



CITY FINANCE AND GOVERNANCE COMMITTEE

Agenda and Reports

for the special meeting on

Tuesday, 25 March 2025

at 6.00 pm

in the Colonel Light Room, Adelaide Town Hall

© 2025 City of Adelaide. All Rights Reserved.

Our Adelaide.
Bold.
Aspirational.
Innovative.

CITY FINANCE AND GOVERNANCE COMMITTEE
Special Meeting Agenda, Tuesday, 25 March 2025, at 6.00 pm

Members – The Right Honourable the Lord Mayor, Dr Jane Lomax-Smith
Councillor Dr Siebentritt (Chair)
Councillor Elliott (Deputy Chair)
Councillors Abrahamzadeh, Couros, Davis, Giles, Hou, Li, Martin, Noon and Snape

Agenda

Item		Pages
1.	Acknowledgement of Country At the opening of the City Finance and Governance Committee meeting, the Chair 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.’	
2.	Apologies and Leave of Absence Leave of Absence - Councillor Li	
3.	Declaration of Conflict of Interest	
4.	Deputations	
5.	Workshops	
5.1	2025/26 Business Plan & Budget - Review of Capital Projects	3 - 14
6.	Closure	

WKSP: 2025/26 Business Plan & Budget - Review of Capital Projects

Tuesday, 25 March 2025
**City Finance and Governance
Committee**

Strategic Alignment - Our Corporation

Presenter: Anthony Spartalis,
Chief Operating Officer

Public

PURPOSE OF WORKSHOP

The Business Plan and Budget (BP&B) demonstrates responsible management of public funds to support the community outcomes, and Council's commitment to the community through annual priorities and deliverables for the year. The BP&B articulates services, strategies, challenges and opportunities within the current environment.

This workshop provides an overview of the capital projects proposed for 2025/26.

The workshop slide deck is provided as background information (Attachment A).

KEY QUESTIONS

Do Council Members have any specific observations related to the draft BP&B regarding the proposed capital projects for 2025/26?

- END OF REPORT -

Our Corporation

2025/26 Business **Plan and Budget**

Capital Projects

25 March 2025

Anthony Spartalís, Chief Operating Officer

Introduction

Building a Business Plan and Budget



Page 5

Date	Forum	Type	Theme	Topic	
3 Dec	Spec CFG	Workshop	Introduction	Introduction and process for building the 2025/26 BP&B – parameters and priorities (as per LTFP and Strategic Plan)	✓
10 Dec	CEO Briefing	Workshop	Budget	Current position (LTFP, precommitments, retimes) and Subsidiary budget allocations (also launch member bids)	✓
11 Feb	CEO Briefing	Workshop	Plan and Budget	The build of the 2025/26 BP&B – assumptions, set 25/26 priorities and revenue levers	✓
21 Feb	ARC	Presentation	Plan and Budget	The 2025/26 BP&B – priorities, parameters, assumptions and current position	✓
11 Mar	Spec CFG	Workshop	Budget	Operating Budget review – ESCOSA Findings, base budget, service changes, Strategic Projects allocation to strategies/plans and member ideas	✓
18 Mar	CFG	Workshop	Plan	Review of Strategic Projects and Subsidiary Draft BP&Bs (ACMA and AEDA)	✓
25 Mar	Spec CFG	Workshop	Plan	Review of Capital Projects	
1 Apr	Spec CFG	Workshop	Plan and Budget	Final review of budgets and projects	
11 Apr	ARC	Presentation	Draft BP&B	Draft 2025/26 BP&B - update	
15 Apr 22 Apr	CFG Council	Report	Draft BP&B	Draft 2025/26 BP&B for community consultation purposes	
29 Apr – 20 May	N/A	Public	Consultation	Community Consultation (including presentation of Draft 2025/26 BP&B to Subsidiary boards)	
27 May	Council	Public	Consultation	Special hearing for public consultation	
10 Jun	Council	Report	Consultation	Receipt of submissions	
17 Jun 24 Jun	CFG Council	Report	Final BP&B	Final 2025/26 BP&B	

Capital Budget

25-26 Projections Based on Current Assumptions

\$'000s	2025-26 Base	Strategic Projects	Capital Projects	Service Changes	Identified Savings / opportunities	Revised Base	Adopted LTFP	Variance
Income								
Rates Revenues	154,908	-	-	-	-	154,908	154,896	12
Fees and Charges	87,368	170	328	-	319	88,185	86,341	1,844
Grants, Subsidies and Contributions	4,454	653	-	99	-	5,206	4,646	560
Other Income	1,047	-	-	-	-	1,047	1,218	(171)
Total Income	247,777	823	328	99	319	249,346	247,101	2,245
Expenses								
Employee Costs	89,394	1,249	-	605	-	91,248	88,853	(2,395)
Materials, Contracts & Other Expenses	79,978	(2,204)	78	164	(387)	77,629	77,757	128
Sponsorships, Contributions and Donations	5,600	1,778	-	-	(112)	7,266	6,334	(932)
Depreciation, Amortisation & Impairment	64,506	-	-	-	-	64,506	64,462	(44)
Finance Costs	717	-	-	-	-	717	3,626	2,909
Total Expenses	240,195	823	78	769	(499)	241,366	241,031	(335)
Operating Surplus / (Deficit)	7,582	-	250	(670)	818	7,980	6,070	1,910
Capital Program								
Renewal/Replacement of Assets	67,936	-	1	-	-	67,937	67,936	(1)
New and Upgraded Assets	39,119	-	(60)	-	-	39,059	39,119	60
Amounts received specifically for New and Upgraded Assets	-	-	(8,018)	-	-	(8,018)	-	8,018
Net outlays on Capital	107,055	-	(8,077)	-	-	98,978	107,055	(8,077)
Borrowings	58,245	-	(8,327)	670	(818)	49,770	94,834	45,064

Capital Budget

Proposed Capital Projects for Draft 25/26 BP&B

Page 7

Project	(\$'000)		
	Income	Expenditure N/U	Renewal
ACMA Strategic Plan			
Central Market Arcade Options CMAR	-	300	-
Central Market Arcade Redevelopment Major Project	-	1,000	-
Federal Hall Trade Waste and Water Connections	38	50	-
Market Expansion Capital Works - Ground Floor	-	1,000	-
Design and Implementation of Parking Guidance System in UPark Central Market, including new Market Square Car Park	-	300	-
Supply and Installation of additional UPark Car Park Hardware, bollards and signage for Market Square	-	190	-
Total	38	2,840	-
Adelaide Park Lands Management Strategy			
Aquatic Centre Community Playing Field - Park 2	-	5,658	-
Brown Hill Keswick Creek (Financial Contribution)	-	320	-
Park 21 West - Community Sports Building Redevelopment	2,550	4,313	680
Park 27B - Community Sports Building Redevelopment	1,368	3,493	200
Park Lands Community (Sport and Recreation) Buildings - Veale Park / Walyu Yarta Concept Design	-	100	-
Total	3,918	13,884	880
Asset Management Plan			
Public Art Action Plan Deliverables 25/26	-	450	-
James Place Upgrade	500	1,000	434
Morphett Street and Franklin Street Intersection Traffic Signal Safety Upgrade	-	270	-
Morphett Street and Grote Street Intersection Traffic Signal Safety Upgrade	-	255	-
Total	500	1,975	434

Capital Budget

Proposed Capital Projects for Draft 25/26 BP&B

Page 8

Project	(\$'000)		
	Income	Expenditure N/U	Renewal
City Plan			
Flinders Street Housing - Concept planning	-	250	-
Main Street Revitalisation - Gouger Street (25/26 Detailed Design & Early Construction)	-	2,209	1,629
Main Street Revitalisation - Hindley Street (25/26 Construction)	-	480	1,000
Main Street Revitalisation - Hutt Street (25/26 Detailed Design & Construction)	-	465	430
Main Street Revitalisation - Melbourne Street (25/26 Detailed Design & Early Construction Works)	600	1,850	-
Main Street Revitalisation - O'Connell Street (25/26 Detailed Design)	-	612	388
<i>Total</i>	<i>600</i>	<i>5,866</i>	<i>3,447</i>
Disability Access and Inclusion Plan			
Adelaide Park Lands Trail – Sir Donald Bradman Drive - New Bike and Pedestrian Actuated Crossing	1,200	1,200	-
Belair-City Bikeway / Adelaide Park Lands Trail – Glen Osmond Road - New Bike and Pedestrian Actuated Crossing	1,300	1,300	-
Peacock Road Cycle Route	500	500	-
School Safety Implementation Project	-	150	-
<i>Total</i>	<i>3,000</i>	<i>3,150</i>	<i>-</i>
Economic Development Strategy			
Christmas Decorations - City-Wide Capital Budget	-	200	-
Christmas Decorations – Rundle Mall	-	200	-
One Market Christmas Decorations	-	175	-
Rundle Mall Sound System	-	770	-
<i>Total</i>	<i>-</i>	<i>1,345</i>	<i>-</i>
Integrated Climate Strategy			
Accelerated Greening Water Truck	-	150	-
City Public Realm Greening Program	-	2,232	-
Integrated Climate Strategy - London Road Depot Electrification (Stage 1) - Replace gas heater with electric	-	200	-
<i>Total</i>	<i>-</i>	<i>2,582</i>	<i>-</i>

Capital Budget

Proposed Capital Projects for Draft 25/26 BP&B

Project	(\$'000)		
	Income	Expenditure	
		N/U	Renewal
No alignment to other Strategies			
Additional (2nd) Park Safe vehicle*	290	67	-
Staff Safety and Security Upgrades - Minor Works Building	-	50	-
Summary of Q2 re-time where no new funding request (Place of Courage and West Pallant)	-	223	-
25/26 Project Delivery Costs	-	7,077	-
	Total	290	7,417
	TOTAL	8,346**	39,059
	NET	30,713	4,761

* Service Change associated with project - \$78,000

** Income includes \$327,500 of fees and charges

Capital Budget

Proposed Retimed Capital Projects - 24/25 Q3

Project	(\$'000)		
	Income	Expenditure	
		N/U	Renewal
Project Delivery Costs	-	900	-
Vincent St and Vincent Pl Streetscape Upgrade	-	324	-
Experience Adelaide Visitor Centre	-	2,784	-
Torrens Lake Earth Retaining Structure	-	300	-
Integrated Climate Strategy - Public Realm Greening	-	1,700	-
Rymill Park Masterplan and Accessibility	-	730	-
Park Lands Building/Park 21W	-	(135)	-
O'Connell/Archer St Intersection Upgrade (Blackspot)	-	350	-
Hutt St Entry Statement	-	229	-
TOTAL PROPOSED 24/25 Q3 RETIMED		7,182	-

Capital Budget

Other Capital Projects Considered – Not Proposed for Inclusion in Draft 25/26 BP&B

Project	(\$'000)		
	Income	Expenditure N/U	Renewal
ACMA Strategic Plan			
Dry/Cool Storage Level 1 market car park	-	60	-
Adelaide Central Market - New Parents Room W/ Storeroom	-	300	-
Total	-	360	-
Adelaide Park Lands Management Strategy			
Adelaide Park Lands Trail Improvement Plan (Stage 1) - Rest stops, wayfinding and water stations*	-	450	-
Draft Light Square Master Plan (25/26 Detailed Design)	-	1,000	-
Total	-	1,450	-
Asset Management Plan			
25/26 City Lights Trial - King William Street - Victoria Square to Pirie Street	-	350	-
South Terrace and Pulteney Street Intersection Traffic Signal Safety Upgrade**	-	150	-
Stephens Street and Stephens Place Upgrade	-	200	-
Transport Improvement Program - Integrated Transport Strategy Plan Implementation	-	150	-
Total	-	850	-
City Plan			
Bragg Park/Ngampa Yarta (Park 5) Accessibility Improvements	-	25	-
Total	-	25	-
Disability Access and Inclusion Plan			
Franklin Street Pedestrian Crossing	-	120	-
Total	-	120	-

* Strategic budget associated with project - \$50,000

** Strategic budget associated with project - \$30,000

Capital Budget

Other Capital Projects Considered – Not Proposed for Inclusion in Draft 25/26 BP&B

Project	(\$'000)		
	Income	Expenditure N/U	Renewal
Economic Development Strategy			
Twin Street Revitalisation Project (25/26 Concept design)	-	100	-
Total	-	100	-
No alignment to other Strategies			
ICT Network Connectivity – Gardeners Sheds	-	80	-
Total	-	80	-

* Service Change associated with project - (\$26,000) i.e. saving

Capital Budget Renewal Program by Asset Class

Asset Class	(\$'000)			
	AMP 2025/26	Adopted LTFP 2025/26 Budget	Proposed 2025/26 Budget	Variance
Asset Renewal Delivery Resource	6,308	5,898	5,898	-
Buildings	11,261	10,529	15,115	(4,586)
Lighting & Electrical	5,305	4,960	4,960	-
Park Lands & Open Space	3,019	2,823	1,600	1,223
Plant, Fleet & Equipment	3,653	3,415	3,715	(300)
Transport*	28,823	26,950	24,489	2461
Urban Elements	5,162	4,826	3,624	1,202
Water Infrastructure	9,129	8,536	8,536	-
TOTAL	72,659	67,936	67,937	(1)
Asset Renewal Funding Ratio	100%	93.5%	93.5%	0.0%

* Includes bridges, roads, footpaths, kerb and water table, and traffic signals

The Renewal Program has been developed based on condition audit and risk. The 2025/26 program has been impacted by:

- Retimes of Main Street Revitalisation projects (Hindley Street, Gouger Street, Hutt Street)
- North Adelaide Golf Course renewals (except where deemed necessary) have been retimed to future years, pending further discussion/direction from the State Government regarding the golf course redevelopment

Next Steps

Timeline and process



The proposed timelines seek to manage the process in an efficient and transparent manner.

- A final review of budgets and projects will be presented 1 April 2025
- ARC will receive an update on the draft Business Plan & Budget at their meeting on 11 April.

Page 14

Date	Topic	
3 Dec	Introduction and process for building the 2025/26 BP&B – parameters and priorities (as per LTFP and Strat Plan)	✓
10 Dec	Current position (LTFP, precommitments, retimes) and Subsidiary budget allocations (also launch member bids)	✓
11 Feb	Building the 2025/26 BP&B – assumptions, set 25/26 priorities and revenue levers	✓
21 Feb	ARC - 2025/26 BP&B – priorities, parameters, assumptions and current position	✓
11 Mar	Operating Budget review – ESCOSA Findings, base budget, service changes, Strategic Projects allocation to strategies/plans and member ideas	✓
18 Mar	Review of Strategic Projects and Subsidiary Draft BP&Bs (ACMA and AEDA)	✓
25 Mar	Review of Capital Projects	✓
1 Apr	Final review of budgets and projects	
11 Apr	ARC - Draft 2025/26 BP&B - update	
15 Apr 22 Apr	Draft 2025/26 BP&B for community consultation purposes	
29 Apr – 20 May	Community Consultation (including presentation of Draft 2025/26 BP&B to Subsidiary boards)	
27 May	Special hearing for public consultation	
10 Jun	Receipt of submissions	
17 Jun 24 Jun	Final 2025/26 BP&B	