>13,508</b>	<b>6,917</b>	<b>9,316</b>	<b>11,590</b>	<b>13,730</b>	<b>18,508</b>	<b>20,096</b>	<b>21,650</b>

# FINANCIAL STATEMENTS

Statement of Financial Position										
\$'000s	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
<b>ASSETS</b>										
<b>Current Assets</b>										
Cash and Cash Equivalents	800	800	800	800	800	800	800	800	800	800
Trade & Other Receivables	20,847	21,755	22,854	23,623	24,418	25,239	26,117	26,934	27,777	28,647
Inventories	741	750	750	750	750	750	750	750	750	750
<b>Total Current Assets</b>	<b>22,388</b>	<b>23,305</b>	<b>24,404</b>	<b>25,173</b>	<b>25,968</b>	<b>26,789</b>	<b>27,667</b>	<b>28,484</b>	<b>29,327</b>	<b>30,197</b>
<b>Non-Current Assets</b>										
Trade & Other Receivables	755	812	731	658	592	533	479	432	388	350
Equity Accounted Investments in Council Businesses	4,706	5,705	6,025	6,345	6,665	6,985	7,305	7,625	7,945	8,265
Investment Property	3,197	4,823	4,943	5,067	5,193	5,323	5,456	5,593	5,733	5,876
Infrastructure, Property, Plant & Equipment	2,134,740	2,200,541	2,240,646	2,248,439	2,258,733	2,278,056	2,318,564	2,355,137	2,370,724	2,379,825
<b>Total Non-Current Assets</b>	<b>2,143,398</b>	<b>2,211,880</b>	<b>2,252,345</b>	<b>2,260,509</b>	<b>2,271,183</b>	<b>2,290,897</b>	<b>2,331,805</b>	<b>2,368,786</b>	<b>2,384,790</b>	<b>2,394,315</b>
<b>TOTAL ASSETS</b>	<b>2,165,786</b>	<b>2,235,185</b>	<b>2,276,749</b>	<b>2,285,681</b>	<b>2,297,151</b>	<b>2,317,686</b>	<b>2,359,471</b>	<b>2,397,270</b>	<b>2,414,117</b>	<b>2,424,512</b>
<b>LIABILITIES</b>										
<b>Current Liabilities</b>										
Trade & Other Payables	24,280	29,842	31,635	32,762	33,914	35,088	36,314	33,620	31,487	29,374
Provisions	17,381	17,816	18,261	18,718	19,186	19,665	20,157	20,661	21,177	21,707
Borrowings (Lease Liability)	5,264	3,314	3,314	3,314	3,314	3,314	3,314	3,314	3,314	3,314
<b>Total Current Liabilities</b>	<b>46,926</b>	<b>50,972</b>	<b>53,210</b>	<b>54,794</b>	<b>56,413</b>	<b>58,067</b>	<b>59,784</b>	<b>57,595</b>	<b>55,978</b>	<b>54,395</b>
<b>Non-Current Liabilities</b>										
Trade & Other Payables	15,732	15,732	15,398	15,398	15,398	15,398	15,398	15,398	15,398	15,398
Borrowings	50,074	85,588	114,999	118,689	122,481	133,028	162,620	183,499	181,804	172,069
Provisions	2,109	2,162	2,216	2,271	2,328	2,386	2,446	2,507	2,570	2,634
Borrowings (Lease Liability)	22,658	19,344	16,030	12,716	9,402	6,088	2,774	3,314	3,314	3,314
<b>Total Non-Current Liabilities</b>	<b>90,573</b>	<b>122,825</b>	<b>148,643</b>	<b>149,074</b>	<b>149,609</b>	<b>156,900</b>	<b>183,238</b>	<b>204,718</b>	<b>203,086</b>	<b>193,415</b>
<b>TOTAL LIABILITIES</b>	<b>137,499</b>	<b>173,797</b>	<b>201,853</b>	<b>203,868</b>	<b>206,022</b>	<b>214,967</b>	<b>243,022</b>	<b>262,313</b>	<b>259,064</b>	<b>247,809</b>
<b>Net Assets</b>	<b>2,028,287</b>	<b>2,061,388</b>	<b>2,074,896</b>	<b>2,081,813</b>	<b>2,091,129</b>	<b>2,102,719</b>	<b>2,116,449</b>	<b>2,134,957</b>	<b>2,155,053</b>	<b>2,176,703</b>
<b>EQUITY</b>										
Accumulated Surplus	824,521	831,533	845,041	851,958	861,274	872,864	886,594	905,102	925,198	946,848
Asset Revaluation Reserves	1,171,995	1,198,995	1,198,995	1,198,995	1,198,995	1,198,995	1,198,995	1,198,995	1,198,995	1,198,995
Future Reserve Fund	31,771	30,860	30,860	30,860	30,860	30,860	30,860	30,860	30,860	30,860
<b>Total Council Equity</b>	<b>2,028,287</b>	<b>2,061,388</b>	<b>2,074,896</b>	<b>2,081,813</b>	<b>2,091,129</b>	<b>2,102,719</b>	<b>2,116,449</b>	<b>2,134,957</b>	<b>2,155,053</b>	<b>2,176,703</b>

Statement of Changes in Equity										
\$'000s	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
Balance at the end of previous reporting period	2,011,728	2,028,287	2,061,388	2,074,896	2,081,813	2,091,129	2,102,719	2,116,449	2,134,957	2,155,053
a. Net Surplus / (Deficit) for Year	16,559	6,101	13,508	6,917	9,316	11,590	13,730	18,508	20,096	21,650
b. Other Comprehensive Income	-	27,000	-	-	-	-	-	-	-	-
Total Comprehensive Income	16,559	33,101	13,508	6,917	9,316	11,590	13,730	18,508	20,096	21,650
Balance at the end of period	2,028,287	2,061,388	2,074,896	2,081,813	2,091,129	2,102,719	2,116,449	2,134,957	2,155,053	2,176,703

# FINANCIAL STATEMENTS

Statement of Cash flows										
\$'000s	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
<b>Cash Flows from Operating Activities</b>										
<u>Receipts</u>										
Operating Receipts	247,861	258,914	271,860	281,377	290,855	300,639	311,062	320,882	330,928	341,296
<u>Payments</u>										
Finance Payments	(2,913)	(847)	(2,389)	(5,320)	(5,547)	(6,013)	(7,085)	(4,597)	(5,402)	(6,347)
Operating Payments to Suppliers and Employees	(171,901)	(183,689)	(189,495)	(194,956)	(200,732)	(206,859)	(212,303)	(218,106)	(223,989)	(233,387)
<b>Net Cash provided by (or used in) Operating Activities</b>	<b>73,047</b>	<b>74,379</b>	<b>79,976</b>	<b>81,102</b>	<b>84,576</b>	<b>87,766</b>	<b>91,674</b>	<b>98,179</b>	<b>101,537</b>	<b>101,562</b>
<b>Cash Flows from Investing Activities</b>										
<u>Receipts</u>										
Amounts Received Specifically for New/Upgraded Assets	8,018	2,631	4,669	-	-	-	-	-	-	-
Proceeds from Surplus Assets	18,500	-	-	-	-	-	-	-	-	-
Sale of Replaced Assets	500	500	500	500	500	500	500	500	500	500
<u>Payments</u>										
Expenditure on Renewal/Replacement of Assets	(67,937)	(70,940)	(72,165)	(74,657)	(78,677)	(89,262)	(112,036)	(105,659)	(86,361)	(88,160)
Expenditure on New/Upgraded Assets	(46,041)	(35,861)	(37,550)	(5,797)	(5,882)	(5,970)	(6,066)	(10,235)	(10,317)	(3,846)
Net Purchase of Investment Securities	-	-	-	-	-	-	-	-	-	-
Capital Contributed to Equity Accounted Council Businesses	(320)	(999)	(320)	(320)	(320)	(320)	(320)	(320)	(320)	(320)
<b>Net Cash provided by (or used in) Investing Activities</b>	<b>(87,280)</b>	<b>(104,669)</b>	<b>(104,866)</b>	<b>(80,274)</b>	<b>(84,379)</b>	<b>(95,052)</b>	<b>(117,922)</b>	<b>(115,714)</b>	<b>(96,498)</b>	<b>(91,826)</b>
<b>Cash Flows from Financing Activities</b>										
<u>Receipts</u>										
Proceeds from Borrowings	19,335	35,514	29,411	3,690	3,792	10,547	29,592	20,879		
<u>Payments</u>										
Repayment from Borrowings	-	-	-	-	-	-	-	-	(1,695)	(9,735)
Repayment of Lease Liabilities	(5,102)	(5,224)	(4,521)	(4,518)	(3,989)	(3,262)	(3,344)	(3,344)	(3,344)	-
<b>Net Cash provided by (or used in) Financing Activities</b>	<b>14,233</b>	<b>30,290</b>	<b>24,890</b>	<b>(828)</b>	<b>(197)</b>	<b>7,286</b>	<b>26,248</b>	<b>17,535</b>	<b>(5,039)</b>	<b>(9,735)</b>
<b>Net Increase (Decrease) in Cash Held</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
plus: Cash & Cash Equivalents at beginning of period	800	800	800	800	800	800	800	800	800	800
<b>Cash &amp; Cash Equivalents at end of period</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>	<b>800</b>

# FINANCIAL STATEMENTS

Uniform Presentation of Finances										
\$'000s	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
<b>Income</b>										
Rates Revenues	154,908	164,079	174,823	181,556	188,546	195,778	203,616	210,667	217,964	225,514
Statutory Charges	17,809	18,254	18,710	19,178	19,658	20,149	20,653	21,169	21,698	22,241
User Charges	70,309	72,067	73,869	75,716	77,608	79,549	81,537	83,576	85,665	87,807
Grants, Subsidies and Contributions	4,896	4,349	4,458	4,569	4,683	4,800	4,920	5,044	5,170	5,299
Investment Income	171	175	179	184	189	193	198	203	208	213
Reimbursements	181	186	190	195	200	205	210	215	221	226
Other Income	694	712	729	748	766	786	805	825	846	867
<b>Total Income</b>	<b>248,969</b>	<b>259,822</b>	<b>272,959</b>	<b>282,146</b>	<b>291,651</b>	<b>301,460</b>	<b>311,940</b>	<b>321,699</b>	<b>331,771</b>	<b>342,167</b>
<b>Expenses</b>										
Employee Costs	90,792	94,142	96,496	98,908	101,381	103,916	106,514	109,176	111,906	114,703
Materials, Contracts & Other Expenses	84,413	90,941	93,203	95,918	98,719	101,610	104,595	107,675	110,855	114,138
Depreciation, Amortisation & Impairment	64,506	67,999	69,610	72,661	74,265	75,909	77,594	79,321	81,091	82,905
Interest Cost on borrowings	-	847	2,389	5,320	5,547	6,013	7,085	4,597	5,402	6,347
Finance costs - ROU Assets	717	2,422	2,422	2,422	2,422	2,422	2,422	2,422	2,422	2,422
<b>Total Expenses</b>	<b>240,428</b>	<b>256,351</b>	<b>264,120</b>	<b>275,229</b>	<b>282,335</b>	<b>289,870</b>	<b>298,209</b>	<b>303,191</b>	<b>311,676</b>	<b>320,516</b>
<b>Operating Surplus / (Deficit) before Capital Amounts</b>	<b>8,541</b>	<b>3,470</b>	<b>8,839</b>	<b>6,917</b>	<b>9,316</b>	<b>11,590</b>	<b>13,730</b>	<b>18,508</b>	<b>20,096</b>	<b>21,650</b>
<b>Net Outlays on Existing Assets</b>										
CapEx on Renewal & Replacement of Existing Assets	(67,937)	(70,940)	(72,165)	(74,657)	(78,677)	(89,262)	(112,036)	(105,659)	(86,361)	(88,160)
Finance lease payments for right of use assets on existing assets	(5,102)	(3,314)	(3,314)	(3,314)	(3,314)	(3,314)	(3,314)	(3,314)	(3,314)	(3,314)
<i>add back</i> Depreciation, Amortisation and Impairment	64,506	67,999	69,610	72,661	74,265	75,909	77,594	79,321	81,091	82,905
<i>add back</i> Proceeds from Sale of Replaced Assets	500	500	500	500	500	500	500	500	500	500
<b>Net Outlays on Existing Assets</b>	<b>(8,032)</b>	<b>(5,754)</b>	<b>(5,369)</b>	<b>(4,810)</b>	<b>(7,226)</b>	<b>(16,167)</b>	<b>(37,256)</b>	<b>(29,152)</b>	<b>(8,084)</b>	<b>(8,069)</b>
<b>Net Outlays on New and Upgraded Assets</b>										
Capital Expenditure on New and Upgraded Assets	(46,361)	(35,861)	(37,550)	(5,797)	(5,882)	(5,970)	(6,066)	(10,235)	(10,317)	(3,846)
<i>add back</i> Amounts received specifically for New and Upgraded Assets	8,018	2,631	4,669	-	-	-	-	-	-	-
<i>add back</i> Proceeds from Sale of Surplus Assets	18,500	-	-	-	-	-	-	-	-	-
<b>Net Outlays on New and Upgraded Assets</b>	<b>(19,843)</b>	<b>(33,230)</b>	<b>(32,881)</b>	<b>(5,797)</b>	<b>(5,882)</b>	<b>(5,970)</b>	<b>(6,066)</b>	<b>(10,235)</b>	<b>(10,317)</b>	<b>(3,846)</b>
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>(19,335)</b>	<b>(35,514)</b>	<b>(29,411)</b>	<b>(3,690)</b>	<b>(3,792)</b>	<b>(10,547)</b>	<b>(29,592)</b>	<b>(20,879)</b>	<b>1,695</b>	<b>9,735</b>

Financial Indicator	Explanation	Target	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	5 Year Average	10 Year Average
Operating Surplus Ratio	Operating surplus as a percentage of operating revenue	0%-20%	3.4%	1.3%	3.2%	2.5%	3.2%	3.8%	4.4%	5.8%	6.1%	6.3%	2.7%	4.0%
Net Financial Liabilities	Financial liabilities and a percentage of operating income	Less than 80%	35%	49%	58%	58%	57%	59%	67%	71%	67%	62%	51%	58%
Asset Renewal Funding Ratio	Expenditure on asset renewals as a percentage of forecast required expenditure in the asset management plans	90%-110%	94%	95%	96%	97%	98%	99%	100%	100%	100%	100%	96%	98%
Asset Test Ratio	Borrowings as a percentage of total saleable property assets	Maximum 50%	16%	23%	30%	30%	31%	32%	39%	42%	41%	38%	26%	32%
Interest Expense Ratio	Annual interest expense relative to General Rates Revenue (less Landscape Levy)	Maximum 10%	1.5%	2.8%	3.3%	4.0%	4.5%	6.2%	6.0%	6.5%	6.3%	6.1%	3.2%	4.7%
Leverage Test Ratio	Total borrowings relative to General Rates Revenue (Less Landscape Levy)	Maximum 1.5 years	0.3	0.5	0.7	0.7	0.7	0.7	0.8	0.9	0.8	0.8	0.6	0.7
Cash Flow fom Operations Ratio	Operating income as a percentage of Operating Expenditure plus expenditure on renewal/replacement of assets	Greater than 100%	102%	102%	103%	103%	102%	100%	94%	98%	105%	104%	102%	101%
Borrowings	Borrowings as a percentage of the Prudential Borrowing Limit	Prudential Limit \$m	152.9	186.2	190.9	195.6	200.5	205.5	210.7	215.9	221.3	226.9	185.2	200.7
		Borrowings \$m	50.1	85.6	115.0	118.7	122.5	133.0	162.6	183.5	181.8	172.1	98.4	132.5
		%	33%	46%	60%	61%	61%	65%	77%	85%	82%	76%	52%	65%
Operating Position	Operating Income less Expenditure	\$2m - \$10m	8.5	3.5	8.8	6.9	9.3	11.6	13.7	18.5	20.1	21.7	7.4	12.3
Future Fund	Proceeds from the sale of Council assets to fund new income generating assets or new strategic capital projects	N/A	31.8	30.9	30.9	30.9	30.9	30.9	30.9	30.9	30.9	30.9	31.0	31.0

## KEY ASSUMPTIONS (INDICES)

### Consumer Price Index (SA)

Rate %	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
CPI (SA)	3.0%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%	2.5%

### Interest Rates

Rate %	2025-26 Budget	2026-27 Plan	2027-28 Plan	2028-29 Plan	2029-30 Plan	2030-31 Plan	2031-32 Plan	2032-33 Plan	2033-34 Plan	2034-35 Plan
Interest Rate	5.2%	4.7%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%



## Asset

Assets are future economic benefits controlled by the Council as a result of past transactions or other past events.

## Asset Renewal Funding Ratio

(also known as the Asset Sustainability Ratio)

Expenditure on asset renewals as a percentage of forecast required expenditure in the infrastructure asset management plans.

## Asset Test Ratio

Borrowings as a percentage of total saleable property assets.

## Consumer Price Index (CPI)

The Consumer Price Index (CPI) is a measure of changes, over time, in retail prices of a constant basket of goods and services representative of consumption expenditure by resident households in Australian metropolitan areas. The simplest way of thinking about the CPI is to imagine a basket of goods and services comprising items typically acquired by Australian households. As prices vary, the total price of this basket will also vary. The CPI is simply a measure of the changes in the price of this basket as the prices of items in it change.

## Equity

Equity is the residual interest in the assets of the Council after deduction of its liabilities.

## Leverage Test Ratio

Total borrowings relative to rates revenue (less landscape levy)

## Liability

Liabilities are the future sacrifices of economic benefits that the Council is presently obliged to make to other entities or organisations as a result of past transactions or other past events

## Interest Expense Ratio

Proportion of Council's general rate income that is being used to service debt (interest).

## Liquidity

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

## Net Financial Liabilities

Financial liabilities as a percentage of operating surplus.

## Operating Surplus Ratio

Operating surplus as a percentage of operating revenue.

Recommendation of the City Community  
Services and Culture Committee –  
7 October 2025

Tuesday, 14 October 2025  
Council

Strategic Alignment – Our Corporation

Public

**Program Contact:**  
Rebecca Hayes, Associate  
Director Governance and  
Strategy

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

EXECUTIVE SUMMARY

The City Community Services and Culture Committee considered the following Item at its meeting held on 7 October 2025 and resolved to present to Council the following recommendation for Council determination:

- Item 7.1 – Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)

RECOMMENDATION

1. **Recommendation 1 – Item 7.1 - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)**  
THAT COUNCIL
  - Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility.
  - Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women’s and Children’s Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.
  - Notes that the Administration will undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation in early 2026.
  - Approves the former netball courts in Bonython Park / Tulya Wardli (Park 27) being repurposed into a Beach Volleyball Facility as per the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) 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 7 October 2025.

## DISCUSSION

1. The City Community Services and Culture Committee met on Tuesday 7 October 2025. The Agenda with reports for the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in grey and italics.
3. The following matter was the subject of deliberation.
  - 3.1. Item 7.1 - Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27)  
THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL  
THAT COUNCIL
    1. Notes the previous decision of Council approving the repurposing of a section of the former netball courts in Bonython Park / Tulya Wardli (Park 27) into a Beach Volleyball Facility.
    2. Notes the significant change in impacts to Bonython Park / Tulya Wardli (Park 27) since that decision, including the New Women's and Children's Hospital, Southwark Development and the North Adelaide Public Golf Course projects and the impact they will have on Park 27 including the former netball courts.
    3. Notes that the Administration will undertake work with Volleyball SA for a siting and contextual analysis on the most appropriate location for City Beach and further reports on the management and detailed design of City Beach as the project progresses, for presentation in early 2026.
    4. Approves the former netball courts in Bonython Park / Tulya Wardli (Park 27) being repurposed into a Beach Volleyball Facility as per the City Beach Concept Plan for Bonython Park / Tulya Wardli (Park 27) 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 7 October 2025.

For ease, Attachment A relating to Recommendation 1, Item 7.1, has been included at the end of this recommendation report.
4. The Committee also received a presentation on Beach Volleyball Facility – Bonython Park / Tulya Wardli (Park 27) and two workshops on Community Wellbeing Strategy and Park Lands Leasing and Licencing Policy.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – City Community Services and Culture Committee Agenda

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## ATTACHMENTS

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- END OF REPORT -



# Volleyball South Australia

## City Beach Concept Plan

Bonython Park / Tulya Wardli (Park 27)



# Site Context

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# Opportunities



# Design Considerations



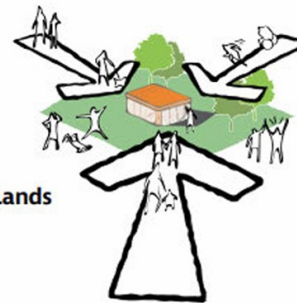
**1**  
Celebrate the quality, identity and cultural heritage of the Park Lands



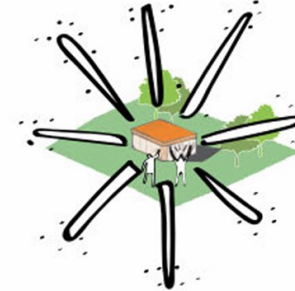
**2**  
Apply a "whole of park" approach



**3**  
Activate the Park Lands



**4**  
Be design exemplars



**5**  
Balance the visual impact of built form within the Park Lands



**6**  
Design with sustainability and longevity in mind

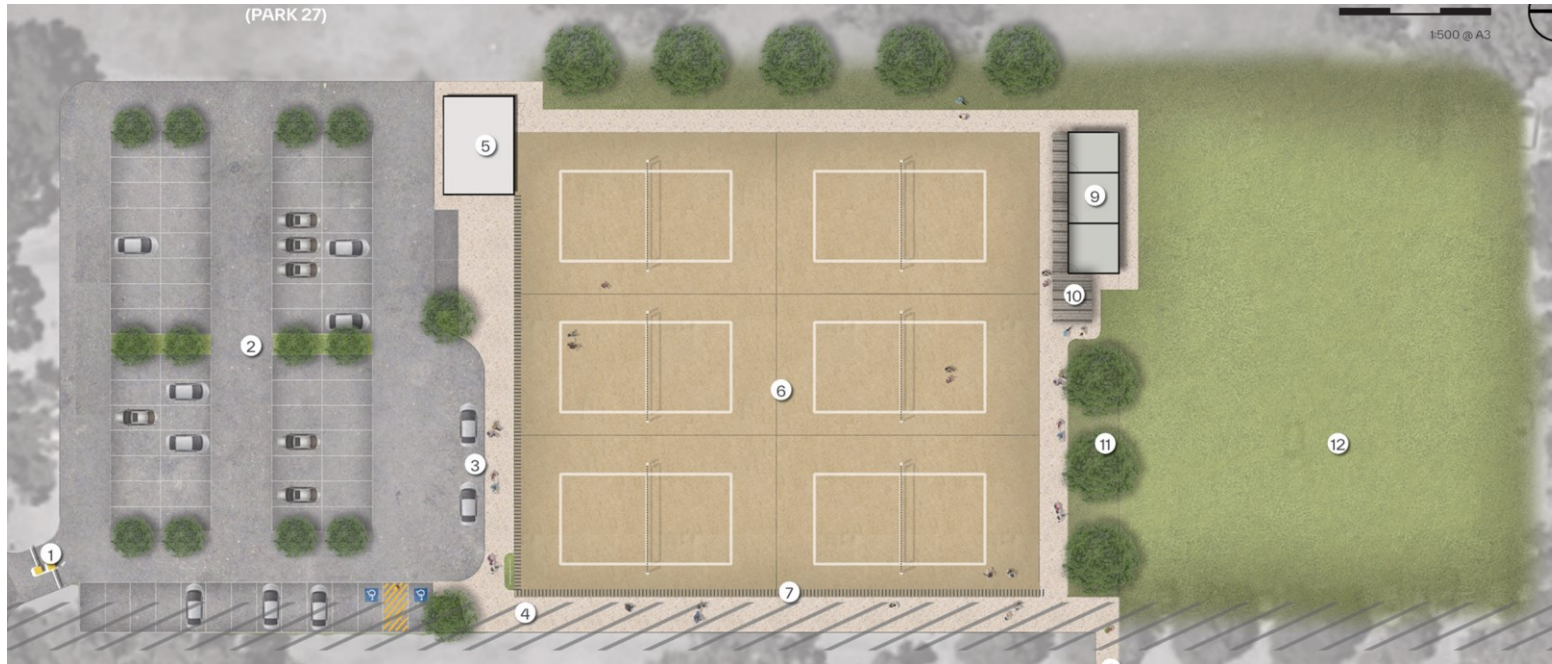




# Concept Design

## City Beach

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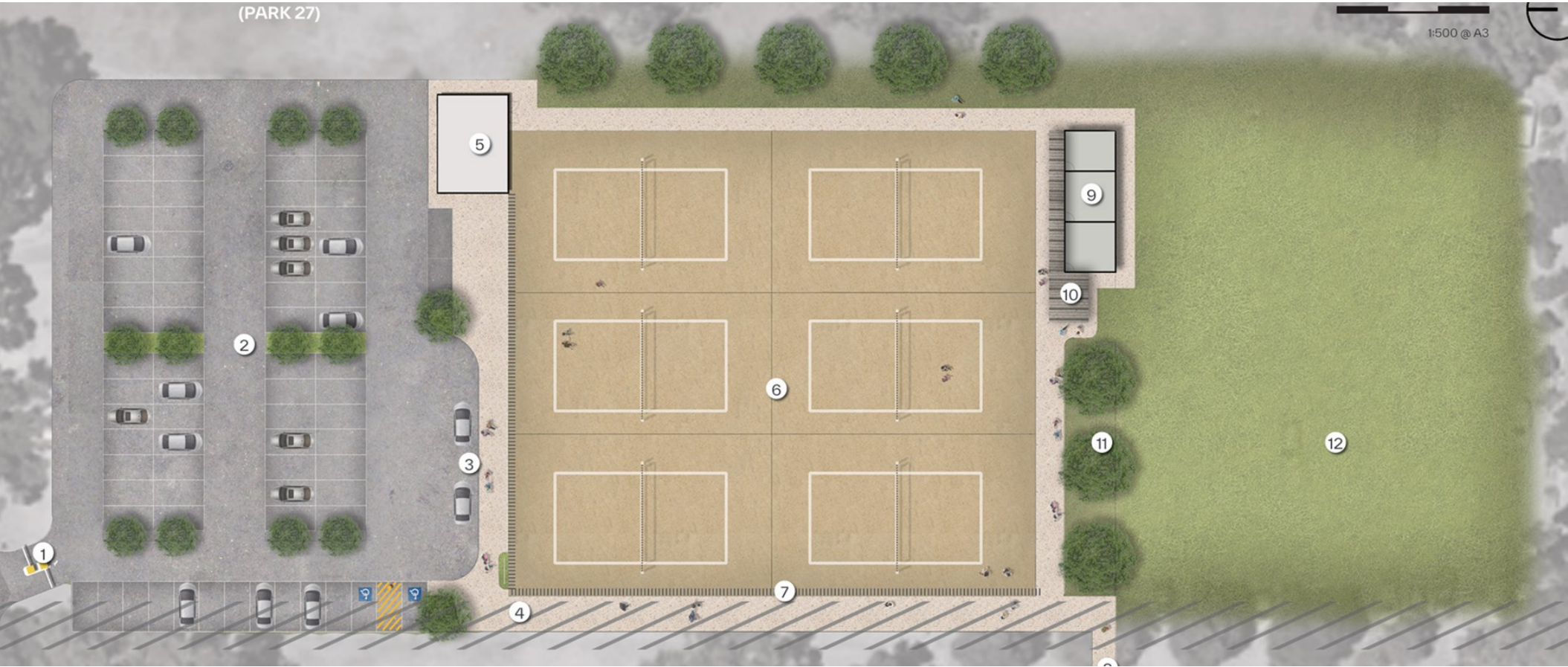


1. Vehicle entrance to car park with boom gate for traffic management
2. Car park (approx 70 car spaces with DDA compliant spaces)
3. Coach pick up drop off area
4. Entrance from carpark
5. Maintenance shed and storage
6. 6 x National Standard Beach Volleyball Courts
7. Ball containment netting to Port Road and carpark (3.0-3.6m high)
8. Pedestrian path connection to Livestrong Pathway and Port Road
9. Toilet and changerooms facilities including ambulant amenities
10. 4x4m undercover area for VSA staff and players during competition (power provision from external wall of building)
11. New tree planting
12. Remediation of existing asphalt to lawn (return to Park Lands area)

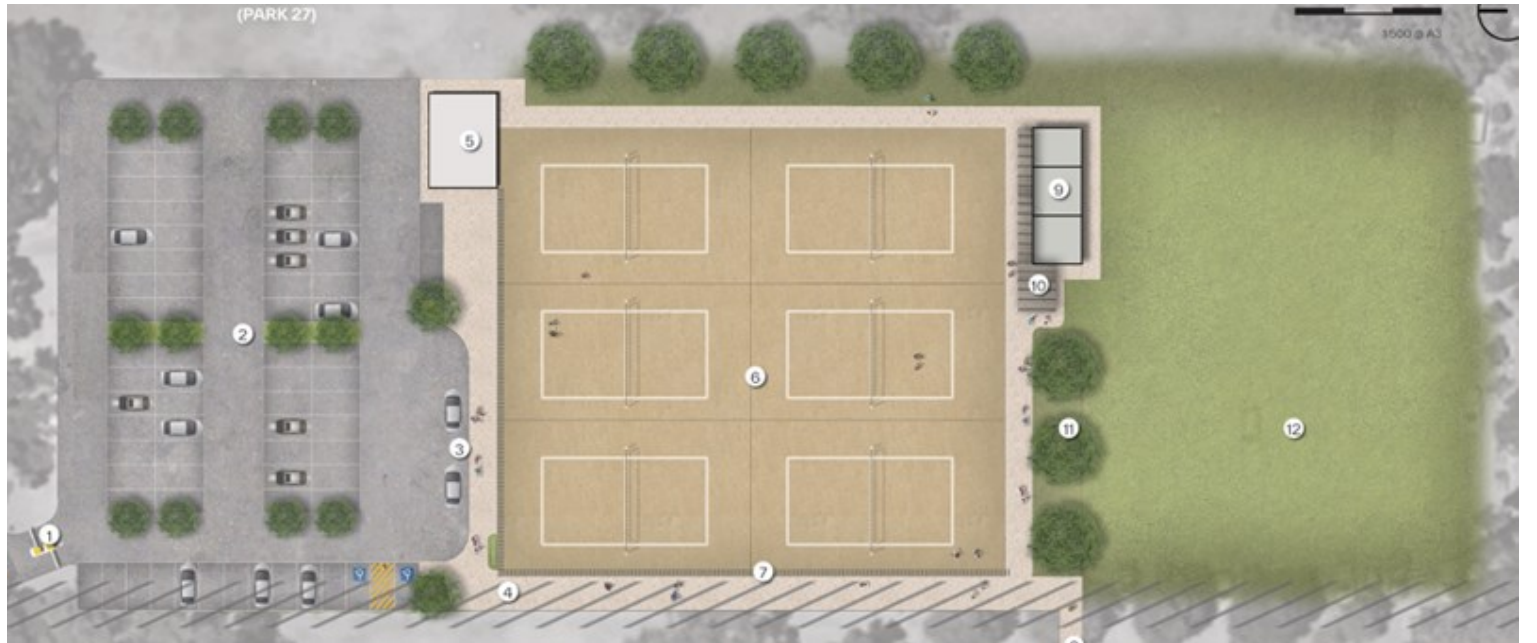


# Concept Design

## City Beach



# Concept Design City Beach





## Recommendation of the City Planning, Development and Business Affairs Committee – 7 October 2025

Strategic Alignment - Our Corporation

Public

Tuesday, 14 October 2025  
Council

**Program Contact:**

Rebecca Hayes, Associate  
Director Governance and  
Strategy

**Approving Officer:**

Anthony Spartalis, Chief  
Operating Officer

## EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Item at its meeting held on 7 October 2025 and resolved to present to Council the following recommendation for Council determination:

- Item 7.1 – Park Safe - On-Street Parking in the City of Adelaide

## RECOMMENDATION

1. **Recommendation 1** – Item 7.1 - Park Safe - On-Street Parking in the City of Adelaide

THAT COUNCIL:

1. Notes the report as contained in Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 October 2025.
2. Requests Administration identify areas of low compliance within the City and consider what other actions such as education, improved signage or line markings could be implemented in those locations with a view to increase compliance.

## DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 7 October 2025. The Agenda with reports for the public component of the meeting can be viewed [here](#).
2. Where the resolution of the Committee differs from the recommendation published in the Committee agenda, the Committee's recommendation to the Council is listed first with the original recommendation provided in grey and italics.
3. The following matter was the subject of deliberation.
  - 3.1. Item 7.1 – Park Safe – On-Street Parking in the City of Adelaide

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

    1. Notes the report as contained in Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 October 2025.
    2. Requests Administration identify areas of low compliance within the City and consider what other actions such as education, improved signage or line markings could be implemented in those locations with a view to increase compliance.

### **Original Recommendation as Printed in the CPDBA Committee Agenda**

THAT THE CITY PLANNING, DEVELOPMENT AND BUSINESS AFFAIRS COMMITTEE RECOMMENDS:

THAT COUNCIL

1. *Notes the report as contained in Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee held on 7 October 2025.*

4. The Committee also received a workshop on Update on Kerbside Waste and Resource Recovery Trials.

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## DATA AND SUPPORTING INFORMATION

**Link 1** – City Planning, Development and Business Affairs Committee Public Agenda

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## ATTACHMENTS

Nil

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- END OF REPORT -

## Audited Financial Statements & Report on Financial Results

Tuesday, 14 October 2025  
Council

Strategic Alignment - Our Corporation

**Program Contact:**  
Natalie Johnston, Associate  
Director Finance & Procurement

Public

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

## EXECUTIVE SUMMARY

The purpose of this report is to present the Audited Financial Statements of Council for the year ended 30 June 2025 following certification.

The Consolidated Financial Statements present the following:

- an overall surplus result of \$9.475 million, an improvement of \$0.108 million compared to the budget of \$9.367 million approved at Q3
- capital expenditure of \$101.114 million, which is \$11.795 million lower to the Q3 budget of \$112.909m, noting \$8.759 million of the New and Upgraded capital budget will be incorporated into the 2025/26 budget in a future quarterly review as required
- Net cash borrowings of \$22.043 million, made up of borrowings of \$23.820 million offset by cash held within bank accounts of \$1.777 million. This is \$6.919 million favourable to the estimated borrowings in Q3 of \$30.739 million.

The Audit and Risk Committee received the Consolidated Financial Statements at its 24 September meeting, and considered they fairly represented the financial position of the City of Adelaide for the year ending 30 June 2025. The Audit and Risk Committee further authorised the Chief Executive Officer and the Lord Mayor to certify the Annual Financial Statements in their final form.

## RECOMMENDATION

### THAT COUNCIL

1. Notes the Audit and Risk Committee has received the Consolidated Financial Statements for the year ending 30 June 2025 at its meeting held on 24 September 2025; considered they fairly represent the financial position of the City of Adelaide; and authorised the Chief Executive Officer and the Lord Mayor to certify the Annual Financial Statements in their final form.
2. Receives the City of Adelaide's Consolidated Financial Statements for the year ended 30 June 2025, as contained in Attachment A to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
3. Receives the Adelaide Central Market Authority Financial Statements for the year ended 30 June 2025, as contained in Attachment B to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
4. Notes the Adelaide Central Market Authority Financial Statements for the year ended 30 June 2025, as contained in Attachment B to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025, have been reviewed by the Adelaide Central Market Authority Board at its meeting on 11 September 2025. These financial results are included in the Consolidated Financial Statements of the City of Adelaide.

5. Receives the Adelaide Economic Development Agency Financial Statements for the year ended 30 June 2025, as contained in Attachment C to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
  6. Notes the Adelaide Economic Development Agency Financial Statements for the year ended 30 June 2025, as contained in Attachment C to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025, have been reviewed by the Adelaide Economic Development Agency Board at its meeting on 17 September 2025. These financial results are included in the Consolidated Financial Statements of the City of Adelaide.
  7. Receives the Kadaltilla / Adelaide Park Lands Authority Financial Statements for the year ended 30 June 2025, as contained in Attachment D to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
  8. Receives the Brown Hill Keswick Creeks Storm Water Board Financial Statements for the year ended 30 June 2025, as contained in Attachment E to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
  9. Notes the 2024/25 Report on the financial results for the City of Adelaide and its subsidiaries, as contained in Attachments F, G, H and I to Item 15.1 on the Agenda for the meeting of Council held on 14 October 2025.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<a href="#">Strategic Alignment – Our Corporation</a> External audit is a fundamental part of responsible management and reporting of City finances. It underpins the City's financial sustainability.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	<i>Local Government Act 1999 (SA) and the Local Government (Financial Management) Regulations 2011 (SA)</i>
Opportunities	Not as a result of this report
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report



## DISCUSSION

1. The Consolidated Financial Statements for the year ended 30 June 2025 have been prepared in accordance with the *Local Government Act 1999* (SA) (the Act) and the *Local Government (Financial Management) Regulations 2011* (SA) (the Regulations) and all applicable Australian Accounting Standards. The format used in these statements is prescribed by legislation to be in accordance with the Model Financial Statements, approved by the Minister for Local Government in June 2025.
2. As per the Regulations, the Financial Statements of Council must include a statement signed by the Chief Executive Officer and the Principal Member of Council. The Chief Executive Officer and the Lord Mayor were authorised by Council to certify the Annual Financial Statements in their final form at its meeting held on 11 March 2025.
3. The role of the external auditor is to provide an audit opinion to Council with respect to the audited financial statements. The external auditor, BDO, has completed the audit of the financial statements and in their report on matters arising from the audit (Audit Completion Report) has provided audit clearance for the Consolidated Financial Statements as part of a separate report to the Audit and Risk Committee.
4. The auditor considers that the Consolidated Financial Statements give a true and fair view of the Corporation of the CoA's financial position as at 30 June 2025.
5. The Audit and Risk Committee terms of reference include "to receive and monitor the integrity of the financial statements of the Council, reviewing significant financial reporting issues and judgements which they contain". The Audit and Risk Committee received the Consolidated Financial Statements at its 24 September meeting, and considered they fairly represented the financial position of the City of Adelaide for the year ending 30 June 2025.

### Consolidated Financial Statements

6. The statutory Consolidated Financial Statements of the Corporation, prepared in accordance with the Regulations and the relevant Australian Accounting Standards (AASB), have been completed for the 2024/25 year (**Attachment A**).
7. The Consolidated Financial Statements comprise the following:
  - 7.1. Council Certification
  - 7.2. Statement of Comprehensive Income
  - 7.3. Statement of Financial Position
  - 7.4. Statement of Changes in Equity
  - 7.5. Statement of Cash Flows
  - 7.6. Notes to and forming part of the Financial Statements
  - 7.7. Independent Audit Report
  - 7.8. Certification Statement of Independence of the City of Adelaide (CoA) Auditor by the Chief Executive Officer and the Presiding Member of the Audit and Risk Committee
  - 7.9. Audit Certificate of Audit Independence.

### Statement of Comprehensive Income

8. The major year on year movements in the Statement of Comprehensive Income are as follows:
  - 8.1. Operating Income of \$243.2 million is \$4.8 million (2.0%) higher than the 2023/24 audited financials of \$238.4 million and includes the following movements.
    - 8.1.1. Rates revenue net increase of \$8.5 million driven by a combination of a revaluation of properties and an adjustment to the rate in the dollar, and growth in new developments, additions, and alterations which resulted in an average increase of 6.9% or \$9.6 million, in addition to additional penalties for late payment \$0.2 million, Rundle Mall Separate Rate \$0.1 million and Landscape Levy of \$0.1 million (not retained by Council). Offsetting this additional income is an increase in rebates of \$1.6 million.
    - 8.1.2. An increase in Statutory Charges of \$1.6 million through an increase in expiation and late payment fees of \$1.8 million, offset by a reduction in encroachment fees of \$0.2 million. Other movements in Statutory Charges were individually immaterial.

- 8.1.3. User Charges decreased by \$3.1 million due to the closure of the Adelaide Aquatic Centre on 1 August 2025, reducing income by \$6.5 million. Offsetting this is better performance in UPark \$1.9 million, Property Fees \$0.7 million (including Recovery), on-street parking \$0.5 million, and North Adelaide Golf Course \$0.3 million. Other movements in User Charges were individually immaterial
- 8.1.4. A decrease in Grant, Subsidies and Contributions of \$1.8 million largely as a result of Federal Funding received for the Resilient Flood Mapping Project of \$2.6 million in FY24, offset by an increase to the Financial Assistance Grant of \$1.6 million, due to the timing of the cash receipts, where we received 50% of the 2025/26 allocation of \$0.6 million. In 2023/24, 50% of the allocation was received in 2023/24. Other movements reflect the timing of project delivery and one-off grant funding received.
- 8.1.5. A decrease in Investment income of \$0.2 million.
- 8.1.6. Reimbursements in line with 2023/24.
- 8.1.7. A decrease in Other Income of \$0.3 million due to the recognition of developer contributions of \$0.3 million in 2023/24.
- 8.2. Operating expenditure of \$233.7 million is \$3.8 million (1.7%) higher than the 2023/24 audited financials of \$229.9 million and includes the following movements:
  - 8.2.1. Employee costs increased by \$2.2 million and is a result of an increase in utilisation of budgeted FTE in 2024/25. Council through its budget process increased the budget for 9.9 FTE and filling vacant roles resulting in an increase in the overall employee expense. Other movements included an 0.5% increase to superannuation contribution as legislated, and 3% salary increase to both wages and salaried employees. The overall headcount fluctuated throughout the year (similar to every year) and contract staff were used to cover vacant positions. However overall there were fewer vacant positions during 2024/25.
  - 8.2.2. Materials, Contracts and Other Expenses decreased by \$4.0 million compared to 2023/24. This decrease includes the following:
    - 8.2.2.1. Reduction in spend for the Adelaide Aquatic Centre following its closure on 1 August 2024 of \$2.8 million.
    - 8.2.2.2. Contractors decreased by \$2.2 million largely due to a reduction in temporary labour of \$0.7 million (\$6.1 million in total offset by vacancy savings), in addition to an increase in external contractors delivering the Resilient Flood Mapping project \$1.5 million. Other variances were individually immaterial.
    - 8.2.2.3. Sponsorships, contributions and donations reduced by \$0.9 million. Council through its budget process reduced the grant funding program by \$1.4 million. Offsetting this budgeted decrease was increased funding provided to AEDA to deliver the Commercial Events Program of \$0.5 million.
    - 8.2.2.4. Maintenance increased by \$1.3 million and is largely due to the timing of Computer Software Maintenance, where \$0.8 million relating to 2023/24 was captured within the 2022/23 financial year. Other increases related to IT hardware maintenance of \$0.4 million, where an external provider was engaged to maintain the hardware. Other variances were individually immaterial.
    - 8.2.2.5. \$0.6 million year on year decrease in Other Expenses changes that are individually immaterial
  - 8.2.3. Depreciation, Amortisation, and Impairment increased by \$5.3 million due to the capitalisation of a higher level of assets than anticipated during 2024/25 in addition to the impact of Asset Revaluations performed in 2023/24, as well as an impairment of Park Lands Improvement assets of \$1.8 million where there were not sufficient Asset Revaluation Reserves.
  - 8.2.4. Finance costs increased by \$0.2 million.
- 8.3. Overall the operating position improved from an \$8.5 million surplus to a \$9.5 million surplus in 2024/25.

### Statement of Financial Position

9. Total Assets have increased by \$145 million from 2023/24, largely due the revaluation of assets in 2024/25 for Lighting & Electrical and Traffic Signals of \$87.3 million, and desktop revaluations for Roads, Bridges, Kerb & Water Table, Footpaths and Water Infrastructure of \$36.8 million and a net increase in Infrastructure,

Property, Plant and Equipment of \$25.7 million due to the purchase and construction of assets. Offsetting this is a decrease in trade and other receivables of \$8.5 million due to the timing of receipt of cash.

10. Total Liabilities have increased by \$27.7 million, due to an increase in borrowings of \$23.8 million in loans, and lease liabilities of \$6.1 million, and an increase in trade and other payables of \$2.8 million. Offsetting these increases is the utilisation of the rehabilitation provision for the Aquatic Centre \$5.0 million.

#### **Statement of Changes in Equity**

11. Net equity increased by \$117.2 million against the prior year, a combination of the changes in assets and liabilities above, predominantly due to movements in the Asset Revaluation Reserve.

#### **Statement of Cash Flows**

12. Council generated \$74.8 million from its Operating Activities during the year compared to \$62.8 million during 2023/24.
13. Council invested \$92.1 million in its Investment Activities compared with \$47.7 million in 2023/24.
14. The Cash Flow from Operations Ratio was 110% compared to 104% in 2023/24.

#### **Preliminary End of Year vs End of Year Final Position**

15. At the time of reporting, the potential for changes to the estimated result for proposed adjustments was noted regarding provisions and accruals, impairments of major assets, grant income recognition, and depreciation through the capitalisation of assets.
16. As a result of the finalisation of the audit, the proposed adjustment items above have been finalised. The preliminary end of year position was estimated to be a \$12.135 million surplus. Compared to a final operating surplus of \$9.475 million, this is an unfavourable variance of \$2.660 million (22%). Key movements include:
  - 16.1. Operating Expenses increased by \$2.682 million as a result of an adjustment to recognise an impairment loss on Park Lands Improvement assets of \$1.823 million, increase in depreciation for the impact of manually capitalising 52 projects \$0.255 million, and an adjustment to employee provisions of \$0.468 million. Other movements of \$0.114 million were individually immaterial.
  - 16.2. Operating Revenue is largely in line with the preliminary results, with minor adjustments made including the share of equity accounted council business of \$0.013 million for Brown Hill and Keswick Creek Stormwater Board's operating position.

#### **Adelaide Central Market Authority**

17. The Adelaide Central Market Authority (ACMA) was formed as a subsidiary of the CoA in May 2012 with CoA holding a 100% equity share. The ACMA Charter was updated and approved by Council, effective from the 12 October 2023 gazettal date.
18. The 2024/25 Audited Financial Statements for ACMA (**Attachment B**) reflect a net operating deficit of \$0.339 million, impacted by costs preparing for the Market expansion. This has been accounted for in the Consolidated Financial Statements of the Corporation for 2024/25. The underlying operating position of the existing market has generated an operating surplus of \$0.289 million in 2024/25.
19. An equity contribution of \$0.168 million has been provided by the City of Adelaide to continue to support ACMA through the Market Expansion Preparedness process.
20. The 2024/25 Financial Statements for ACMA were reviewed by the ACMA Board at its meeting on 11 September 2025.

#### **Adelaide Economic Development Agency**

21. The Adelaide Economic Development Agency (AEDA) was enacted on 18 January 2021 as a subsidiary of Council with the role of promoting the Rundle Mall and the function of economic development and business support on behalf of the CoA. The AEDA Charter was updated and approved by Council which took effect from the 30 November 2023 gazettal date.
22. The 2024/25 Audited Financial Statements for AEDA (**Attachment C**) reflect a net operating surplus of \$0.371 million representing the reduced spend from the Rundle Mall Levy. This has been accounted for in the Consolidated Financial Statements of the Corporation for 2024/25.
23. The 2024/25 Financial Statements for AEDA were reviewed by the AEDA Board at its 17 September 2025 meeting.

#### **Kadaltilla / Adelaide Park Lands Authority**

24. The Adelaide Park Lands Authority (APLA) was enacted on 14 December 2006 as a subsidiary of Council with its primary role of providing policy and advice to Council and the State Government regarding the management of the Park Lands. The Kadaltilla Charter (formerly APLA) was updated and approved by Council taking effect from the 11 May 2023 gazettal date
25. The 2024/25 Audited Financial Statements for APLA (**Attachment D**) reflect a nil net surplus for the year. This has been accounted for in the Consolidated Financial Statements of the Corporation for 2024/25.

#### **Brown Hill Keswick Creeks Storm Water Board**

26. Brown Hill and Keswick Creeks Storm Water Board is a regional subsidiary under section 43 and schedule 2 of the Act and given that CoA is a constituent Council it is a subsidiary of the CoA under the Act. Page 43 Audit and Risk Committee – Agenda - Wednesday, 24 September 2025
27. Brown Hill and Keswick Creeks Storm Water Board was established by several constituent councils, comprising the Cities of Adelaide, Burnside, Mitcham, Unley, and West Torrens. Its Charter was endorsed by The South Australian Government and gazetted on 27 February 2018. The CoA's equitable interest is 8.0%, its annual contribution is 8.0% of a 50% capital works contribution (with the remaining 50% funded by the Stormwater Management Board) and 20.0% of operating expenditure of the Regional Subsidiary.
28. The 2024/25 Financial Statements for the Brown Hill and Keswick Creeks Storm Water Board (**Attachment E**) reflect an operating surplus of \$0.168 million for the year. The CoA's share of the operating surplus is \$0.013 million and this has been accounted for in the Consolidated Financial Statements along with the recognition of a capital contribution of \$0.320 million.

#### **Summary of Financial Results**

29. Regulation 10 of the *Local Government (Financial Management) Regulations 2011* (SA) requires a separate report on financial results to be presented to Council, including the audited financial results for the previous financial year compared with the estimated financial results set out in the budget. These must be presented in a manner consistent with the Model Financial Statements.
30. The report on the financial results comparing the audited financial results for the CoA and its subsidiaries for the 2024/25 financial year with the estimated financial results set out in the 2024/25 budget are contained in **Attachments F, G, H and I**.

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## ATTACHMENTS

**Attachment A** – Audited Financial Statements CoA 2024/25

**Attachment B** – Audited Financial Statements ACMA 2024/25

**Attachment C** – Audited Financial Statements AEDA 2024/25

**Attachment D** – Audited Financial Statements APLA 2024/25

**Attachment E** – Audited Financial Statements Brownhill & Keswick Creeks Stormwater Board 2024/25

**Attachment F** – 2024/25 Report on financial results for City of Adelaide

**Attachment G** – 2024/25 Report on financial results for Adelaide Central Market Authority

**Attachment H** – 2024/25 Report on financial results for Adelaide Economic Development Agency

**Attachment I** – 2024/25 Report on financial results for Adelaide Park Lands Authority

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- END OF REPORT -

# City of Adelaide

## GENERAL PURPOSE FINANCIAL STATEMENTS for the year ended 30 June 2025

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*Adelaide. Designed for Life.*



General Purpose Financial Statements

for the year ended 30 June 2025

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**General Purpose Financial Statements**  
for the year ended 30 June 2025

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**Certification of Financial Statements**

**We have been authorised by the Council to certify the financial statements in their final form.**

**In our opinion:**

- the accompanying financial statements comply with the *Local Government Act 1999, Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Council's financial position at 30 June 2025 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Council provide a reasonable assurance that the Council's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Council's accounting and other records.

  
Michael Sedgman  
Chief Executive Officer

Date: 24.09.2025

  
Keiran Spane  
Acting Lord Mayor

Date:



## City of Adelaide

### Statement of Comprehensive Income

for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Income</b>			
Rates	2a	144,084	135,538
Statutory charges	2b	17,193	15,598
User charges	2c	71,385	74,435
Grants, subsidies and contributions - operating	2g	6,820	8,638
Investment income	2d	1,048	1,265
Reimbursements	2e	1,659	1,639
Other income	2f	988	1,292
Net gain - equity accounted council businesses	17(a)	13	3
<b>Total income</b>		<b>243,190</b>	<b>238,408</b>
<b>Expenses</b>			
Employee costs	3a	80,062	77,786
Materials, contracts and other expenses	3b	92,246	96,247
Depreciation, amortisation and impairment	3c	60,332	55,008
Finance costs	3d	1,075	891
<b>Total expenses</b>		<b>233,715</b>	<b>229,932</b>
<b>Operating surplus / (deficit)</b>		<b>9,475</b>	<b>8,476</b>
Physical resources received free of charge	2i	1,262	464
Asset disposal and fair value adjustments	4	(11,547)	(6,160)
Amounts received specifically for new or upgraded assets	2g	4,703	5,521
<b>Net surplus / (deficit)</b>		<b>3,893</b>	<b>8,301</b>
<b>Other comprehensive income</b>			
<b>Amounts which will not be reclassified subsequently to operating result</b>			
Changes in revaluation surplus - I,PP&E	9a	124,105	158,673
Share of other comprehensive income - equity accounted council businesses	17(a)i	666	2,125
Impairment (expense) / recoupments offset to asset revaluation reserve	9a	(11,424)	—
Rehabilitation Provision recognised directly in the asset revaluation reserve	9a	—	(4,950)
<b>Total amounts which will not be reclassified subsequently to operating result</b>		<b>113,347</b>	<b>155,848</b>
<b>Total other comprehensive income</b>		<b>113,347</b>	<b>155,848</b>
<b>Total comprehensive income</b>		<b>117,240</b>	<b>164,149</b>

The above Statement of Comprehensive Income should be read in conjunction with the accompanying notes.

# City of Adelaide

## Statement of Financial Position

as at 30 June 2025

\$ '000	Notes	2025	2024
<b>ASSETS</b>			
<b>Current assets</b>			
Cash and cash equivalent assets	5a	2,288	2,077
Trade and other receivables	5b	29,860	38,314
Inventories	5c	749	804
Other current assets	5d	45,500	18,500
<b>Total current assets</b>		<b>78,397</b>	<b>59,695</b>
<b>Non-current assets</b>			
Trade and other receivables	6a	812	932
Equity accounted investments in council businesses	6b	5,065	4,066
Other non-current assets	6c	87	26,153
Infrastructure, property, plant and equipment	7	2,159,705	2,009,872
Investment property	7	4,705	3,065
<b>Total non-current assets</b>		<b>2,170,374</b>	<b>2,044,088</b>
<b>TOTAL ASSETS</b>		<b>2,248,771</b>	<b>2,103,783</b>
<b>LIABILITIES</b>			
<b>Current liabilities</b>			
Trade and other payables	8a	32,916	30,087
Borrowings	8b	3,314	5,077
Provisions	8c	13,877	18,858
<b>Total current liabilities</b>		<b>50,107</b>	<b>54,022</b>
<b>Non-current liabilities</b>			
Trade and other payables	8a	16,063	16,232
Borrowings	8b	71,072	39,318
Provisions	8c	2,076	1,998
<b>Total non-current liabilities</b>		<b>89,211</b>	<b>57,548</b>
<b>TOTAL LIABILITIES</b>		<b>139,318</b>	<b>111,570</b>
<b>Net assets</b>		<b>2,109,453</b>	<b>1,992,213</b>
<b>EQUITY</b>			
Accumulated surplus		810,417	783,588
Asset revaluation reserves	9a	1,284,676	1,171,995
Other reserves	9b	14,360	36,630
<b>Total equity</b>		<b>2,109,453</b>	<b>1,992,213</b>

The above Statement of Financial Position should be read in conjunction with the accompanying notes.

## City of Adelaide

### Statement of Changes in Equity for the year ended 30 June 2025

\$ '000	Notes	Accumulated surplus	Asset revaluation reserve	Other reserves	Total equity
<b>2025</b>					
Balance at the end of previous reporting period		783,588	1,171,995	36,630	1,992,213
Net surplus / (deficit) for year		3,893	—	—	3,893
<b>Other comprehensive income</b>					
- Gain (Loss) on Revaluation of I,PP&E	7a	—	124,105	—	124,105
- IPP&E impairment (expense) / recoupments offset to asset revaluation reserve	7a	—	(11,424)	—	(11,424)
- Rehabilitation Provision recognised directly in asset revaluation reserve	8c	—	—	—	—
- Share of OCI - equity accounted council businesses		666	—	—	666
<b>Other comprehensive income</b>		<b>666</b>	<b>112,681</b>	<b>—</b>	<b>113,347</b>
<b>Total comprehensive income</b>		<b>4,559</b>	<b>112,681</b>	<b>—</b>	<b>117,240</b>
Transfers between reserves		22,270	—	(22,270)	—
<b>Balance at the end of period</b>		<b>810,417</b>	<b>1,284,676</b>	<b>14,360</b>	<b>2,109,453</b>
<b>2024</b>					
Balance at the end of previous reporting period		781,667	1,018,226	28,171	1,828,064
<b>Restated opening balance</b>		<b>781,667</b>	<b>1,018,226</b>	<b>28,171</b>	<b>1,828,064</b>
Net surplus / (deficit) for year		8,301	—	—	8,301
<b>Other comprehensive income</b>					
- Gain (Loss) on Revaluation of I,PP&E	7a	—	158,673	—	158,673
- IPP&E impairment (expense) / recoupments offset to asset revaluation reserve	7a	—	—	—	—
- Rehabilitation Provision recognised directly in asset revaluation reserve	8c	—	(4,950)	—	(4,950)
- Share of OCI - equity accounted council businesses		2,079	46	—	2,125
<b>Other comprehensive income</b>		<b>2,079</b>	<b>153,769</b>	<b>—</b>	<b>155,848</b>
<b>Total comprehensive income</b>		<b>10,380</b>	<b>153,769</b>	<b>—</b>	<b>164,149</b>
Transfers between reserves		(8,459)	—	8,459	—
<b>Balance at the end of period</b>		<b>783,588</b>	<b>1,171,995</b>	<b>36,630</b>	<b>1,992,213</b>

The above Statement of Changes in Equity should be read in conjunction with the accompanying notes.

## Statement of Cash Flows

for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Cash flows from operating activities</b>			
<u>Receipts</u>			
Operating receipts		249,117	233,628
Investment receipts		1,048	1,265
<u>Payments</u>			
Operating payments to suppliers and employees		(175,367)	(172,057)
<b>Net cash provided by (or used in) operating activities</b>	10b	<b>74,798</b>	<b>62,836</b>
<b>Cash flows from investing activities</b>			
<u>Receipts</u>			
Amounts received specifically for new or upgraded assets		6,360	4,951
Sale of replaced assets		603	495
Sale of surplus assets		3	—
Sale of non current assets "held for sale"		—	27,100
<u>Payments</u>			
Expenditure on renewal/replacement of assets		(51,655)	(52,667)
Expenditure on new/upgraded assets		(47,059)	(37,844)
Net return of / (payment for) investment securities		—	10,633
Capital contributed to equity accounted Council businesses		(320)	(320)
<b>Net cash provided (or used in) investing activities</b>		<b>(92,068)</b>	<b>(47,652)</b>
<b>Cash flows from financing activities</b>			
<u>Receipts</u>			
Proceeds from borrowings		53,221	63,920
Proceeds from bonds and deposits		148	—
<u>Payments</u>			
Repayments of borrowings		(29,401)	(71,439)
Repayment of lease liabilities		(6,487)	(6,336)
Repayment of bonds and deposits		—	(123)
<b>Net cash provided by (or used in) financing activities</b>		<b>17,481</b>	<b>(13,978)</b>
<b>Net increase (decrease) in cash held</b>		<b>211</b>	<b>1,206</b>
plus: cash & cash equivalents at beginning of period		2,077	871
<b>Cash and cash equivalents held at end of period</b>	10a	<b>2,288</b>	<b>2,077</b>

The above Statement of Cash Flows should be read in conjunction with the accompanying notes.

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Contents of the Notes accompanying the General Purpose Financial Statements

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### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 1. Summary of Material Accounting Policy Information

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The principal accounting policies adopted by Council in the preparation of these consolidated financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

##### (1) Basis of preparation

###### 1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011* dated 24 September 2025.

###### 1.2 Critical accounting estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying Council's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

###### 1.3 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

###### 1.4 Estimates and assumptions

There are no material estimate or assumptions made in these financial statement that would impact the users understanding of the financial position of Council.

##### (2) The local government reporting entity

The City of Adelaide is incorporated under the South Australian *Local Government Act 1999* and has its principal place of business at 25 Pirie Street, Adelaide. These financial statements include the Council's direct operations and all entities through which Council controls resources to carry on its functions. In the process of reporting on the Council as a single unit, all transactions and balances between activity areas and controlled entities have been eliminated.

The principal activities and entities conducted other than in the Council's own name that have been included in these consolidated financial statements are:

1. Adelaide Central Market Authority
2. Adelaide Economic Development Agency
3. Adelaide Park Lands Authority

Other entities in which Council has an interest but does not control are reported in Note 17.

##### (3) Income recognition

Council recognises revenue under *AASB 1058 Income of Not-for-Profit Entities (AASB 1058)* or *AASB 15 Revenue from Contracts with Customers (AASB 15)* when appropriate.

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which Council expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when Council enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable the entity to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 1. Summary of Material Accounting Policy Information (continued)

asset has been received to enable Council to acquire or construct a recognisable non-financial asset that is to be controlled by Council. In this case, Council recognises the excess as a liability that is recognised over time in surplus and deficit when (or as) the entity satisfies its obligations under the transfer.

##### Rates and utility charges

Rates and utility charges are recognised as revenue when Council obtains control over these receipts which is the beginning of the rating period to which they relate. Prepaid rates and utility charges are recognised as a financial liability until the beginning of the rating period. Discounts given and rebates are recognised in the same period as the rates and utility charges to which they relate.

##### Fee & statutory charges

Revenue arising from fees and charges are recognised at a point in time when the performance obligation is completed, and the customer receives the benefits of the goods/services being provided.

Licences and permits granted by Council are either short-term or low value. Revenue is recognised at the time the licence or permit is granted.

Leases in which Council does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term and is included in revenue in the Statement of Comprehensive Income due to its operating nature. Contingent rents are recognised as revenue in the period in which they are earned.

##### Expiations

Expiation fees are recognised as income when control over the expiation fee is obtained. Accordingly, uncollected expiation fees are not recognised as income until payment is received. This recognises that Council does not have control over the assets comprising the expiation fees until payment is received or awarded to Council by the judicial system.

##### Grant income

Where Council receives an asset for significantly below fair value, the asset is recognised at fair value, related liability (or equity items) are recorded and income then is recognised for any remaining asset value at the time that the asset is received. Where Council receive funding under an enforceable contract to acquire or construct a specified item of property, plant and equipment which will be under Council's control on completion, revenue is recognised as and when the obligation to construct or purchase is completed. For construction projects, this is generally as the construction progresses in accordance with costs incurred.

Physical assets contributed to Council are recognised as revenue when Council obtains control of the asset and there is sufficient data in the form of drawings and plans to determine the approximate specifications and values of such assets.

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations, revenue is recognised when control of each performance obligation is satisfied. Performance obligations vary in each agreement and payment terms vary depending on terms of the grant. Cash is received upfront for some grants and on the achievement of certain payment milestones for others.

#### (4) Cash, cash equivalents and other financial instruments

Cash assets include all amounts readily convertible to cash on hand at Council's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

Receivables for rates and annual charges are secured over the subject land, and bear interest at rates determined in accordance with the *Local Government Act 1999*. Other receivables are generally unsecured and do not bear interest.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition. A detailed statement of the accounting policies applied to financial instruments forms part of Note 11.



## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 1. Summary of Material Accounting Policy Information (continued)

##### (5) Inventories

Inventories held in respect of business undertakings have been valued at the lower of cost and net realisable value.

##### (6) Infrastructure, property, plant and equipment

###### 6.1 Initial recognition

All assets are initially recognised at cost. For assets acquired at no cost or for nominal consideration, cost is determined as fair value at the date of acquisition.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred. The cost of non-current assets constructed by the Council includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

Capital works still in progress at reporting date are included in Infrastructure, Property, Plant and Equipment as part of Note 7.

###### 6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by Council. Items of property, plant and equipment with a total value less than \$5,000 are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

###### 6.3 Subsequent recognition

All material asset classes are revalued on a regular basis such that the carrying values are not materially different from fair value. Significant uncertainties exist in the estimation of fair value of a number of asset classes including land, buildings and associated structures and infrastructure. Further detail of these uncertainties, and of existing valuations, methods and valuers are provided at Note 7.

###### 6.4 Depreciation of non-current assets

The majority of infrastructure, property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of Council, best reflects the consumption of the service potential embodied in those assets.

Assets that have an indefinite useful life are land, the formation components of footpaths, bikeways and roads, statues and monuments and the civic collection.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below. Depreciation periods for infrastructure assets have been estimated based on the best information available to Council, but appropriate records covering the entire life cycle of these assets are not available, and extreme care should be used in interpreting financial information based on these estimates.

###### *Plant, Furniture & Equipment*

Office Furniture & Equipment	3 to 25 years
Vehicles and Road-making Equipment	2 to 20 years
Other Plant & Equipment	3 to 30 years

###### *Buildings*

Structure – Other	30 to 150 years
Structure – Heritage	250 years
Other Building Components	10 to 100 years

###### *Infrastructure*

Sealed Roads – Surface	15 to 25 years
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continued on next page ...

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Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policy Information (continued)

Sealed Roads – Structure	30 to 80 years
Sealed Roads – Formation	Indefinite
Bridges – Major	20 to 100 years
Bridges – Minor	25 to 75 years
Footpaths and Bikeways – Surface	20 to 50 years
Footpaths and Bikeways – Pavement	30 to 100 years
Footpaths and Bikeways – Formation	Indefinite
Kerb and Water Table	60 to 120 years
Stormwater Drainage Networks	50 to 125 years
Culverts	80 years
Weir Components	25 to 100 years
Basins	50 to 80 years
Earth Retaining Structures	30 to 80 years
Gross Pollutant Traps	80 years
Irrigation	10 to 30 years
Traffic Signals	10 to 40 years
Lighting and Electricals	10 to 60 years
Electrical Switch Boards	30 years
Ticket Machines	10 years
CCTV	5 to 10 years
Sports Fields	15 to 50 years
Park Land and Open Space Assets	5 to 80 years
Statues & Monuments	Indefinite
Urban Elements	5 to 80 years
Public Art	5 to 15 years
<i>Other Assets</i>	
Civic Collection	Indefinite
Right-of-Use Assets	3 to 15 years

## 6.5 Impairment

Assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if Council were deprived thereof, are not subject to impairment testing.

Other assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

Where an asset that has been revalued is subsequently impaired, the impairment is first offset against such amount of credit available in the Asset Revaluation Reserve for that class of asset, with any excess being recognised as an expense.

## 6.6 Borrowing costs

Borrowing costs in relation to qualifying assets (net of offsetting investment revenue) have been capitalised in accordance with AASB 123 *Borrowing Costs*. The amounts of borrowing costs recognised as an expense or as part of the carrying amount of qualifying assets are disclosed in Note 3, and the amount (if any) of interest revenue offset against borrowing costs in Note 2.

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 1. Summary of Material Accounting Policy Information (continued)

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##### **(7) Investment property**

Investment property comprises land and/or buildings that are principally held for long-term rental yields, capital gains or both that is not occupied by Council.

Investment property is carried at fair value, representing an external valuation based on a capitalised method

Annual changes in the fair value of Investment Properties are recorded in the Statement of Comprehensive Income as part of "Investment Income".

Revaluations are undertaken on an annual basis by external valuers.

##### **(8) Payables**

###### **8.1 Goods and services**

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

###### **8.2 Payments received in advance and deposits**

Amounts other than grants received from external parties in advance of service delivery, and security deposits held against possible damage to Council assets, are recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded as the case may be.

##### **(9) Borrowings**

Borrowings are initially recognised at fair value, net of transaction costs incurred and are subsequently measured at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption amount is recognised in the Statement of Comprehensive Income over the period of the borrowings using the effective interest method.

Borrowings are carried at their principal amounts which represent the present value of future cash flows associated with servicing the debt. Interest is accrued over the period to which it relates, and is recorded as part of "Payables".

##### **(10) Employee benefits**

###### **10.1 Salaries, wages and compensated absences**

Liabilities for employees' entitlements to salaries, wages and compensated absences expected to be paid or settled within 12 months of reporting date are accrued at nominal amounts (including payroll based oncosts) measured in accordance with AASB 119.

Liabilities for employee benefits not expected to be paid or settled within 12 months are measured as the present value of the estimated future cash outflows (including payroll based oncosts) to be made in respect of services provided by employees up to the reporting date. Present values are calculated using government guaranteed securities rates with similar maturity terms.

Weighted average discount rate 4.21% (2024, 4.24%)

Weighted average settlement period 10 years (2024, 10 years)

No accrual is made for sick leave as Council experience indicates that, on average, sick leave taken in each reporting period is less than the entitlement accruing in that period, and this experience is expected to recur in future reporting periods. Council does not make payment for untaken sick leave.

###### **10.2 Superannuation**

The Council makes employer superannuation contributions in respect of its employees to the Hostplus Superannuation Scheme. The Scheme has two types of membership, each of which is funded differently. Details of the accounting policies applied and Council's involvement with the schemes are reported in Note 16.

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information (continued)

#### **(11) Provisions for reinstatement, restoration and rehabilitation**

Close down and restoration costs include the dismantling and demolition of infrastructure and the removal of residual materials and remediation and rehabilitation of disturbed areas. Estimated close down and restoration costs are provided for in the accounting period when the obligation arising from the related disturbance occurs and are carried at the net present value of estimated future costs.

Although estimated future costs are based on a closure plan, such plans are based on current environmental requirements which may change. Council's policy to maximise recycling is extending the operational life of these facilities, and significant uncertainty exists in the estimation of the future closure date.

#### **(12) Leases**

Council assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

##### **12.1 Council as a lessee**

Council recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### **i) Right-of-Use-Assets**

Council recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and the estimate of costs to be incurred to restore the leased asset. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

The right-of-use assets are also subject to impairment.

##### **ii) Lease Liabilities**

At the commencement date of the lease, Council recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, Council uses its incremental borrowing rate or the interest rate implicit in the lease.

##### **iii) Short-term leases and leases of low-value assets**

Council applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (i.e., those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of office equipment that are considered to be low value. Lease payments on short-term leases and leases of low-value assets are recognised as an expense on a straight-line basis over the lease term.

##### **iv) Leases with variable payments**

Council leases the Light Square Car Park from the Department of Further Education Employment, Science and Technology under a lease which commenced 9 January 1983 for a period of 60 years. This lease contains variable payment terms that are linked to the car park's net profit at the reporting date.

Additionally, Council also leases the Vaughan Place car park under a lease which expires 31 January 2030. The lease contains variable payment terms that are linked to the car park's net profit at the reporting date.

Variable lease payments for these leases are recognised in the Statement of Comprehensive Income in the period in which the condition that triggers those payments occurs.

##### **12.2 Council as a lessor**

Leases in which Council does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term and is included in revenue in the Statement of Comprehensive Income due to its operating nature. Initial direct costs incurred in negotiating

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information (continued)

and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

#### (13) Equity accounted Council businesses

Council participates in cooperative arrangements with other councils for the provision of services and facilities. Council's interests in cooperative arrangements, which are only recognised if material, are accounted for in accordance with AASB 128 and set out in detail in Note 17.

#### (14) Non-Current Assets Held for Sale

Non-Current Assets which Council has decided to sell as surplus to requirements, are recognised at the carrying value at the time of that decision.

#### (15) GST implications

In accordance with Interpretation 1031 *"Accounting for the Goods & Services Tax"*

- Receivables and creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

#### (16) New accounting standards

The Adelaide City Council adopted all standards which became mandatorily effective for annual reporting periods beginning on 1 July 2024, none of the standards had an impact on the reported position, performance and cash flows.

The relevant standards for Adelaide City Council were:

- AASB 101 Presentation of Financial Statements (amended by AASB 2020-1, AASB 2020-6, AASB 2022-6, AASB 2023-3) relating to current / non-current classification of liabilities
- AASB 13 Fair Value Measurement (amended by AASB 2022-10)

The AASB has issued Australian Accounting Standards and Interpretations which are not mandatorily effective at 30 June 2025, these standards have not been adopted by Council and will be included in the financial statements on their effective date. Where the standard is expected to have a significant impact for Council then further information has been provided in this note.

The following list identifies all the new and amended Australian Accounting Standards, and Interpretation, that were issued but not yet effective at the time of compiling these statements that could be applicable to Councils.

#### Effective for NFP annual reporting periods beginning on or after 1 January 2025

- AASB 2023-5 Amendments to Australian Accounting Standards - Lack of Exchangeability

#### Effective for NFP annual reporting periods beginning on or after 1 January 2026

- AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments

#### Effective for NFP annual reporting periods beginning on or after 1 January 2026 for public sector

- AASB 17 Insurance Contracts (amended by AASB 2020-5, AASB 2023-1, AASB 2023-8 and AASB 2023-9 Insurance Contracts in the Public Sector)

#### Effective for NFP annual reporting periods beginning on or after 1 January 2028

- AASB 2014-10 Sale or Contribution of Assets between an Investor and its Associate or Joint Venture (amended by AASB 2015-10, AASB 2017-5, AASB 2023-7 and AASB 2024-4)
- AASB 18 Presentation and Disclosure in Financial Statements

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information (continued)

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#### **(17) Comparative figures**

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

#### **(18) Disclaimer**

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

# City of Adelaide

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 2. Income

\$ '000	2025	2024
<b>(a) Rates</b>		
<b>General rates</b>		
General rates	147,269	137,630
Less: mandatory rebates	(6,241)	(6,050)
Less: discretionary rebates, remissions and write-offs	(4,131)	(2,768)
<b>Total general rates</b>	<b>136,897</b>	<b>128,812</b>
<b>Other rates (including service charges)</b>		
Landscape levy	1,966	1,866
Rundle Mall Separate Rate	4,076	3,936
Building Upgrade Finance	41	41
<b>Total other rates (including service charges)</b>	<b>6,083</b>	<b>5,843</b>
<b>Other charges</b>		
Penalties for late payment	1,104	883
<b>Total other charges</b>	<b>1,104</b>	<b>883</b>
<b>Total rates</b>	<b>144,084</b>	<b>135,538</b>

### (b) Statutory charges

Planning, Development and Infrastructure Act fees	2,054	2,134
Animal registration fees and fines	43	36
Parking fines / expiation fees	12,687	10,846
Other Fees, Fines, Penalties and Expiations	649	696
Encroachments Fees	274	488
Food Inspections Fees / Fines	141	88
Outdoor Dining Fees	567	526
Residential Parking Permits	59	54
Section 7 Searches	120	115
Temporary Parking Control Permits	591	608
Water Systems Fees	8	7
<b>Total statutory charges</b>	<b>17,193</b>	<b>15,598</b>



## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 2. Income (continued)

\$ '000	2025	2024
<b>(c) User charges</b>		
Parking fees	13,370	12,913
Property lease	11,824	11,002
Sundry	101	119
Adelaide Aquatic Centre Charges	169	6,701
Adelaide Golf Links Charges	4,940	4,679
Adelaide Town Hall Charges	2,330	2,367
Compost Sales	982	881
Event Fees	1,011	1,013
Library Centre	2	1
Off-Street Parking	33,639	31,784
Park Lands Events Fees	294	184
Property Recovery	2,149	2,259
Rundle Mall	574	532
<b>Total user charges</b>	<b>71,385</b>	<b>74,435</b>
<b>(d) Investment income</b>		
Interest on investments		
- Local Government Finance Authority	715	82
- Banks and other	84	275
Investment property rental income	225	208
Unwinding of premiums and discounts	—	584
Financial Instrument - Fair Value Increase / (Decrease)	14	106
Interest on Finance Leases	10	10
<b>Total investment income</b>	<b>1,048</b>	<b>1,265</b>
<b>(e) Reimbursements</b>		
Private works	1,428	1,275
Other	231	364
<b>Total reimbursements</b>	<b>1,659</b>	<b>1,639</b>
<b>(f) Other income</b>		
Insurance & Other Recoupments	503	322
Sundry	16	23
Merchandise Sales	78	63
Commission	289	403
Other	102	481
<b>Total other income</b>	<b>988</b>	<b>1,292</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 2. Income (continued)

<b>\$ '000</b>	<b>2025</b>	<b>2024</b>
<b>(g) Grants, subsidies and contributions</b>		
<b>Capital grants, subsidies and contributions</b>		
Amounts received specifically for new or upgraded assets	4,703	5,521
<b>Total amounts received for new or upgraded assets</b>	<b>4,703</b>	<b>5,521</b>
<b>Operating grants, subsidies and contributions</b>		
Other grants, subsidies and contributions	3,996	7,195
Untied - Financial Assistance Grant	1,778	174
Home and Community Care Grant	322	268
Library and communications	493	489
Roads to Recovery	169	511
Sundry	62	1
<b>Other grants, subsidies and contributions - operating</b>	<b>6,820</b>	<b>8,638</b>
<b>Total other grants, subsidies and contributions - operating</b>	<b>6,820</b>	<b>8,638</b>
<b>Total grants, subsidies and contributions</b>	<b>11,523</b>	<b>14,159</b>
<b>(i) Sources of grants</b>		
Commonwealth Government	1,893	5,468
State Government	9,568	8,670
Other	62	21
<b>Total</b>	<b>11,523</b>	<b>14,159</b>

# City of Adelaide

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 2. Income (continued)

\$ '000	2025	2024
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#### (h) Conditions over grants and contributions

Grants and contributions which were obtained on the condition that they be expended for specified purposes or in a future period, but which are not yet expended in accordance with those conditions, and are required to be repaid to the funding body if not expended, are as follows:

<b>Unexpended at the close of the previous reporting period</b>	<b>269</b>	<b>55</b>
<b>Less:</b>		
<i>Expended during the current period from revenues recognised in previous reporting periods</i>		
Heritage and cultural services	(130)	—
Parks and Gardens	(50)	—
City Activation	(51)	—
<b>Subtotal</b>	<b>(231)</b>	<b>—</b>
<b>Plus:</b>		
<i>Amounts recognised as revenues in this reporting period but not yet expended in accordance with the conditions</i>		
Heritage and cultural services	—	75
Parks and Gardens	—	50
City Activation	—	89
Administration activities	40	—
<b>Subtotal</b>	<b>40</b>	<b>214</b>
<b>Unexpended at the close of this reporting period</b>	<b>78</b>	<b>269</b>
<b>Net increase (decrease) in assets subject to conditions in the current reporting period</b>	<b>(191)</b>	<b>214</b>

#### (i) Physical resources received free of charge

Land and improvements	3	—
Public Lighting	59	19
Urban Elements	17	121
Transportation	1,183	143
Stormwater drainage	—	181
<b>Total physical resources received free of charge</b>	<b>1,262</b>	<b>464</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses

\$ '000	Notes	2025	2024
<b>(a) Employee costs</b>			
Salaries and wages		70,107	68,238
Employee leave expense		8,855	9,288
Superannuation - defined contribution plan contributions	16	8,482	7,972
Workers' compensation insurance		1,746	2,145
Income Protection Insurance		404	378
Less: capitalised and distributed costs		(9,532)	(10,235)
<b>Total operating employee costs</b>		<b>80,062</b>	<b>77,786</b>
Number of Employees (full time equivalent at end of reporting period)		627	597
Number of Employees (temporary full time equivalent at end of reporting period)		89	119

#### **(b) Materials, contracts and other expenses**

##### **(i) Prescribed expenses**

Auditor's Remuneration	116	88
- Other services - Internal audit	234	314
Bad and doubtful debts	117	882
Elected members' expenses	688	573
Election expenses	53	-
Lease expense - low value assets / short term leases	395	186
Lease expense - variable payments	777	746
Other	71	101
<b>Subtotal - prescribed expenses</b>	<b>2,451</b>	<b>2,890</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses (continued)

\$ '000	2025	2024
<b>(ii) Other materials, contracts and expenses</b>		
Contractors	22,409	24,701
Energy	6,416	6,699
Maintenance	10,616	9,267
Legal expenses	1,449	1,716
Levies Paid to Government - including NRM levy	3,117	2,317
Levies - other	65	41
Parts, accessories and consumables	4,376	5,354
Professional services	6,009	6,348
Advertising and Promotion	3,655	3,786
Bank Charges and Cash Collection	865	971
Catering	941	1,334
Cleaning	2,457	2,848
Communications	570	542
Contractual Expenses	1,178	980
Water	2,884	2,616
Entertainment - Council and Civic Events	40	113
External Plant Hire	1,203	1,519
Insurance	2,681	2,897
Investment Property Expenses	66	55
Minor Plant and Equipment	601	707
Printing, Freight and Postage	772	672
Rates and Taxes	291	346
Registrations	203	214
Searches	652	456
Security	2,273	2,452
Sponsorships, Contributions and Donations	7,324	8,238
Subscriptions	2,371	1,697
Training and Development	607	570
Waste Services	3,592	3,742
Other	112	159
<b>Subtotal - Other material, contracts and expenses</b>	<b>89,795</b>	<b>93,357</b>
<b>Total materials, contracts and other expenses</b>	<b>92,246</b>	<b>96,247</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 3. Expenses (continued)

\$ '000	2025	2024
<b>(c) Depreciation, amortisation and impairment</b>		
<b>(i) Depreciation and amortisation</b>		
Buildings	9,175	10,024
Infrastructure		
- Stormwater and Drainage	3,808	2,923
- Public Art	59	48
- Bridges	2,913	2,107
- Footpaths	8,956	7,911
- Kerb & Water Table	1,876	1,461
- Public Lighting	5,243	5,233
- Roads	8,609	7,248
- Ticket Machines	151	169
- Traffic Signals	2,783	2,846
- Urban Elements	3,436	3,591
Right-of-use assets	5,521	5,569
Plant and equipment	1,921	1,967
Furniture and fittings	1,846	1,686
Library books	345	347
Park Land Improvements	1,867	1,842
<b>Subtotal</b>	<b>58,509</b>	<b>54,972</b>
<b>(ii) Impairment</b>		
Office, Furniture and Equipment	—	36
Park Land Improvements	1,823	—
<b>Subtotal</b>	<b>1,823</b>	<b>36</b>
<b>Total depreciation, amortisation and impairment</b>	<b>60,332</b>	<b>55,008</b>
<b>(d) Finance costs</b>		
Interest on loans	121	190
Interest on leases	1,075	891
Less: capitalised and distributed costs	(121)	(190)
<b>Total finance costs</b>	<b>1,075</b>	<b>891</b>



## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 4. Asset disposal and fair value adjustments

\$ '000	2025	2024
<b>Infrastructure, property, plant and equipment</b>		
<b>(i) Assets renewed or directly replaced</b>		
Proceeds from disposal	603	495
Less: carrying amount of assets sold	(14,133)	(7,687)
<b>Gain (loss) on disposal</b>	<b>(13,530)</b>	<b>(7,192)</b>
<b>(ii) Assets surplus to requirements</b>		
Proceeds from disposal	3	27,100
Less: carrying amount of assets sold	(874)	(26,223)
<b>Gain (loss) on disposal</b>	<b>(871)</b>	<b>877</b>
<b>Right-of-Use Assets</b>		
Carrying amount of lease liability on disposal of right-of-use asset	10,866	—
Less: Carrying amount of right-of-use asset on disposal	(9,369)	—
<b>Gain (loss) on disposal</b>	<b>1,497</b>	<b>—</b>
<b>Fair value adjustments</b>		
Investment property - fair value increase / (decrease)	1,357	155
<b>Total fair value adjustments</b>	<b>1,357</b>	<b>155</b>
<b>Net gain (loss) on disposal or revaluation of assets</b>	<b>(11,547)</b>	<b>(6,160)</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 5. Current assets

\$ '000	2025	2024
<b>(a) Cash and cash equivalent assets</b>		
Cash on hand and at bank	1,823	1,635
Deposits at call	465	442
<b>Total cash and cash equivalent assets</b>	<b>2,288</b>	<b>2,077</b>
<b>(b) Trade and other receivables</b>		
Rates - general and other	10,972	8,872
Accrued revenues	2,202	3,137
Debtors - general	11,496	23,801
GST recoupment	2,745	207
Prepayments	3,677	3,437
Deferred Rent	15	41
Finance Lease Receivable	10	10
<b>Subtotal</b>	<b>31,117</b>	<b>39,505</b>
Less: provision for expected credit losses	(1,257)	(1,191)
<b>Total trade and other receivables</b>	<b>29,860</b>	<b>38,314</b>
<b>(c) Inventories</b>		
Stores and materials	548	602
Trading stock	152	147
Other	49	55
<b>Total inventories</b>	<b>749</b>	<b>804</b>
<b>(d) Other current assets</b>		
Other financial asset at cost	18,500	18,500
Prepayment for development contract	27,000	—
<b>Total other current assets</b>	<b>45,500</b>	<b>18,500</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 6. Non-current assets

\$ '000	Notes	2025	2024
<b>(a) Trade and other receivables</b>			
<b>Receivables</b>			
Finance Lease Receivable		452	462
<b>Total receivables</b>		<b>452</b>	<b>462</b>
<b>Other financial assets (investments)</b>			
Ergo Apartments - Shared Equity Loans at Fair Value through Surplus/(Deficit)		360	470
<b>Total other financial assets (investments)</b>		<b>360</b>	<b>470</b>
<b>Total financial assets</b>		<b>812</b>	<b>932</b>
<b>(b) Equity accounted investments in council businesses</b>			
The Brown Hill and Keswick Creeks Stormwater Board	17(a)i	5,065	4,066
<b>Total equity accounted investments in Council businesses</b>		<b>5,065</b>	<b>4,066</b>
<b>(c) Other non-current assets</b>			
Deferred rent		87	53
Prepayment for development contract		—	26,100
<b>Total other non-current assets</b>		<b>87</b>	<b>26,153</b>

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 7. Infrastructure, property, plant & equipment and investment property

#### Infrastructure, property, plant and equipment

S.260	Particulars	as at 30/06/24										as at 30/06/25									
		Actual position					Actual movements during the reporting period					Revaluation					Carrying amount				
		At 01/07/23	At 01/07/24	Accumulated Depreciation	Carrying amount	At 30/06/24	Asset Additions	Asset Disposals	Depreciation Expense	Impairment	Loss on disposal	Revaluation	Revaluation	Revaluation	Revaluation	Revaluation	At 30/06/25	At 01/07/24	Accumulated Depreciation	Carrying amount	At 30/06/25
	Capital in progress																				
	Land																				
	Land - other																				
	Community Land																				
	Land - Crown																				
	Buildings																				
	Buildings																				
	Park Land & Open Space Assets																				
	Buildings																				
	Infrastructure																				
	- Stormwater and Drainage																				
	- Bridges																				
	- Footpaths																				
	- Kerb & Water Table																				
	- Public Lighting																				
	- Roads																				
	- Ticket Machines																				
	- Traffic Signals																				
	- Urban Elements																				
	- Public Art																				
	Other																				
	Right-of-use assets																				
	Library books																				
	Equipment, Furniture and Fittings																				
	Plant and equipment																				
	Civic Collection																				
	<b>Total Infrastructure, property, plant and equipment</b>																				
	Comparatives																				

continued on next page ...

**Notes to and forming part of the Financial Statements**  
for the year ended 30 June 2025

**Note 7. Infrastructure, property, plant & equipment and investment property (continued)**

## Investment property

[illegible]

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 7. Infrastructure, property, plant & equipment and investment property (continued)

##### Valuation of infrastructure, property, plant & equipment and investment property

###### Valuation of assets

The fair value of assets and liabilities must be estimated in accordance with various Accounting Standards for either recognition and measurement requirements or for disclosure purposes.

AASB 13 *Fair Value Measurement* requires all assets and liabilities measured at fair value to be assigned to a "level" in the fair value hierarchy as follows:

Level 1: Unadjusted quoted prices in active markets for identical assets or liabilities that the entity can access at the measurement date.

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly.

Level 3: Inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Refer to Note 7(a) for the disclosure of the Fair Value Levels of Infrastructure, Property, Plant and Equipment Assets.

###### Information on valuations

Certain land, and the buildings and structures thereon, are shown above as being based on fair value hierarchy level 2 valuation inputs. They are based on prices for similar assets in an active market, with directly or indirectly observable adjustments for specific advantages or disadvantages attaching to the particular asset.

Valuations of Crown land, community land and land subject to other restrictions on use or disposal, shown above as being based on fair value hierarchy level 3 valuation inputs, are based on prices for similar assets in an active market, but include adjustments for specific advantages or disadvantages attaching to the particular asset that are not directly or indirectly observable in that market, or the number and / or amount of observable adjustments of which are so great that the valuation is more fairly described as being based on level 3 valuation inputs.

Where there is no known market for buildings, infrastructure and other assets. These assets are valued at current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience of this or similar Councils, or on industry construction guides where these are more appropriate.
- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by Council.

This method has significant inherent uncertainties, relying on estimates of quantities of materials and labour, residual values and useful lives, and the possibility of changes in prices for materials and labour, and the potential for development of more efficient construction techniques.

###### Other information

At 1 July 2004 upon the transition to AIFRS, Council elected pursuant to AASB 1.D5 to retain a previously established deemed cost under GAAP as its deemed cost. With subsequent addition at cost, this remains as the basis of recognition of non-material asset classes.

Upon revaluation, the current new replacement cost and accumulated depreciation are re-stated such that the difference represents the fair value of the asset determined in accordance with AASB 13 *Fair Value Measurement*. Accumulated depreciation is taken to be the difference between current new replacement cost and fair value. In the case of land, current replacement cost is taken to be the fair value.

###### Highest and best use

A majority of the land under Council's care and control has been declared as community land under the provisions of the *Local Government Act 1999*.



## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 7. Infrastructure, property, plant & equipment and investment property (continued)

Council's principal role as a provider of services to the community, promotes alignment with strategic outcomes as opposed to outright revenue generation. The highest and best use is taken to be the highest and best use available to Council, with a rebuttable presumption that the current use is the "highest and best use" incorporating such restrictions as mentioned above.

For buildings and other structures on and in the land, including infrastructure, "highest and best use" is determined in accordance with the land on and in which they are situated.

#### Transition to AASB 13 - Fair Value Measurement

The requirements of AASB 13 Fair Value Measurement have been applied to all valuations undertaken since 1 July 2013 as shown by the valuation dates by individual asset classes below.

#### Park Land & Open Space Assets

Park Land and Open Space assets were valued by Council officers at current replacement cost during the reporting period ended 30 June 2023.

#### Land

An independent valuation was conducted of Council's land assets, excluding Park Lands and Land under Roads, in FY2020/21 by Opteon Property Group Pty Ltd based on the fair value of the assets as at 1 July 2020. The market approach was adopted using level two inputs or level three where the land was of a specialised and restricted nature.

Council being of the opinion that it is not possible to attribute a value sufficiently reliably to qualify for recognition, land under roads has not been recognised in these reports. Land acquired for road purposes during the year is initially recognised at cost, but transferred to fair value at reporting date, effectively writing off the expenditure.

#### Buildings

Building assets were valued using the market or current replacement cost approach with the most recent valuation conducted during the reporting period ended 30 June 2021 by independent valuers. Acquisitions subsequent to the most recent valuation have been measured at cost.

#### Infrastructure

##### *Bridges*

Bridge assets are revalued periodically by independent valuers. The most recent valuation was completed during the period ended 30 June 2024 by GHD, using unit rates developed by Rider Levitt Bucknell. Bridge assets are valued at current replacement cost less depreciation. A desktop revaluation was conducted as at 30 June 2025 using the LGPI capital index as the basis for indexation.

##### *Footpaths*

Footpaths were valued by Council officers using the current replacement cost approach. The most recent valuation was conducted during the period ended 30 June 2022 and was based on unit rates to replace the associated footpath component. A desktop revaluation was conducted as at 30 June 2025 using the LGPI capital index as the basis for indexation.

##### *Kerb and Water Table*

Kerb and water table were valued by Council officers using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2024 and was based on unit rates to replace the associated kerb component, as provided by Rider Levitt Bucknell. A desktop revaluation was conducted as at 30 June 2025 using the LGPI capital index as the basis for indexation.

##### *Public Art*

Public art assets are revalued periodically by independent valuers. The most recent revaluation was completed as at 30 June 2022 by Kate Oster PGDip. Art Curatorship, BA of Theodore Bruce Auctions Pty Ltd. Public art assets are valued using the current replacement cost approach. All acquisitions made after the date of valuation are recorded at cost.

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 7. Infrastructure, property, plant & equipment and investment property (continued)

#### *Public Lighting and Electrical*

Public lighting and electrical assets were valued internally using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2025 and was conducted by Council officers and utilised condition audit data and unit rates to replace the associated components, as provided by Sproutt, Deadshort Electrical and Ronstan Tensile Architecture. Due to the long life nature the underground components, the condition audit data was calculated on an aged based approach.

#### *Roads*

Road assets were valued internally using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2024 and was based on the unit rates to replace the associated road component from CoA's asphalt contracts. A desktop revaluation was conducted as at 30 June 2025 using the LGPI capital index as the basis for indexation.

#### *Stormwater and Drainage*

Stormwater and drainage assets are periodically valued with the most recent revaluation conducted for the period ended 30 June 2024 using the current replacement cost approach. The revaluation was conducted by Council officers, utilising unit rates to replace similar components from Rider Levitt Bucknell. Due to the long life nature of water infrastructure assets the condition audit data was calculated on an aged based approach. A desktop revaluation was conducted as at 30 June 2025 using the LGPI capital index as the basis for indexation.

#### *Ticket Machines*

Ticket machines were valued internally using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2022 and was based on the unit rates to replace the associated ticket machine component. All acquisitions made after the date of valuation are recorded at cost.

#### *Traffic Signals*

Traffic Signal assets were valued internally using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2025 and was conducted by Council officers and utilised condition audit data and unit rates to replace the associated traffic signal component, as provided by Gridlock Electrical.

#### *Urban Elements*

Urban elements were valued internally using the current replacement cost approach. The most recent valuation was conducted for the period ended 30 June 2021 and was based on unit rates to replace the associated asset. All acquisitions made after the date of valuation are recorded at cost.

### **Plant & Equipment**

Plant and equipment is valued at historical cost less depreciation.

### **Equipment, Furniture & Fittings**

Equipment, furniture and fittings is valued at historical cost less depreciation.

### **Civic Collection**

The civic collection is recognised at historical cost.

### **Investment Property**

Investment properties were valued externally by a certified practising valuer. The basis of valuation is fair value being the amounts for which the properties could be exchanged between willing but not anxious parties in an arms length transaction, based on current prices in an active market for similar properties in the same location and subject to similar leases.

All investment properties are leased to tenants under long term operating leases with rentals payable monthly. Contractual obligations relating to the properties are disclosed in Note 15.

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 8. Liabilities

\$ '000	Notes	2025 Current	2025 Non Current	2024 Current	2024 Non Current
<b>(a) Trade and other payables</b>					
Goods and services		9,477	—	7,869	—
Payments received in advance		12,592	16,063	11,689	16,232
Accrued expenses - employee entitlements		3,545	—	2,703	—
Accrued expenses - other		6,415	—	6,865	—
Deposits, retentions and bonds		388	—	240	—
Other		499	—	721	—
<b>Total trade and other payables</b>		<b>32,916</b>	<b>16,063</b>	<b>30,087</b>	<b>16,232</b>

#### (b) Borrowings

Loans		—	23,820	—	—
Lease liabilities	15b	3,314	47,252	5,077	39,318
<b>Total Borrowings</b>		<b>3,314</b>	<b>71,072</b>	<b>5,077</b>	<b>39,318</b>

All interest bearing liabilities are secured over the future revenues of the Council

Borrowings as at 30 June 2025 are offset by the Future Fund Reserve of \$14,359,548 as disclosed under Note 9b.

#### (c) Provisions

Annual Leave Employee Entitlements		6,766	—	6,812	—
Long Service Leave Employee Entitlements		6,728	2,076	6,594	1,998
Rehabilitation Provision		—	—	4,950	—
Other		383	—	502	—
<b>Total provisions</b>		<b>13,877</b>	<b>2,076</b>	<b>18,858</b>	<b>1,998</b>

# Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

## Note 9. Reserves

	as at 30/06/24				as at 30/06/25
\$ '000	Opening Balance	Increments (Decrements)	Transfers	Impairments	Closing Balance
<b>(a) Asset revaluation reserve</b>					
Land - other	170,564	—	—	—	170,564
Buildings	204,736	—	—	(6,065)	198,671
Infrastructure					
- Stormwater and Drainage	119,819	15,313	—	(835)	134,297
- Public Art	4,165	2	(785)	—	3,382
- Bridges	78,236	1,799	—	—	80,035
- Footpaths	252,303	11,521	—	(2,707)	261,117
- Kerb & Water Table	74,204	1,506	—	(95)	75,615
- Public Lighting	7,527	68,519	—	(118)	75,928
- Roads	218,255	6,631	—	(258)	224,628
- Ticket Machines	1,629	—	—	—	1,629
- Traffic Signals	8,970	18,814	—	—	27,784
- Urban Elements	30,538	—	(41)	(1,346)	29,151
Park Land Improvements	—	—	826	—	826
Other assets	1,003	—	—	—	1,003
JV's / associates - other comprehensive income	46	—	—	—	46
<b>Total asset revaluation reserve</b>	<b>1,171,995</b>	<b>124,105</b>	<b>—</b>	<b>(11,424)</b>	<b>1,284,676</b>
Comparatives	1,018,225	158,719	—	(4,950)	1,171,994

	as at 30/06/24				as at 30/06/25
\$ '000	Opening Balance	Tfrs to Reserve	Tfrs from Reserve	Other Movements	Closing Balance
<b>(b) Other reserves</b>					
Other reserves <sup>(i)</sup>	36,630	—	(22,270)	—	14,360
<b>Total other reserves</b>	<b>36,630</b>	<b>—</b>	<b>(22,270)</b>	<b>—</b>	<b>14,360</b>
Comparatives	28,171	27,100	(18,641)	—	36,630

(i) Future Fund Reserve

## Purposes of reserves

### Asset revaluation reserves

The asset revaluation reserve is used to record increments and decrements arising from changes in fair value of non current assets (less any subsequent impairment losses, where applicable).

### Future Fund Reserve

A Future Fund Reserve was established to enable Council to fund the purchase of future income generating assets from the sale proceeds of assets identified through the City of Adelaide Property Strategy.

# City of Adelaide

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 10. Reconciliation to Statement of Cash Flows

\$ '000	Notes	2025	2024
<b>(a) Reconciliation of cash</b>			
Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:			
Total cash and equivalent assets	5a	2,288	2,077
<b>Balances per Statement of Cash Flows</b>		<b>2,288</b>	<b>2,077</b>
<b>(b) Reconciliation of Operating Result</b>			
<b>Net surplus/(deficit)</b>		<b>3,893</b>	<b>8,301</b>
<b>Non-cash items in income statements</b>			
Depreciation, amortisation and impairment		60,332	55,008
Fair value adjustments		(1,357)	(155)
Equity Movements in Equity Accounted Investments (Increase) / Decrease		(13)	(3)
Premiums and discounts recognised and unwound		—	(584)
Non-cash asset acquisitions		(1,262)	(464)
Grants for capital acquisitions treated as investing activity		(4,703)	(5,521)
Net (gain)/loss on disposals		12,904	6,315
Interest on Financing Activity		1,075	891
		<b>70,869</b>	<b>63,788</b>
<b>Add (less): changes in net current assets</b>			
Net (Increase) / Decrease in Receivables		7,378	(16,529)
Change in allowances for under-recovery of receivables		66	917
Net (Increase) / Decrease in Inventories		55	(63)
Net (Increase) / Decrease in Other Assets		(924)	(603)
Net Increase / (Decrease) in Trade & Other Payables		2,257	10,083
Net Increase / (Decrease) in Unpaid Employee Benefits		(46)	266
Net Increase / (Decrease) in Other Provisions		(4,857)	4,977
<b>Net cash provided by (or used in) operations</b>		<b>74,798</b>	<b>62,836</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 10. Reconciliation to Statement of Cash Flows (continued)

\$ '000	2025	2024
<b>(c) Reconciliation of Liabilities Arising from Financing Activities</b>		
<b>Borrowings and Lease Liabilities</b>		
Opening Balance	44,395	56,276
Net Proceeds from/(Repayments of) Borrowings	23,820	(7,519)
Non-Cash Lease Additions	22,466	1,083
Non-Cash Lease Terminations	(10,883)	—
Non-Cash Accretion of interest	1,075	891
Lease Payments	(6,487)	(6,336)
<b>Closing Balance</b>	<b>74,386</b>	<b>44,395</b>
<b>Non-cash financing (other)</b>		
<b>Bonds &amp; Deposits</b>		
Opening Balance	240	363
Bond / Deposit Proceeds Received/(Repayments Made) During the Year	148	(123)
<b>Total Liabilities from Financing Activities</b>	<b>74,774</b>	<b>44,635</b>

#### (d) Financing arrangements

**Unrestricted access was available at reporting date to the following lines of credit:**

Bank overdrafts	1,000	1,000
Corporate credit cards	600	600
LGFA cash advance debenture facility	70,000	70,000

The bank overdraft facilities may be drawn at any time and may be terminated by the bank without notice.

Council has the following cash advance debenture facilities with the LGFA:  
\$70,000,000 expiring 15/06/2033

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 11. Financial instruments

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#### Recognised financial instruments

##### Receivables - rates and associated charges (including legals and penalties for late payment)

###### Accounting Policy:

Carried at nominal values less any allowance for doubtful debts. An allowance for doubtful debts is recognised (and re-assessed annually) when collection in full is no longer probable.

###### Terms & Conditions:

Secured over the subject land, arrears attract interest of 9.15% (2024: 9.05%). Council is not materially exposed to any individual debtor. Credit risk exposure is concentrated within the Council's boundaries in the State.

###### Carrying Amount:

Approximates fair value (after deduction of any allowance).

##### Receivables - fees and other charges

###### Accounting Policy:

Carried at nominal values less any allowance for expected credit losses. Allowance for expected credit losses are assessed annually using simplified model permissible in accordance with AASB 9.

###### Terms & Conditions:

Unsecured, and do not bear interest. Council is not materially exposed to any individual debtor. Credit risk exposure is concentrated within the Council's boundaries.

###### Carrying Amount:

Approximates fair value (after deduction of any allowance).

##### Receivables - other levels of government

###### Accounting Policy:

Carried at nominal value.

###### Terms & Conditions:

Amounts due have been calculated in accordance with the terms and conditions of the respective programs following advice of approvals, and do not bear interest. All amounts are due by Departments and Agencies of State and Federal Governments.

###### Carrying Amount:

Approximates fair value.

##### Receivables - Other Financial Assets

###### Accounting Policy:

Financial assets are classified, at initial recognition, as subsequently measured at amortised cost.

###### Terms & Conditions:

Secured over the subject land. Council is not materially exposed to any individual debtor. Credit risk exposure is concentrated within the Council's boundaries in the State.

###### Carrying Amount:

At amortised cost.

##### Liabilities - creditors

###### Accounting policy:

Liabilities are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Council.



Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Note 11. Financial instruments (continued)

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**Terms and conditions:**

Liabilities are normally settled on 30 day terms.

**Carrying amount:**

Approximates fair value.

**Liabilities - interest bearing borrowings**

**Accounting Policy:**

Carried at amortised cost. Interest is charged as an expense as it accrues.

**Terms & Conditions:**

Secured over future revenues, current loans are on a floating facility where surplus funds are used to pay down loan balances.

**Carrying Amount:**

Approximates fair value.

**Liabilities - leases**

**Accounting Policy:**

Accounted for in accordance with AASB 16 as stated in Note 1.

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 11. Financial instruments (continued)

\$ '000	Due < 1 year	Due > 1 year and ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
<b>Financial assets and liabilities</b>					
<b>2025</b>					
<b>Financial assets</b>					
Cash and cash equivalents	2,288	–	–	2,288	2,288
Receivables	12,446	79	536	13,061	12,903
Other financial assets	18,500	–	360	18,860	18,860
<b>Total financial assets</b>	<b>33,234</b>	<b>79</b>	<b>896</b>	<b>34,209</b>	<b>34,051</b>
<b>Financial liabilities</b>					
Payables	20,266	–	–	20,266	20,324
Non-current borrowings	–	–	23,820	23,820	23,820
Lease liabilities	6,279	17,551	97,904	121,734	50,566
<b>Total financial liabilities</b>	<b>26,545</b>	<b>17,551</b>	<b>121,724</b>	<b>165,820</b>	<b>94,710</b>
<b>Total financial assets and liabilities</b>	<b>59,779</b>	<b>17,630</b>	<b>122,620</b>	<b>200,029</b>	<b>128,761</b>
<b>2024</b>					
<b>Financial assets</b>					
Cash and cash equivalents	2,077	–	–	2,077	2,077
Receivables	24,067	79	555	24,701	26,219
Other financial assets	18,500	–	470	18,970	18,970
<b>Total financial assets</b>	<b>44,644</b>	<b>79</b>	<b>1,025</b>	<b>45,748</b>	<b>47,266</b>
<b>Financial liabilities</b>					
Payables	16,295	–	–	16,295	16,295
Non-current borrowings	–	–	–	–	–
Lease liabilities	5,828	23,560	18,685	48,073	44,395
<b>Total financial liabilities</b>	<b>22,123</b>	<b>23,560</b>	<b>18,685</b>	<b>64,368</b>	<b>60,690</b>
<b>Total financial assets and liabilities</b>	<b>66,767</b>	<b>23,639</b>	<b>19,710</b>	<b>110,116</b>	<b>107,956</b>

The following interest rates were applicable to Council's borrowings at balance date:

\$ '000	2025		2024	
	Weighted Avg Interest Rate	Carrying Value	Weighted Avg Interest Rate	Carrying Value
Other variable rates	5.26%	23,820	5.48%	–
Fixed interest rates	0.00%	–	0.00%	(526)
		<b>23,820</b>		<b>(526)</b>

#### Net fair value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Council.

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 11. Financial instruments (continued)

##### Risk exposures

**Credit Risk** represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Council is the carrying amount, net of any impairment. All Council investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 5 & 6 in relation to individual classes of receivables, exposure is concentrated within the Council's boundaries, and there is no material exposure to any individual debtor.

**Market Risk** is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of Council's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor currency risk apply.

**Liquidity Risk** is the risk that Council will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. Council also has available a range of bank overdraft and standby borrowing facilities that it can access.

**Interest Rate Risk** is the risk that future cash flows will fluctuate because of changes in market interest rates. Council has a balance of variable interest rate borrowings and fixed cash investments. Cash flow fluctuations are managed holistically in seeking to minimise interest costs over the longer term in a risk averse manner.

#### Note 12. Capital expenditure and investment property commitments

\$ '000	2025	2024
<b>Capital commitments</b>		
<b>Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:</b>		
Buildings	6,237	27,019
Drainage & Waterways	3,195	186
IT Corporate System	80	419
Lighting & Electrical	941	1,423
Park Lands & Squares	712	8,410
Plant & Equipment	473	829
Streetscapes	4,971	4,085
Transportation	5,919	7,511
Urban Elements	454	360
	<b>22,982</b>	<b>50,242</b>
<b>These expenditures are payable:</b>		
Not later than one year	22,982	36,430
Later than one year and not later than 5 years	—	13,812
	<b>22,982</b>	<b>50,242</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 13. Financial indicators

\$ '000	Amounts 2025	Indicator 2025	Indicators 2024	Indicators 2023
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*These Financial Indicators have been calculated in accordance with Information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.*

##### 1. Operating Surplus Ratio

Operating surplus	9,475	3.9%	3.6%	0.8%
Total operating income	243,190			

*This ratio expresses the operating surplus as a percentage of total operating revenue.*

##### 2. Net Financial Liabilities Ratio

Net financial liabilities	106,358	44%	29%	33%
Total operating income	243,190			

*Net Financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue.*

##### Adjustments to Ratios

*In recent years the Federal Government has made advance payments prior to 30th June from future year allocations of financial assistance grants. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.*

##### Adjusted Operating Surplus Ratio

Operating surplus	8,901	3.7%	3.6%	0.6%
Total operating income	242,616			

##### Adjusted Net Financial Liabilities Ratio

Net financial liabilities	106,932	44%	29%	33%
Total operating income	242,616			

##### 3. Asset Renewal Funding Ratio

Asset renewals	51,655			
Infrastructure and Asset Management Plan required expenditure	60,564	85%	94%	73%

*Asset renewals expenditure is defined as capital expenditure on the renewal and replacement of existing assets relative to the optimal level planned, and excludes new capital expenditure on the acquisition of additional assets.*

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 13. Financial indicators (continued)

\$ '000	Amounts	Indicator	Indicators	
	2025	2025	2024	2023
<b>Adjusted Asset Renewal Funding Ratio</b>				
Asset renewals	<b>53,394</b>			
Infrastructure and Asset Management Plan required expenditure	<b>55,920</b>	<b>95%</b>	<b>97%</b>	<b>72%</b>

The Asset Renewal Funding Ratio calculated in accordance with Information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia does not take into account the proportion of works completed but not yet paid, nor any contingency contained within the Infrastructure and Asset Management Plan required expenditure. A contingency element was introduced into the 2024 revised Asset Management Plans from 2024/25 financial year. This adjusted ratio includes the cost of works completed but not yet paid and adjusts for performance against contingency. This corrects the resulting distortion for each year and provides a more accurate basis for comparison.

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 14. Uniform presentation of finances

\$ '000	2025	2024
The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.		
All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.		
The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.		
<b>Income</b>		
Rates	144,084	135,538
Statutory charges	17,193	15,598
User charges	71,385	74,435
Grants, subsidies and contributions - operating	6,820	8,638
Investment income	1,048	1,265
Reimbursements	1,659	1,639
Other income	988	1,292
Net gain - equity accounted council businesses	13	3
<b>Total Income</b>	<b>243,190</b>	<b>238,408</b>
<b>Expenses</b>		
Employee costs	(80,062)	(77,786)
Materials, contracts and other expenses	(92,246)	(96,247)
Depreciation, amortisation and impairment	(60,332)	(55,008)
Finance costs	(1,075)	(891)
<b>Total Expenses</b>	<b>(233,715)</b>	<b>(229,932)</b>
<b>Operating surplus / (deficit)</b>	<b>9,475</b>	<b>8,476</b>
<b>Adjusted Operating surplus / (deficit)</b>	<b>9,475</b>	<b>8,476</b>
<b>Net outlays on existing assets</b>		
Capital expenditure on renewal and replacement of existing assets	(51,655)	(52,667)
Finance lease payments for right of use assets on existing assets	(5,412)	(5,444)
Add back depreciation, amortisation and impairment	60,332	55,008
Add back proceeds from sale of replaced assets	603	495
	<b>3,868</b>	<b>(2,608)</b>
<b>Net outlays on new and upgraded assets</b>		
Capital expenditure on new and upgraded assets (including investment property and real estate developments)	(47,059)	(37,844)
Add back amounts received specifically for new and upgraded assets	6,360	4,951
Add back proceeds from sale of surplus assets (including investment property, real estate developments and non-current assets held for resale)	3	27,100
	<b>(40,696)</b>	<b>(5,793)</b>
<b>Annual net impact to financing activities (surplus/(deficit))</b>	<b>(27,353)</b>	<b>75</b>

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 15. Leases

##### (i) Council as a lessee

##### Terms and conditions of leases

##### Buildings

Lease obligations for buildings are related to the provision of services by Council including car parks, libraries and community centres. Leases are of varying duration, terms and conditions. No lease imposes any additional restrictions on Council in relation to additional debt or further leasing.

Set out below are the carrying amounts of right-of-use assets recognised within Infrastructure, Property, Plant and Equipment and the movements during the period:

##### (a) Right of use assets

\$ '000	Buildings	Total
<b>2025</b>		
Opening balance	41,649	41,649
Additions to right-of-use assets	75	75
Adjustments to right-of-use assets due to re-measurement of lease liability	22,374	22,374
Adjustment to right-of-use asset due to early termination of lease	(9,369)	(9,369)
Depreciation charge	(5,521)	(5,521)
<b>Balance at 30 June</b>	<b>49,208</b>	<b>49,208</b>
<b>2024</b>		
Opening balance	46,137	46,137
Additions to right-of-use assets	—	—
Adjustments to right-of-use assets due to re-measurement of lease liability	1,081	1,081
Adjustment to right-of-use asset due to early termination of lease	—	—
Depreciation charge	(5,569)	(5,569)
<b>Balance at 30 June</b>	<b>41,649</b>	<b>41,649</b>

##### (b) Lease liabilities

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

\$ '000	2025	2024
Balance at 1 July	44,395	48,757
Additions	75	146
Adjustment to lease liabilities due to lease modifications	22,374	937
Adjustment to lease liabilities due to early termination	(10,866)	—
Accretion of interest	1,075	891
Payments	(6,487)	(6,336)
<b>Balance at 30 June</b>	<b>50,566</b>	<b>44,395</b>
<b>Classified as:</b>		
Current	3,314	5,077
Non-current	47,252	39,318

The maturity analysis of lease liabilities is included in Note 11.  
The Council had total cash outflows for leases of \$6.487m



## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 15. Leases (continued)

\$ '000	2025	2024
The following are the amounts recognised in profit or loss:		
Depreciation expense of right-of-use assets	5,521	5,569
Interest expense on lease liabilities	1,075	891
Expense relating to short term leases	333	170
Expense relating to leases of low-value assets	62	16
Variable lease payments	777	746
Other	71	101
<b>Total amount recognised in profit or loss</b>	<b>7,839</b>	<b>7,493</b>

#### (ii) Council as a lessor

Council owns various buildings, plant and other facilities that are available for hire or lease (on a non-cancellable basis wherever practicable) in accordance with the published revenue policy. Rentals received from such leases are disclosed as property lease income in Note 2.

Rentals received, and outgoings reimbursed, in relation to Investment Property are also disclosed in Note 2. These lease agreements, all of which are classified as operating leases, are made on a non-cancellable basis wherever practicable.

Council has one leasing arrangement it deems to be a finance lease as disclosed under Notes 5 and 6.

\$ '000	2025	2024
<b>Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:</b>		
Not later than one year	7,782	7,354
Later than one year and not later than 5 years	18,522	13,006
Later than 5 years	27,021	21,834
	<b>53,325</b>	<b>42,194</b>

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 16. Superannuation

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The Council makes employer superannuation contributions in respect of its employees to Hostplus (formerly Local Government Superannuation Scheme and Statewide Super). There are two types of membership, each of which is funded differently. Permanent and contract employees of the South Australian Local Government sector with Salarylink benefits prior to 24 November 2009 have the option to contribute to the Accumulation section and/or Salarylink. All other employees (including casuals) have all contributions allocated to the Accumulation section.

#### **Accumulation only members**

Accumulation only members receive both employer and employee contributions on a progressive basis. Employer contributions are based on a fixed percentage of ordinary time earnings in accordance with superannuation guarantee legislation (11.50% in 2024/25; 11.00% in 2023/24). No further liability accrues to the Council as the superannuation benefits accruing to employees are represented by their share of the net assets of the Fund.

#### **Salarylink (Defined Benefit Fund) members**

Salarylink is a defined benefit scheme where the benefit payable is based on a formula determined by the member's contribution rate, number of years and level of contribution and final average salary. Council makes employer contributions to Salarylink as determined by the Fund's Trustee based on advice from the appointed Actuary. The rate is currently 6.3% (6.3% in 2023/24) of "superannuation" salary.

In addition, Council makes a separate contribution of 3% of ordinary time earnings for Salarylink members to their Accumulation account. Employees also make member contributions to the Salarylink section of the Fund. As such, assets accumulate in the Salarylink section of the Fund to meet the member's benefits, as defined in the Trust Deed, as they accrue.

The Salarylink section is a multi-employer sponsored plan. As the Salarylink section's assets and liabilities are pooled and are not allocated by each employer, and employees may transfer to another employer within the local government sector and retain membership of the Fund, the Actuary is unable to allocate benefit liabilities, assets and costs between employers. As provided by AASB 119.34(a), Council does not use defined benefit accounting for these contributions.

The most recent actuarial investigation was conducted by the Fund's actuary, Louise Campbell, FIAA, of Willis Towers Watson as at 30 June 2023. The Trustee has determined that the current funding arrangements are adequate for the expected Salarylink liabilities. However, future financial and economic circumstances may require changes to Council's contribution rates at some future time.

#### **Contributions to other superannuation schemes**

Council also makes contributions to other superannuation schemes selected by employees under the "choice of fund" legislation. All such schemes are of the accumulation type, where the superannuation benefits accruing to the employee are represented by their share of the net assets of the scheme, and no further liability attaches to the Council.

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 17(a). Interests in other entities

All joint ventures and associates are required to prepare Annual Financial Statements that comply with the SA Local Government Model Financial Statements.

\$ '000	Council's Share of Net Income		Council's Share of Net Assets	
	2025	2024	2025	2024
<b>Council's share of net income</b>				
Joint ventures	13	3	5,065	4,066
<b>Total Council's share of net income</b>	<b>13</b>	<b>3</b>	<b>5,065</b>	<b>4,066</b>

#### (i) Joint ventures, associates and joint operations

##### (a) Carrying amounts

\$ '000	Principal Activity	2025	2024
The Brown Hill and Keswick Creeks Stormwater Board	Implementation & oversight of stormwater infrastructure	5,065	4,066
<b>Total carrying amounts - joint ventures and associates</b>		<b>5,065</b>	<b>4,066</b>

##### **The Brown Hill and Keswick Creeks Stormwater Board**

The Brown Hill and Keswick Creeks Stormwater Board was established by five constituent councils on the 27 February 2018. It comprises the Cities of Adelaide, Burnside, Unley, Mitcham and West Torrens. The purpose of the Board is to oversee the construction of stormwater infrastructure and to implement the Brown Hill and Keswick Creeks Stormwater Board Stormwater Management Plan.

##### (b) Relevant interests

	Interest in Operating Result		Ownership Share of Equity		Proportion of Voting Power	
	2025	2024	2025	2024	2025	2024
The Brown Hill and Keswick Creeks Stormwater Board	8.00%	8.00%	8.00%	8.00%	20.00%	20.00%

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 17(a). Interests in other entities (continued)

##### (c) Movement in investment in joint venture or associate

\$ '000	The Brown Hill and Keswick Creeks Stormwater Board	
	2025	2024
Opening Balance	4,066	1,618
Share in Operating Result	13	3
Share in Other Comprehensive Income	666	2,079
New Capital Contributions	320	320
Asset Revaluation Reserve Adjustment	—	46
<b>Council's equity share in the joint venture or associate</b>	<b>5,065</b>	<b>4,066</b>

#### Note 17(b). Controlled entities

##### Subsidiaries

Council's consolidated financial statements incorporate the assets, liabilities and results of the following subsidiaries in accordance with AASB 10 and the accounting policy described in Note 1(2).

Name of Operation/Entity	Principal Activity and Place of Business
<b>Adelaide Central Market Authority (ACMA)</b>	Adelaide Central Market Authority was enacted on 3 May 2012 as a subsidiary of Council with its primary role being to oversee the management and operation of Adelaide Central Market in accordance with the Adelaide Central Market Authority Charter, the Market Charter and Council's Strategic Plan.

Interests in Subsidiary	Ownership 2025	Ownership 2024	Voting Rights 2025	Voting Rights 2024
Council's Interest in Subsidiary	100%	100%	100%	100%

##### The nature of risks associated with Council's interests in the Subsidiary

As per the ACMA Charter, City of Adelaide provides financial support by way of a loan until there are sufficient reserves for the Market to be self sustainable.

##### Other disclosures

Council has a lease agreement with ACMA for the Central Market Complex from 8 July 2021 for a period on 20 years. The lease contains payment terms of \$1 per annum and is deemed a "Peppercorn" lease.

ACMA contracts staff from Council with the cost totalling \$1,443,661 for the year (2023-24: \$1,199,753).

Council, as the parent entity, has provided an equity contribution of \$167,929 (2024: Nil) to continue to support ACMA on a going concern basis. A distribution will be made from ACMA to City of Adelaide once sufficient reserves are generated.

## City of Adelaide

### Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

#### Note 17(b). Controlled entities (continued)

Name of Operation/Entity	Principal Activity and Place of Business
<b>Adelaide Park Lands Authority (APLA)</b>	Adelaide Park Lands Authority was enacted on 14 December 2006 as a subsidiary of Council with its primary role being the provision of policy and advice to Council and the State Government in regard to the management of the Park Lands.

Interests in Subsidiary	Ownership 2025	Ownership 2024	Voting Rights 2025	Voting Rights 2024
Council's Interest in Subsidiary	100%	100%	100%	100%

#### The nature and extent of significant restrictions relating to the Subsidiary

Council funds the operations of APLA through the provision of an annual grant which for 2024-25 totalled \$306,399 (2023-24: \$234,088).

#### Other disclosures

APLA contracts staff from Council with the cost totalling \$153,855 for the year (2023-24: \$134,361).

Name of Operation/Entity	Principal Activity and Place of Business
<b>Adelaide Economic Development Agency (AEDA)</b>	The Adelaide Economic Development Agency was enacted on 14 January 2021 as a subsidiary of Council with its primary role being to accelerate economic growth in the city, growing the visitor economy, supporting residential growth, and marketing the city as a whole including Rundle Mall

Interests in Subsidiary	Ownership 2025	Ownership 2024	Voting Rights 2025	Voting Rights 2024
Council's Interest in Subsidiary	100%	100%	100%	100%

#### Other disclosures

AEDA contracts staff from Council with the costs totalling \$4,182,801 (2023-24: \$3,792,993).

In the period an amount of \$8,412,973 (2023-24: \$8,890,960) was received by the Agency as contribution from the City of Adelaide.

## Notes to and forming part of the Financial Statements

for the year ended 30 June 2025

### Note 18. Contingencies & Assets / Liabilities Not Recognised in the Statement of Financial Position

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The following assets and liabilities do not qualify for recognition in the Statement of Financial Position, but knowledge is considered relevant to the users of the financial report in making and evaluating decisions about the allocation of scarce resources.

#### 1. Land under roads

As reported in the Financial Statements, Council is of the opinion that it is not possible to attribute a value sufficiently reliably for these assets to qualify for recognition, and accordingly land under roads has not been recognised in the reports. Land acquired for road purposes during the year is initially recognised at cost, but transferred to fair value at reporting date, effectively writing off the expenditure.

At reporting date, Council controlled 190 km of road reserves of an average width of 9.55 metres.

#### 2. Potential insurance losses

Council is a multi-purpose organisation providing a large range of building, parks infrastructure, playgrounds and other facilities accessible to the public. At any time, it is likely that claims will have been made against Council that remain unsettled.

Council insures against all known insurable risks using a range of insurance policies, each of which is subject to deductible "insurance excesses", the amount of which varies according to the class of insurance.

Council has recognised the potential losses arising from claims known at reporting date based on average historical net cost (including insurance excess) of similar types of claims. Other potential claims not reported to Council may have existed at reporting date.

#### 3. Legal expenses

Council is the planning consent authority for its area under the *Planning, Development and Infrastructure Act 2016*. Pursuant to that Act, certain persons aggrieved by a planning decision of the Council may appeal. It is normal practice that parties bear their own legal costs.

All known costs have been recognised, but the amount of further costs cannot be known until the appeals are determined.

Council has an ongoing matter in the Supreme Court of SA. The nature of the matter is such that it is unlikely that Council will be liable for any damages, but it may be liable to perform works in dispute. Council could also be subject to costs ordered against it.

Council is a party to an ongoing matter in the Supreme Court of SA for which a likely estimate of financial settlement is unable to be provided for at this stage. As a result, the financial statements have not recognised a provision for any future settlement costs.

#### 4. Other contingent liabilities

Council has committed to expenditure of \$1,340,965 as at 30 June 2025 through the Heritage Incentive Scheme (HIS). The payment of the scheme is contingent on the satisfaction that all the HIS grant requirements have been met. As a result, the financial statements have not recognised this liability.

Council is in negotiation with a property owner to execute a new long term lease agreement and relocate from its existing premises. There is a possible obligation regarding the make-good of the existing facility which will only be confirmed by the signing of the final agreement and negotiations with the existing property owner regarding make-good requirements. This had not occurred at the time the financial statements were approved and as such, no provision has been recognised as a reliable estimate cannot be determined.

## City of Adelaide

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 19. Events after the Reporting Date

Events that occur after the reporting date of 30 June 2025, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

Council has adopted the date of receipt of the Auditors' Report as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Council is unaware of any material or significant "non adjusting events" that should be disclosed.

#### Note 20. Related party transactions

##### Key management personnel

##### Transactions with key management personnel

The Key Management Personnel of the Council include the Lord Mayor, Councillors, Chief Executive Officer, Chief Operating Officer and Directors.

In all, 22 persons were paid the following total compensation:

\$ '000	2025	2024
<b>The compensation paid to key management personnel comprises:</b>		
Short-term employee benefits	2,025	2,289
Post-employment benefits	168	185
Long-term benefits	1	12
Termination benefits	—	248
<b>Total</b>	<b>2,194</b>	<b>2,734</b>

Compensation paid excludes reimbursement of expenses incurred on behalf of Council

Other than amounts paid as ratepayers or residents (e.g. rates, swimming pool entry fees, etc.), during the year the following transactions occurred with related parties of the City of Adelaide. These transactions were on normal commercial terms and conditions no more favourable than those available to other persons unless otherwise stated.

- Local Government Finance Authority (LGFA) for whom M. Sedgman, CEO, is Board Chair - Interest paid to LGFA of \$120,927
- LGFA for whom M. Sedgman, CEO, is Board Chair - Interest and special distributions received from LGFA of \$833,231
- J Giles, Councillor, received a grant payment to the value of \$2,357.35 under the Heritage Incentive Scheme.

#### Note 21. Capital City Development and Economic Development

Expenditure incurred in accordance with the Capital City Committee Capital City Development Program per Section 34(1)(b) of the *City of Adelaide Act 1998* totalled \$62.8m for 2024-25 (2023-24: \$49.4m). This represents 20.18% (2023-24: 16.61%) of total expenditure for the year ended 30 June 2025.

In accordance with the requirements of the *City of Adelaide Act 1998*, expenditure of \$19.1m (2023-24: \$19.1m) was incurred for works, services and activities that directly related to Council's economic development program. This represents 6.12% (2023-24 6.43%) of the total expenditure for the year ended 30 June 2025.



## INDEPENDENT AUDITOR'S REPORT TO THE PRINCIPAL MEMBER OF CITY OF ADELAIDE

### Report on the Audit of the Financial Report

#### Opinion

We have audited the financial report of City of Adelaide (the Company) and its subsidiaries (the Council), which comprises the consolidated statement of financial position as at 30 June 2025, the consolidated statement of comprehensive income, the consolidated statement of changes in equity and the consolidated statement of cash flows for the year then ended, and notes to the financial report, including a summary of material accounting policy information and the declaration by those charged with governance.

In our opinion the accompanying financial report of presents fairly, in all material respects, the financial position of the Council as at 30 June 2025, and its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards, the *Local Government Act 1999*, and the *Local Government (Financial Management) Regulations 2011*.

#### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's responsibilities for the audit of the Financial Report* section of our report. We are independent of the Council in accordance with the Local Government Act 1999 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Local Government Act 1999*, which has been given to the Council, would be in the same terms if given to the directors as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Other information

Those charged with governance are responsible for the other information. The other information obtained at the date of this auditor's report are the general purpose financial reports of City of Adelaide's regional subsidiaries including Adelaide Park Lands Authority, Adelaide Central Market Authority, Adelaide Economic Development Agency and the Annual Report of The Brown Hill Keswick Creeks Stormwater Board.

Our opinion on the financial report does not cover the other information and accordingly we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial report, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial report or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of the directors for the Financial Report

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Council's ability of the group to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management intends to liquidate the Council or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Council's financial reporting process.

#### Auditor's responsibilities for the audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: [http://www.auasb.gov.au/auditors\\_responsibilities/ar3.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar3.pdf)

This description forms part of our auditor's report.



BDO Audit Pty Ltd



Linh Dao  
Director

Adelaide, 24 September 2025

## INDEPENDENT ASSURANCE REPORT OF THE INTERNAL CONTROLS OF CITY OF ADELAIDE

### Opinion

We have undertaken a reasonable assurance engagement on the design and the operating effectiveness of controls established by City of Adelaide ('Council') in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities, throughout the period 1 July 2024 to 30 June 2025 relevant to ensuring such transaction have been conducted properly and in accordance with the law.

In our opinion, in all material respects:

- (a) The controls established by the Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities were suitably designed to ensure such transactions have been conducted properly and in accordance with law; and
- (b) The controls operated effectively as designed throughout the period from 1 July 2024 to 30 June 2025.

### Basis for opinion

We conducted our engagement in accordance with Standard on Assurance Engagements ASAE 3100 *Compliance Engagements on Controls* issued by the Auditing and Assurance Standards Board.

We believe that the evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### The Council's responsibilities for the Internal Controls

The Council is responsible for:

- a) The receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities;
- b) Identifying the control objectives
- c) Identifying the risks that threaten achievement of the control objectives
- d) Designing controls to mitigate those risks, so that those risks will not prevent achievement of the identified control objectives; and
- e) Operating effectively the controls as designed throughout the period.

### Our independence and quality management

We have complied with the independence and relevant ethical requirements relating to assurance engagements, and applied Auditing Standard ASQM 1 *Quality Management for Firms that Perform Audits or Reviews of Financial Reports and Other Financial Information, or Other Assurance or Related Services Engagements* in undertaking this assurance engagement.

#### Assurance practitioner's responsibilities

Our responsibility is to express an opinion, in all material respects, on the suitability of the design to achieve the control objectives and the operating effectiveness of controls established by Council in relation to financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities. ASAE 3100 requires that we plan and perform our procedures to obtain reasonable assurance about whether, in all material respects, with the controls are suitably designed to achieve the control objectives and the controls operated effectively throughout the period.

An assurance engagement to report on the design and operating effectiveness of controls involves performing procedures to obtain evidence about the suitability of the design of controls to achieve the control objectives and the operating effectiveness of controls throughout the period. The procedures selected depend on our judgement, including the assessment of the risks that controls are not suitably designed or the controls did not operate effectively. Our procedures included testing the operating effectiveness of those controls that we consider necessary to achieve the control objectives identified. An assurance engagement of this type also includes evaluating the suitability of the control objectives.

#### Limitations of controls

Because of the inherent limitations of an assurance engagement, together with the internal control structure it is possible that, even if the controls are suitably designed and operating effectively, the control objectives may not be achieved and so fraud, error, or non-compliance with compliance requirements may occur and not be detected.

An assurance engagement on operating effectiveness of controls is not designed to detect all instances of controls operating ineffectively as it is not performed continuously throughout the period and the tests performed are on a sample basis. Any projection of the outcome of the evaluation of controls to future periods is subject to the risk that the controls may become inadequate because of changes in conditions, or that the degree of compliance with them may deteriorate.



BDO Audit Pty Ltd



Linh Dao  
Director

Adelaide, 24 September 2025



**General Purpose Financial Statements**  
for the year ended 30 June 2025

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**Certification of Auditor Independence**

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Adelaide City Council for the year ended 30 June 2024, the Council's Auditor, BDO Audit Pty Ltd has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.

  
\_\_\_\_\_  
Michael Seagman  
Chief Executive Officer  
\_\_\_\_\_  
Nicolle Rantanen Reynolds  
Presiding Member, Audit and Risk Committee

Date: 24.09.2025

## CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the City of Adelaide for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of the APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under the Act.

This statement is prepared in accordance with the regulations of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



Linh Dao  
Director

BDO Audit Pty Ltd

Adelaide, 16 September 2025

# Adelaide Central Market Authority

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2025

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## Adelaide Central Market Authority

### General Purpose Financial Statements for the year ended 30 June 2025

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## Adelaide Central Market Authority

### General Purpose Financial Statements for the year ended 30 June 2025

### Certification of Financial Statements


**We have been authorised by the Adelaide Central Market Authority (the Authority) to certify the financial statements in their final form.**

**In our opinion:**

- the accompanying financial statements comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Authority's financial position at 30 June 2025 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Authority provide a reasonable assurance that the Authority's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Authority's accounting and other records.



Michael Sedgman  
CITY OF ADELAIDE  
CHIEF EXECUTIVE OFFICER



Theo Maras AM  
CHAIR  
ADELAIDE CENTRAL MARKET AUTHORITY

Date: 24.09.2025

## Adelaide Central Market Authority

### Statement of Comprehensive Income for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Income</b>			
User Charges	2a	5,468	5,361
Grants, Subsidies and Contributions	2d	50	-
Reimbursements	2b	8	-
Other Income	2c	144	125
<b>Total Income</b>		<b>5,670</b>	<b>5,486</b>
<b>Expenses</b>			
Materials, Contracts & Other Expenses	3a	5,969	5,358
Depreciation, Amortisation & Impairment	3b	39	39
Finance Costs	3c	1	1
<b>Total Expenses</b>		<b>6,009</b>	<b>5,398</b>
<b>Operating Surplus / (Deficit)</b>		<b>(339)</b>	<b>88</b>
<b>Net Surplus / (Deficit)</b>		<b>(339)</b>	<b>88</b>
<b>Total Comprehensive Income</b>		<b>(339)</b>	<b>88</b>

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies information.

# Adelaide Central Market Authority

## Statement of Financial Position as at 30 June 2025

\$ '000	Notes	2025	2024
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and Cash Equivalents	4a	-	-
Trade & Other Receivables	4b	319	464
Inventories	4c	50	24
Other Current Assets	4d	15	36
<b>Subtotal</b>		<b>384</b>	<b>524</b>
<b>Total Current Assets</b>		<b>384</b>	<b>524</b>
<b>Non-Current Assets</b>			
Infrastructure, Property, Plant & Equipment	6	81	36
Other Non-Current Assets	5a	87	43
<b>Total Non-Current Assets</b>		<b>168</b>	<b>79</b>
<b>TOTAL ASSETS</b>		<b>552</b>	<b>603</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	7a	475	398
Borrowings	7b	37	34
<b>Subtotal</b>		<b>512</b>	<b>432</b>
<b>Total Current Liabilities</b>		<b>512</b>	<b>432</b>
<b>Non-Current Liabilities</b>			
Borrowings	7b	40	-
<b>Total Non-Current Liabilities</b>		<b>40</b>	<b>-</b>
<b>TOTAL LIABILITIES</b>		<b>552</b>	<b>432</b>
<b>Net Assets</b>		<b>(0)</b>	<b>171</b>
<b>EQUITY</b>			
Accumulated Surplus		(963)	(624)
Other Reserves	8a	963	795
<b>Total Equity</b>		<b>(0)</b>	<b>171</b>

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies information.

## Adelaide Central Market Authority

### Statement of Changes in Equity for the year ended 30 June 2025

\$ '000	Notes	Accumulated Surplus	Other Reserves	Total Equity
<b>2025</b>				
<b>Balance at the end of previous reporting period</b>		(624)	795	<b>171</b>
<b>Restated Opening Balance</b>		<b>(624)</b>	<b>795</b>	<b>171</b>
<b>Net Surplus / (Deficit) for Year</b>		(339)		<b>(339)</b>
Other Comprehensive Income				
- Parent Contribution		-	168	<b>168</b>
<b>Other Comprehensive Income</b>	8a	-	168	<b>168</b>
<b>Total Comprehensive Income</b>		<b>(339)</b>	<b>168</b>	<b>(171)</b>
Transfers between Reserves		-		-
<b>Balance at the end of period</b>		<b>(963)</b>	<b>963</b>	<b>(0)</b>
<b>2024</b>				
<b>Balance at the end of previous reporting period</b>		(712)	795	<b>83</b>
<b>Net Surplus / (Deficit) for Year</b>		88	-	<b>88</b>
<b>Total Comprehensive Income</b>		<b>88</b>	<b>-</b>	<b>88</b>
Transfers between Reserves		-	-	-
<b>Balance at the end of period</b>		<b>(624)</b>	<b>795</b>	<b>171</b>

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies information.

## Adelaide Central Market Authority

### Statement of Cash Flows for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Cash Flows from Operating Activities</b>			
<u>Receipts</u>			
Operating Receipts		6,025	5,277
<u>Payments</u>			
Operating Payments to Suppliers and Employees		(5,983)	(5,233)
<b>Net Cash provided by (or used in) Operating Activities</b>	9b	<b>42</b>	<b>44</b>
<b>Cash Flows from Investing Activities</b>			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Nil			
<b>Net Cash provided by (or used in) Investing Activities</b>		<b>-</b>	<b>-</b>
<b>Cash Flows from Financing Activities</b>			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Repayment of Lease Liabilities		(42)	(44)
<b>Net Cash provided by (or used in) Financing Activities</b>		<b>(42)</b>	<b>(44)</b>
<b>Net Increase (Decrease) in Cash Held</b>		<b>-</b>	<b>-</b>
plus: <b>Cash &amp; Cash Equivalents at beginning of period</b>		<b>-</b>	<b>-</b>
<b>Cash &amp; Cash Equivalents at end of period</b>	9a	<b>-</b>	<b>-</b>

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies information.

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Contents of the Notes accompanying the Financial Statements

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# Adelaide Central Market Authority

## Notes to and forming part of the Financial Statements for the period ended 30 June 2025

### Note 1. Summary of Material Accounting Policies

---

The principal accounting policies adopted by the Adelaide Central Market Authority (the Authority) in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

#### 1 Basis of Preparation

##### 1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention (except as stated below) in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011*.

##### 1.2 Critical Accounting Estimates

The preparation of financial statements in conformity with Australian Accounting Standards requires the use of certain critical accounting estimates and requires management to exercise its judgement in applying the Authority's accounting policies.

The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements are specifically referred to in the relevant sections of these Notes.

##### 1.3 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

#### 2 The Local Government Reporting Entity

The Adelaide Central Market Authority is incorporated under the South Australian *Local Government Act*

1999 (SA) and has its principal place of business at 44-60 Gouger Street, Adelaide.

The Authority was enacted on 3 May 2012 as a subsidiary of the Corporation of the City of Adelaide with its primary role being to oversee the management and operation of the Adelaide Central Market.

#### 3 Income Recognition

The Authority recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which the Authority expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when the Authority enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable the Authority to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial asset has been received to enable the Authority to acquire or construct a recognisable non-financial asset that is to be controlled by the Authority. In this case, the Authority recognises the excess as a liability that is recognised over time in profit and loss when (or as) the Authority satisfies its obligations under the transfer.

#### 4 Cash, Cash Equivalents and other Financial Instruments

The Authority does not hold cash. All cash transactions are through the parent entity, the City of Adelaide.

Most receivables relate to stall holder leases and are secured in part by bank or director's guarantees.

# Adelaide Central Market Authority

## Notes to and forming part of the Financial Statements for the period ended 30 June 2025

### Note 1. Summary of Material Accounting Policies Information (continued)

#### 5 Inventories

Inventories held in respect of business undertakings have been valued at the lower of cost and net realisable value.

#### 6 Infrastructure, Property, Plant & Equipment

Effective from 1 July 2021, ACMA is responsible for operating the Market with the market assets and car park operation maintained by the City of Adelaide.

##### 6.1 Initial Recognition

All assets are initially recognised at cost.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees and engineering design fees and all other costs incurred.

The cost of non-current assets constructed by the Authority includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead.

##### 6.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by the Authority. Items of property, plant and equipment with a total value less than \$5,000 are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

##### 6.3 Depreciation of Non-Current Assets

Property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of the Authority, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below.

##### Other Assets

Right-of-Use Assets	3 years
---------------------	---------

#### 6.4 Impairment

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

For assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if the Authority were deprived thereof, the value in use is the depreciated replacement cost. In assessing impairment for these assets, a rebuttable assumption is made that the current replacement cost exceeds the original cost of acquisition.

#### 7 Payables

##### 7.1 Goods & Services

Creditors are amounts due to external parties for the supply of goods and services and are recognised as liabilities when the goods and services are received. Creditors are normally paid 30 days after the month of invoice. No interest is payable on these amounts.

##### 7.2 Payments Received in Advance & Deposits

Amounts received from external parties in advance of service delivery, and security deposits held against possible damage to the Authority assets, are recognised as liabilities until the service is delivered or damage reinstated, or the amount is refunded.

#### 8 Employee Benefits

The Authority does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

## Notes to and forming part of the Financial Statements for the period ended 30 June 2025

### Note 1. Summary of Material Accounting Policies Information (continued)

#### 9 Leases

The Authority assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

##### 9.1 The Authority as a lessee

The Authority recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### i.) Right-of-Use-Assets

The Authority recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and the estimate of costs to be incurred to restore the leased asset. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets.

##### ii.) Lease Liabilities

At the commencement date of the lease, the Authority recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Authority uses its incremental borrowing rate or the interest rate implicit in the lease.

##### iii.) Short-term leases and leases of low-value assets

The Authority applies the short-term lease recognition exemption to its short-term leases of machinery and equipment (ie, those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of office equipment that are low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

##### iv.) Leases with significantly below-market terms and conditions

The Authority commenced a new lease on 8 July 2021 for the Central Market Complex from the Corporation of the City of Adelaide for a period of 20 years. The Authority has elected to apply the exemption available under AASB16 as the lease contains payment terms of \$1 per annum and is treated as a "peppercorn" lease. The lease payments are recognised as an expense on a straight-line basis over the lease term.

##### 9.2 The Authority as a lessor

Leases in which the Authority does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight-line basis over the lease term and is included in revenue in the Statement of Comprehensive Income due to its operating nature. Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental income. Contingent rents are recognised as revenue in the period in which they are earned.

#### 10 GST Implications

In accordance with Interpretation 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

### Notes to and forming part of the Financial Statements for the period ended 30 June 2025

#### Note 1. Summary of Material Accounting Policies Information (continued)

---

##### 11 New and amended accounting standards and interpretations

In the current year, the Authority adopted all new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to the Authority's accounting policies.

##### Standards issued by the AASB not yet effective

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2025. These standards have not been adopted by the Authority and will be included in the financial statements on their effective date.

##### Effective for NFP annual reporting periods beginning on or after 1 January 2026

- AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments

##### Effective for NFP annual reporting periods beginning on or after 1 January 2028

- AASB 18 Presentation and Disclosure in Financial Statements

The Authority has assessed all the standards / interpretations issued which are not yet effective and have determined that there is no expected material impact on the reported financial position or performance.

##### 12 Comparative Figures

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

##### 13 Disclaimer

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 2. Income

\$ '000	2025	2024
<b>(a). User Charges</b>		
Hall & Equipment Hire	-	2
Property Lease	4,393	4,260
Property Recovery	1,075	1,099
<b>Total User Charges</b>	<b>5,468</b>	<b>5,361</b>
<b>(b). Reimbursements</b>		
Other	8	-
<b>Total Reimbursements</b>	<b>8</b>	<b>-</b>
<b>(c). Other Income</b>		
Merchandise Sales	72	51
Commission	72	74
<b>Total Other Income</b>	<b>144</b>	<b>125</b>
<b>(d). Grants, Subsidies, Contributions</b>		
Other Grants, Subsidies and Contributions	50	-
<b>Total Other Grants, Subsidies and Contributions</b>	<b>50</b>	<b>-</b>
<b>Total Grants, Subsidies, Contributions</b>	<b>50</b>	<b>-</b>
<b>(i) Sources of grants</b>		
State Government	50	-
<b>Total</b>	<b>50</b>	<b>-</b>

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses

\$ '000	Notes	2025	2024
<b>(a). Materials, Contracts and Other Expenses</b>			
<b>(i) Prescribed Expenses</b>			
Auditor's Remuneration		10	10
Bad and Doubtful Debts		18	10
Board Fees		142	122
<b>Subtotal - Prescribed Expenses</b>		<b>170</b>	<b>142</b>
<b>(ii) Other Materials, Contracts and Expenses</b>			
Contractors		1,508	1,235
Energy		731	608
Maintenance		527	425
Legal Expenses		52	17
Levies Paid to Government - including Landscape levy		29	28
Parts, Accessories & Consumables		69	57
Professional Services		457	289
Advertising and Promotion		192	200
Bank Charges and Cash Collection		16	11
Catering		4	2
Cleaning		870	1,011
Water		117	118
External Plant Hire		1	24
Insurance		96	112
Minor Plant and Equipment		9	5
Printing, Freight and Postage		75	66
Rates and Taxes		57	52
Security		559	553
Subscriptions		3	4
Training and Development		3	8
Waste Services		412	377
Other		12	14
<b>Subtotal - Other Material, Contracts &amp; Expenses</b>		<b>5,799</b>	<b>5,216</b>
<b>Total Materials, Contracts and Other Expenses</b>		<b>5,969</b>	<b>5,358</b>

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses (continued)

\$ '000	2025	2024
<b>(b). Depreciation, Amortisation and Impairment</b>		
<b>(i) Depreciation and Amortisation</b>		
Right-of-Use Assets	39	39
<b>Subtotal</b>	<b>39</b>	<b>39</b>
<b>Total Depreciation, Amortisation and Impairment</b>	<b>39</b>	<b>39</b>
<b>(c). Finance Costs</b>		
Interest on Leases	1	1
<b>Total Finance Costs</b>	<b>1</b>	<b>1</b>



## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 4. Current Assets

\$ '000	2025	2024
<b>(a). Cash &amp; Cash Equivalent Assets</b>		
Cash on Hand and at Bank	-	-
<b>Total Cash &amp; Cash Equivalent Assets</b>	<b>-</b>	<b>-</b>
<b>(b). Trade &amp; Other Receivables</b>		
Accrued Revenues	199	159
Debtors - General	53	57
GST Recoupment	18	21
Prepayments	10	1
Inter-Entity Debtor	66	236
<b>Subtotal</b>	<b>346</b>	<b>474</b>
Less: Allowance for Doubtful Debts	(27)	(10)
<b>Total Trade &amp; Other Receivables</b>	<b>319</b>	<b>464</b>
<b>(c). Inventories</b>		
Trading Stock	50	24
<b>Total Inventories</b>	<b>50</b>	<b>24</b>
<b>(d). Other Current Assets</b>		
Covid Rent Relief	-	31
Lease Incentives	15	5
<b>Total Other Current Assets</b>	<b>15</b>	<b>36</b>

In 2019-20 the Authority resolved to provide three month's rent relief to its tenants as a consequence of the COVID-19 pandemic. The rent concession has been recognised as a lease modification under AASB 16 Leases, and the revised consideration is recognised over the remaining lease term.

Lease incentives are offered at either the inception of a new lease, or through a continuation of a lease in lieu of a fit out contribution. The incentives are given by way of a rent-free period or rent discount and are amortised over the life of the lease.

The non-current portion of the Covid Rent Relief and Lease incentives are shown in Note 5. Non-Current Assets

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 5. Non-Current Assets

\$ '000	2025	2024
<b>(a). Other Non-Current Assets</b>		
<b>(i) Other</b>		
Covid Rent Relief	-	2
Lease Incentives	87	41
<b>Total Other</b>	<b>87</b>	<b>43</b>
<b>Total Other Non-Current Assets</b>	<b>87</b>	<b>43</b>

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

**Note 6. Infrastructure, Property, Plant & Equipment**

as at 30/6/2024				Asset movements during the reporting period							as at 30/6/2025		
	At Cost	Accumulated Dep'n	Carrying Value	Asset Additions	Renewals	WDV of Asset Disposals	Depreciation Expense (Note 3c)	Re- measurement & Transfers	At Fair Value	At Cost	Accumulated Dep'n	Carrying Value	
\$ '000													
Right-of-Use Assets	117	(81)	36	-	-	-	(39)	84	-	84	(3)	81	
Total Infrastructure, Property, Plant & Equipment	117	(81)	36	-	-	-	(39)	84	-	84	(3)	81	
Comparatives	117	(42)	75	-	-	-	(39)	-	-	117	(81)	36	

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 7. Liabilities

\$ '000	Notes	2025 Current	2025 Non Current	2024 Current	2024 Non Current
<b>(a). Trade and Other Payables</b>					
Payments Received in Advance		191	-	158	-
Accrued Expenses - Other		68	-	91	-
Trade Payables		216	-	149	-
<b>Total Trade and Other Payables</b>		<b>475</b>	<b>-</b>	<b>398</b>	<b>-</b>
<b>(b). Borrowings</b>					
Lease Liabilities	12	37	40	34	-
<b>Total Borrowings</b>		<b>37</b>	<b>40</b>	<b>34</b>	<b>-</b>

#### Note 8. Reserves

##### (a). Other Reserves

	30/06/2024	Parent Contribution	Transfer from Reserve	Other Movement	30/06/2025
City of Adelaide Contribution	795	168	-	-	963
<b>Total Other Reserves</b>	<b>795</b>	<b>168</b>	<b>-</b>	<b>-</b>	<b>963</b>
<b>Comparatives</b>	<b>795</b>			<b>-</b>	<b>795</b>

#### OTHER RESERVES

##### City of Adelaide Contribution

The contribution from the City of Adelaide supports the ongoing operations of the Authority to continue as a going concern.

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 9. Reconciliation to Statement of Cash Flows

\$ '000	Notes	2025	2024
<b>(a). Reconciliation of Cash</b>			
Cash Assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of changes of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:			
Total Cash & Equivalent Assets		-	-
<b>Balances per Statement of Cash Flows</b>		<b>-</b>	<b>-</b>
<b>(b). Reconciliation of Change in Net Assets to Cash from Operating Activities</b>			
Net Surplus/(Deficit)		(339)	88
Non-Cash Items in Income Statements			
Depreciation, Amortisation & Impairment		39	39
		(300)	127
<b>Add (Less): Changes in Net Current Assets</b>			
Net (Increase)/Decrease in Receivables		320	(198)
Change in Allowances for Under-Recovery of Receivables		17	10
Net (Increase)/Decrease in Inventories		(26)	7
Net (Increase)/Decrease in Other Current Assets		(23)	22
Net Increase/(Decrease) in Trade & Other Payables		54	76
<b>Net Cash provided by (or used in) operations</b>		<b>42</b>	<b>44</b>
<b>(c). Non-Cash Financing and Investing Activities</b>			
<b>Borrowings and Lease Liabilities</b>			
Opening Balance		34	77
Non-Cash Lease Additions		84	-
Non-Cash Accretion of Interest		1	1
Lease Payments		(42)	(44)
<b>Total Liabilities from Financing Activities</b>		<b>77</b>	<b>34</b>

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 10. Financial Instruments

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
<b>2025</b>					
<b><u>Financial Assets</u></b>					
Receivables	291	-	-	291	291
<b>Total Financial Assets</b>	<b>291</b>	<b>-</b>	<b>-</b>	<b>291</b>	<b>291</b>
<b><u>Financial Liabilities</u></b>					
Payables	284	-	-	284	284
Lease Liabilities	40	41	-	81	77
<b>Total Financial Liabilities</b>	<b>324</b>	<b>41</b>	<b>-</b>	<b>365</b>	<b>361</b>
<b>2024</b>					
<b><u>Financial Assets</u></b>					
Receivables	466	-	-	466	466
<b>Total Financial Assets</b>	<b>466</b>	<b>-</b>	<b>-</b>	<b>466</b>	<b>466</b>
<b><u>Financial Liabilities</u></b>					
Payables	240	-	-	240	240
Lease Liabilities	34	-	-	34	34
<b>Total Financial Liabilities</b>	<b>274</b>	<b>-</b>	<b>-</b>	<b>274</b>	<b>274</b>

#### Net Fair Value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Authority.

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 10. Financial Instruments (continued)

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\$ '000

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##### Risk Exposures

**Credit Risk** represents the loss that would be recognised if counterparties fail to perform as contracted. The maximum credit risk on financial assets of the Authority is the carrying amount, net of any impairment. All Authority investments are made with the SA Local Government Finance Authority and are guaranteed by the SA Government. Except as detailed in Notes 4 & 5 in relation to individual classes of receivables, exposure is concentrated within the Authority's boundaries, and there is no material exposure to any individual debtor.

**Market Risk** is the risk that fair values of financial assets will fluctuate as a result of changes in market prices. All of the Authority's financial assets are denominated in Australian dollars and are not traded on any market, and hence neither market risk nor **currency risk** apply.

**Liquidity Risk** is the risk that the Authority will encounter difficulty in meeting obligations with financial liabilities. In accordance with the model Treasury Management Policy (LGA Information Paper 15), liabilities have a range of maturity dates. The Authority also has available a range of bank overdraft and standby borrowing facilities that it can access.

**Interest Rate Risk** is the risk that future cash flows will fluctuate because of changes in market interest rates. Cash flow fluctuations are managed through the City of Adelaide.



## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 11. Uniform Presentation of Finances

\$ '000	2025	2024
<p>The following is a high level summary of both operating and capital investment activities of the Authority prepared on a modified Uniform Presentation Framework basis, adjusted for timing differences associated with prepaid Federal assistance Grants required to be recognised as revenue on receipt in accordance with Australian Accounting Standards.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	5,670	5,486
less Expenses	(6,009)	(5,398)
<b>Operating Surplus / (Deficit)</b>	<b>(339)</b>	<b>88</b>
<b>Net Outlays on Existing Assets</b>		
Capital Expenditure on Renewal and Replacement of Existing Assets	-	-
Finance Lease Payments for Right of Use Assets on Existing Assets	(42)	(44)
add back Depreciation, Amortisation and Impairment	39	39
<b>Subtotal</b>	<b>(3)</b>	<b>(5)</b>
<b>Net Outlays on New and Upgraded Assets</b>		
Nil		
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>(342)</b>	<b>83</b>

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 12. Leases

\$ '000

##### The Authority as a Lessee

##### Terms and conditions of leases

##### Land & Buildings

The Authority leased the Central Market Complex from the Corporation of the City of Adelaide under a lease which commenced on 8 July 2021 for a period of 20 years. The lease contains payment terms of \$1 per annum and is deemed a "Peppercorn" lease. The lease payments are recognised as an expense in Note 3.

##### Right of use Asset

ACMA has entered into an agreement with Willsmere Pty Ltd in order to occupy a cool room and online shopping retail space until 31 May 2027. The financial implications of this arrangement are disclosed in Right of Use Assets below.

Set out below are the carrying amounts of right-of-use assets recognised within Infrastructure, Property, Plant and Equipment and the movements during the period:

	Buildings \$'000	Total \$'000
<b>2025</b>		
Opening Balance	36	36
Adjustments to right-of-use assets due to re-measurement of lease liability	84	84
Depreciation charge	(39)	(39)
<b>Balance at 30 June 2025</b>	<b>81</b>	<b>81</b>
<b>2024</b>		
Opening Balance	75	75
Depreciation charge	(39)	(39)
<b>Balance at 30 June 2024</b>	<b>36</b>	<b>36</b>

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

\$ '000	2025	2024
<b>Balance at 1 July</b>	<b>34</b>	<b>77</b>
Additions	84	-
Accretion of interest	1	1
Payments	(42)	(44)
<b>Balance at 30 June</b>	<b>77</b>	<b>34</b>

## Adelaide Central Market Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 12. Leases (continued)

##### The Authority as a Lessee (continued)

\$ '000	2025	2024
<b>Classified as:</b>		
Current	37	34
Non Current	40	-

The maturity analysis of lease liabilities is included in Note 10.

The Authority had total cash outflows for leases of \$41,999 in 2024-25 (2024: \$43,860).

The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	39	39
Interest expense on lease liabilities	1	1
<b>Total amount recognised in profit or loss</b>	<b>40</b>	<b>40</b>

##### The Authority as a Lessor

##### Leases Providing Revenue to the Authority

\$ '000	2025	2024
<b>Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:</b>		
Not later than one year	4,014	4,075
Later than one year and not later than 5 years	8,285	6,417
Later than 5 years	103	15
	<b>12,402</b>	<b>10,507</b>

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Note 13. Events After the Statement of Financial Position Date

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Events that occur after the reporting date of 30 June 2025, up to and including the date when the financial statements are "authorised for issue" have been taken into account in preparing these statements.

The Authority has adopted the date of receipt of the Certification of Financial Statements as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

Accordingly, the "authorised for issue" date is 24/09/25.

The Authority is not aware of any "non adjusting events" that merit disclosure.

# Adelaide Central Market Authority

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

## Note 14. Related Party Transactions

\$ '000	2025	2024
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### Key Management Personnel

#### Transactions with Key Management Personnel

The Key Management Personnel of the Adelaide Central Market Authority include Board members and the General Manager. In all, 7 persons were paid the following total cumulative compensation which have been included within Board Fees and Contractors in note 3:

The compensation paid to Key Management Personnel comprises:

Short-Term Employee Benefits	316	320
Post-Employment Benefits	68	23
<b>Total</b>	<b>384</b>	<b>343</b>

Amounts paid as direct reimbursement of expenses incurred on behalf of the Adelaide Central Market Authority have not been included above.

### Other Related Party Transactions

ACMA contracts staff from Council with the on-charge totalling \$1,443,661 (2024: \$1,199,573) for the year.

Council, as the parent entity, has provided an equity contribution of \$167,929 (2024: nil) to continue to support ACMA on a going concern basis. A distribution will be made to the City of Adelaide once sufficient reserves are generated.

## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ADELAIDE CENTRAL MARKET AUTHORITY

### Report on the Audit of the Financial Statement

#### Opinion

We have audited the financial report of Adelaide Central Market Authority (the Entity), which comprises the statement of financial position as at 30 June 2025, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended and notes to the financial report, including material accounting policy information, and the declaration by those charged with governance.

In our opinion, the accompanying financial statement presents fairly, in all material respects, the financial position of the Entity as at 30 June 2025 and its financial performance and its cash flows for the year then ended in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

#### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statement* section of our report. We are independent of the Entity in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial statement in Australia, and we have fulfilled our other ethical responsibilities in accordance with that Code.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of management and those charged with governance for the Financial Statement

Management is responsible for the preparation and fair presentation of the financial statement in accordance with Australian Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of the financial statement that is free from material misstatement, whether due to fraud or error.

In preparing the financial statement, management is responsible for assessing the Entity's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless management either intends to liquidate the Entity or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Entity's financial reporting process.

#### Auditor's responsibilities for the audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial statement.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: [http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.



BDO Audit Pty Ltd



Linh Dao  
Director

Adelaide, 24 September 2025




## Adelaide Central Market Authority

### General Purpose Financial Statements for the year ended 30 June 2025

#### Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Adelaide Central Market Authority for the year ended 30 June 2025, the Council's Auditor, BDO Audit (SA) Pty Ltd has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.



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Michael Sedgman  
Chief Executive Officer  
**CITY OF ADELAIDE**



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Nicolle Rantanen Reynolds  
Presiding Member  
**CITY OF ADELAIDE AUDIT AND RISK COMMITTEE**



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Theo Maras AM  
Chair  
**ADELAIDE CENTRAL MARKET AUTHORITY**

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Date: 24.09.2025

## CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the Adelaide Central Market Authority for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



Linh Dao  
Director

BDO Audit Pty Ltd

Adelaide, 1 September 2025

# Adelaide Economic Development Agency

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2025

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# Adelaide Economic Development Agency

## General Purpose Financial Statements for the year ended 30 June 2025

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## Adelaide Economic Development Agency

### General Purpose Financial Statements for the year ended 30 June 2025

#### Certification of Financial Statements

**We have been authorised by the Agency to certify the financial statements in their final form.**

**In our opinion:**

- the accompanying financial statements comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Agency's financial position at 30 June 2025 and the results of its operations and cash flows for the reporting period,
- internal controls implemented by the Agency provide a reasonable assurance that the Agency's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Agency accounting and other records.



Steve Maras  
**CHAIR**  
**ADELAIDE ECONOMIC DEVELOPMENT AGENCY**



Michael Sedgman  
**CHIEF EXECUTIVE OFFICER**  
**CITY OF ADELAIDE**

Date: 24.09.2025

## Adelaide Economic Development Agency

### Statement of Comprehensive Income for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Income</b>			
Rates	2a	4,049	3,918
User Charges	2b	656	625
Reimbursements	2c	-	2
Other Income	2d	7	12
Grants, Subsidies and Contributions	2e	8,428	8,921
<b>Total Income</b>		<b>13,140</b>	<b>13,478</b>
<b>Expenses</b>			
Materials, Contracts & Other Expenses	3a	12,664	13,422
Depreciation, Amortisation & Impairment	3b	96	58
Finance Costs	3c	7	3
<b>Total Expenses</b>		<b>12,769</b>	<b>13,483</b>
<b>Operating Surplus / (Deficit)</b>		<b>371</b>	<b>(5)</b>
<b>Net Surplus / (Deficit) <sup>1</sup></b>		<b>371</b>	<b>(5)</b>
<b>Total Comprehensive Income</b>		<b>371</b>	<b>(5)</b>

<sup>1</sup> Transferred to Statement of Changes in Equity

## Adelaide Economic Development Agency

### Statement of Financial Position as at 30 June 2025

\$ '000	Notes	2025	2024
<b>ASSETS</b>			
<b>Current Assets</b>			
Trade & Other Receivables	4a	1,240	491
Inventories	4b	4	6
<b>Subtotal</b>		<b>1,244</b>	<b>497</b>
<b>Total Current Assets</b>		<b>1,244</b>	<b>497</b>
<b>Non-Current Assets</b>			
Infrastructure, Property, Plant & Equipment	5	163	184
<b>Total Non-Current Assets</b>		<b>163</b>	<b>184</b>
<b>TOTAL ASSETS</b>		<b>1,407</b>	<b>681</b>
<b>LIABILITIES</b>			
<b>Current Liabilities</b>			
Trade & Other Payables	6a	610	283
Borrowings	6b	73	43
<b>Total Current Liabilities</b>		<b>683</b>	<b>326</b>
<b>Non-Current Liabilities</b>			
Borrowings	6b	85	87
<b>Total Non-Current Liabilities</b>		<b>85</b>	<b>87</b>
<b>TOTAL LIABILITIES</b>		<b>768</b>	<b>413</b>
<b>Net Assets</b>		<b>639</b>	<b>268</b>
<b>EQUITY</b>			
Accumulated Surplus		639	268
<b>Total Equity</b>		<b>639</b>	<b>268</b>

## Adelaide Economic Development Agency

### Statement of Changes in Equity for the year ended 30 June 2025

\$ '000	Notes	Accumulated Surplus	Other Reserves	Total Equity
<b>2025</b>				
<b>Opening Balance</b>		268	-	268
<b>Net Surplus / (Deficit) for Year</b>		371	-	371
<b>Total Comprehensive Income</b>		371	-	371
<b>Balance at the end of period</b>		639	-	639
<b>2024</b>				
<b>Balance at the end of previous reporting period</b>		273		273
<b>Net Surplus / (Deficit) for Year</b>		(5)	-	(5)
<b>Total Comprehensive Income</b>		(5)	-	(5)
<b>Balance at the end of period</b>		268	-	268



## Adelaide Economic Development Agency

### Statement of Cash Flows for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Cash Flows from Operating Activities</b>			
<u>Receipts</u>			
Operating Receipts		12,396	13,744
<u>Payments</u>			
Payments for Materials, Contracts & Other Expenses		(12,340)	(13,727)
<b>Net Cash provided by (or used in) Operating Activities</b>	7a	<b>54</b>	<b>17</b>
<b>Cash Flows from Investing Activities</b>			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Expenditure on New/Upgraded Assets		-	-
<b>Net Cash provided by (or used in) Investing Activities</b>		<b>-</b>	<b>-</b>
<b>Cash Flows from Financing Activities</b>			
<u>Receipts</u>			
Nil			
<u>Payments</u>			
Repayment of Lease Liabilities		(54)	(17)
<b>Net Cash provided by (or used in) Financing Activities</b>		<b>(54)</b>	<b>(17)</b>
<b>Net Increase (Decrease) in Cash Held</b>		<b>-</b>	<b>-</b>
plus: <b>Cash &amp; Cash Equivalents at beginning of period</b>		<b>-</b>	<b>-</b>
<b>Cash &amp; Cash Equivalents at end of period</b>		<b>-</b>	<b>-</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Contents of the Notes accompanying the Financial Statements

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# Adelaide Economic Development Agency

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information

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The principal accounting policies adopted by Adelaide Economic Development Agency (the Agency) in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

#### 1 Basis of Preparation

##### 1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention (except as stated below) in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011*.

##### 1.2 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

#### 2 Income Recognition

The Agency recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

##### 2.1 Rates and utility charges

Rates and utility charges are recognised as revenue when the Agency obtains control over these receipts which is the beginning of the rating period to which they relate. Prepaid rates and utility charges are recognised as a financial liability until the beginning of the rating period. Discounts given and rebates are recognised in the same period as the rates and utility charges to which they relate.

##### 2.2 Fee & statutory charges

Revenue arising from fees and charges are recognised at a point in time when the performance obligation is completed, and the customer receives the benefits of the goods/ services being provided.

Licences and permits granted by the Agency are either short-term or low value. Revenue is recognised at the time the licence or permit is granted.

##### 2.3 Grant income

Where grant income arises from an agreement which is enforceable and contains sufficiently specific performance obligations when the revenue is recognised when control of each performance obligation is satisfied. Performance obligations vary in each agreement and payment terms vary depending on terms of the grant. Cash is received upfront for some grants and on the achievement of certain payment milestones for others.

#### 3 Cash, Cash Equivalents and other Financial Instruments

The Agency does not hold any cash assets. All cash assets are held by the parent entity, the City of Adelaide.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition.

#### 4 Infrastructure, Property, Plant & Equipment

##### 4.1 Initial Recognition

All assets are initially recognised at cost.

All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held "ready for use". Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition.

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information (continued)

#### 4.2 Materiality

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds materiality thresholds established by the Agency. Items of property, plant and equipment with a total value less than \$5,000 are treated as an expense in the year of acquisition. All other items of property, plant and equipment are capitalised.

#### 4.3 Depreciation of Non-Current Assets

Property, plant and equipment assets recognised are systematically depreciated over their useful lives on a straight-line basis which, in the opinion of the Agency, best reflects the consumption of the service potential embodied in those assets.

Depreciation methods, useful lives and residual values of classes of assets are reviewed annually.

Major depreciation periods for each class of asset are listed below.

Equipment, Furniture & Fittings	3 years
Right-of-Use Assets	3 years

#### 4.4 Impairment

Assets whose future economic benefits are not dependent on the ability to generate cash flows, and where the future economic benefits would be replaced if the Agency were deprived thereof, are not subject to impairment testing.

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount (which is the higher of the present value of future cash inflows or value in use).

#### 5 Payables

##### 5.1 Payments Received in Advance & Deposits

Amounts other than grants received from external parties in advance of service delivery are recognised

as liabilities until the service is delivered or damage reinstated, or the amount is refunded.

#### 6 Employee Benefits

The Agency does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

#### 7 Leases

The Agency assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period in exchange for consideration.

##### 7.1 The Agency as a lessee

The Agency recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

##### i.) Right-of-Use-Assets

The Agency recognises right-of-use assets at the commencement date of the lease. Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognised, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received and the estimate of costs to be incurred to restore the leased asset. Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful lives of the assets, as follows:

Buildings	3 years
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The right-of-use assets are also subject to impairment.

##### ii.) Lease Liabilities

At the commencement date of the lease, the Agency recognises lease liabilities measured at the present value of lease payments to be made over the lease term. In calculating the present value of lease payments, the Agency uses its incremental borrowing rate or the interest rate implicit in the lease.

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policy Information (continued)

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**iii) Short-term leases and leases of low-value assets**

The Agency applies the short-term lease recognition exemption to its short-term leases of plant and equipment (ie those leases that have a lease term of 12 months or less from the commencement date). It also applies the low-value assets recognition exemption to leases of plant and equipment that are low value. Lease payments on short-term leases and leases of low-value assets are recognised as expense on a straight-line basis over the lease term.

**8 GST Implications**

In accordance with Interpretation 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.
- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

**9 New and amended accounting standards and interpretations**

In the current year, the Agency adopted all new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to the Agency's accounting policies.

**Standards issued by the AASB not yet effective**

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2025. These standards have not been adopted by the Agency and will be included in the financial statements on their effective date.

**Effective for NFP annual reporting periods beginning on or after 1 January 2026**

- AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments

**Effective for NFP annual reporting periods beginning on or after 1 January 2028**

- AASB 18 Presentation and Disclosure in Financial Statements

The Agency has assessed all the standards / interpretations issued which are not yet effective and have determined that there is no expected material impact on the reported financial position or performance.

**10 Comparative Figures**

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

**11 Disclaimer**

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 2. Income

\$ '000	2025	2024
<b>(a). Rates Revenues</b>		
<b>General Rates</b>		
Nil		
<b>Total General Rates</b>	-	-
<b>Other Rates (Including Service Charges)</b>		
Rundle Mall Separate Rate	4,076	3,936
Less: mandatory rebates	(27)	(18)
<b>Total Other Rates</b>	4,049	3,918
<b>Total Rates Revenues</b>	4,049	3,918
<b>(b). User Charges</b>		
Event Fees	71	81
Rundle Mall	585	544
<b>Total User Charges</b>	656	625
<b>(c). Reimbursements</b>		
Other	-	2
<b>Total Reimbursements</b>	-	2
<b>(d). Other Income</b>		
Merchandise Sales	7	12
<b>Total Other Income</b>	7	12



## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 2. Income (continued)

\$ '000	Notes	2025	2024
<b>(e). Grants, Subsidies, Contributions</b>			
Other Grants, Subsidies and Contributions		8,428	8,921
<b>Total Other Grants, Subsidies and Contributions</b>		<b>8,428</b>	<b>8,921</b>
<b>Total Grants, Subsidies, Contributions</b>		<b>8,428</b>	<b>8,921</b>

In the period, an amount of \$8,412,973 (2024: \$8,890,960) was received by the Agency as contribution from the City of Adelaide.

#### **(i) Sources of grants**

State Government	-	10
Other	15	20
City of Adelaide Contribution	8,413	8,891
<b>Total</b>	<b>8,428</b>	<b>8,921</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses

\$ '000	2025	2024
<b>(a). Materials, Contracts and Other Expenses</b>		
<b>(i) Prescribed Expenses</b>		
Auditor's Remuneration	1	1
Bad and Doubtful Debts	5	(5)
Board Fees	130	81
Lease Expense - Low Value Assets / Short Term Leases	48	42
<b>Subtotal - Prescribed Expenses</b>	<b>184</b>	<b>119</b>
<b>(ii) Other Materials, Contracts and Expenses</b>		
Contractors	4,449	4,172
Energy	7	4
Legal Expenses	2	6
Parts, Accessories & Consumables	20	13
Professional Services	239	293
Sundry	21	16
Advertising and Promotion	2,720	2,787
Catering	24	11
Cleaning	6	5
Communications	1	1
Contractual Expenses	37	16
Water	5	3
External Plant Hire	596	741
Insurance	17	21
Minor Plant and Equipment	31	7
Printing, Freight and Postage	23	13
Rates and Taxes	12	3
Security	413	549
Sponsorships, Contributions and Donations	3,605	4,532
Subscriptions	148	40
Training and Development	13	15
Venue Hire	82	47
Other	9	8
<b>Subtotal - Other Material, Contracts &amp; Expenses</b>	<b>12,480</b>	<b>13,303</b>
<b>Total Materials, Contracts and Other Expenses</b>	<b>12,664</b>	<b>13,422</b>



## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 3. Expenses (continued)

\$ '000	Notes	2025	2024
<b>(b). Depreciation, Amortisation and Impairment</b>			
Right-of-Use Assets		54	16
Equipment, Furniture & Fittings		42	42
<b>Total Depreciation, Amortisation and Impairment</b>		<b>96</b>	<b>58</b>
<b>(c). Finance Costs</b>			
Interest on Leases		7	3
<b>Total Finance Costs</b>		<b>7</b>	<b>3</b>

#### Note 4. Current Assets

\$ '000	2025	2024
<b>(a). Trade &amp; Other Receivables</b>		
Debtors - General	32	26
GST Recoupment	122	118
Prepayments	20	9
Inter-Entity Debtor	1,071	338
<b>Subtotal</b>	<b>1,245</b>	<b>491</b>
Less: Allowance for Doubtful Debts	(5)	-
<b>Total Trade &amp; Other Receivables</b>	<b>1,240</b>	<b>491</b>
<b>(b). Inventories</b>		
Trading Stock	4	6
<b>Total Inventories</b>	<b>4</b>	<b>6</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 5 Infrastructure, Property, Plant & Equipment

	as at 30 June 2024			Asset Movements during the Reporting Period			as at 30 June 2025		
	At Cost	Accumulated Dep'n	Carrying Value	Asset Additions	Depreciation Expense (Note 3b)	Disposal	At Cost	Accumulated Dep'n	Carrying Value
<b>\$ '000</b>									
<b>Plant and Equipment</b>									
Right-of-Use Assets	144	(16)	128	75	(54)	-	219	(70)	149
Equipment, Furniture & Fittings	125	(69)	56	-	(42)	-	125	(111)	14
<b>Total Infrastructure, Property, Plant &amp; Equipment</b>	<b>269</b>	<b>(85)</b>	<b>184</b>	<b>75</b>	<b>(96)</b>	<b>-</b>	<b>344</b>	<b>(181)</b>	<b>163</b>
<b>Comparatives</b>	125	(27)	98	144	(58)	-	269	(85)	184

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 6. Liabilities

\$ '000	Notes	2025 Current	2025 Non Current	2024 Current	2024 Non Current
<b>(a). Trade and Other Payables</b>					
Payments Received in Advance		31	-	37	-
Accrued Expenses - Other		179	-	9	-
Trade Payables		400	-	237	-
<b>Total Trade and Other Payables</b>		<b>610</b>	<b>-</b>	<b>283</b>	<b>-</b>

#### (b). Borrowings

Lease Liabilities	10	73	85	43	87
<b>Total Borrowings</b>		<b>73</b>	<b>85</b>	<b>43</b>	<b>87</b>

#### Note 7. Reconciliation to Statement of Cash Flows

\$ '000	2025	2024
---------	------	------

Cash assets comprise highly liquid investments with short periods to maturity subject to insignificant risk of change of value. Cash at the end of the reporting period as shown in the Statement of Cash Flows is reconciled to the related items in the Statement of Financial Position as follows:

#### (a). Reconciliation of Change in Net Assets to Cash from Operating Activities

<b>Net Surplus/(Deficit)</b>	<b>371</b>	<b>(5)</b>
Non-Cash Items in Income Statements		
Depreciation, Amortisation & Impairment	96	58
Interest on finance lease liability	7	3
	<b>474</b>	<b>56</b>
<b>Add (Less): Changes in Net Current Assets</b>		
Net (Increase)/Decrease in Receivables	(749)	373
Net (Increase)/Decrease in Inventories	2	(2)
Net Increase/(Decrease) in Trade & Other Payables	327	(410)
<b>Net Cash provided by (or used in) operations</b>	<b>54</b>	<b>17</b>

#### (b). Non-Cash Financing and Investing Activities

<b>Borrowings and Lease Liabilities</b>		
Opening Balance	130	-
Non-Cash Lease Additions	75	144
Non-Cash Accretion of Interest	7	3
Lease Payments	(54)	(17)
<b>Total Liabilities from Financing Activities</b>	<b>158</b>	<b>130</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 8. Financial Instruments

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
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#### 2025

##### Financial Assets

Receivables	1,103	-	-	1,103	1,103
<b>Total Financial Assets</b>	<b>1,103</b>	<b>-</b>	<b>-</b>	<b>1,103</b>	<b>1,103</b>

##### Financial Liabilities

Payables	579	-	-	579	579
Lease Liabilities	80	88	-	168	158
<b>Total Financial Liabilities</b>	<b>659</b>	<b>88</b>	<b>-</b>	<b>747</b>	<b>737</b>

\$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
---------	-----------------	-----------------------------	------------------	---------------------------------	--------------------

#### 2024

##### Financial Assets

Receivables	364	-	-	364	364
<b>Total Financial Assets</b>	<b>364</b>	<b>-</b>	<b>-</b>	<b>364</b>	<b>364</b>

##### Financial Liabilities

Payables	246	-	-	246	246
Lease Liabilities	53	91	-	144	130
<b>Total Financial Liabilities</b>	<b>299</b>	<b>91</b>	<b>-</b>	<b>390</b>	<b>376</b>

#### Net Fair Value

All carrying values approximate fair value for all recognised financial instruments. There is no recognised market for the financial assets of the Agency.

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 9. Uniform Presentation of Finances

\$ '000	2025	2024
<p>The following is a high level summary of both operating and capital investment activities of the Agency prepared on a simplified Uniform Presentation Framework basis.</p> <p>All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.</p> <p>The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.</p>		
Income	13,140	13,478
less Expenses	(12,769)	(13,483)
<b>Operating Surplus / (Deficit)</b>	<b>371</b>	<b>(5)</b>
<b>Net Outlays on Existing Assets</b>		
add back Depreciation, Amortisation and Impairment	96	58
Finance Lease payments for Right of Use Assets	(51)	(11)
<b>Subtotal</b>	<b>45</b>	<b>47</b>
<b>Net Outlays on New and Upgraded Assets</b>		
Capital Expenditure on New and Upgraded Assets	-	-
<b>Subtotal</b>	<b>-</b>	<b>-</b>
<b>Net Lending / (Borrowing) for Financial Year</b>	<b>416</b>	<b>42</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 10. Leases

\$ '000

##### The Agency as a Lessee

Set out below are the carrying amounts of right-of-use assets recognised within Infrastructure, Property, Plant and Equipment and the movements during the period:

##### Right of use assets

	Buildings \$'000	Total \$'000
<b>2025</b>		
<b>Balance at 1 July</b>	128	128
Additions to right-of-use assets	75	75
Adjustments to right-of-use assets due to remeasurement of lease liability	-	-
Depreciation charge	(54)	(54)
<b>Balance at 30 June 2025</b>	<b>149</b>	<b>149</b>
<b>2024</b>		
Opening Balance	144	144
Additions to right-of-use assets	-	-
Adjustments to right-of-use assets due to remeasurement of lease liability	-	-
Depreciation charge	(16)	(16)
<b>Balance at 30 June 2024</b>	<b>128</b>	<b>128</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 10. Leases (continued)

Set out below are the carrying amounts of lease liabilities (included under interest-bearing loans and borrowings) and the movements during the period:

\$ '000	2025	2024
<b>Balance at 1 July</b>	130	-
Additions	75	144
Accretion of interest	7	3
Payments	(54)	(17)
<b>Balance at 30 June</b>	<b>158</b>	<b>130</b>
<b>Classified as:</b>		
Current	73	43
Non Current	85	87

The maturity analysis of lease liabilities is included in Note 8.

The Agency had total cash outflows for leases of \$53,668 (2024: \$17,550).

The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	54	16
Interest expense on lease liabilities	7	3
Expense relating to short term leases	63	42
<b>Total amount recognised in profit or loss</b>	<b>124</b>	<b>61</b>

## Adelaide Economic Development Agency

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 11. Related Party Transactions

\$ '000	2025	2024
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##### Key Management Personnel

##### Transactions with Key Management Personnel

The Key Management Personnel of the Agency includes Board Members and General Manager AEDA.  
In all, 11 persons were paid the following total compensation which has been included within Board Fees and Contractors in note 3:

**The compensation paid to Key Management Personnel comprises:**

Short-Term Employee Benefits	323	304
Post-Employment Benefits	69	26
Long-Term Benefits		8
<b>Total</b>	<b>392</b>	<b>338</b>

Amounts paid as direct reimbursement of expenses incurred on behalf of the Agency have not been included above.

##### Other Related Party Transactions

The Adelaide Economic Development Agency contracts staff from the City of Adelaide. The cost of these services was \$4,182,801 (2024: \$3,792,993).

In the period an amount of \$8,412,973 (2024: \$8,890,960) was received by the Agency as contribution from the City of Adelaide.



## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ADELAIDE ECONOMIC DEVELOPMENT AGENCY

### Report on the Audit of the Financial Statement

#### Opinion

We have audited the financial report of Adelaide Economic Development Agency (the Agency), which comprises the statement of financial position as at 30 June 2025, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including a summary of material accounting policy information, and the certification of the financial statements.

In our opinion the accompanying financial report presents fairly, in all material respects, the financial position of the Agency as at 30 June 2025, and its financial performance and its cash flows for the year ended on that date in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

#### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the Financial Report section of our report. We are independent of the Agency in accordance with the Local Government Act 1999 and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Local Government Act 1999*, which has been given to the Authority, would be in the same terms if given to the Authority as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of management and those charged with governance for the Financial Statement

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Agency's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Agency or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Agency's financial reporting process.

#### Auditor's responsibilities for the audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial statement.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: [http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.

A stylized blue ink signature of the BDO firm, consisting of the letters 'BDO' in a cursive, handwritten style.

BDO Audit Pty Ltd

A blue ink signature of Linh Dao, written in a cursive, handwritten style.

Linh Dao  
Director

Adelaide, 24 September 2025

## Adelaide Economic Development Agency

### General Purpose Financial Statements for the year ended 30 June 2025

#### Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Adelaide Economic Development Agency for the year ended 30 June 2025, the Council's Auditor, BDO Audit Pty Ltd has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.



Steve Maras  
**CHAIR**  
**ADELAIDE ECONOMIC DEVELOPMENT AGENCY**



Nicolle Rantanen Reynolds  
**PRESIDING MEMBER, AUDIT AND RISK COMMITTEE**



Michael Sedgman  
**CHIEF EXECUTIVE OFFICER**  
**CITY OF ADELAIDE**

Date: 24.09.2025

## CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of Adelaide Economic Development Agency for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



Linh Dao  
Director

BDO Audit Pty Ltd

Adelaide, 8 September 2025

# Adelaide Park Lands Authority

GENERAL PURPOSE FINANCIAL STATEMENTS  
for the year ended 30 June 2025

---

## Adelaide Park Lands Authority

### General Purpose Financial Statements for the year ended 30 June 2025

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## Adelaide Park Lands Authority


### General Purpose Financial Statements for the year ended 30 June 2025

### Certification of Financial Statements

**We have been authorised by the Authority to certify the financial statements in their final form.**

**In our opinion:**

- the accompanying financial statements comply with the *Local Government Act 1999*, *Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards,
- the financial statements present a true and fair view of the Authority's financial position at 30 June 2025 and the results of its operations and cash flows for the financial year,
- internal controls implemented by the Authority provide a reasonable assurance that the Authority's financial records are complete, accurate and reliable and were effective throughout the financial year,
- the financial statements accurately reflect the Authority's accounting and other records.

  
Michael Sedgman  
CITY OF ADELAIDE  
CHIEF EXECUTIVE OFFICER  
Keiran Snape  
ACTING LORD MAYOR

Date: 24.09.2025

## Adelaide Park Lands Authority

### Statement of Comprehensive Income for the year ended 30 June 2025

\$ '000	Notes	2025	2024
<b>Income</b>			
Grants, Subsidies and Contributions	2a	306	234
<b>Total Income</b>		<b>306</b>	<b>234</b>
<b>Expenses</b>			
Materials, Contracts & Other Expenses	3a	306	234
<b>Total Expenses</b>		<b>306</b>	<b>234</b>
Operating Surplus / (Deficit)		-	-
Net Surplus / (Deficit)		-	-
<b>Total Comprehensive Income</b>		<b>-</b>	<b>-</b>



## Adelaide Park Lands Authority

### Statement of Financial Position

as at 30 June 2025

\$ '000	2025	2024
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and Cash Equivalents	-	-
Trade & Other Receivables	-	-
<b>Total Current Assets</b>	-	-
<b>Non-Current Assets</b>		
Nil		
<b>Total Non-Current Assets</b>	-	-
<b>TOTAL ASSETS</b>	-	-
<b>LIABILITIES</b>		
<b>Current Liabilities</b>		
Trade & Other Payables	-	-
<b>Total Current Liabilities</b>	-	-
<b>Non-Current Liabilities</b>		
Nil		
<b>Total Non-Current Liabilities</b>	-	-
<b>TOTAL LIABILITIES</b>	-	-
<b>Net Assets</b>	-	-
<b>EQUITY</b>		
Accumulated Surplus	-	-
Asset Revaluation Reserves	-	-
Other Reserves	-	-
<b>Total Equity</b>	-	-

## Adelaide Park Lands Authority

### Statement of Changes in Equity for the year ended 30 June 2025

\$ '000	Accumulated Surplus	Total Equity
<b>2025</b>		
Balance at the end of previous reporting period	-	-
Net Surplus / (Deficit) for Year	-	-
Total Comprehensive Income	-	-
Balance at the end of period	-	-
<b>2024</b>		
Balance at the end of previous reporting period	-	-
Net Surplus / (Deficit) for Year	-	-
Total Comprehensive Income	-	-
Balance at the end of period	-	-

## Adelaide Park Lands Authority

### Statement of Cash Flows for the year ended 30 June 2025

\$ '000	2025	2024
<b>Cash Flows from Operating Activities</b>		
<b><u>Receipts</u></b>		
Operating Receipts	306	234
<b><u>Payments</u></b>		
Operating Payments to Suppliers and Employees	(306)	(234)
<b>Net Cash provided by (or used in) Operating Activities</b>	-	-
<b>Net Increase (Decrease) in Cash Held</b>	-	-
plus: <b>Cash &amp; Cash Equivalents at beginning of period</b>	-	-
<b>Cash &amp; Cash Equivalents at end of period</b>	-	-

Adelaide Park Lands Authority

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

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3	Expenses	10
4	Uniform Presentation of Finances	11
5	Related Party Transactions	11

## Notes to and forming part of the Financial Statements for the year ended 30 June 2025

### Note 1. Summary of Material Accounting Policy Information

---

The principal accounting policies adopted by the Adelaide Park Lands Authority (the Authority) in the preparation of these financial statements are set out below.

These policies have been consistently applied to all the years presented, unless otherwise stated.

#### 1 Basis of Preparation

##### 1.1 Compliance with Australian Accounting Standards

This general purpose financial report has been prepared on a going concern basis using the historical cost convention (except as stated below) in accordance with Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board, Interpretations and relevant South Australian legislation.

The financial report was authorised for issue by certificate under regulation 14 of the *Local Government (Financial Management) Regulations 2011*.

##### 1.2 Rounding

All amounts in the financial statements have been rounded to the nearest thousand dollars (\$'000).

#### 2 Income Recognition

The Authority recognises revenue under *AASB 1058 Income of Not-for-Profit Entities* (AASB 1058) or *AASB 15 Revenue from Contracts with Customers* (AASB 15) when appropriate.

In cases where there is an 'enforceable' contract with a customer with 'sufficiently specific' performance obligations, the transaction is accounted for under AASB 15 where income is recognised when (or as) the performance obligations are satisfied (i.e. when it transfers control of a product or service to a customer). Revenue is measured based on the consideration to which the Authority expects to be entitled in a contract with a customer.

In other cases, AASB 1058 applies when the Authority enters into transactions where the consideration to acquire an asset is significantly less than the fair value of the asset principally to enable

the Authority to further its objectives. The excess of the asset recognised (at fair value) over any 'related amounts' is recognised as income immediately, except in the case where a financial asset has been received to enable the Authority to acquire or construct a recognisable non-financial asset that is to be controlled by the Authority. In this case, the Authority recognises the excess as a liability that is recognised over time in profit and loss when (or as) the Authority satisfies its obligations under the transfer.

#### 3 Cash, Cash Equivalents and other Financial Instruments

Cash Assets include all amounts readily convertible to cash on hand at the Authority's option with an insignificant risk of changes in value with a maturity of three months or less from the date of acquisition.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful.

All financial instruments are recognised at fair value at the date of recognition.

#### 4 Infrastructure, Property, Plant & Equipment

The Authority did not procure any non-current assets during the reporting period and does not hold any non-current assets as at the reporting date.

#### 5 Employee Benefits

The Authority does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

#### 6 GST Implications

In accordance with Interpretation 1031 "Accounting for the Goods & Services Tax"

- Receivables and Creditors include GST receivable and payable.

Notes to and forming part of the Financial Statements  
for the year ended 30 June 2025

Note 1. Summary of Material Accounting Policy Information (continued)

---

- Except in relation to input taxed activities, revenues and operating expenditures exclude GST receivable and payable.
- Non-current assets and capital expenditures include GST net of any recoupment.
- Amounts included in the Statement of Cash Flows are disclosed on a gross basis.

**7 New and amended accounting standards and interpretations**

In the current year, the Authority adopted all new and revised Standards and Interpretations issued by the Australian Accounting Standards Board (AASB) that are relevant to its operations and effective for the current reporting period. The adoption of the new and revised Standards and Interpretations has not resulted in any material changes to the Authority's accounting policies.

**Standards issued by the AASB not yet effective**

The AASB has issued Australian Accounting Standards and Interpretations which are not effective at 30 June 2025. These standards have not been adopted by the Authority and will be included in the financial statements on their effective date.

**Effective for NFP annual reporting periods beginning on or after 1 January 2026**

- AASB 2024-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments

**Effective for NFP annual reporting periods beginning on or after 1 January 2028**

- AASB 18 Presentation and Disclosure in Financial Statements

The Authority has assessed all the standards / interpretations issued which are not yet effective and have determined that there is no expected material impact on the reported financial position or performance.

**8 Comparative Figures**

To ensure comparability with the current reporting period's figures, some comparative period line items and amounts may have been reclassified or individually reported for the first time within these financial statements and/or the notes.

**9 Disclaimer**

Nothing contained within these statements may be taken to be an admission of any liability to any person under any circumstance.

## Adelaide Park Lands Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 2. Income

\$ '000	2025	2024
<b>(a). Grants, Subsidies, Contributions</b>		
Other Grants, Subsidies and Contributions	306	234
<b>Total Other Grants, Subsidies and Contributions</b>	<b>306</b>	<b>234</b>
<b>Total Grants, Subsidies, Contributions</b>	<b>306</b>	<b>234</b>
<b>(i) Sources of grants</b>		
City of Adelaide	306	234
<b>Total</b>	<b>306</b>	<b>234</b>

#### Note 3. Expenses

\$ '000	2025	2024
<b>(a). Materials, Contracts and Other Expenses</b>		
<b>(i) Prescribed Expenses</b>		
Auditor's Remuneration	1	1
<b>Subtotal - Prescribed Expenses</b>	<b>1</b>	<b>1</b>
<b>(ii) Other Materials, Contracts and Expenses</b>		
Contractors	155	139
Legal Expenses	-	1
Professional Services	26	6
Advertising and Promotion	34	21
Catering	4	2
Insurance	13	21
Minor Plant and Equipment	-	2
Sponsorships, Contributions and Donations	15	-
Sitting Fees	57	40
Other	-	1
<b>Subtotal - Other Material, Contracts &amp; Expenses</b>	<b>305</b>	<b>233</b>
<b>Total Materials, Contracts and Other Expenses</b>	<b>306</b>	<b>234</b>

## Adelaide Park Lands Authority

### Notes to and forming part of the Financial Statements for the year ended 30 June 2025

#### Note 4. Uniform Presentation of Finances

\$ '000	2025	2024
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The following is a high level summary of both operating and capital investment activities of the Council prepared on a simplified Uniform Presentation Framework basis.

All Councils in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.

The arrangements ensure that all Councils provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.

Income	306	234
less Expenses	(306)	(234)
Operating Surplus / (Deficit)	-	-
Net Lending / (Borrowing) for Financial Year	-	-

#### Note 5. Related Party Transactions

\$ '000	2025	2024
---------	------	------

##### Key Management Personnel

##### Transactions with Key Management Personnel

The Key Management Personnel of the Adelaide Park Lands Authority include the Board Members. In all, 14 persons were paid the following total cumulative compensation:

**The compensation paid to Key Management Personnel comprises:**

Short-Term Employee Benefits	57	40
Total	57	40

##### Other Related party Transactions

The Adelaide Park Lands Authority contracts staff from the City of Adelaide. The cost of these services was \$153,855 for the year (2024 \$134,361) and has been included within contractors in note 3.

The City of Adelaide provides an annual contribution to the Authority matching the total expenditure incurred during the financial year.



## INDEPENDENT AUDITOR'S REPORT TO THE MEMBERS OF ADELAIDE PARK LANDS AUTHORITY

### Report on the Audit of the Financial Statement

#### Opinion

We have audited the financial report of Adelaide Park Lands Authority (the Authority), which comprises the statement of financial position as at 30 June 2025, the statement of comprehensive income, the statement of changes in equity and the statement of cash flows for the year then ended, and notes to the financial report, including a summary of material accounting policy information, and the certification of the financial statements.

In our opinion the accompanying financial report presents fairly, in all material respects, the financial position of the Authority as at 30 June 2025, and its financial performance and its cash flows for the year ended on that date in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011*.

#### Basis for opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the Financial Report section of our report. We are independent of the Authority in accordance with the *Local Government Act 1999* and the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code.

We confirm that the independence declaration required by the *Local Government Act 1999*, which has been given to the Authority, would be in the same terms if given to the Authority as at the time of this auditor's report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Responsibilities of management and those charged with governance for the Financial Statement

Management is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as management determines is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, management is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so.



Those charged with governance are responsible for overseeing the Authority's financial reporting process.

#### Auditor's responsibilities for the audit of the Financial Statement

Our objectives are to obtain reasonable assurance about whether the financial statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial statement.

A further description of our responsibilities for the audit of the financial report is located at the Auditing and Assurance Standards Board website (<http://www.auasb.gov.au/Home.aspx>) at: [http://www.auasb.gov.au/auditors\\_responsibilities/ar4.pdf](http://www.auasb.gov.au/auditors_responsibilities/ar4.pdf)

This description forms part of our auditor's report.

A stylized, handwritten signature in blue ink that reads 'BDO'.

BDO Audit Pty Ltd

A handwritten signature in blue ink that appears to read 'Linh Dao'.

Linh Dao  
Director

Adelaide, 24 September 2025


## Adelaide Park Lands Authority

### General Purpose Financial Statements for the year ended 30 June 2025

#### Certification of Auditor Independence

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Adelaide Park Lands Authority for the year ended 30 June 2025, the Council's Auditor, BDO Audit Pty Ltd has maintained its independence in accordance with the requirements of the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) *Local Government (Financial Management) Regulations 2011*.

  
Michael Sedgman  
CITY OF ADELAIDE  
CHIEF EXECUTIVE OFFICER  
Nicolle Rantanen Reynolds  
PRESIDING MEMBER, AUDIT COMMITTEE

Date: 24.09.2025

## CERTIFICATION OF AUDITOR INDEPENDENCE

I confirm that, for the audit of the financial statements of the Adelaide Park Lands Authority for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code), Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



Linh Dao  
Director

BDO Audit Pty Ltd

Adelaide, 8 September 2025

# **Brown Hill & Keswick Creeks Stormwater Board**

**Financial Statements for the year ended - 30 June 2025**

## **Brown Hill & Keswick Creeks Stormwater Board**

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**As at 30 June 2025**

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**Brown Hill & Keswick Creeks Stormwater Board**  
**Certification of financial statements**  
**As at 30 June 2025**

We have been authorised by the Board to certify the financial statements in their final form. In our opinion:

- The accompanying financial statements comply with the *Local Government Act 1999, Local Government (Financial Management) Regulations 2011* and Australian Accounting Standards;
- the financial statements present a true and fair view of Brown Hill & Keswick Creeks Stormwater Board's financial position at 30 June 2025 and the results of its operations and cash flows for the financial year;
- internal controls implemented by the Board provide a reasonable assurance that the Board's financial records are complete, accurate and reliable and were effective throughout the financial year; and
- the financial statements accurately reflect the Board's accounting and other records.

On behalf of the Board

  
Judith Choate (Sep 24, 2025 15:10:40 GMT+9.5)  
**Judith Choate**

Board Member

\_\_\_\_ September 2025  
Sep 24, 2025

  
G. T. Vogt (Sep 24, 2025 20:09:54 GMT+9.5)  
**Geoffrey Telford Vogt**

Board Member

Sep 24, 2025

**Brown Hill & Keswick Creeks Stormwater Board**  
**Statement of comprehensive income**  
**For the year ended 30 June 2025**

	<b>Note</b>	<b>2025</b> <b>\$</b>	<b>2024</b> <b>\$</b>
<b>Income</b>			
Operating contributions	3	810,000	700,000
Investment income	4	564,438	445,125
		<u>1,374,438</u>	<u>1,145,125</u>
Total income		<u>1,374,438</u>	<u>1,145,125</u>
<b>Expenses</b>			
Employee costs	5	(413,353)	(384,589)
Materials, contracts & other expenses	6	(517,108)	(546,723)
Depreciation	8	(275,515)	(170,371)
Finance costs	7	(211)	(376)
Total expenses		<u>(1,206,187)</u>	<u>(1,102,059)</u>
<b>Operating surplus</b>		168,251	43,066
Capital Funding / Grants for New / Upgraded assets	9	9,792,269	9,703,874
Asset disposal	10	(1,175,084)	-
<b>Net surplus for the year</b>		8,785,436	9,746,940
Other comprehensive income for the year		-	-
<b>Total comprehensive income for the year</b>		<u><u>8,785,436</u></u>	<u><u>9,746,940</u></u>

*The above statement of comprehensive income should be read in conjunction with the accompanying notes*



**Brown Hill & Keswick Creeks Stormwater Board**  
**Statement of financial position**  
**As at 30 June 2025**

	<b>Note</b>	<b>2025 \$</b>	<b>2024 \$</b>
<b>Assets</b>			
<b>Current assets</b>			
Cash and cash equivalents	11	9,814,112	13,326,831
Trade and other receivables	12	1,838,340	790,259
Total current assets		<u>11,652,452</u>	<u>14,117,090</u>
<b>Non-current assets</b>			
Infrastructure, property, plant and equipment	13	<u>58,134,692</u>	<u>45,181,818</u>
Total non-current assets		<u>58,134,692</u>	<u>45,181,818</u>
<b>Total assets</b>		<u>69,787,144</u>	<u>59,298,908</u>
<b>Liabilities</b>			
<b>Current liabilities</b>			
Trade and other payables	14	6,125,363	8,434,146
Provisions	15	<u>39,424</u>	<u>31,110</u>
Total current liabilities		<u>6,164,787</u>	<u>8,465,256</u>
<b>Non-current liabilities</b>			
Provisions	15	<u>15,745</u>	<u>12,476</u>
Total non-current liabilities		<u>15,745</u>	<u>12,476</u>
<b>Total liabilities</b>		<u>6,180,532</u>	<u>8,477,732</u>
<b>Net assets</b>		<u>63,606,612</u>	<u>50,821,176</u>
<b>Equity</b>			
Capital contributions of constituent councils	16	28,319,907	24,319,907
Asset revaluation reserve	17	570,390	570,390
Capital funding and grants	18	36,720,650	26,928,381
Accumulated surplus/(deficit)		<u>(2,004,335)</u>	<u>(997,502)</u>
<b>Total equity</b>		<u>63,606,612</u>	<u>50,821,176</u>

*The above statement of financial position should be read in conjunction with the accompanying notes*

**Brown Hill & Keswick Creeks Stormwater Board**  
**Statement of changes in equity**  
**For the year ended 30 June 2025**

	<b>Capital Contributions of Council \$</b>	<b>Capital Funding and Grants \$</b>	<b>Asset Revaluation Reserve \$</b>	<b>Accumulated Surplus / (Deficit) \$</b>	<b>Total equity \$</b>
Balance at 1 July 2023	20,319,907	17,224,448	570,390	(1,040,509)	37,074,236
Net surplus for the year	-	-	-	9,746,940	9,746,940
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	9,746,940	9,746,940
Capital contribution of Councils	4,000,000	-	-	-	4,000,000
Transfer to capital funding / grants	-	9,703,933	-	(9,703,933)	-
Balance at 30 June 2024	<u>24,319,907</u>	<u>26,928,381</u>	<u>570,390</u>	<u>(997,502)</u>	<u>50,821,176</u>

	<b>Capital Contributions of Council \$</b>	<b>Capital Funding and Grants \$</b>	<b>Asset Revaluation Reserve \$</b>	<b>Accumulated Surplus / (Deficit) \$</b>	<b>Total equity \$</b>
Balance at 1 July 2024	24,319,907	26,928,381	570,390	(997,502)	50,821,176
Net surplus for the year	-	-	-	8,785,436	8,785,436
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	8,785,436	8,785,436
Capital contribution of Councils	4,000,000	-	-	-	4,000,000
Transfer to capital funding / grants	-	9,792,269	-	(9,792,269)	-
Balance at 30 June 2025	<u>28,319,907</u>	<u>36,720,650</u>	<u>570,390</u>	<u>(2,004,335)</u>	<u>63,606,612</u>

*The above statement of changes in equity should be read in conjunction with the accompanying notes*

**Brown Hill & Keswick Creeks Stormwater Board**  
**Statement of cash flows**  
**For the year ended 30 June 2025**

	<b>Note</b>	<b>2025</b> <b>\$</b>	<b>2024</b> <b>\$</b>
<b>Cash flows from operating activities</b>			
Operating receipts from constituent councils		891,000	770,000
Payments to employees		(401,770)	(382,164)
Payments to suppliers		(2,542,221)	(1,463,016)
Interest received		585,188	457,719
Bank fees paid		(211)	(376)
Net cash used in operating activities	28	<u>(1,468,014)</u>	<u>(617,837)</u>
<b>Cash flows from investing activities</b>			
Payments for New / Upgraded assets		(14,403,471)	(12,302,468)
Grants received	9	<u>8,358,766</u>	<u>12,095,735</u>
Net cash used in investing activities		<u>(6,044,705)</u>	<u>(206,733)</u>
<b>Cash flows from financing activities</b>			
Contributions from Constituent Councils	16	<u>4,000,000</u>	<u>4,000,000</u>
Net cash from financing activities		<u>4,000,000</u>	<u>4,000,000</u>
Net increase/(decrease) in cash and cash equivalents		(3,512,719)	3,175,430
Cash and cash equivalents at the beginning of the financial year		<u>13,326,831</u>	<u>10,151,401</u>
Cash and cash equivalents at the end of the financial year	11	<u><u>9,814,112</u></u>	<u><u>13,326,831</u></u>

*The above statement of cash flows should be read in conjunction with the accompanying notes*

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 1. Material accounting policy information**

The accounting policies that are material to the Board are set out below. The accounting policies adopted are consistent with those of the previous financial year, unless otherwise stated.

**New or amended Accounting Standards and Interpretations adopted**

The Board has adopted all of the new or amended Accounting Standards and Interpretations issued by the Australian Accounting Standards Board ('AASB') that are mandatory for the current reporting period.

**Basis of preparation**

The financial statements are general purpose financial statements that have been prepared in accordance with the Australian Accounting Standards as they apply to not-for-profit entities, other authoritative pronouncements of the Australian Accounting Standards Board (AASB) and relevant South Australian Legislation. These financial statements comply with International Financial Reporting Standards as issued by the International Accounting Standards Board.

The Brown Hill and Keswick Creeks Stormwater Board (the Board) is a Local Government Regional Subsidiary established under Section 43 of and Schedule 2 to the Local Government Act 1999. The Regional Subsidiary is under the control of City of Adelaide, City of Burnside, City of Unley, City of Mitcham and City of West Torrens.

The Board was established by a Gazettal dated 27 February 2018. The Board has been established to implement the construction and maintenance of infrastructure and other measures for the purposes of a stormwater management plan prepared by the constituent councils and approved by the Stormwater Management Authority. The Board's responsibilities extend to the ongoing maintenance and operation of stormwater infrastructure delivered by the Board under the Stormwater Management Plan. The property owner (whether that be a Council or private land owner) is responsible for maintenance and upkeep of any existing assets, all new non-stormwater assets and all landscaping components. Private property owners may also be responsible for maintenance of stormwater infrastructure delivered by the Board, where that infrastructure was delivered under licence without registration of an easement or Land Management Agreement. This may require the transfer of assets to the property owner subsequent to the initial construction phase or after the defects period. The Board's asset register defines ongoing responsibility for completed works.

Australian Accounting Standards set out accounting policies that the AASB has concluded would result in financial statements containing relevant and reliable information about transactions, events and conditions to which they apply. Material accounting policies adopted in the preparation of these financial statements are presented below and have been applied consistently unless otherwise stated.

The financial statements, except for cash flow information, have been prepared on an accruals basis and are based on historical costs, modified, where applicable, by the measurement at fair value of selected non-current assets, financial assets and liabilities. The amounts presented in the financial statements have been rounded to the nearest dollar.

The financial statements were authorised for issue on 23 September 2025 by the members of the Board.

*Critical accounting estimates*

The preparation of the financial statements requires the use of certain critical accounting estimates. It also requires management to exercise its judgement in the process of applying the Board's accounting policies. The areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 2.

**Note 1. Material accounting policy information (continued)**

**(a) Revenue recognition**

*Revenue from contracts with customers*

The core principle of AASB 15 is that revenue is recognised on a basis that reflects the transfer of promised goods or services to customers at an amount that reflects the consideration the Board expects to receive in exchange for those goods or services. Revenue is recognised by applying a five-step model as follows:

1. Identify the contract with the customer
2. Identify the performance obligations
3. Determine the transaction price
4. Allocate the transaction price to the performance obligations
5. Recognise revenue as and when control of the performance obligations is transferred

Generally the timing of the payment for sale of goods and rendering of services corresponds closely to the timing of satisfaction of the performance obligations, however where there is a difference, it will result in the recognition of a receivable, contract asset or contract liability.

None of the revenue streams have any significant financing terms as there is less than 12 months between receipt of funds and satisfaction of performance obligations.

All revenue is stated net of the amount of goods and services tax (GST).

**Specific revenue streams**

The revenue recognition policies for the principal revenue streams of the Board are:

*Operating revenue from constituent councils*

Operating revenue from constituent councils is recognised as income as and when the Board becomes entitled to receive the funds. This is outlined within the Boards Annual Budget which is agreed with all constituent councils.

*Grant revenue*

Government grants relating to costs are deferred and recognised in profit or loss over the period necessary to match them with the costs that they are intended to compensate.

When grant revenue received meets the "enforceability" and "sufficiently specific" criteria in accordance with AASB 1058 and AASB 15, the grant revenue is recognised in the statement of financial position as a liability until the performance obligations have been met and delivered to the contributor.

Otherwise the grant is recognised as income in the statement of comprehensive income when the Board obtains control of the grant, it is probable that the economic benefits gained from the grant will flow to the Board and the amount of grant can be measured reliably.

*Interest revenue*

Interest revenue is recognised using the effective interest method, which for all floating rate financial assets is inherent in the instrument.

*Other income*

Other income is recognised on an accruals basis when the Board is entitled to it.

**(b) Equity**

**Capital contributions**

Capital contributions from constituent councils are recorded directly against equity as and when the Board becomes entitled to receive the funds. This is outlined within the Boards Annual Budget, which is agreed with all constituent councils.

**(c) Income tax**

The activities of the Board are exempt from taxation under the Income Tax Assessment Act.

**Note 1. Material accounting policy information (continued)**

**(d) Trade and other receivables**

The Board has applied the simplified approach to measuring expected credit losses, which uses a lifetime expected loss allowance. To measure the expected credit losses, trade receivables have been grouped based on days overdue.

**(e) Financial instruments**

Investments and other financial assets are initially measured at fair value. Transaction costs are included as part of the initial measurement, except for financial assets at fair value through profit or loss. Such assets are subsequently measured at either amortised cost or fair value depending on their classification. Classification is determined based on both the business model within which such assets are held and the contractual cash flow characteristics of the financial asset unless an accounting mismatch is being avoided.

Financial assets are derecognised when the rights to receive cash flows have expired or have been transferred and the Board has transferred substantially all the risks and rewards of ownership. When there is no reasonable expectation of recovering part or all of a financial asset, its carrying value is written off.

Financial instruments are recognised initially on the date that the Board becomes party to the contractual provisions of the instrument.

On initial recognition, all financial instruments are measured at fair value plus transaction costs (except for instruments measured at fair value through profit or loss where transaction costs are expensed as incurred).

**Financial assets**

All recognised financial assets are subsequently measured in their entirety at either amortised cost or fair value, depending on the classification of the financial assets.

*Classification*

On initial recognition, the Board classifies its financial assets into the following categories, those measured at:

- amortised cost
- fair value through profit or loss - FVTPL
- fair value through other comprehensive income - equity instrument (FVOCI - equity)
- fair value through other comprehensive income - debt investments (FVOCI - debt)

Financial assets are not reclassified subsequent to their initial recognition unless the Board changes its business model for managing financial assets.

*Financial assets at amortised cost*

A financial asset is measured at amortised cost only if both of the following conditions are met: (i) it is held within a business model whose objective is to hold assets in order to collect contractual cash flows; and (ii) the contractual terms of the financial asset represent contractual cash flows that are solely payments of principal and interest.

The Board's financial assets measured at amortised cost comprise trade and other receivables and cash and cash equivalents in the statement of financial position.

Subsequent to initial recognition, these assets are carried at amortised cost using the effective interest rate method less provision for impairment.

Interest income and impairment are recognised in profit or loss. Gain or loss on derecognition is recognised in profit or loss.

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 1. Material accounting policy information (continued)**

*Impairment of financial assets*

Impairment of financial assets has been determined using the simplified approach in AASB 9 which uses an estimation of lifetime expected credit losses. The Board has determined the probability of non-payment of the receivable and multiplied this by the amount of the expected loss arising from default.

The amount of the impairment is recorded in a separate allowance account with the loss being recognised in finance expense. Once the receivable is determined to be uncollectable then the gross carrying amount is written off against the associated allowance.

**Financial liabilities**

The Board measures all financial liabilities initially at fair value less transaction costs, subsequently financial liabilities are measured at amortised cost using the effective interest rate method.

The financial liabilities of the Board comprise trade payables.

**(f) Property, plant and equipment**

*Initial Recognition*

All assets are initially recognised at cost. For assets acquired at no cost or nominal consideration, cost is determined as fair value at the date of acquisition. All non-current assets purchased or constructed are capitalised as the expenditure is incurred and depreciated as soon as the asset is held 'ready for use'. Cost is determined as the fair value of the assets given as consideration plus costs incidental to the acquisition, including architects' fees, engineering design costs and all other costs incurred.

The cost of non-current assets constructed by the Board includes the cost of all materials used in construction, direct labour on the project and an appropriate proportion of variable and fixed overhead. The Board considers that it controls the infrastructure assets in accordance with its Charter. The constructed infrastructure assets may be located on land owned by constituent councils or private property owners and tenure arrangements with private property owners determine ongoing asset responsibility.

Assets with an economic life in excess of one year are only capitalised where the cost of acquisition exceeds the materiality thresholds set by the Board within the capitalisation policy. In determining (and in biennially reviewing) such thresholds, regard is had to the nature of the asset and its estimated service life. Current thresholds applicable to Board assets are as follows:

Drains and culverts - \$2,000  
Paving and footpaths, kerbs and gutter - \$2,000  
Office furniture and equipment - \$1,000  
IT hardware and computer equipment - \$ 1,000  
Other assets - \$1,000

*Subsequent Measurement*

Stormwater infrastructure is subsequently measured at fair value, based on periodic, at least every 5 years, valuations by external independent valuers, less accumulated depreciation and impairment. Fair value is determined with regard to the asset's highest and best use (considering legal or physical restrictions imposed on the asset, public announcements or commitments made in relation to the intended use of the asset) and is determined using the current replacement cost method.

The most recent valuation of infrastructure and land improvements was undertaken on 30 June 2023. The valuation was undertaken by Tina-James Freeman, Asset Consultant at Tonkin. Refer to Note 20 for additional information on fair value determination of stormwater infrastructure.

Computer equipment and office equipment are carried at cost less accumulated depreciation and impairment.

**Note 1. Material accounting policy information (continued)**

*Depreciation*

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the assets useful life to the Board, commencing when the asset is ready for use.

The depreciation rates used for each class of depreciable asset are shown below:

<b>Fixed asset class</b>	<b>Depreciation rate</b>
Land improvements	1.67% - 10%
Stormwater structures	1% - 1.25%
Stormwater quality devices	1% - 10%
Footpaths	2% - 20%
Kerbs and gutters	1% - 2.5%
Office furniture and fittings	10%
Other plant and equipment	3.3% - 50%
IT hardware and computer equipment	14.3% - 50%

At the end of each annual reporting period, the depreciation method, useful life and residual value of each asset is reviewed by the Project Director. The Project Director also reviews the asset register to ensure inclusion of all completed projects and correct delineation of maintenance responsibility between the board and the property owner. In addition, the Board's Asset Capitalisation Policy is reviewed every 2 years, with the last review undertaken in June 2023. Any revisions are accounted for prospectively as a change in estimate.

**(g) Impairment of non-financial assets**

Non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount.

Recoverable amount is the higher of an asset's fair value less costs of disposal and value-in-use. The value-in-use is the present value of the estimated future cash flows relating to the asset using a pre-tax discount rate specific to the asset or cash-generating unit to which the asset belongs. Assets that do not have independent cash flows are grouped together to form a cash-generating unit.

**(h) Employee benefits**

*Short-term employee benefits*

Provision is made for the Board's liability for employee benefits arising from services rendered by employees to the end of the reporting period.

Employee benefits that are expected to be wholly settled within one year have been measured at the amounts expected to be paid when the liability is settled.

No accrual is made for sick leave. The Board does not make payment for untaken sick leave.

*Other long-term employee benefits*

The liability for annual leave and long service leave not expected to be settled within 12 months of the reporting date are measured at the present value of the estimated future cash outflows to be made for those benefits. In determining the liability, consideration is given to expected future wage and salary levels, experience of employee departures and periods of service. Cashflows are discounted using market yields on high quality corporate bond rates, with terms to maturity that match the expected timing of cashflows. Changes in the measurement of the liability are recognised in the profit or loss.

**(i) Economic dependence**

Brown Hill and Keswick Creeks Stormwater Board is dependent on its constituent councils and other funding bodies for the majority of its revenue used to achieve its objectives. At the date of this report, the Board believe that the Member Councils and other bodies will continue to support the Board.



**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 2. Critical accounting judgements, estimates and assumptions**

The Board makes estimates and judgements during the preparation of these financial statements regarding assumptions about current and future events affecting transactions and balances.

These estimates and judgements are based on the best information available at the time of preparing the financial statements, however as additional information is known then the actual results may differ from the estimates.

The significant estimates and judgements made have been described below.

*Allowance for expected credit losses*

The allowance for expected credit losses assessment requires a degree of estimation and judgement. It is based on the lifetime expected credit loss, grouped based on days overdue, and makes assumptions to allocate an overall expected credit loss rate for each group. These assumptions include recent sales experience and historical collection rates.

The fair value of assets and liabilities classified as level 3 is determined by the use of valuation models. Level 3 inputs are unobservable inputs. These include discounted cash flow analysis or the use of observable inputs that require significant adjustments based on unobservable inputs. For further information relating to fair value measurement, refer to Note 20.

*Impairment of property, plant and equipment*

The Board assesses impairment of property, plant and equipment at each reporting date by evaluating conditions specific to the Board and to the particular asset that may lead to impairment. If an impairment trigger exists, the recoverable amount of the asset is determined. This involves fair value less costs of disposal or value-in-use calculations, which incorporate a number of key estimates and assumptions.

*Key estimates fair valuation of stormwater infrastructure and land improvements*

Stormwater infrastructure assets are carried at fair value. As there is no market for the Board to use to determine fair value, all assets have been valued as Level 3 inputs using a cost approach. Level 3 inputs are unobservable inputs. For further information relating to fair value measurement refer to Note 20.

**Note 3. Operating contributions**

	2025 \$	2024 \$
City of Mitcham	162,000	140,000
City of Burnside	162,000	140,000
City of West Torrens	162,000	140,000
The Corporation of the City of Adelaide	162,000	140,000
The Corporation of the City of Unley	162,000	140,000
	<u>810,000</u>	<u>700,000</u>

In accordance with the Charter of the Brown Hill and Keswick Creeks Stormwater Board Schedule 1, operating contributions are received equally from each of the constituent councils at an agreed rate. The total value of operating contributions to be received is agreed in the annual budget prepared by the Board.

**Note 4. Investment income**

	2025 \$	2024 \$
Bank Interest	<u>564,438</u>	<u>445,125</u>

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
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**Note 5. Employee costs**

	2025 \$	2024 \$
Salaries and wages - board	91,000	87,000
Salaries and wages - employee	265,726	254,520
Superannuation contributions	41,024	37,493
Workers compensation	4,020	2,775
Employee entitlement costs	11,583	2,801
	<u>413,353</u>	<u>384,589</u>
<b>Total Employee costs</b>	<b><u>413,353</u></b>	<b><u>384,589</u></b>

**Note 6. Materials, contracts & other expenses**

	2025 \$	2024 \$
Contractor & consultant services	94,245	38,514
Meeting room hire and teleconference	1,529	1,794
Financial services	45,580	37,960
Insurance - mutual liability scheme	54,002	51,430
IT services	6,039	4,809
Legal services	10,278	19,522
Office expenses, printing and postage	2,613	1,933
PR, website and graphic design	18,716	14,755
Professional development	6,000	6,904
Asset operating costs & maintenance	270,809	345,755
Asset management plan & valuations	-	16,171
Prescribed expenses - audit remuneration	5,900	5,700
Sundry	1,397	1,476
	<u>517,108</u>	<u>546,723</u>
<b>Total Materials, contracts &amp; other expenses</b>	<b><u>517,108</u></b>	<b><u>546,723</u></b>

Asset operating and maintenance costs are budgeted with reference to the Board's Infrastructure and Asset Management Plan. They are generally expected to increase over time as additional project works are completed. Maintenance costs associated with the South Park Lands wetland are, however, expected to be higher in the early establishment phase (years 1-4).

**Note 7. Finance costs**

	2025 \$	2024 \$
Bank fees	<u>211</u>	<u>376</u>

**Note 8. Depreciation**

	2025 \$	2024 \$
Infrastructure and land improvements	275,320	168,522
Office equipment	195	1,849
	<u>275,515</u>	<u>170,371</u>

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 9. Capital Funding / Grants for New / Upgraded assets**

	2025 \$	2024 \$
Stormwater Management Authority	5,332,497	5,642,025
Federal Funding	4,459,772	4,061,849
	<u>9,792,269</u>	<u>9,703,874</u>

The table below shows the reconciliation of capital funding received, recognised as revenue and resulting income in advance.

	Stormwater Management Authority	Federal Funding	Total
Income in advance 1 July 2023	-	3,534,119	3,534,119
Funding received	8,500,000	3,595,735	12,095,735
Revenue recognised	(5,642,025)	(4,061,849)	(9,703,874)
Income in advance 30 June 2024	2,857,975	3,068,005	5,925,980
Funding received	4,000,000	4,358,766	8,358,766
Revenue recognised	(5,332,497)	(4,459,772)	(9,792,269)
Income in advance 30 June 2025 (note 14)	<u>1,525,478</u>	<u>2,966,999</u>	<u>4,492,477</u>

**Note 10. Asset disposal**

	2025 \$	2024 \$
Carrying amount of assets transferred to council and private property owners	<u>1,175,084</u>	<u>-</u>

**Note 11. Cash and cash equivalents**

	2025 \$	2024 \$
<i>Current assets</i>		
Cash at bank and in hand	<u>9,814,112</u>	<u>13,326,831</u>

As at 30 June 2025, cash held includes an amount of \$5,850,283 (2024: \$2,254,917) which is restricted for the purpose of approved capital development projects (refer to Note 24 'Commitments').

**Note 12. Trade and other receivables**

	2025 \$	2024 \$
<i>Current assets</i>		
Trade receivables	1,212,220	125,432
GST receivable	609,399	629,584
Accrued revenue	-	20,750
Prepayments	16,721	14,493
	<u>1,838,340</u>	<u>790,259</u>

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 12. Trade and other receivables (continued)**

The carrying value of trade receivables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

The maximum exposure to credit risk at the reporting date is the fair value of each class of receivable in the financial statements.

**Note 13. Infrastructure, property, plant and equipment**

	2025 \$	2024 \$
<i>Non-current assets</i>		
Infrastructure and Land Improvements - at independent valuation and at cost	38,616,262	26,728,566
Infrastructure and Land Improvements - accumulated depreciation	(761,889)	(486,569)
	<u>37,854,373</u>	<u>26,241,997</u>
Computer equipment - at cost	4,213	2,454
Less: Accumulated depreciation	(2,649)	(2,454)
	<u>1,564</u>	<u>-</u>
Capital works-in-progress	<u>20,278,755</u>	<u>18,939,821</u>
	<u><u>58,134,692</u></u>	<u><u>45,181,818</u></u>

*Reconciliations*

Reconciliations of the written down values at the beginning and end of the current and previous financial year are set out below:

	Capital Works in Progress \$	Infrastructure and Land Improvements \$	Office Equipment \$	Total \$
Balance at 1 July 2023	4,257,119	26,410,519	1,849	30,669,487
Additions	14,682,702	-	-	14,682,702
Depreciation expense	-	(168,522)	(1,849)	(170,371)
Balance at 30 June 2024	18,939,821	26,241,997	-	45,181,818
Additions	14,401,714	-	1,759	14,403,473
Transfers in/(out)	(13,062,780)	13,062,780	-	-
Disposals	-	(1,175,083)	-	(1,175,083)
Depreciation expense	-	(275,321)	(195)	(275,516)
Balance at 30 June 2025	<u><u>20,278,755</u></u>	<u><u>37,854,373</u></u>	<u><u>1,564</u></u>	<u><u>58,134,692</u></u>

*Asset valuations*

In line with the Board's capitalisation policy, a valuation of assets was not undertaken in the financial year ended 30 June 2025. The last valuation of completed infrastructure and land improvements was undertaken as at 30 June 2023. The valuation was undertaken by Tina-James Freeman, Asset Consultant at Tonkin. The valuation basis used for the infrastructure and land improvement assets is the depreciated replacement cost basis.

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 13. Infrastructure, property, plant and equipment (continued)**

*Cost approach for projects completed post asset valuations*

The assessment process has involved detailed analysis of project costs for completed works to determine and assign expenditure to asset components. This analysis has been completed by the Board's Project Director, who is a Valuer with extensive experience in the preparation of asset valuations and establishment of depreciation registers for financial reporting purposes, and the Board's Program Manager, an Engineer with extensive stormwater infrastructure experience.

	2025 \$	2024 \$
<b>Capital works-in-progress</b>		
Betty Long Gardens (Urban Rivers)	110,648	1,915
Reference Design	912,038	912,038
Lower Brown Hill Creek - Package 1	4,291,934	13,410,195
Lower Brown Hill Creek - Package 2	4,486,011	341,052
Lower Brown Hill Creek - Package 3	5,503,522	186,512
Upper Brown Hill Creek - Area 3A Millswood	4,223,464	3,618,084
Upper Brown Hill Creek - Area 1C Forestville	-	148,503
Forestville Reserve ( Urban Rivers)	46,693	-
Orphanage park ( Urban Rivers)	67,560	-
Flood Model	111,648	-
Flow Diversions	50,933	15,587
Upper Brown Hill Creek - Wilberforce (DRF)	61,194	160
Upper Brown Hill Creek - 1A Everard Park Land	2,903	2,903
Upper Brown Hill Creek - Denning (DRF)	116,417	9,082
South Park Lands - Remaining works	293,790	293,790
	<u>20,278,755</u>	<u>18,939,821</u>

**Note 14. Trade and other payables**

	2025 \$	2024 \$
<i>Current liabilities</i>		
Trade payables	1,604,896	2,421,974
Accrued expenses	5,900	64,448
Credit card	(595)	(597)
PAYG payable	12,515	12,819
Superannuation payable	10,170	9,522
Payments received in advance (capital grants)	4,492,477	5,925,980
	<u>6,125,363</u>	<u>8,434,146</u>

Trade and other payables are unsecured, non-interest bearing and are normally settled within 30 days. The carrying value of trade and other payables is considered a reasonable approximation of fair value due to the short-term nature of the balances.

**Brown Hill & Keswick Creeks Stormwater Board**  
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**Note 15. Provisions**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
<i>Current liabilities</i>		
Provision for annual leave	39,424	31,110
<i>Non-current liabilities</i>		
Provision for long service leave	15,745	12,476
	<u>55,169</u>	<u>43,586</u>

**Note 16. Capital contributions of constituent councils**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
City of Mitcham	2,831,991	2,431,991
City of Burnside	3,398,389	2,918,389
City of West Torrens	13,876,754	11,916,754
Corporation of the City of Adelaide	2,265,593	1,945,593
Corporation of the City of Unley	5,947,180	5,107,180
<b>Total Contributions by Owners</b>	<u>28,319,907</u>	<u>24,319,907</u>

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
City of Mitcham Movement Table		
Opening balance	2,431,991	2,031,991
Contributions	400,000	400,000
	<u>2,831,991</u>	<u>2,431,991</u>

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
City of Burnside Movement Table		
Opening balance	2,918,389	2,438,389
Contributions	480,000	480,000
	<u>3,398,389</u>	<u>2,918,389</u>

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
City of West Torrens Movement Table		
Opening balance	11,916,754	9,956,754
Contributions	1,960,000	1,960,000
	<u>13,876,754</u>	<u>11,916,754</u>

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 16. Capital contributions of constituent councils (continued)**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Corporation of the City of Adelaide Movement Table		
Opening balance	1,945,593	1,625,593
Contributions	320,000	320,000
	<u>2,265,593</u>	<u>1,945,593</u>
	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Corporation of City of Unley Movement Table		
Opening balance	5,107,180	4,267,180
Contributions	840,000	840,000
	<u>5,947,180</u>	<u>5,107,180</u>

Capital contributions of constituent councils are payments received for investing in infrastructure. The rates of contributions are agreed in the Charter of the Board.

Summary of capital contributions of constituent councils during the year:

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
City of Mitcham	400,000	400,000
City of Burnside	480,000	480,000
City of West Torrens	1,960,000	1,960,000
City of Adelaide	320,000	320,000
City of Unley	840,000	840,000
	<u>4,000,000</u>	<u>4,000,000</u>

**Note 17. Asset revaluation reserve**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Infrastructure and land improvement		
Opening balance 1 July	570,390	570,390
Net increment/(decrement)	-	-
	<u>570,390</u>	<u>570,390</u>
Closing balance 30 June	<u>570,390</u>	<u>570,390</u>

**Note 18. Capital funding and grants**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Opening balance	26,928,381	17,224,448
Transfer from accumulated surplus	9,792,269	9,703,933
	<u>36,720,650</u>	<u>26,928,381</u>

Capital funding and grants reserve records the total revenue recognised from the funding providers for capital works to date, including funding from the Stormwater Management Authority and other government grant funding.

## **Note 19. Financial instruments**

### ***Financial risk management objectives***

The Board is exposed to a variety of financial risks through its use of financial instruments. The most significant financial risks to which the Board is exposed to are described below:

Specific risks

- Liquidity risk
- Credit risk

The principal categories of financial instrument used by the Board are:

- Trade receivables
- Cash at bank
- Trade and other payables

### **Objectives, policies and processes**

The Board Members have overall responsibility for the establishment of the Board's financial risk management framework. This includes the development of policies covering financial governance and the identification and management of financial risk in accordance with the Board's risk management policy.

Details of significant accounting policies and methods adopted including the criteria for the recognition, the basis of measurement and the basis on which income and expenses are recognised with respect to each class of financial asset, financial liability and equity instruments are disclosed in note 1 Material Accounting Policy Information.

Mitigation strategies for specific risks faced are described below:

#### ***Credit risk***

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in a financial loss to the Board.

Credit risk arises from cash and cash equivalents, deposits with banks and financial institutions, as well as credit exposure to customers, including outstanding receivables and committed transactions.

The credit risk for liquid funds and other short-term financial assets is considered negligible, since the counterparties are reputable banks with high quality external credit ratings and the Local Government Finance Authority, which is established under the Local Government Finance Authority Act 1983 as a Body Corporate and is administered by a Board of Trustees.

Credit risk is managed through maintaining procedures to regularly monitor the financial stability of customers and counterparties. There is no collateral held by the Board securing trade and other receivables.

#### ***Liquidity risk***

Liquidity risk arises from the management of working capital. It is the risk that the Board will encounter difficulty in meeting its financial obligations as they fall due.

The Board manages this risk by preparing and monitoring budgets, only investing surplus cash with major financial institutions and proactively monitoring the recovery of unpaid debts.

At the reporting date, the Board has sufficient liquid resources to meet its obligations under all reasonably expected circumstances. The following table depicts the categorisation of financial instruments held by the Board, noting that due to the nature of the balances held, carrying value is equal to fair value:



**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 19. Financial instruments (continued)**

	2025 \$	2024 \$
<b>Financial assets</b>		
Held at amortised cost		
Cash and cash equivalents (due less than 1 year)	9,814,112	13,326,831
Trade and other receivables (due less than 1 year)	1,838,340	790,259
<b>Total financial assets</b>	<u>11,652,452</u>	<u>14,117,090</u>
	2025 \$	2024 \$
<b>Financial liabilities</b>		
Held at amortised cost		
Trade and other payables	<u>1,632,886</u>	<u>2,508,166</u>

*Remaining contractual maturities*

The table below reflects the undiscounted contractual maturity analysis for financial liabilities:

	Weighted average interest rate %	1 year or less \$	Between 1 and 2 years \$	Between 2 and 5 years \$	Over 5 years \$	Remaining contractual maturities \$
<b>2025</b>						
<b>Non-derivatives</b>						
<i>Non-interest bearing</i>						
Trade and other payables (excluding estimated annual leave)	-	1,632,886	-	-	-	1,632,886
<b>Total non-derivatives</b>		<u>1,632,886</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,632,886</u>

The timing of expected outflows is not expected to be materially different from contracted cashflows.

**Note 20. Fair value measurement**

When an asset or liability, financial or non-financial, is measured at fair value for recognition or disclosure purposes, the fair value is based on the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date; and assumes that the transaction will take place either: in the principal market; or in the absence of a principal market, in the most advantageous market.

Fair value is measured using the assumptions that market participants would use when pricing the asset or liability, assuming they act in their economic best interests. For non-financial assets, the fair value measurement is based on its highest and best use. Valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, are used, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

Assets and liabilities measured at fair value are classified into three levels, using a fair value hierarchy that reflects the significance of the inputs used in making the measurements. Classifications are reviewed at each reporting date and transfers between levels are determined based on a reassessment of the lowest level of input that is significant to the fair value measurement.

For recurring and non-recurring fair value measurements, external valuers may be used when internal expertise is either not available or when the valuation is deemed to be significant. External valuers are selected based on market knowledge and reputation. Where there is a significant change in fair value of an asset or liability from one period to another, an analysis is undertaken, which includes a verification of the major inputs applied in the latest valuation and a comparison, where applicable, with external sources of data.

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 20. Fair value measurement (continued)**

*Fair value hierarchy*

Infrastructure assets are carried at fair value. AASB 13 Fair Value Measurement requires all assets and liabilities measured at fair value to be assigned to a 'level' in the fair value hierarchy as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the entity can access at the measurement date

Level 2: Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly

Level 3: Unobservable inputs for the asset or liability

In determining fair values for infrastructure and land improvements there is no known market for these assets, and they are valued at depreciated current replacement cost. This method involves:

- The determination of the cost to construct the asset (or its modern engineering equivalent) using current prices for materials and labour, the quantities of each being estimated based on recent experience, or on industry construction guides where these are more appropriate; and

- The calculation of the depreciation that would have accumulated since original construction using current estimates of residual value and useful life under the prime cost depreciation method adopted by the Board.

This method has significant inherent uncertainties, relying on estimates of quantities of materials and labour, residual values and useful lives, and the possibility of changes in prices for materials and labour, and the potential for development of more efficient construction techniques. Accordingly, the fair value of all assets within the infrastructure and land improvements class are considered Level 3 in the fair value hierarchy.

**Note 21. Key management personnel disclosures**

*Compensation*

Key management personnel of the Board include the Project Director and members of the Board appointed under section 112 of the *Local Government Act 1999*. The aggregate compensation made to key management personnel of the Board is set out below:

	2025 \$	2024 \$
Short-term employee benefits	311,726	300,262
Post-employment benefits	35,849	33,029
	<u>347,575</u>	<u>333,291</u>

**Note 22. Remuneration of auditors**

During the financial year the following fees were paid or payable for services provided by the auditor of the Board:

	2025 \$	2024 \$
Audit remuneration	<u>5,900</u>	<u>5,700</u>

**Note 23. Contingent liabilities**

In the opinion of the Board Members, the Board is unaware of any liability, contingent or otherwise, which has not already been recorded elsewhere in this financial report at 30 June 2025 (30 June 2024 : None).

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**

**Note 24. Commitments**

	2025 \$	2024 \$
<b>Other capital commitments</b>		
UBHC Millswood	38,798	409,939
UBHC 1C Forestville	-	399,729
LBHC Packages 1-3	5,483,127	1,403,089
UBHC Commonwealth Funded	178,048	42,160
Operating	12,500	-
Flood Model	137,810	-
	<u>5,850,283</u>	<u>2,254,917</u>
	2025 \$	2024 \$
Total contracted commitments	<u>5,850,283</u>	<u>2,254,917</u>

All contracted commitments noted above are expected to be paid within the next twelve months.

The Authority has been awarded the following Commonwealth Government grants:

Grant	Value	Year Awarded	To be paid	Projects
Preparing Australian Communities	\$10m	FY22	FY23 - FY26	Lower Brown Hill Creek Packages 1 - 3
Disaster Ready Fund Round 1	\$3.7m	FY24	FY25 - FY27	Upper Brown Hill Creek Wilberforce
Disaster Ready Fund Round 1	\$2.387m	FY24	FY25 - FY27	Upper Brown Hill Creek Denning St
Urban Rivers & Catchments	\$4.93m	FY24	FY24 - FY27	Forrestville Reserve, Orphanage Park and Betty Long Gardens
Disaster Ready Fund Round 2	\$150k	FY25	FY25-FY26	Flood Model
Disaster Ready Fund Round 2	\$424k	FY25	FY25-FY28	Upper Brown Hill Creek Millswood Design

**Note 25. Related parties**

*Key management personnel*

Disclosures relating to key management personnel are set out in note 21.

There were no transactions with related parties during the current and previous financial year.

Other related parties include close family members of key management personnel and entities that are controlled or significantly influenced by those key management personnel or their close family members. There were no transactions with other related parties for the year ending 30 June 2025 (2024: Nil).

**Note 26. Statutory Information**

The registered office and principal place of business of the Board is:  
Brown Hill & Keswick Creeks Stormwater Board  
PO Box 124 Unley SA 5061

**Note 27. Events after the reporting period**

No matter or circumstance has arisen since 30 June 2025 that has significantly affected, or may significantly affect the Board's operations, the results of those operations, or the Board's state of affairs in future financial years.

**Brown Hill & Keswick Creeks Stormwater Board**  
**Notes to the financial statements**  
**As at 30 June 2025**


**Note 28. Reconciliation of net surplus to net cash used in operating activities**

	<b>2025</b>	<b>2024</b>
	<b>\$</b>	<b>\$</b>
Net surplus for the year	8,785,436	9,746,940
Adjustments for:		
Depreciation and amortisation	275,515	170,371
Capital funding / grants	(9,792,269)	(9,703,874)
Net loss on disposal of non-current assets	1,175,084	(2,380,234)
Change in operating assets and liabilities:		
Increase in trade and other receivables	(1,066,603)	(506,390)
Decrease in accrued revenue	20,750	12,594
Increase in prepayments	(2,229)	(942)
Increase in employee benefits	11,583	2,801
(Decrease)/ increase in trade and other payables (excluding income in advance relating to capital grants)	(875,281)	2,040,897
Net cash used in operating activities	<u>(1,468,014)</u>	<u>(617,837)</u>

**Brown Hill & Keswick Creeks Stormwater Board**  
**Certification of auditor independence**  
**As at 30 June 2025**


To the best of our knowledge and belief, we confirm that, for the purpose of the audit of Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery has maintained its independence in accordance with the requirements of the Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

  
Judith Choate (Sep 24, 2025 15:10:40 GMT+9.5)

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Judith Choate  
Board Member  
\_\_\_\_ September 2025  
Sep 24, 2025

  
G. T. Vogt (Sep 24, 2025 20:09:54 GMT+9.5)

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Geoff Vogt  
Board Member  
\_\_\_\_ September 2025  
Sep 24, 2025

**Brown Hill and Keswick Creeks Stormwater Board**

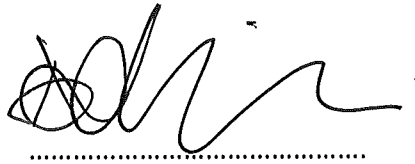
**Certification of Auditor Independence**

**for the year ended 30 June 2025**

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of the Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery, has maintained its independence in accordance with requirements of the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

Angelo Catinari  
CEO, City of West Torrens

A handwritten signature in black ink, appearing to read 'AC', is written over a horizontal dotted line.

Date            14    / 08 /2025

**Brown Hill and Keswick Creeks Stormwater Board**

**Certification of Auditor Independence**

**for the year ended 30 June 2025**

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of the Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery, has maintained its independence in accordance with requirements of the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

Peter Tsokas  
CEO, City of Unley

  
.....

Date            13 / 08 /2025

**Brown Hill and Keswick Creeks Stormwater Board**

**Certification of Auditor Independence**

**for the year ended 30 June 2025**

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of the Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery, has maintained its independence in accordance with requirements of the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

A handwritten signature in black ink, appearing to read 'M Pears'.

Matt Pears

CEO

City of Mitcham

Date: 27/08/2025



**Brown Hill and Keswick Creeks Stormwater Board**

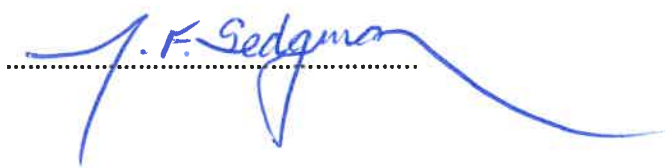
**Certification of Auditor Independence**

**for the year ended 30 June 2025**

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of the Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery, has maintained its independence in accordance with requirements of the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

Michael Sedgman  
CEO, City of Adelaide



Date: 26 / 09 / 2025

# OFFICIAL

## Brown Hill and Keswick Creeks Stormwater Board

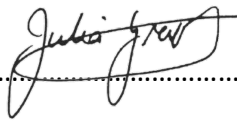
### Certification of Auditor Independence

for the year ended 30 June 2025

To the best of our knowledge and belief, we confirm that, for the purpose of the audit of the Brown Hill and Keswick Creeks Stormwater Board for the year ended 30 June 2025, the Board's Auditor, Dean Newbery, has maintained its independence in accordance with requirements of the Local Government (Financial Management) Regulations 2011 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2011.

Julia Grant  
CEO, City of Burnside .....



Date

19/08/2025

**HEAD OFFICE**

214 Melbourne Street  
North Adelaide SA 5006

PO Box 755  
North Adelaide SA 5006

T: (08) 8267 4777  
www.deannewbery.com.au

Dean Newbery  
ABN: 48 007 865 081

## Certification of Auditor's Independence

I confirm that, for the audit of the financial statements of the Brown Hill & Keswick Creeks Stormwater Board for the year ended 30 June 2025, I have maintained my independence in accordance with the requirements of APES 110 – Code of Ethics for Professional Accountants, Part 4A, published by the Accounting Professional and Ethical Standards Board, in accordance with the *Local Government Act 1999 and the Local Government (Financial Management) Regulations 2011* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2011*.



**SAMANTHA CRETEN**

**Director**

**DEAN NEWBERY**

**26 September 2025**

## Independent Auditor's Report

### To the members of the Brown Hill & Keswick Creeks Stormwater Board

## Opinion

We have audited the accompanying financial report of the Brown Hill & Keswick Creeks Stormwater Board (the Authority), which comprises the statement of financial position as at 30 June 2025, statement of comprehensive income, statement of changes in equity, the statement of cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory information, and the Certification of the Financial Statements.

In our opinion, the financial report presents fairly, in all material aspects, the financial position of the Authority as at 30 June 2025, and its financial performance and its cash flows for the year then ended in accordance with the *Local Government Act 1999* and the *Local Government (Financial Management) Regulation 2011* and the Australian Accounting Standards.

## Basis for Opinion

We conducted our audit in accordance with Australian Auditing Standards. Our responsibilities under those standards are further described as in the *Auditor's Responsibilities for the Audit of the Financial Report* section of our report. We are independent of the Authority in accordance with the auditor independence requirements of the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110: *Code of Ethics for Professional Accountants (Including Independence Standards)* (the Code) that are relevant to our audit of the financial report in Australia. We have also fulfilled our other ethical responsibilities in accordance with the Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Authority's Responsibility for the Financial Report

The Authority is responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards (including the Australian Accounting Interpretations), the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as the Authority determines is necessary to enable the preparation of the financial report to be free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Authority is responsible for assessing the Authority's ability to continue as a going concern, disclosing, as applicable, matters relating to going concern and using the going concern basis of accounting unless the Authority either intends to liquidate the Authority or to cease operations, or has no realistic alternative but to do so. Those charged with governance are responsible for overseeing the Authority's financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that the audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of financial report.

As part of an audit in accordance with the Australian Auditing Standards, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Authority.
- Conclude on the appropriateness of the Authority's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Authority's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Authority to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

**DEAN NEWBERY**



**SAMANTHA CRETEN**  
Director

**29 September 2025**











# Draft Financial Statements for year ended 30 June 2025 (2)

Final Audit Report

2025-09-24

Created:	2025-09-24
By:	BHKC EA (ea@bhkcstormwater.com.au)
Status:	Signed
Transaction ID:	CBJCHBCAABAAru1NPX9hJ7wWnrAu9ArE3SL89NWWY9Phe

## "Draft Financial Statements for year ended 30 June 2025 (2)" History

-  Document created by BHKC EA (ea@bhkcstormwater.com.au)  
2025-09-24 - 5:18:32 AM GMT
-  Document emailed to judychoate@icloud.com for signature  
2025-09-24 - 5:24:12 AM GMT
-  Email viewed by judychoate@icloud.com  
2025-09-24 - 5:39:31 AM GMT
-  Signer judychoate@icloud.com entered name at signing as Judith Choate  
2025-09-24 - 5:40:38 AM GMT
-  Document e-signed by Judith Choate (judychoate@icloud.com)  
Signature Date: 2025-09-24 - 5:40:40 AM GMT - Time Source: server
-  Document emailed to vogt@adam.com.au for signature  
2025-09-24 - 5:40:42 AM GMT
-  Email viewed by vogt@adam.com.au  
2025-09-24 - 10:37:42 AM GMT
-  Signer vogt@adam.com.au entered name at signing as G. T. Vogt  
2025-09-24 - 10:39:52 AM GMT
-  Document e-signed by G. T. Vogt (vogt@adam.com.au)  
Signature Date: 2025-09-24 - 10:39:54 AM GMT - Time Source: server
-  Agreement completed.  
2025-09-24 - 10:39:54 AM GMT

Report on Financial Results for City of Adelaide								
Statement of Comprehensive Income								
for the year ended 30 June 2025								
2021-22 Actual	2022-23 Actual	2023-24 Actual	\$ '000	2024-25 Actual	2024-25 Adopted Budget	Variance	Commentary	
Income								
121,350	124,957	135,538	Rates Revenues	144,084	144,908	(824)	-1%	Higher level of discretionary rebates provided than budgeted
10,208	12,160	15,598	Statutory Charges	17,193	16,893	300	2%	Due to higher level of Temporary Parking Control income \$277k, parking expiation late payment and FERU income \$165k and Outdoor dining fees \$41k, offset by unfavourable Planning & Development fees (\$124k) and encroachments (\$72k)
10,302	11,393	12,913	Parking Fees	13,370	12,996	374	3%	Parking control changes (eg hours of operation) and additional Temporary Parking Controls installed during Fringe.
9,727	8,933	11,002	Property Lease	11,824	11,377	447	4%	Increase is a result of Advertising Income above minimum guarantee, and extension of a commercial lease
5,526	6,545	6,701	Adelaide Aquatic Centre Charges	169	130	39	30%	Centre favourable to budget across most areas. Closure end July 2024
3,554	3,624	4,679	North Adelaide Golf Course	4,940	4,254	686	16%	Ongoing increased activity
1,434	2,194	2,367	Adelaide Town Hall	2,330	2,798	(468)	-17%	Reduction in events held as a result of Town Hall preservation works being undertaken
138	223	1,013	Event Fees	1,011	683	328	48%	Event space and oval hire \$140k, AEDA summit \$71k, East End Unleashed recovery \$40k, Banner Income \$36k and other minor variances \$42k
27,911	30,804	31,784	Off-Street Parking	33,639	31,608	2,031	6%	Due to commercial pricing decisions, full year of income for 218 Flinders Street and 247 Pirie Street, as well as additional car park Sturt Street came on board in April
3,087	1,737	2,259	Property Recovery	2,149	1,540	609	40%	Higher level of recoveries in line with prior year actuals.
690	731	881	Nursery	982	788	194	25%	Increased volumes as other facilities in the area tempronly closed
763	732	836	Other User Charges	971	1,225	(254)	-21%	Individually immaterial items including Park Lands Event Fees and Rundle Mall Concession Income
63,132	66,916	74,435	Total User Charges	71,385	67,399	3,986	6%	
9,375	7,696	8,638	Grants, Subsidies and Contributions	6,820	4,842	1,978	41%	Increase to budget driven by the Resilient Flood Mapping Project \$950k due to the timing of delivery of the project, early payment of 2025/26 Financial Assistance Grants \$574k, Heritage Incentive Scheme - State Heritage Buildings \$250k and Workers Compensation Scheme Contribution \$92k. Offset by \$163k Roads to Recovery funding pushed into 25/26 and \$63k New Year's Eve not secured
341	1,146	1,265	Investment Income	1,048	166	882	531%	Due to interest income on cash positive balances \$633k and Investment Property Income \$225k (budgeted in Property Lease income)
934	1,164	1,639	Reimbursements	1,659	150	1,509	1006%	Events income in City Operations offset by costs as this income is a pass through of costs, plus reinstatements of footpaths for 3rd parties
366	1,436	1,292	Other Income	988	866	122	14%	Due to an increase in insurance & other recoupments
-	10	3	Net Gain - Equity Accounted Council Businesses	13	-	13	0%	Share of operating surplus in Brown Hill and Keswick Creeks Stormwater Board
205,706	215,485	238,408	Total Income	243,190	235,225	7,965	3%	
Expenses								
69,092	72,478	77,786	Employee Costs	80,062	86,220	6,158	7%	Due to vacancies across the organisation offset by an increase in temporary labour
14,558	15,947	24,701	Contractors	22,409	14,241	(8,168)	-57%	Temporary labour (\$5,757k) backfilling vacancies and working on capital projects. Contractors (\$3,544k) mainly working on events and the Business Systems Roadmap
8,144	9,044	9,267	Maintenance	10,687	11,688	1,001	9%	Business Systems Roadmap reallocation of budget from software maintenance to contractors. Building maintenance higher than budget due to vandalism in public buildings
1,428	1,587	1,716	Legal Expenses	1,479	1,053	(426)	-40%	Additional spend in relation to court costs to recover expiations and other late payments \$106k, People \$125k, Corporate Governance \$114k and other legal matters \$81k
2,346	2,546	2,317	Levies Paid to Government - including NRM levy	3,117	2,276	(841)	-37%	Due to Land tax and ESL payable on Tapanka (Andrew Street UPark) \$527k, Open Space Levy Contribution \$258k for 88 O'Connell Street
5,892	5,416	5,354	Parts, Accessories & Consumables	4,376	4,501	125	3%	Budget included a number of activities where actual spend is less than the expense, such as accelerated greening and library operations
3,932	6,710	6,348	Professional Services	6,009	6,635	626	9%	Budget included a number of activities where actual spend is less than the expense, such as Adelaide New Years' Eve and Planning and Design Code Amendments
4,068	3,644	3,786	Advertising and Promotion	3,684	3,966	282	7%	Due to targeted reduced spending in AEDA to fund future investment
1,034	1,103	971	Bank Charges and Cash Collection	865	1,355	490	36%	Savings as a result of the transition of transactional banking provider
880	1,226	1,334	Catering	941	1,697	756	45%	Reduced catering in line with reduction in Adelaide Town Hall income
2,962	2,671	2,848	Cleaning	2,457	2,267	(190)	-8%	First full year of new contract. Budget increased in 25-26
7,857	9,149	9,315	Energy and Water	9,300	8,500	(800)	-9%	Increase in cost of watering the Park Lands due to dry Summer and Autumn (\$530k), street lighting due to higher market cost for renewable energy
2,237	2,528	2,897	Insurance	2,681	2,686	5	0%	
2,025	2,255	2,452	Security	2,273	2,364	91	4%	
10,829	11,348	8,238	Sponsorships, Contributions and Donations	7,324	6,149	(1,175)	-19%	Additional funding provided for Commercial Events through AEDA \$471k, Heritage Incentive Scheme \$320k, Disability Access and Inclusioning plan \$90k, Australia Day Sponsorship \$80k and UNESCO City of Music Partnership \$54k
1,684	1,779	1,697	Subscriptions	2,371	2,074	(297)	-14%	Additional spend in Microsoft \$156k, Sensen licence fee \$128k and Culture Amp \$51k
1,673	3,593	3,742	Waste Services	3,592	3,813	221	6%	Review of contract found one off savings
6,216	8,756	9,264	Other expenses	8,681	6,528	(2,153)	-33%	21 minor items
77,765	88,076	96,247	Total Materials, Contracts & Other Expenses	92,246	81,973	(10,273)	-13%	
56,568	52,287	55,008	Depreciation, Amortisation & Impairment	60,332	56,857	(3,475)	-6%	Increase in depreciation due to asset revaluations, impairment of assets and remeasurement of lease terms
1,277	952	891	Finance Costs	1,075	808	(267)	-33%	Finance costs associated with leases, not borrowings
27	-	-	Net loss - Equity Accounted Council Businesses	-	-	-	-	
204,729	213,793	229,932	Total Expenses	233,715	225,858	7,857	3%	
977	1,692	8,476	Operating Surplus / (Deficit)	9,475	9,367	108	1%	
373	2,280	464	Physical Resources Receive Free of Charge	1,262	-	1,262		Gifted Assets
(658)	(14,747)	(6,160)	Asset Disposal & Fair Value Adjustments	(11,547)	-	(11,547)	#DIV/0!	Includes the carrying amount (remaining useful lives) of assets renewed or directly replaced in the period
3,411	6,655	5,521	Amounts Received Specifically for New or Upgraded Assets	4,703	7,026	(2,323)	-33%	Due to reduced grant funding recognised on Assets still under construction including Visitor Experience Adelaide
4,103	(4,120)	8,301	Net Surplus / (Deficit)	3,893	16,393	(12,500)	-76%	
Other Comprehensive Income								
84,305	(6,328)	158,673	Changes in Revaluation Surplus - I,PP&E	124,105	-	124,105		The movement represents an accounting adjustment for the asset valuations conducted during the year for Lighting & Electrical and Traffic Signals, as well as a desktop indexation for Footpaths, Roads, Kerb & Water Table, Bridges, Water Infrastructure
		2,125	Share of other comprehensive income - equity accounted council businesses	666		666		Share of Brown Hill Brown Hill and Keswick Creeks Stormwater Board other Comprehensive income from external grant funding received
	(41,967)	-	Impairment (expense) / Recoupments offset to Asset Revaluation Reserve	(11,424)		(11,424)		Impairment of assets recognised against the Asset Revaluation Reserve
		(4,950)	Rehabilitation Provision recognised directly in the asset revaluation reserve	-		-		
(206)	-	891	Net actuarial gains/(losses) on CCASP sub-fund	-	-	-	-	
84,099	(48,295)	155,848	Total Other Comprehensive Income	113,347	-	113,347		

88,202	(52,415)	164,149	Total Comprehensive Income	117,240	16,393	100,847	615%
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Statement of Financial Position as at 30 June 2025								
2021-22 Actual	2022-23 Actual	2023-24 Actual	\$ '000	2024-25 Actual	2024-25 Adopted Budget	Variance	Commentary	
ASSETS								
Current Assets								
2,984	871	2,077	Cash and Cash Equivalents	2,288	800	1,488	186%	Cash on hand as at 30 June
15,774	22,049	38,314	Trade & Other Receivables	29,860	45,116	(15,256)	-34%	Timing, overdue debtors are pursued and put on a payment plan where necessary. Aged debt is provided for in doubtful debts
-	10,633	-	Other Financial Assets	-	-	-	100%	
541	741	804	Inventories	749	741	8	1%	
5,965	26,000	-	Non-Current Assets Held for Sale	-	-	-	-	
		18,500	Other Current Assets	45,500	-	45,500	-	Final payment to be received for 88 O'Connell Street and Central Market Arcade returnable works expected in FY26
25,264	60,294	59,695	Total Current Assets	78,397	46,657	31,740		
Non-Current Assets								
466	838	932	Financial Assets	812	679	133	20%	Increase due to Finance Lease Receivable recognised
1,412	1,618	4,066	Equity Accounted Investments in Council Businesses	5,065	2,258	2,807	124%	Equity Share Brown Hill and Keswick Creeks Stormwater Board. Increase is a result of the recognition of CoA's share of the external funding received
42,473	44,452	26,153	Other Non-Current Assets	87	1,306	(1,219)	-93%	Includes Deferred Rent as a result of COVID-19 measures.
1,906,716	1,823,299	2,009,872	Infrastructure, Property, Plant & Equipment	2,159,705	1,924,348	235,357	12%	Movements in the capital program, including revaluations offset by asset sales
2,870	2,910	3,065	Investment Property	4,705	2,968	1,737	59%	Investment Properties
1,953,937	1,873,117	2,044,088	Total Non-Current Assets	2,170,374	1,931,559	238,815		
1,979,201	1,933,411	2,103,783	TOTAL ASSETS	2,248,771	1,978,216	270,555		
LIABILITIES								
Current Liabilities								
24,286	33,165	30,087	Trade & Other Payables	32,916	19,071	13,845	73%	Actuals in line with prior years and includes timing of payments received in advance for projects to be delivered in future years and an increase in creditors and accrued expenses due to the timing of receipt of invoices
4,842	4,844	5,077	Borrowings (Finance Leases)	3,314	5,142	(1,828)	-36%	Result of remeasuring lease terms
13,605	13,636	18,858	Provisions	13,877	21,595	(7,718)	-36%	Actual in line with prior years, adjusted for the utilisation of the rehabilitation provision in FY25
42,733	51,645	54,022	Total Current Liabilities	50,107	45,808	4,299		
Non-Current Liabilities								
293	293	16,232	Trade & Other Payables	16,063	-	16,063	#DIV/0!	Includes the liability for the long term lease extension, which will be amortised over the life of the lease
8,000	7,519	-	Borrowings	23,820	53,677	(29,857)	-56%	Borrowings were significantly lower than anticipated due to an extension of a long term lease, and the timing of spend on Capital Works
46,041	43,913	39,318	Borrowings (Finance Leases)	47,252	30,922	16,330	53%	Result of remeasuring lease terms
1,655	1,977	1,998	Provisions	2,076	2,103	(27)	-1%	Employee provisions
55,989	53,702	57,548	Total Non-Current Liabilities	89,211	86,703	2,508		
98,722	105,347	111,570	TOTAL LIABILITIES	139,318	132,511	6,807		
1,880,479	1,828,064	1,992,213	Net Assets	2,109,453	1,845,705	263,748		
EQUITY								
792,262	781,667	783,588	Accumulated Surplus	810,417	807,168	3,249		A result of the Net Surplus position. Refer to Statement of Comprehensive Income
1,066,618	1,018,226	1,171,995	Asset Revaluation Reserves	1,284,676	1,004,383	280,293		Movement as a result of revaluations in the period
21,599	28,171	36,630	Future Fund Reserve	14,360	34,154	(19,794)		Decrease is a result of higher spend than originally forecast on Central Market Arcade Redevelopment for the year, and retiming of 88 O'Connell street final payment into 2025/26
21,599	28,171	36,630	Total Other Reserves	14,360	34,154	(19,794)		
1,880,479	1,828,064	1,992,213	Total Council Equity	2,109,453	1,845,705	263,748		

Financial Indicators for the year ended 30 June 2025							
2021-22 Actual	2022-23 Actual	2023-24 Actual	\$ '000	2024-25 Actual	2024-25 Adopted Budget	Variance	Commentary
These Financial Indicators have been calculated in accordance with information paper 9 - Local Government Financial Indicators prepared as part of the LGA Financial Sustainability Program for the Local Government Association of South Australia.							
<b>1. Operating Surplus Ratio</b>							
977	1,692	6,476	Operating Surplus	9,475			
205,706	215,485	238,408	Total Operating Revenue	243,190			In line with budget
0.5%	0.8%	4%	This ratio expresses the operating surplus as a percentage of total operating revenue.	4%	4.0%		
<b>2. Net Financial Liabilities Ratio</b>							
79,498	70,956	70,247	Net Financial Liabilities	106,358			Calculation in the Financial Statements includes Lease Liabilities not included in the adopted budget
205,706	215,485	238,408	Total Operating Revenue Less NRM Levy	243,190			
39%	33%	29%	Net financial Liabilities are defined as total liabilities less financial assets (excluding equity accounted investments in Council businesses). These are expressed as a percentage of total operating revenue (excluding NRM levy). A negative figure denotes a Net Financial Asset Position.	44%	21.0%		
<b>3. Adjusted Asset Sustainability Ratio</b>							
32,754	36,157	54,134	Net Asset Renewals	53,394			
65,854	50,501	56,018	Infrastructure & Asset Management Plan required expenditure	55,920			Adjusted ratio compares works completed against the Asset Management Plan required expenditure adjusted for performance against contingency
50%	73%	97%	on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.	95%	92.5%		

Report on Financial Results for Adelaide Central Market Authority							
Statement of Comprehensive Income							
for the year ended 30 June 2025							
2022/23 Actual	2023/24 Actual	\$ '000	Actual	Budget	Variance		Commentary
Income							
3,804	4,260	Property Lease	4,393	4,228	165	4%	Due to higher occupancy than budgeted in the Market, in addition to reduced incentives due to the renewal of tenancies as opposed to new tenants coming into the market.
843	1,099	Property Recovery	1,075	1,014	61	6%	Recovery of outgoings from Tenants. Increase due to recovery for stallholder improvements.
	2	Hall & Equipment Hire	0	0	-	0%	
		Reimbursements	8	0	8	100%	Reimbursement of security and cleaning costs from tenants
-	-	Grants, Subsidies and Contributions	50	-	50	100%	Grants received from Green Industries SA for ACMA Traders Sustainability program
128	125	Other Income	144	101	43	43%	Commission on ACMA online and Merchandise sales
4,775	5,486	Total Income	5,670	5,343	327		
Expenses							
9	10	Auditors Remuneration	10	7	(3)	-43%	
-	10	Bad and Doubtful Debts	18	-	(18)		Provision for tenants - Something Wild and Daniels & Wills as decision from ACMA Board
113	122	Board Fees	142	119	(23)	-19%	Increase in long term benefits accrued for board members
1,130	1,235	Contractors	1,508	1,986	478	24%	Includes employees contracted from the City of Adelaide. Budget assumed a higher level of employee and contract labour as a result of the market expansion, some of which was utilised with external professional services. Overall due to the timing of construction, expenditure was not incurred.
598	608	Energy	731	844	113	13%	Savings in electricity costs
339	425	Maintenance	527	460	(67)	-15%	Increased Building Maintenance and Fire Protection
16	17	Legal Expenses	52	53	1	2%	
27	28	Levies Paid to Government - including Landscape levy	29	29	-	0%	
43	57	Parts, Accessories & Consumables	69	67	(2)	-3%	
114	289	Professional Services	457	321	(136)	-42%	Increased Consultancy spend, due to the Central Market Expansion Operational Preparedness and ACMA Traders Sustainability program.
125	200	Advertising and Promotion	192	171	(21)	-12%	Increase associated with the project of Central Market Expansion Operational Preparedness and an increase in advertising business as usual of the market
12	11	Bank Charges and Cash Collection	16	11	(5)	-	
967	1,011	Cleaning	870	865	(5)	-1%	
111	118	Water	117	133	16	12%	Water in line with prior year actuals
52	112	Insurance	96	107	11	10%	Assets insurance premium cost for ACMA was less than anticipated.
73	66	Printing, Freight and Postage	75	71	(4)	-6%	Cost includes delivery charges for ACMA Online.
38	52	Rates and Taxes	57	73	16	22%	Payroll Tax in line with prior year actuals and lower than budget due to vacant positions.
519	553	Security	559	561	2	0%	
328	377	Waste services	412	348	(64)	-18%	Waste services were 10% higher than the previous year (23/24: 15%)
37	57	Other	32	38	6	16%	Individually insignificant expenses
39	39	Depreciation, Amortisation & Impairment	39	36	(3)	-	Right of Use Asset for lease space entered into for the ACMA online (cold room)
2	1	Finance Costs	1	1	-	-	Interest on lease liability
4,692	5,398	Total Expenses	6,009	6,301	292		
83	88	Operating Surplus / (Deficit)	(339)	(958)	619		
83	88	Total Comprehensive Income	(339)	(958)	619		

Report on Financial Results for Adelaide Central Market Authority							
Statement of Financial Position as at 30 June 2025							
Actual	Actual	\$ '000	Actual	Budget	Variance	Commentary	
ASSETS							
Current Assets							
276	464	Trade & Other Receivables	319	298	21	7%	Debtor balances have been tightly managed. The Actual balance includes timing of receipts and payments from CoA (inter-company)
31	24	Inventories	50	31	19	61%	Merchandise stock on hand
72	36	Other Current Assets	15	36	(21)	100%	Current portion of the rent relief incentives, amortised over the lease terms
379	524	Total Current Assets	384	365			
Non-Current Assets							
75	36	Infrastructure, Property, Plant & Equipment	81	-	81	-	Lease for the ACMA online space extended.
29	43	Other Non-Current Assets	87	7	80	1143%	Non-Current portion of the rent relief incentives, amortised over the lease terms
104	79	Total Non-Current Assets	168	7			
483	603	Total Assets	552	372			
LIABILITIES							
Current Liabilities							
323	398	Trade & Other Payables	475	372	103	28%	An increase in creditors and accrued expenses compared to budget due to the timing of the receipt of invoices
39	34	Borrowings	37	-	37	-	Current portion of the Lease Liability for the cool room and storage for the online market.
362	432	Total Current Liabilities	512	372			
Non-Current Liabilities							
38	-	Borrowings	40	-	40	-	Non-Current portion of the Lease Liability for the cool room and storage for the online market.
38	-	Total Non-Current Liabilities	40	-			
400	432	Total Liabilities	552	372			
83	171	Net Assets	-	0			
EQUITY							
(712)	(624)	Accumulated Surplus	(963)	(1,753)	790	-45%	
795	795	Other Reserves	963	1,753	(790)	-	
83	171	Total Equity	-	-			

## Report on Financial Results for Adelaide Economic Development Agency

## Statement of Comprehensive Income

for the year ended 30 June 2025

2022-23 Actual	2023-24 Actual	\$ '000	Actual	Budget	Variance	Commentary	
		Income					
3,889	3,918	Rundle Mall Levy	4,049	4,017	32	1%	Rundle Mall Separate Rates higher due to lower level of objections upheld
560	625	User Charges	656	380	276	73%	Rundle Mall concessions income \$204k above original budget. In addition the AEDA Business Summit generated \$71k in unbudgeted sales.
7	2	Reimbursements	-	-	-	100%	
11	12	Other Income	7	19	(12)	100%	Merchandise sales less than budgeted
17	30	Grants, Subsidies and Contributions	15	-	15	100%	Sponsorship from University of Adelaide for AEDA Business Summit
9,833	8,891	Grants, Subsidies and Contributions	8,413	8,392	21	0%	Budget includes \$233k contribution for strategic projects. Actual strategic project spend was \$702k, offset by salary savings (included in contractors below), resulting in net contribution increase of \$21k.
14,317	13,478	Total Income	13,140	12,809	331		
Expenses							
47	1	Auditor's Remuneration	1	2	1	50%	Actual expenditure reflects the external audit of the financial statements
5	(5)	Bad and Doubtful Debts	5	-	(5)	-100%	Provision for Spheres Restaurant for Rundle Mall hire fees, which is over 180 days
97	81	Board Fees	130	120	(10)	-8%	Increase in long term benefits for board members
36	42	Lease Expense - Short Term Leases	48	53	5	-100%	Decrease in short term rental/room hire for events. Budget assumed month-to-month lease for Rundle Mall Storage.
4,813	4,172	Contractors	4,449	4,983	534	11%	Reflects salaries and wages. Underspend reflective of vacancies within the team, offset by temp staff
2,727	2,787	Advertising and Promotion	2,720	3,002	282	9%	Fashion on the Mall, Christmas on the Mall, Food Festival on the Mall and Festival Season on the Mall budgets were against advertising. Underspend aligns with overspend in external plant hire
708	741	External Plant Hire	596	324	(272)	-84%	Fashion on the Mall, Christmas on the Mall, Food Festival on the Mall and Festival Season on the Mall budgets were against advertising therefore overspend is offset by underspend in advertising
397	293	Professional Services	239	341	102	30%	Less spending in consultant fees for marketing tourism projects
380	549	Security	413	308	(105)	-34%	Increased security presence in the mall
4,434	4,532	Sponsorships, Contributions and Donations	3,605	3,249	(356)	-11%	Due to the Commercial Events and Festivals Sponsorship Program funding of \$0.5 million provided during the Q2 and Q3.
50	40	Subscriptions	148	156	8	5%	
361	189	Other Expenses	312	177	(135)	-76%	Individually immaterial items
33	58	Depreciation, Amortisation & Impairment	96	88	(8)	-9%	Increase to budget due to new right of use asset from lease of Myer Centre storage
-	3	Finance Costs	7	6	(1)	-17%	Interest expense associated with lease liability for right of use aset under AASB16
14,088	13,483	Total Expenses	12,769	12,809	40		
229	(5)	Operating Surplus / (Deficit)	371	-	371		
-	-	Total Other Comprehensive Income	-	-	-		

229	(5) Total Comprehensive Income	371	-	371
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## Report on Financial Results for Adelaide Economic Development Agency

## Statement of Financial Position

as at 30 June 2025

Actual		\$ '000	Actual	Budget	Variance	Commentary	
ASSETS							
Current Assets							
864	491	Trade & Other Receivables	1,240	678	562	83%	An increase in debtors and prepayments compared to budget due to the increase in the inter entity funds transfer
4	6	Inventories	4	6	(2)	-33%	Merchandise stock on hand
868	497	Total Current Assets	1,244	684			
Non-Current Assets							
98	184	Infrastructure, Property, Plant & Equipment	163	96	67	-	Increase in right of use assets due to the new lease of Myer Centre Storage
98	184	Total Non-Current Assets	163	96			
966	681	Total Assets	1,407	780			
LIABILITIES							
Current Liabilities							
693	283	Trade & Other Payables	610	693	(83)	-12%	A decrease in creditors and accrued expenses compared to budget due to the timing of the receipt of invoices
-	43	Borrowings	73	43	30	0%	Right of use Asset - Lease liability, new Myer Centre Storage
693	326	Total Current Liabilities	683	736			
Non-Current Liabilities							
-	87	Borrowings	85	44	41	-	Right of use Asset - Lease liability, new Myer Centre Storage
-	87	Total Non-Current Liabilities	85	44			
693	413	Total Liabilities	768	780			
273	268	Net Assets	639	-			
EQUITY							
273	268	Accumulated Surplus	639	-	639	#DIV/0!	Rundle Mall carry forward
-	-	Other Reserves	-	-	-	-	
273	268	Total Equity	639	-			

Report on Financial Results for Adelaide Park Lands Authority						
Statement of Comprehensive Income for the year ended 30 June 2025						
2022-23 Actual	2023-24 Actual	\$ '000	Actual	Budget	Variance	Commentary
<b>Income</b>						
181	234	Grants, Subsidies and Contributions	306	328	(22)	-7%
181	234	Total Income	306	328	(22)	Grant income received to match expenditure.
<b>Expenses</b>						
1	1	Auditors Remuneration	1	2	1	50%
96	139	Contractors	155	180	25	14%
-	2	Catering	4	4	-	0%
23	6	Professional Services	26	-	(26)	Due to stakeholder engagement activity undertaken for the Adelaide Park Lands Management Strategy (APLMS)
3	21	Advertising and Promotion	34	25	(9)	Launch of the Adelaide Park Lands Management Strategy (APLMS)
15	-	Sponsorships, Contributions & Donations	15	15	-	0% Biennial grant provided in FY25
16	21	Insurance	13	17	4	24% Insurance premium costs
-	2	Minor Plant and Equipment	-	-	-	
-	1	Legal Fees	-	3	3	100% No expenditure incurred in FY25
26	40	Sitting Fees	57	72	15	21% Budget assumed 11 meetings, actual meetings held xxxx
1	1	Other	1	10	9	90% Majority of budget was to be used to conduct Community Forums
181	234	Total Expenses	306	328	22	
-	-	Operating Surplus / (Deficit)	-	-	-	
-	-	Net Surplus / (Deficit) <sup>1</sup>	-	-	-	
-	-	Total Comprehensive Income	-	-	-	



		Report on Financial Results for Adelaide Park Lands Authority		
		Statement of Financial Position		
		as at 30 June 2025		
2022-23	2023-24	\$ '000	Actual	Budget
Actual	Actual			
		ASSETS		
-	-	Total Assets	-	-
		LIABILITIES		
-	-	Total Liabilities	-	-
-	-	Net Assets	-	-
		EQUITY		
-	-	Total Equity	-	-

## Update on Tree Martin Management

Tuesday, 14 October 2025  
Council

Strategic Alignment - Our Environment

Public

**Program Contact:**

Sarah Gilmour, Associate  
Director Park Lands, Policy &  
Sustainability

**Approving Officer:**

Ilia Houridis, Director City  
Shaping

## EXECUTIVE SUMMARY

The purpose of this noting report is to provide an update on Tree Martin management in response to Council's decision on 22 April 2025 ([Link 1](#)).

It outlines the actions which have been taken to manage the presence of roosting Tree Martins in Leigh Street and Rundle Mall, the supports provided to wildlife carers, and the Administration's ongoing liaison and coordination with the Department for Environment and Water (DEW) and Green Adelaide regarding Tree Martin management.

The report is structured to respond to the seven matters in which Council has requested advice, as follows:

1. Installation of temporary educational signage
2. Reimbursement of volunteer groups' out-of-pocket expenses
3. Dedicated parking permit category or exemption for animal rescue vehicles
4. Advice, consultation, rationale that informed the decision to install netting on Leigh Street
5. Continued liaison with the Department for Environment and Water (DEW)
6. Inclusion of Tree Martins in the City's Biodiversity and Urban Ecology Strategy
7. Progress of a temporary Tree Martin Response Working Group.

The Administration is preparing a Tree Martin Management Plan in 2025/26 with the support of Ecosure Environmental Consultancy and ongoing input from Green Adelaide and DEW through the City of Adelaide's Project Governance Group.

The Administration is continuing to liaise with DEW and Green Adelaide to align approaches to Tree Martin management and protection.

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## RECOMMENDATION

### THAT COUNCIL

1. Notes the progress regarding Tree Martin management as contained in Item 15.2 on the Agenda for the Council meeting held on 14 October 2025, in accordance with Council's decision on 22 April 2025.
-

## IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	<b>Strategic Alignment – Our Environment</b> Lead and advocate for the environmental value, productivity, quality and biodiversity of the Park Lands, squares, open space and streetscapes. Protect and restore native habitat in our city.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Tree Martins are a “protected animal” under the <i>National Parks and Wildlife Act 1972</i> (SA).
Opportunities	Not as a result of this report
25/26 Budget Allocation	Not as a result of this report
Proposed 26/27 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
25/26 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

# DISCUSSION

## Background

1. Tree Martin birds migrate and roost in trees located in the Adelaide CBD for approximately five months between December/January and April/May each year.
2. This roosting behaviour presents a tension in the urban realm between the public health and amenity considerations of hospitality and retail businesses, and their customers, and the Council's strategic commitments to promote urban biodiversity and protect the welfare of wildlife.
3. This tension has been encountered since 2015 in Leigh Street (a key food and beverage zone) and most recently in 2025 in Rundle Mall (the city's premier retail precinct).

## Purpose

4. At its 22 April 2025 meeting, Council resolved:

*That Council notes the following actions undertaken by the administration in collaboration with Green Adelaide include:*

- *Removing netting on four trees on Leigh Street*
- *Adjusting lighting including around adjacent infrastructure in Rundle Mall*
- *Supporting Rundle Mall traders and retailers in relation to additional window treatments*
- *Engaging a wildlife specialist to help inform decision making around this complex and dynamic situation.*

*And requests administration provide advice in relation to:*

1. *Installation of temporary educational signage in key locations including Leigh Street and Rundle Mall to:*
    - *Inform the public about the presence of Tree Martins,*
    - *Provide guidance on what to do if a dead or injured bird is found, and*
    - *Raise awareness of the importance of the species and the City's role in wildlife protection;*
  2. *Contact with relevant volunteer groups to determine any out-of-pocket expenses incurred by their members, including but not limited to parking, food for the birds, and incidental costs, and prepare a report for Council's consideration regarding reimbursement of these expenses;*
  3. *Preparation of a report on the feasibility of introducing a dedicated parking permit category or exemption for animal rescue vehicles operating within the City of Adelaide, to ensure timely response during wildlife rescues;*
  4. *Preparation of a public report detailing all advice, consultation, and rationale that informed the decision to install netting on Leigh Street, ensuring transparency and accountability in Council's decision-making processes;*
  5. *Continued liaison with the Department for Environment and Water (DEW) to coordinate efforts regarding native wildlife protection, and ensure Council's approach is consistent with state-level biodiversity and conservation strategies;*
  6. *Inclusion of Tree Martins in the City's Biodiversity and Urban Ecology Strategy, to ensure this species is considered in future planning decisions, including lighting, tree management, and urban development;*
  7. *Ongoing progress of a temporary Tree Martin Response Working Group, comprising relevant staff, community members, wildlife experts, and business representatives to guide Council's immediate and long-term response to the presence of Tree Martins in the city.*
5. Responses to each of the seven requests for advice are detailed below under the relevant subheading.

## Installation of temporary educational signage

6. Signs were erected in Rundle Mall on 24 April 2025. The signs featured a QR Code link to online information about the presence of the Tree Martins in Rundle Mall, processes in place by Council, key wildlife volunteer groups and responsible Agencies including the Department for Environment and Water (DEW) and Green Adelaide to protect them, and guidance on what members of the public should do if they encounter a deceased or injured Tree Martin.

### **Reimbursement of volunteer groups' out-of-pocket expenses**

7. SA Native Animal Rescue (SANAR) is an incorporated association of wildlife carers, registered as a not-for-profit charity with the Australian Charities and Not-for-profits Commission (ACNC).
8. During the period March – May 2025 appropriately permitted SANAR carer volunteers were present in Rundle Mall monitoring the welfare of Tree Martins and assisting with the care of injured birds.
9. The Administration reimbursed SANAR volunteers for out-of-pocket expenses incurred during this period on a one-off basis. This included car parking expenses and the purchase of a soft carrier to transport the Tree Martins.

### **Dedicated parking permit category or exemption for animal rescue vehicles**

10. Following a review of available options, the Administration established a process for parking permissions to be granted to animal rescue vehicles on notification of their car parking location.
11. The process and available concessions were put in place for the 2025 response and communicated to the animal rescue provider supporting the Tree Martin work.

### **Advice, consultation, rationale that informed the decision to install netting on Leigh Street**

12. The seasonal roosting of Tree Martins in the Callery Pear Trees of Leigh Street was first observed in 2015 with concerns about public health escalating in May 2020.
13. Administration consulted with Leigh Street property and business owners, DEW and Green Adelaide, and implemented the following responses:
  - 13.1. The investigation of the removal of the Callery Pear Trees and their potential replacement with alternate tree species. An assessment on 5 June 2024 by qualified arborist Symatree, established that the Callery Pear Tree is hardy and well-suited to Adelaide's climatic conditions, is commonly planted as a street tree in Greater Adelaide, provides a strong visual presence which softens the building facades of Leigh Street, and its mature scale is well-suited to the footpath widths, property setbacks and overall scale of Leigh Street.
  - 13.2. An inspection of all ten Callery Pear Trees in Leigh Street was undertaken by qualified arborist Symatree, who recommended pruning to address minor defects in six of the trees, as well as clearance pruning from adjacent building facades, which would not adversely impact the health or aesthetic contributions of the trees. This tree pruning was performed by City of Adelaide's Senior Arborist and an independent arborist.
  - 13.3. Development Assessment approval of a canopy for Shobosho bar and kitchen.
  - 13.4. The investigation of bird control measures for commercial buildings, including sonar, ultra sonar and laser technology.
  - 13.5. Increased, detailed scrubbing and pressure washing of the pavement and urban elements in Leigh Street by the Administration. The cleansing regime was increased during the migration season from daily to three-times daily, and regular monitoring and spot cleaning was implemented.
14. Despite these investigations and actions proving helpful, they did not sufficiently reduce the public health implications of very large roosting populations of Tree Martins and their associated bird faeces and feathers interacting with outdoor dining hospitality venues.
15. As a result, Administration canvassed further options with Leigh Street property and business owners, Green Adelaide and DEW, and determined to initiate a pilot program to net the Callery Pear Trees on Leigh Street in August 2024.
16. Following a period of implementation, the Administration, based on advice, made the decision to remove the netting on four trees in Leigh Street located away from hospitality venues with outdoor dining facilities, two each at its northern and southern ends. The nets were removed from the four trees on 23 and 24 April 2025.
17. The advice received from Green Adelaide was that it was unlikely that the Tree Martins would return to roost in the Leigh Street Callery Pear Trees prior to the end of the 2024/2025 migratory season.
18. The subsequent behaviour of the Tree Martins was such that they did not return to Leigh Street in 2025.
19. In supporting Tree Martins in the urban realm, there is a need to balance urban biodiversity outcomes with obligations for local governments to perform public health functions, including food safety under the *South Australian Public Health Act 2011* (SA). To that end, tree netting is considered an important management tool to achieve a balance between urban biodiversity and urban amenity and public health.

20. On this basis the tree nets will remain on the Leigh Street Gallery Pear Trees located in the zones where hospitality venues have outdoor dining facilities, noting Leigh Street's volume of bars and eateries.

#### **Progress of a temporary Tree Martin Response Working Group**

21. The Administration established a temporary Tree Martin Working Group to provide advice to Administration on short-term management actions to be implemented during the 2024/2025 migratory season. The Group included representatives from DEW, Green Adelaide, SANAR volunteers, retail traders, the City of Adelaide, and the Adelaide Economic Development Agency (AEDA).
22. The temporary Tree Martin Working Group first met on 23 April 2025 and met on a weekly basis until the final meeting on 21 May 2025. The role of the temporary Working Group concluded with the end of the Tree Martin migratory season.
23. Based on the discussions and advice of the temporary Working Group, several actions were put in place in the Rundle Mall precinct, including:
- 23.1. The installation of signage in Rundle Mall informing the public of the Tree Martins' presence and providing a QR Code link to further information online.
  - 23.2. The installation of temporary, lightweight lights on the catenary wires running down Rundle Mall.
  - 23.3. Increased cleansing in the vicinity of the Chinese Elm Trees during the migratory season, to prepare this section of Rundle Mall for traders and the public each morning.
  - 23.4. Changes to the operations of the Apple Store, including turning store lights off (at times) to prevent tree reflections on its glass shop front, closing of its Mall-front doors to prevent birds getting trapped in the store, and the installation of film on the glass shop front to improve the visual indication for the birds of the hard surface.
  - 23.5. Educating other retailers about actions they can take in their shops to minimise the likelihood of Tree Martins casualties.

#### **Continued liaison with the Department for Environment and Water (DEW)**

24. Since May 2025, the Administration has continued to liaise with DEW and Green Adelaide to align approaches to Tree Martin management and protection.

#### **Inclusion of Tree Martins in the City's Biodiversity and Urban Ecology Strategy**

25. The Administration is preparing a Tree Martin Management Plan in 2025/26 with the support of Ecosure Environmental Consultancy.
26. Green Adelaide participated in the procurement evaluation process and Green Adelaide and DEW are playing an ongoing role in the City of Adelaide's project working group.
27. The Tree Martin Management Plan will be developed in alignment with the Council's Integrated Climate Strategy 2030, Goal 3: A City Where Nature Thrives.
28. The State Biodiversity Plan is yet to be developed following the assent of the *Biodiversity Act 2025* (SA).

#### **Next Steps**

29. This report responds to and closes the Council decision on 22 April 2025 regarding Tree Martin management.
30. A Governance Group overseeing the delivery of the Tree Martin Management Plan is in place. There is ongoing engagement with key stakeholders and representation from DEW, Green Adelaide, the City of Adelaide and AEDA.
31. In preparation for the return of the Tree Martins, communications are being developed to share with community, businesses and stakeholders commencing in October 2025.

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## **DATA AND SUPPORTING INFORMATION**

**Link 1 – [Council - Meeting Minutes - 22 April 2025](#)**

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## ATTACHMENTS

Nil

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- END OF REPORT -

## Councillor Martin - MoN – Customer Complaints Software

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Phillip Martin

Public

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

### MOTION ON NOTICE

**Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

**‘THAT COUNCIL:**

Noting the adoption by various Adelaide Councils of new programs to provide open, online visibility of customer complaints and transparency around Council responses and associated timeframes, asks the Administration to investigate and to report to Council for possible consideration in the 2026/27 Business Plan and Budget process the development and adoption of software to provide a similar, enhanced customer experience for City of Adelaide stakeholders.’

### ADMINISTRATION COMMENT

1. Council is currently implementing Salesforce, a modern Customer Relationship Management (CRM) platform that will significantly enhance how we manage and respond to customer requests, feedback, and complaints.
2. The Salesforce platform is used to improve the customer experience across a number of councils.
3. Should Council resolve to support the proposed motion, an investigation will be undertaken on the opportunities of providing online visibility of customer complaints to enhance the customer experience for City of Adelaide stakeholders and advice provided back to Council.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not applicable
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Not applicable
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	Not applicable
Other	Not applicable



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

## Councillor Martin - MoN - Roller Shutters on Business Frontages

Tuesday, 14 October 2025  
Council

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Jo Podoliak, Director City  
Community

## MOTION ON NOTICE

**Councillor Phillip Martin will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

‘That Administration prepare a report on when and where it is acceptable to install roller shutters to business frontages and opportunities to improve current practice and streetscape amenity.’

## ADMINISTRATION COMMENT

1. Roller shutters constitute development under the *Planning, Development and Infrastructure Act 2016* (the Act) and therefore require development approval (DA).
2. However, the installation of roller shutters is classed as a ‘building alteration’ within the Planning & Development Code (the Code) and is listed as an Accepted Development throughout the city unless proposed on a heritage place.
3. An ‘Accepted Development’ within the Code means that while approval is needed, a planning assessment cannot be undertaken, which limits Council’s ability to control roller shutters via the DA process.
4. Administration works with applicants to achieve improved roller shutter outcomes when proposed as part of a broader development, particularly in terms of visual permeability beyond Code requirements to encourage light spill, particularly during night hours to improve safety.
5. While there are many instances of negotiating better outcomes, this is achieved via the Administration’s relationships with applicants rather than an ability to decline roller shutters via formal assessment against the Code.
6. There are several provisions of the Code which refer to roller shutters that could be used to manage their installation, such as:
  - 6.1. Capital City Zone PO 2.4  
Shopfronts incorporating security features such as security grilles and shutters are designed to allow visual permeability into the premises, allow for light spill onto the street, and complement the appearance of the building’s frontage.
  - 6.2. City Main Street Zone PO 2.7  
Shopfront security features are designed to allow visual permeability into the shop, allow for the spill of light from the shopfront onto the street, and complement the appearance of the frontage.

7. Whilst these provisions exist, they can rarely be used given roller shutters are usually Accepted Development and therefore no planning assessment can be conducted.
8. Should Council resolve to support the proposed motion, a report will be prepared outlining options to progress the matter.
9. Subject to more detailed research, options may include:
  - 9.1. Progression of a minor Code amendment which refers to visually permeable roller shutters as being 'accepted development'. This would mean other types of shutters, such as solid shutters, would require a planning assessment whereby the Code provisions above could be considered.
  - 9.2. Development of Council Policy to guide applicants on best practice and preference, noting a Policy would be advisory only and have no impact on the DA process.
  - 9.3. Consideration of by-law changes across the city or in certain precincts, such as Rundle Mall.
10. Regardless of which option is progressed, it is anticipated Council's ability to manage roller shutters will be limited to guidance on which types of roller shutters are acceptable in which locations rather than precluding the installation of roller shutters altogether.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	Not as a result of this report
External consultant advice	Not as a result of this report
Legal advice / litigation (eg contract breach)	Not as a result of this report
Impacts on existing projects	Not as a result of this report
Budget reallocation	Not as a result of this report
Capital investment	Not as a result of this report
Staff time in preparing the workshop / report requested in the motion	Not as a result of this report
Other	
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 5 hours.

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- END OF REPORT -

## Councillor Noon - MoN - Precinct Review

Tuesday, 14 October 2025  
Council

**Council Member**  
Councillor Carmel Noon

Public

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

## MOTION ON NOTICE

**Councillor Carmel Noon will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:**

'That Council:

1. Notes the latest draft Precinct Review presentation that was recently confidentially presented to Council.
2. Approves sharing the full presentation (omitting any confidential content) in confidence with the various Precinct Group Presidents / Chairs for their feedback.
3. Requests that Administration prepare a confidential report for the City Finance and Governance Committee 18 November summarising the feedback received from Precinct Presidents / Chairs, recommending a preferred approach to funding the Precinct Groups.
4. Requests that the relevant Committee report be presented to Council for consideration and decision at its meeting on 9 December 2025.'

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## ADMINISTRATION COMMENT

1. Council received a confidential update on the Precinct Review at a (reconvened) Special City Finance and Governance (CFG) Committee on the 10 June. This was based on the report *KPPM Strategy Precinct Review* (KPPM Report).
2. An undertaking was given to share this information with Precinct Groups, which occurred at a meeting with the Chief Executive Officer and Chief Operating Officer on the 21 July 2025.
3. Should Council resolve to support the proposed motion:
  - 3.1. Administration will as soon as practicable subject to the availability of the Chairs / Presidents, share in confidence the contents of the presentation from the 10 June CFG Committee meeting with the Precinct Group Presidents / Chairs for their feedback.
  - 3.2. Given that the KPPM Report incorporated feedback from a series of engagements with the Precinct Chairs / Presidents, amongst other key stakeholders, and with the information shared on 21 July 2025 which was well-received, the next engagement is intended to focus on the proposed funding model.
  - 3.3. Accordingly, a final report incorporating the final feedback from the Precinct Groups, subject to the availability of the Chairs / Presidents, can be presented to the 18 November 2025 CFG meeting and 25 November 2025 Council meeting, with a view to implementing the Council endorsed model as soon as possible in the 2026 calendar year.

Should the motion be carried, the following implications of this motion should be considered. Note any costs provided are estimates only – no quotes or prices have been obtained:	
Public consultation	With relevant Precinct Groups Presidents / Chairs
External consultant advice	Previous advice has been received from KPPM
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Not applicable
Budget reallocation	Next steps for Council, will consider any potential budget implications.
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	If this Motion is approved, it would take approximately 12 hours to consult with Precinct Groups and draft a report for next steps.
Other	Not applicable
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4.5 hours.

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- END OF REPORT -

## Councillor Noon - QoN - City-wide Safety Audit

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Carmel Noon

Public

**Contact Officer:**  
Ilia Houridis, Director City Shaping

## QUESTION ON NOTICE

**Councillor Carmel Noon will ask the following Question on Notice:**

- ‘1. Has the City of Adelaide undertaken a city-wide safety and security audit in partnership with SAPOL?
2. If so:
  - a. When was this audit undertaken?
  - b. What were the key findings and outcomes at the time?
  - c. Were any recommendations implemented, and if so, what progress has been made?
3. If no city-wide audit has been undertaken, have precinct-specific audits occurred instead? If so, which precincts and why?
4. If no such audit has been undertaken, what planning or discussions have occurred with SAPOL about a future city-wide audit, including:
  - Public lighting (including adequacy, coverage, and maintenance schedules);
  - CCTV coverage and monitoring across the city and park lands;
  - Coordination with transport hubs, late-night trading areas, and high foot-traffic precincts.
5. Are there any Council-owned cameras in place for deterrence purposes that are not actively monitored or recorded, and if so:
  - a. What is the Council’s position on notifying the public when they are being recorded and/or monitored?’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

### Councillor Abrahamzadeh - QoN - Rates for each ward

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Arman Abrahamzadeh

Public

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

## QUESTION ON NOTICE

**Councillor Arman Abrahamzadeh will ask the following Question on Notice:**

'Can Administration advise of the number of residential and non-residential properties and the amount of annual rates each group generates? In doing so, can Administration break this information down for each ward for the 2024-25 financial year?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

### Councillor Martin - QoN - 88 O'Connell Bus Stop

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Phillip Martin

Public

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

## QUESTION ON NOTICE

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

'Could the Administration advise when the bus stop outside of 88 O'Connell Street that was temporarily removed during the development of the site be reinstated and, in the event it is not, what alternative stop is proposed for what elderly and disabled stakeholders regard as the significant distance between the Gover and Marian Street stops?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -



## Councillor Martin - QoN - Tree Map

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Phillip Martin

Public

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

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## QUESTION ON NOTICE

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

‘Noting the City of Adelaide has developed an Urban Forest Usage website detailing the species and location of all trees in the local government area, could the Administration advise if it is possible to make the content available for downloading rather than viewing alone?’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

## Councillor Martin - QoN - City Protest

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Phillip Martin

Public

**Contact Officer:**  
Jo Podoliak, Director City  
Community

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## QUESTION ON NOTICE

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

‘Noting the recent ‘March for Australia’ marches across the city, can Administration advise what role Council has in the approval and/or management of these activities?’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

## Councillor Noon - QoN - Sporting Clubs on Park Lands - Rate Exemptions/Rebates

Tuesday, 14 October 2025  
**Council**

**Council Member**  
Councillor Carmel Noon

Public

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

## QUESTION ON NOTICE

**Councillor Carmel Noon will ask the following Question on Notice:**

'The City of Adelaide has a policy commitment to allocate 1.5% of rates revenue annually towards the upgrade and replacement of community buildings located on the Adelaide Park Lands, which includes facilities used by sporting clubs and organisations.

Given this significant annual investment, can Administration provide a list of sporting clubs or sporting organisations located on the Adelaide Park Lands that are part of, affiliated with, or operated by organisations such as schools, universities, government departments, or other entities that receive rate exemptions or rebates under the Local Government Act or other legislative arrangements?

Specifically, can the Administration outline for each:

- The name of the club/organisation,
- The associated parent organisation (e.g. school, university, government department),
- The nature of the exemption or rebate (e.g. full exemption under legislation, discretionary rebate), and
- The estimated annual value of the exemption or rebate, where available.'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

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- END OF REPORT -

**Program Contact:**

Anthony Spartalis, Chief  
Operating Officer

**Approving Officer:**

Michael Sedgman, Chief  
Executive Officer

Public

## EXECUTIVE SUMMARY

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

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

For the following Committee Reports for Recommendation to Council seeking consideration in confidence

- 23** Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 7 October 2025 [section 90(3) (b) & (d) of the Act]

For the following Reports for Council (Chief executive Officer's Reports seeking consideration in confidence

- 24.1** Confidential Complaint [section 90(3) (a) of the Act]  
**24.2** Confidential Second Complaint [section 90(3) (a) of the Act]  
**24.3** Confidential Third Complaint [section 90(3) (a) of the Act]

The Order to Exclude for Items 23, 24.1, 24.2 and 24.3:

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

## ORDER TO EXCLUDE FOR ITEM 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 14 October 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 23 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 7 October 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 Council – Agenda – Tuesday, 23 September 2025

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.

More specifically, the disclosure of certain 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 further direction with regard to Council's assets and strategic land holdings.

#### Public Interest

The City Planning, Development and Business Affairs 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 the disclosure of this information in this report, including certain financial information and further direction, may prejudice its future commercial dealings with regard to its assets and strategic land holdings. On this basis, the disclosure of such information may severely prejudice the City of Adelaide's ability to influence the proposal for the benefit of the City of Adelaide 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 14 October 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 [Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 7 October 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.

## 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 14 October 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 14 October 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.

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## ORDER TO EXCLUDE FOR ITEM 24.2

#### 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 14 October 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.2 [Confidential Second 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 14 October 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 24.2 [Confidential Second 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.

## ORDER TO EXCLUDE FOR ITEM 24.3

### 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 14 October 2025 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.3 [Confidential Third 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 14 October 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 24.3 [Confidential Third 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.
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## DISCUSSION

1. Section 90(1) of the *Local Government Act 1999 (SA)* (the Act) directs that a meeting of Council must be conducted in a place open to the public.
2. Section 90(2) of the Act, states that a Council may order that the public be excluded from attendance at a meeting if Council considers it to be necessary and appropriate to act in a meeting closed to the public to receive, discuss or consider in confidence any information or matter listed in section 90(3) of the Act.
3. Section 90(3) of the Act prescribes the information and matters that a Council may order that the public be excluded from.
4. Section 90(4) of the Act, advises that in considering whether an order should be made to exclude the public under section 90(2) of the Act, it is irrelevant that discussion of a matter in public may -
  - (a) *cause embarrassment to the council or council committee concerned, or to members or employees of the council; or*
  - (b) *cause a loss of confidence in the council or council committee; or*
  - (c) *involve discussion of a matter that is controversial within the council area; or*
  - (d) *make the council susceptible to adverse criticism.*
5. Section 90(7) of the Act requires that an order to exclude the public:
  - 5.1 Identify the information and matters (grounds) from section 90(3) of the Act utilised to request consideration in confidence.
  - 5.2 Identify the basis – how the information falls within the grounds identified and why it is necessary and appropriate to act in a meeting closed to the public.
  - 5.3 In addition identify for the following grounds – section 90(3) (b), (d) or (j) of the Act - how information open to the public would be contrary to the public interest.
6. Section 83(5) of the Act has been utilised to identify in the Agenda and on the Report for the meeting, that the following reports are submitted seeking consideration in confidence.
  - 6.1 Information contained in Item 23 – Confidential Recommendation of the City Planning, Development and Business Affairs Committee – 7 October 2025
    - 6.1.1 Is subject to an Existing Confidentiality Order dated 7/10/2025
    - 6.1.2 The grounds utilised to request consideration in confidence is section 90(3) (b) & (d) of the Act
      - (b) information the disclosure of which –
        - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and
        - (ii) would, on balance, be contrary to the public interest.
      - (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which –
        - (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and
        - (ii) would, on balance, be contrary to the public interest.
    - 6.2 Information contained in Item 24.1 – Confidential Complaint
      - 6.2.1 Is not subject to an Existing Confidentiality Order
      - 6.2.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act
        - (a) Information the disclosure of which would involve the unreasonable disclosure of information concerning the affairs of any person (living or dead).
    - 6.3 Information contained in Item 24.2 – Confidential Second Complaint
      - 6.3.1 Is not subject to an Existing Confidentiality Order
      - 6.3.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act

- (a) Information the disclosure of which would involve the unreasonable disclosure of information concerning the affairs of any person (living or dead).
- 6.4 Information contained in Item 24.3 – Confidential Third Complaint
  - 6.4.1 Is not subject to an Existing Confidentiality Order
  - 6.4.2 The grounds utilised to request consideration in confidence is section 90(3) (a) of the Act
    - (a) Information the disclosure of which would involve the unreasonable disclosure of information concerning the affairs of any person (living or dead).

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## ATTACHMENTS

Nil

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- END OF REPORT -



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