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CITY OF ADELAIDE

COUNCIL

Agenda and Reports

for the meeting on

Tuesday, 13 October 2026

at 5.30 pm

in the Council Chamber, Adelaide Town Hall

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Our Adelaide.
Bold.
Aspirational.
Innovative.

COUNCIL
Meeting Agenda, Tuesday, 13 October 2026, at 5.30 pm

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

Agenda

Item **Pages**

1. Acknowledgement of Country

The Lord Mayor will state:

'The City of Adelaide acknowledges the Kaurna People of the Adelaide Plains as the Traditional Custodians of the land on which we meet today.

We acknowledge and honour their spiritual and cultural stewardship of this Country and recognise their deep and enduring relationship with its lands, waters, the sky, and all living things.

We pay our respects to Kaurna Elders past and present and recognise the important role of emerging leaders in sustaining and strengthening culture.'

2. Acknowledgement of Colonel William Light

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.'

3. Prayer

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.'

4. Pledge

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.'

5. Memorial Silence

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.

6. Apologies and Leave of Absence

Apology –

Councillor Giles

7. Confirmation of Minutes

That the Minutes of the meeting of the Council held on 22 September 2026 and the Minutes of the Special meeting of the Council held on 1 October 2026, be taken as read and be confirmed as an accurate record of proceedings.

View public 22 September 2026 Minutes here and 1 October 2026 Minutes here.

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Granted at time of Agenda Publication – 9 October 2026

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Recommendations of the Audit and Risk Committee - 23 September 2026

Tuesday, 13 October 2026

Council

Strategic Alignment - Our Corporation

Program Contact:
Kathryn Goldy, Acting Associate Director Governance & Strategy

Public

Approving Officer:
Rebecca Hayes, Acting 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 23 September 2026 (Link 1).

The Audit and Risk Committee resolved to present recommendations and advice on the following matters to Council for Council determination:

- Integrated Climate Strategy Annual Report 2025/26

RECOMMENDATION

THAT COUNCIL

1. **Recommendation 1** – Item 6.7 - Integrated Climate Strategy Annual Report 2025/26

   THAT COUNCIL

   1. Receives the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS) Annual Report 2025/26 as contained in Attachment A to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.
   2. Receives the 2026/27 Implementation Plan for the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS), as contained in Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.
   3. Authorises the Chief Executive Officer, or delegate, to make minor, typographical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026 for the purpose of finalising the document.
   4. Request Administration consider reviewing the indicators and targets to ensure they align with the goals and strategies.

DISCUSSION

1. The Audit and Risk Committee met on Wednesday, 23 September 2026 and considered the following items:

   1.1. Integrated Climate Strategy Annual Report 2025/26

2. The public component of the Agenda with reports for the meeting can be viewed at Link 1.

3. 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.

Resolutions of the Committee

4. Item 6.1 - 2025/26 Audit Completion Report

   THAT THE AUDIT AND RISK COMMITTEE

   1. Notes the 'City of Adelaide Audit Completion Report for the year ended 30 June 2026' from Council's external auditors, Galpins, as contained in Attachment A to Item 6.1 on the Agenda for the meeting of the Audit and Risk Committee held 23 September 2026.

5. Item 6.2 - 2025/26 Financial Statements

   THAT THE AUDIT AND RISK COMMITTEE

   1. Receives the City of Adelaide's Consolidated Financial Statements for the year ended 30 June 2026, as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, 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 2026, as contained in Attachment A to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.
   3. Considers it is appropriate that the representation letter requested by the external auditor, as contained in Attachment B to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, is signed by management.
   4. Notes the Certification of Auditor Independence for the City of Adelaide and its subsidiaries as contained in Attachment C to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026 is considered 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 2026, as contained in Attachment D to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, have been reviewed by the Adelaide Central Market Authority Board outside of a formal Board meeting as they were provided through electronic distribution on 7 September 2026. 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 2026 fairly present the financial position of the Adelaide Central Market Authority.

      6.2. Notes the representation letter requested by the external auditor of the Adelaide Central Market Authority, as contained in Attachment E to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, is signed by management.

   7. Notes the Adelaide Economic Development Agency Financial Statements for the year ended 30 June 2026, as contained in Attachment F to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, have been reviewed by the Adelaide Economic Development Agency Board at its meeting on 16 September 2026. 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 2026 fairly present the financial position of the Adelaide Economic Development Agency.

7.2. Notes the representation letter requested by the external auditor of the Adelaide Economic Development Agency, as contained in Attachment G to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, is signed by management.

8. Notes the Kadaltilla / Adelaide Park Lands Authority Financial Statements for the year ended 30 June 2026, as contained in Attachment H to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, 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 2026 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 I to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026, to be signed by management.

9. Notes the audited Brown Hill and Keswick Creeks Storm Water Board's Financial Statements for the year ended 30 June 2026 as contained in Attachment J to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026. Council's equity interest of 8% is included in the Consolidated Financial Statements of the City of Adelaide.

10. Recommends the 2025/26 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 13 October 2026 and included in the adopted Annual Report.

11. Notes the 2025/26 Report on the financial results for the City of Adelaide and its subsidiaries, as contained in Attachments K, L, M and N to Item 6.2 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

6. Item 6.3 - Internal Audit Report - Project Management Framework Review

THAT THE AUDIT AND RISK COMMITTEE

1. Notes the Project Management Framework Review Internal Audit report as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.
2. Endorses the responses of the Administration to the Project Management Framework Review Internal Audit Report as contained in Attachment A to Item 6.3 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

7. Item 6.4 - Internal Audit Report - Strategic Planning, Governance and Implementational Review

THAT THE AUDIT AND RISK COMMITTEE

1. Notes the Strategic Planning, Governance and Implementation Review Internal Audit report as contained in Attachment A to Item 6.4 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

2. Endorses the responses of the Administration to the Strategic Planning, Governance and Implementation Review Internal Audit Report as contained in Attachment A to Item 6.4 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

8. Item 6.5 - Internal Audit Progress Report

THAT THE AUDIT AND RISK COMMITTEE

1. Notes the progress of the Internal Audit Plan as contained in Item 6.5 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

2. Notes the progress of the completion of Internal Audit Actions as contained in Item 6.5 on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026.

9. Item 6.6 - Climate Risk Register - Transition to Enterprise Risk Management

THAT THE AUDIT AND RISK COMMITTEE

1. Notes the management of climate risk through the City of Adelaide's corporate risk framework which was endorsed by the Audit and Risk Committee on 14 August 2026.

2. Notes the amended Integrated Climate Strategy Risk and Reporting Framework as contained in Attachment A to Item 6.6 on the Agenda for the Audit and Risk Committee meeting held on 23 September 2026 which is updated from time to time by the Administration.

10. Item 6.7 - Integrated Climate Strategy Annual Report 2025/26

THAT THE AUDIT AND RISK COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS) Annual Report 2025/26 as contained in Attachment A to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.
2. Receives the 2026/27 Implementation Plan for the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS), as contained in Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.
3. Authorises the Chief Executive Officer, or delegate, to make minor, typographical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026 for the purpose of finalising the document.
4. Request Administration consider reviewing the indicators and targets to ensure they align with the goals and strategies.

THAT THE AUDIT AND RISK COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Receives the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS) Annual Report 2025/26 as contained in Attachment A to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.

2. Receives the 2026/27 Implementation Plan for the Integrated Climate Strategy 2030 – Resilient, Protected, Sustainable (ICS), as contained in Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026.

3. Authorises the Chief Executive Officer, or delegate, to make minor, typographical and technical amendments to the documents as contained in Attachment A and Attachment B to Item 6.7 on the Agenda for the Audit and Risk Committee held on 23 September 2026 for the purpose of finalising the document.

11. Item 11.1 - Confidential Meeting with External Auditors

THAT THE AUDIT AND RISK COMMITTEE

1. Receives a verbal report from Council's external auditors, Galpins, at the Audit and Risk Committee Meeting on 23 September 2026.
2. In accordance with Section 91(7) & (9) of the *Local Government Act 1999* (SA) (the Act) and because Item 11.1 [Confidential Meeting with External Auditors] listed on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026 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:
    2.1. The resolution and report become public information and included in the Minutes of the meeting.
    2.2. 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 2032.
    2.3. The confidentiality of the matter be reviewed in December 2027.
    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.

12. Item 11.2 - Confidential Meeting with Internal Auditors

THAT THE AUDIT AND RISK COMMITTEE

1. Notes the verbal report, in confidence from Council’s Internal Auditors, BDO.

2. In accordance with Section 91 (7) & (9) of the *Local Government Act 1999* (SA) and on the grounds that Item 11.2 [Confidential Meeting with Internal Auditors] listed on the Agenda for the meeting of the Audit and Risk Committee held on 23 September 2026 was received, discussed and considered in confidence pursuant to section 90 (3) (b) of the *Local Government Act 1999* (SA), this meeting of the Audit and Risk Committee, do order that:

   2.1. The resolution and report become public information and included in the Minutes of the meeting.

   2.2. The discussion and the Minutes of the meeting in relation to the matter remain confidential and not available for public inspection until 31 December 2032.

   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 received.

DATA AND SUPPORTING INFORMATION

Link 1 - Agenda for Audit and Risk Committee on Wednesday, 23rd September, 2026, 9.00 am

ATTACHMENTS

Nil

- END OF REPORT -

Advice of the Kadaltilla/ Adelaide Park Lands Authority - 24 September 2026

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Kathryn Goldy, Acting Associate Director Governance & Strategy

Public

Approving Officer:
Rebecca Hayes, Acting Chief Operating Officer

EXECUTIVE SUMMARY

Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) is the principal advisor to both the Council and the State Government on the protection, management, enhancement and promotion of the Adelaide Park Lands.

This report presents the advice from Kadaltilla in response to Board deliberations at its meeting held on 24 September 2026 on the following matters:

- Item 5.1 – External presentation
- Item 5.2 - Consultation - Adelaide Parklands Nature Positive Package
- Item 5.3 - Park Lands Leasing and Licencing Policy
- Item 7 – Presiding Member's Submission - Motion without Notice

RECOMMENDATION

THAT COUNCIL

1. Notes that Kadaltilla /Adelaide Park Lands Authority met on 24 September 2026.
2. Notes the advice of the Kadaltilla / Adelaide Park Lands Authority from the meeting of the Board held on 24 September 2026, contained in Item 12 on the Agenda for the meeting of the Council held on 13 October 2026 in relation to:
   - 2.1. Consultation - Adelaide Parklands Nature Positive Package
   - 2.2. Park Lands Leasing and Licencing Policy

DISCUSSION

1. Kadaltilla met on 24 September 2026, deliberating on the following matters:

   1.1. Item 5.2 - Consultation - Adelaide Parklands Nature Positive Package

   1.2. Item 5.3 - Park Lands Leasing and Licencing Policy

   1.3. Item 7 – Presiding Members Submission - Motion without Notice

   The Agenda and Minutes for the Kadaltilla Board 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. Kadaltilla resolved to advise Council as follows in relation to:

   3.1. Item 5.2 - Consultation - Adelaide Parklands Nature Positive Package

   THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

   That the Kadaltilla / Adelaide Park Lands Authority:

   1. Recommends that the Department for Environment and Water (DEW) and Green Adelaide work in partnership with the City of Adelaide to deliver the Adelaide Park Lands Nature Positive Package.
   2. Requests that the State Government provide a report on the alignment of the Adelaide Park Lands Nature Positive Package with the Adelaide Park Lands Management Strategy – Towards 2036, including;
      2.1. A report on alignment with the Adelaide Park Lands Management Strategy and the National Heritage Management Plan
      2.2. The timeframe the State government proposes for when each element of the package will be delivered
      2.3. A planting plan developed with the City of Adelaide with a view to projected climate impacts.
   3. Requests that the Minister for Climate, Environment and Water provide the methodology used and the outcomes of any nature positive assessments relating to the Adelaide Park Lands Nature Positive Package.
   4. Requests that the Minister for Climate, Environment and Water include Kaurna representation in the planning and delivery of the Adelaide park lands nature positive package.
   5. Seeks an update on the monitoring of the impacts on nature positive outcomes in the Adelaide Park Lands, as result of this investment, as an annual report to the Adelaide Park Lands Authority / Kadaltilla, the State Government, and the City of Adelaide.

   THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES THE STATE GOVERNMENT AND COUNCIL:

   That the Kadaltilla / Adelaide Park Lands Authority:

   1. Recommends that the Department for Environment and Water (DEW) and Green Adelaide work in partnership with the City of Adelaide to deliver the Adelaide Park Lands Nature Positive Package.

   2. Requests that the State Government provide a report on the alignment of the Adelaide Park Lands Nature Positive Package with the Adelaide Park Lands Management Strategy – Towards 2036.

   3. Requests that the Minister for Climate, Environment and Water provide the methodology used and the outcomes of any nature positive assessments relating to the Adelaide Park Lands Nature Positive Package.

   4. Seeks an update on the monitoring of the impacts on nature positive outcomes in the Adelaide Park Lands, as result of this investment, as an annual report to the Adelaide Park Lands Authority / Kadaltilla, the State Government, and the City of Adelaide.

3.2. Item 5.3 – Park Lands Leasing and Licencing Policy

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY ADVISES COUNCIL:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Notes the draft Adelaide Park Lands Leasing and Licensing Policy public consultation summary report as contained in Attachment A to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 24 September 2026.
2. Endorses the Adelaide Park Lands Leasing and Licensing Policy as contained in Attachment B to Item 5.3 on the Agenda for the meeting of the Board of Kadaltilla / Adelaide Park Lands Authority held on 24 September 2026.

3.3. Item 7 – Presiding Member's Submission – Motion without Notice

THAT THE KADALTILLA / ADELAIDE PARK LANDS AUTHORITY:

1. Authorises the Presiding Member to make a submission by 2 October 2026 to the Federal Minister for Environment and Water regarding the Government of South Australia's self-referral under the *Environment Protection Biodiversity Conservation Act 1999* (Cth), with respect to the Adelaide Circuit Redevelopment project.

4. On 31 August 2026, the Kadaltilla / Adelaide Park Lands Authority Board was presented with the following recommendation to consider out of session, in accordance with clause 4.8.4 of the Kadaltilla Charter:

That the Kadaltilla / Adelaide Park Lands Authority:

1. Approves the date, time, and location of the 2026 Kadaltilla Annual Community Forum to be:
    1. Date: Friday, 2 October 2026
    2. Time: 9:00am to 12:30pm
    3. Location: Nature Festival 2026 event "Nature Day in North Adelaide" in Bundey's Paddock (Park 9)
2. Approves the theme for the 2026 Annual Community Forum as "Future of the Park Lands".
3. Authorises the Chief Executive Officer, or delegate, in consultation with the Kadaltilla / Adelaide Park Lands Authority Presiding Member to alter the date and/or time of any of the above community forum events, if required.

DATA AND SUPPORTING INFORMATION

Link 1 - Agenda for Kadaltilla / Adelaide Park Lands Authority on Thursday, 24th September, 2026, 4.00 pm

ATTACHMENTS

Nil

- END OF REPORT -

CEO Tenure Review Committee Meeting Report - 29 September 2026

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Kathryn Goldy, Acting Associate Director Governance & Strategy

Public

Approving Officer:
Rebecca Hayes, Acting Chief Operating Officer

EXECUTIVE SUMMARY

The purpose of this report is to present the outcomes of CEO Tenure Review Committee meeting held on 29 September 2026. The CEO Tenure Review 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 tenure and contract of the CEO.

RECOMMENDATION

THAT COUNCIL

1. Notes that the CEO Tenure Review Committee met on 29 September 2026.

DISCUSSION

1. The CEO Tenure Review Committee met on Tuesday, 29 September 2026 for a special meeting and considered the following item:

   1.1. CEO Tenure Review Committee Forward Plan

2. The public component of the Agenda for the 29 September 2026 meeting can be viewed at Link 1.

3. 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.

Resolutions of the Committee

4. Item 5.1 - CEO Tenure Review Committee Forward Plan

   THAT THE CEO TENURE REVIEW COMMITTEE
   1. In accordance with section 5.5 of the Terms of Reference, CEO Tenure Review Committee, invites Mr Jeff Tate, Independent Member of the CEO Performance Review Panel to attend meetings in an advisory capacity to this Committee.

   THAT THE CEO TENURE REVIEW COMMITTEE
   1. Requests Administration to coordinate a report to discuss options for the Committee to consider for a future CEO Tenure Review Committee meeting to be held no later than Tuesday 13 October 2026.

DATA AND SUPPORTING INFORMATION

Link 1 – CEO Tenure Review Committee Agenda – 29 September 2026

ATTACHMENTS

Nil

- END OF REPORT -

Recommendations of the City Community Services and Culture Committee – 6 October 2026

Tuesday, 13 October 2026
Council

Strategic Alignment – Our Corporation

Public

Program Contact:
Kathryn Goldy, A/Associate Director Governance and Strategy

Approving Officer:
Rebecca Hayes, A/Chief Operating Officer

EXECUTIVE SUMMARY

The City Community Services and Culture Committee considered the following Items at its meeting held on 6 October 2026 and resolved to present to Council the following recommendations for Council determination:

- Item 7.1 - Adelaide Circuit Redevelopment Project – Proposed Terms and Conditions
- Item 7.2 – Park Lands Leasing and Licencing Policy

RECOMMENDATION

1. **Recommendation 1 – Item 7.1 -** Adelaide Circuit Redevelopment Project – Proposed Terms and Conditions

   THAT COUNCIL

   1. Endorses the proposed Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment as contained in Attachment A to Item 7.1 on the Agenda for the meeting of City Community Services and Culture Committee held on 6 October 2026.
   2. Authorises the Chief Executive Officer or delegate to finalise and execute the final Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment.
   3. Authorises the Lord Mayor and Chief Executive Officer or delegate to negotiate and execute the final Project Agreement for the Adelaide Circuit Redevelopment Project between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide on behalf of the Council, subject to a draft Project Agreement being presented to Council for approval before 1 December 2026.

2. **Recommendation 2 – Item 7.2 -** Park Lands Leasing and Licencing Policy

   THAT COUNCIL

   1. Notes the draft Adelaide Park Lands Leasing and Licensing Policy public consultation summary report as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 October 2026.
   2. Adopts the Adelaide Park Lands Leasing and Licensing Policy as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 October 2026.

DISCUSSION

1. The City Community Services and Culture Committee met on Tuesday 6 October 2026. 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 matters were the subject of deliberation.

   3.1. Item 7.1 – Adelaide Circuit Redevelopment Project – Proposed Terms and Conditions

   THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL

   THAT COUNCIL

   1. Endorses the proposed Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment as contained in Attachment A to Item 7.1 on the Agenda for the meeting of City Community Services and Culture Committee held on 6 October 2026.

   2. Authorises the Chief Executive Officer or delegate to finalise and execute the final Terms and Conditions between the South Australian Motor Sport Board and The Corporation of the City of Adelaide for the Adelaide Circuit Redevelopment.

   3. Authorises the Lord Mayor and Chief Executive Officer or delegate to negotiate and execute the final Project Agreement for the Adelaide Circuit Redevelopment Project between the Minister for Infrastructure and Transport and The Corporation of the City of Adelaide on behalf of the Council, subject to a draft Project Agreement being presented to Council for approval before 1 December 2026.

   For ease, Attachment A relating to Recommendation 1, Item 7.1, has been included at the end of this recommendation report.

   3.2. Item 7.2 - Park Lands Leasing and Licencing Policy

   THAT THE CITY COMMUNITY SERVICES AND CULTURE COMMITTEE RECOMMENDS TO COUNCIL

   THAT COUNCIL

   1. Notes the draft Adelaide Park Lands Leasing and Licensing Policy public consultation summary report as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 October 2026.

   2. Adopts the Adelaide Park Lands Leasing and Licensing Policy as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Community Services and Culture Committee held on 6 October 2026.

   For ease, Attachments A & B relating to Recommendation 2, Item 7.2, have been included at the end of this recommendation report.

DATA AND SUPPORTING INFORMATION

Link 1 – City Community Services and Culture Committee Agenda

ATTACHMENTS

Recommendation 1 – Item 7.1 – Attachment A

Recommendation 2 – Item 7.2 – Attachments A & B

- END OF REPORT -

Attachment A

PROPOSED TERMS AND CONDITIONS – ADELAIDE CIRCUIT REDEVELOPMENT PRESCRIBED WORKS PERIOD (2 OCTOBER 2026 – 12 NOVEMBER 2027)

Preliminary Provisions	
Application and responsibilities	The South Australian Motor Sport Board (SAMSB) must ensure that all prescribed works undertaken by or on its behalf, including works undertaken by DIT and its contractors, comply with these Terms and Conditions.
	These conditions do not constitute Council's endorsement of permanent works or displace any other applicable statutory requirements.
Approved works, governance and reporting	Before commencing works affecting Council land or assets, SAMSB must provide Council with a construction program identifying the location, nature, extent, duration and responsible delivery agency for the works.
	SAMSB must minimise the construction footprint and duration of occupation, including areas required for circuit infrastructure, runoff, safety infrastructure, drainage, services, construction, access, laydown and event infrastructure, to the minimum reasonably necessary, and notify Council in advance of any material changes affecting Council land, assets or services.
	SAMSB must provide Council with detailed plans and a project critical path (including construction program), identifying the permanent and temporary footprint, occupation periods, environmental and heritage impacts, public access and transport impacts, remediation obligations and material decision points requiring Council input.
	SAMSB must maintain a register of information requested by Council, identifying responsible officers, agreed response dates and outstanding matters. Information material to Council's statutory, land management or asset responsibilities must be provided sufficiently in advance of relevant project decisions.
Management plans:	Before commencing relevant works, SAMSB must provide Council with the applicable management plans including environmental protection, ecological monitoring, construction management, traffic and access, heritage and cultural heritage, asset protection, and rehabilitation.
	The plans must identify responsible parties, applicable standards, monitoring requirements, incident procedures and corrective actions, and must be agreed with Council insofar as they affect Council land, assets or management responsibilities.
	SAMSB must implement the agreed plans and ensure that relevant contractors comply with their requirements.
	SAMSB must publicly report on environmental impacts, Park Lands occupation, public access, transport disruption and remediation, identifying responsible parties, delivery timeframes and funding for rectification.

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Attachment A

Section 22(3)(a): Proposed conditions that limit or prevent any unnecessary or reasonably avoidable interference with or damage to the land or anything growing on or built on the land.	
Butterfly Conservation Zone and associated conservation areas	The Butterfly Conservation Zone, together with the adjacent Revegetation Conservation Zone and Buffer Conservation Zones, must remain excluded from the Declared Area and must not be used for motor sport activities, construction compounds, event infrastructure, storage, vehicle access or other event-related purposes. SAMSB must identify these areas in the applicable management plans and maintain appropriate exclusion and protection measures throughout the Prescribed Works Period.
Native Vegetation Area (the Native Vegetation Site protected under Council's management agreement with the Minister for Climate, Environment and Water)	SAMSB must protect the Native Vegetation Area subject to Council's management agreement with the Minister for Environment and ensure that prescribed works do not compromise Council's obligations to protect and improve the site. No buildings, structures or improvements may be erected on the site that interfere with its continued existence. Vehicle access must be restricted to authorised Council maintenance vehicles, except where otherwise expressly agreed by Council and permitted under the management agreement.
Protection of vegetation, biodiversity and Park Lands	SAMSB must avoid unnecessary or reasonably avoidable interference with or damage to vegetation, habitat, soil, drainage infrastructure, pathways and biodiversity values within or adjacent to the Declared Area. SAMSB must implement agreed environmental protection measures, including exclusion zones, construction access controls, erosion and sediment management, weed and pathogen controls, and protection of remnant vegetation, wetlands and other environmentally sensitive areas.
Tree protection	Noting the State Government ACR Project has advised that 377 trees will be removed within the Adelaide Park Lands, no additional trees within the Declared Area may be removed, pruned, damaged or otherwise interfered. SAMSB must implement agreed tree protection measures. Where emergency works preclude prior agreement, Council must be notified as soon as reasonably practicable.
Heritage and cultural heritage	SAMSB must identify and protect heritage places, structures, landscapes and archaeological features affected by the prescribed works, including the National Heritage values of the Adelaide Park Lands and City Layout. SAMSB must provide Council with relevant heritage assessments and implement an appropriate Cultural Heritage Management Plan developed through engagement with the relevant Kaurna cultural authorities, including procedures for unexpected discoveries and cultural heritage incidents.
Council-owned artworks	SAMSB must consult Council, as the owner of public artworks affected by the prescribed works, and obtain its prior written agreement for any removal, relocation, alteration or other interference, including arrangements for protection, conservation, storage and reinstatement. SAMSB must meet reasonable costs directly attributable to protecting, relocating, conserving or reinstating affected Council-owned artworks.
Council infrastructure and pathways	SAMSB must protect Council land, infrastructure and assets, including permeable pathways, roads, drainage, irrigation, lighting and public amenities, from unnecessary or reasonably avoidable damage arising

Attachment A

Section 22(3)(a): Proposed conditions that limit or prevent any unnecessary or reasonably avoidable interference with or damage to the land or anything growing on or built on the land.	
	from the prescribed works. SAMSB must undertake agreed pre-construction condition assessments and must not materially alter, relocate, remove or replace Council-owned assets without prior consultation and agreed written arrangements with Council.
Adelaide Park Lands design standards	New, replacement or modified infrastructure that will become Council-owned or remain within Council-managed Park Lands must be designed in consultation with Council and in accordance with applicable adopted Council design standards. Any departure from an applicable adopted standard must be agreed with Council before implementation.

DRAFT

Attachment A

Section 22(3)(b) Proposed conditions that limit or prevent any unnecessary or reasonably avoidable interference with any activity that may be lawfully carried on on the land:	
Staged Occupation	SAMSB must provide Council with a staged occupation and access plan identifying the commencement and completion dates for works in each affected Park Lands area, anticipated closures and the earliest practicable dates for reopening and reinstatement.
Public pedestrian and cycling access	SAMSB must maintain public pedestrian and cycling access through the Park Lands wherever reasonably practicable throughout the Prescribed Works Period. Unavoidable closures must be limited to the shortest reasonably practicable period, with safe and accessible alternative routes, advance signage, public notification and prompt reinstatement of affected pathways. SAMSB must provide advance notice to affected Park Lands user groups, businesses and adjoining residents and publish information about closures and detours through appropriate communication channels. SAMSB must ensure that public notifications of access restrictions, closures and alternative routes are communicated clearly, accurately and sufficiently in advance to enable affected users to plan accordingly.
Traffic, parking and accessibility	SAMSB must provide Council with detailed traffic and transport modelling addressing the impacts of prescribed works on road networks, parking, public transport, pedestrian and cycling movements, accessibility and emergency access. SAMSB must consult Council on traffic management plans, mitigation measures and implementation responsibilities before introducing arrangements affecting Council roads or public spaces. SAMSB must monitor construction-related traffic and access impacts and implement corrective measures where significant unanticipated impacts arise. SAMSB must ensure that public notifications of traffic, parking and accessibility impacts, including road closures, parking restrictions and alternative access arrangements, are communicated clearly, accurately and sufficiently in advance to enable affected users to plan accordingly.
Community facilities and lawful activities	SAMSB must minimise interference with lawful activities undertaken by community organisations, sporting clubs, businesses, leaseholders, licence holders and other Park Lands users. Where prescribed works materially restrict access, displace activities or affect community facilities, SAMSB must consult Council and affected users, provide reasonable advance notice and identify appropriate alternative arrangements or compensation. SAMSB must provide Council with an agreed schedule of affected facilities, closures, access restrictions and reinstatement timeframes with sufficient advance notice.
Construction management and public notification	SAMSB must manage construction activities to minimise unnecessary disruption to adjoining residents, businesses, community facilities and public spaces, including impacts from noise, vibration, dust, construction traffic and temporary infrastructure. SAMSB must provide sufficient advance notification of activities likely to cause material disruption and maintain an accessible complaints-

Attachment A

Section 22(3)(b) Proposed conditions that limit or prevent any unnecessary or reasonably avoidable interference with any activity that may be lawfully carried on on the land:	
	management process, including designated contact officers, response timeframes and escalation procedures.
Camping and overnight occupation	SAMSB must not permit camping or overnight occupation associated with the project or event in Council-managed Park Lands. SAMSB must not promote or authorise camping on Council-managed land without the necessary authorisation and must promote lawful alternative accommodation and camping options, including correcting misleading third-party information where reasonably practicable.

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Attachment A

Section 22(3)(c): Proposed conditions that provide for reimbursement of costs or expenses that may be incurred by any relevant council	
Reimbursement of Council costs	SAMSB must reimburse Council for reasonable costs and expenses directly attributable to the prescribed works, including additional staffing, technical advice, inspections, monitoring, asset protection, traffic management, reinstatement and remediation. Council must provide estimates of anticipated costs in advance where reasonably practicable. Reimbursement must be managed through an agreed cost-recovery procedure that accommodates costs that cannot reasonably be quantified in advance.
Council capital works program	SAMSB must consult Council and agree arrangements to minimise and manage impacts on Council's approved 2026/27 and 2027/28 capital works program, including projects with an indicative combined value of approximately $1.78 million (2026/27) that may require temporary or permanent deferral. SAMSB must reimburse Council for reasonable additional costs directly attributable to the deferral, redesign, relocation or rescheduling of affected projects, in accordance with agreed arrangements.
Infrastructure and operational costs	SAMSB must reimburse Council for reasonable additional costs incurred in protecting, maintaining, repairing or reinstating Council infrastructure and assets as a direct consequence of the prescribed works. Before Council accepts responsibility for new or modified infrastructure, the parties must agree on asset ownership, maintenance, renewal, indemnity, lifecycle costs and funding responsibilities.
Parking revenue and transport costs	SAMSB and Council must identify the financial impacts of the prescribed works on approximately 500 Council-controlled on-street parking spaces, with an indicative annual revenue impact of $180,000, subject to verification. The parties must agree on a methodology for assessing demonstrable parking revenue losses and appropriate reimbursement arrangements, together with the recovery of reasonable additional traffic and parking management costs attributable to the prescribed works.
Financial assurance	Where an agreed risk assessment identifies a material risk of significant damage or remediation costs, Council may seek appropriate financial assurance from SAMSB. Any financial assurance must be agreed between the parties, having regard to the identified risks, the nature and scale of the prescribed works and the obligations to be secured.

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Attachment A

Section 22(3)(d): Proposed conditions that provide for fair and reasonable compensation for any damage or loss that may be suffered by any person having a right of occupation of any part of the land;	
Affected occupiers	SAMSB must identify, in consultation with Council, persons having a right of occupation of land affected by the prescribed works and provide reasonable advance notice of activities that may materially affect their occupation, access or facilities. Where impacts are unavoidable, SAMSB must consult affected occupiers and Council regarding appropriate mitigation and alternative arrangements.
Compensation	SAMSB must provide fair and reasonable compensation for damage or loss suffered by persons having a right of occupation of affected land as a consequence of the prescribed works. SAMSB must establish an accessible claims and dispute-resolution process, including reasonable assessment timeframes and consideration of the nature, extent and duration of the damage or loss. The provision of alternative arrangements must not, of itself, extinguish an eligible occupier's entitlement to compensation.

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Attachment A

Section 22(3)(e) Proposed conditions that, without limiting a preceding paragraph, provide for the management, protection or rehabilitation of land (including land outside the declared area that may be affected by the Board's activities	
Commonwealth environmental requirements pursuant to the EPBC Act	SAMSB must provide Council with the outcome of the Commonwealth EPBC Act self-referral process and incorporate any applicable approval conditions and mitigation requirements into the relevant environmental and heritage management plans.
Environmental management	SAMSB must prepare and implement an agreed Environmental Protection and Monitoring Plan for land within and outside the Declared Area that may be affected by its activities. The plan must establish baseline environmental conditions and specify exclusion zones, protection measures, incident response procedures, corrective actions and rehabilitation obligations. The plan must demonstrate how the Victoria Park / Pakapakanthi Remnant Vegetation Management Plan, Adelaide Park Lands Management Strategy and relevant biodiversity and conservation management plans will be implemented. Appropriately qualified independent ecological experts and Traditional Owners must be involved in establishing and reviewing the environmental protection measures.
Independent ecological monitoring	SAMSB must engage appropriately qualified independent ecological professionals, agreed with Council, to independently assess compliance with the Environmental Protection and Monitoring Plan and monitor ecological impacts on land within and adjacent to the Declared Area. Independent monitoring must commence before construction and continue through construction, events, bump-out, reinstatement and subsequent event cycles. It must include publicly reported baseline data, cumulative impact assessments and agreed performance measures, with measurable thresholds that trigger corrective action. SAMSB must provide Council with the independent monitoring reports and, at its cost, implement corrective actions and remediate material ecological impacts attributable to the prescribed works in accordance with the agreed rehabilitation plan.
Tree canopy enhancement and replacement planting	SAMSB must work with Council to identify opportunities for additional tree planting and canopy enhancement arising from the Adelaide Circuit Redevelopment Project. SAMSB must fund agreed planting, establishment and maintenance costs, with species, locations, performance measures and responsibilities documented in the applicable management plan. Replacement planting must not be treated as a substitute for protecting existing significant trees, remnant vegetation or established ecological values.
Rehabilitation and reinstatement	SAMSB must prepare and implement an agreed Rehabilitation and Reinstatement Plan for Council land, vegetation, pathways, infrastructure and facilities affected by the prescribed works.

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Attachment A

Section 22(3)(e) Proposed conditions that, without limiting a preceding paragraph, provide for the management, protection or rehabilitation of land (including land outside the declared area that may be affected by the Board's activities	
	Reinstatement must be undertaken promptly, at SAMSB's cost and to the pre-existing condition or an alternative standard agreed with Council, having regard to ecological function, amenity and applicable Council standards. The plan must identify delivery milestones, performance measures, inspections, maintenance responsibilities and arrangements for any obligations extending beyond the Prescribed Works Period. SAMSB's reinstatement obligations must have regard to any contributing factors that are the responsibility of Council.
Operational Service Agreement	SAMSB and Council must establish an Operational Service Agreement governing the use and management of affected Park Lands during the Prescribed Works Period. The agreement must address irrigation, grounds maintenance, asset protection, inspections, access, incident management, handover and associated costs, without diminishing SAMSB's obligations under these Terms and Conditions.
Monitoring, notification and compliance	SAMSB must provide Council with reasonable access to inspect prescribed works and assess compliance with these Terms and Conditions, subject to applicable site safety requirements. SAMSB must promptly notify Council of material incidents affecting Park Lands land, vegetation, biodiversity, infrastructure or public access and provide regular compliance reports identifying risks, incidents and corrective actions. Council must comply with applicable site safety requirements and bear its own costs for non-requested inspections, except where otherwise agreed.
Completion and handover	SAMSB must undertake joint completion inspections with Council and provide a consolidated register of outstanding defects, rehabilitation, monitoring, asset transfers and financial obligations. SAMSB and Council must agree on responsibility, funding and timeframes for completing outstanding obligations before affected land or assets are returned to Council's care, control or management. SAMSB must provide a final completion report and ensure that obligations extending beyond the Prescribed Works Period are secured through appropriate enforceable arrangements.

City of Adelaide

Draft Adelaide Park Lands Leasing and Licensing Policy

Consultation Summary

August 2026

Customer Centre
25 Pirie Street, Adelaide
(08) 8203 7203
ouradelaide.sa.gov.au

Adelaide Park Lands Leasing and Licensing Policy

Purpose

This document is a summary of feedback received during public consultation on the draft Adelaide Park Lands Leasing and Licensing Policy ('draft Policy') between 12 June and 2 July 2026.

Outreach and Engagement

Consultation Period – 12 June to 2 July 2026

1,568	152	32	23 (72%)
OURADELAIDE VISITS	DRAFT POLICY DOWNLOADS	TOTAL SUBMISSIONS	CURRENT LESSEE OR LICENSEE SUBMISSIONS

Outreach included the OurAdelaide project page and online form, email and written submission channels, opportunities to request a staff meeting, and two advertised drop-in sessions on 23 and 25 June. Two direct email campaigns were sent to current lessee and sublessee contacts during the consultation.

The 32 submissions comprised 27 OurAdelaide forms and five email or written submissions. 16 were received from community organisations, eight from educational institutions, seven from the broader community and one from a commercial entity.

This provided feedback from organisations directly affected by the draft Policy, as well as broader community perspectives.

How the findings are presented

Each completed feedback form and written submission was counted separately. Where more than one submission was received from an organisation, each was counted as a separate submission.

Each consultation question is reported separately so its result can be read alongside the comments received. Percentages for the structured questions use the online responses to that question. Written submissions are summarised under the relevant topic and do not change those percentages.

OurAdelaide visits and downloads are activity counts and may include repeat users.

Consultation context

The submission form asked respondents to rate three specific areas of the draft Policy. The results should be read as responses to the area tested in each question, rather than as an overall measure of support for the draft Policy.

Some respondents selected Agree while requesting changes to how a policy provision would operate. Others selected Neutral or Disagree while supporting part of the proposed policy approach.

Structured results

Consultation question	1 Strongly disagree	2 Disagree	3 Neutral	4 Agree	5 Strongly agree
Responsibilities and maintenance: responsibilities are clear (n=26)	7.7%	11.5%	3.8%	69.2%	7.7%
Fees and financial capacity: greater capacity should attract higher fees (n=27)	11.1%	11.1%	25.9%	33.3%	18.5%
Expression of Interest exemptions: listed circumstances are appropriate (n=27)	11.1%	14.8%	29.6%	25.9%	18.5%

Question wording is shortened for display. Percentages are rounded to one decimal and may not total 100%. One online respondent did not answer the question about responsibilities.

What We Heard

Community benefit and fee rebate eligibility

Question focus. *Respondents were asked which community benefit actions should support fee rebate eligibility and whether other actions should be included.*

Feedback identified the following priority areas of community benefit:

- **Shared use and access.** Making facilities available to schools, clubs and community groups where practical.
- **Participation and wellbeing.** Sport, recreation, social connection, youth development and community activity.
- **Inclusive and affordable participation.** Opportunities for diverse groups and people facing barriers to participation.
- **Public access and Park Lands protection.** Continued public use and limits on unnecessary exclusion.
- **Environmental and asset stewardship.** Sustainable practices, facility care and improvements to the Park Lands.

Respondents also asked that volunteer effort, facility maintenance, capital investment, partnerships and emergency support be recognised. Written submissions reinforced the principles of stewardship, access and community benefit.

Responsibilities and maintenance

Question focus. *Respondents were asked whether the responsibilities of Council, lessees and licensees were clearly outlined.*

77% of respondents agreed or strongly agreed that the responsibilities were clear.

The result indicates that the allocation of responsibilities was generally understood, but not that every proposed responsibility was supported; some respondents who selected "Agree" still raised concerns about specific obligations.

Comments focused on proportionality across agreement and facility types, including differences in exclusivity, control, facility condition and ownership, organisational capacity and existing investment.

Some respondents requested a clearer distinction between day-to-day maintenance, structural work, asset renewal and compliance-related upgrades. Respondents also asked how mandatory inspection costs and existing investment would be treated.

On waste, respondents asked about access to green organics and recycling services and whether the level of waste collection should reflect the scale of each facility. Other matters included graffiti removal, renewable electricity requirements, maintenance records, emergency access, event disruption and the allocation of costs.

Maintenance Responsibilities. Feedback emphasised clear maintenance schedules and definitions so the responsibilities set by the Policy and each agreement can be understood and applied consistently.

Fees and financial capacity

Question focus. *Respondents were asked whether organisations with greater financial capacity should pay higher lease or licence fees.*

52% of respondents agreed or strongly agreed, 26% were neutral and 22% disagreed or strongly disagreed.

The result showed greater support than opposition to differentiated fees. Comments focused on how financial capacity would be measured and applied, with respondents seeking a clear and transparent approach.

Participants who supported differentiated fees generally viewed them as a means of protecting access for smaller community organisations.

Across the ratings, the main issue was how financial capacity would be measured. Respondents noted that higher annual revenue can accompany higher participation and program delivery, as well as greater utility, maintenance and reinvestment costs, rather than indicating available surplus.

Respondents asked that an assessment consider the financial position of the entity holding the agreement, operating and utility costs, community benefit, existing investment, the value and exclusivity of the rights granted and the ability to generate commercial income. They also cautioned against penalising organisations where greater participation or shared use increases operating costs.

Written submissions sought transparent fee rates and practical examples, including how categories translate into charges, how existing agreements and rebates would be treated and how historic and continuing investment would be recognised

Financial Capacity. Feedback emphasised equitable fees and transparent application, with respondents seeking consideration of revenue alongside operating costs, community benefit and existing investment.

Exemptions from an Expression of Interest

Question focus. *Respondents were asked whether the listed circumstances for an exemption from an Expression of Interest were appropriate.*

44% of respondents agreed or strongly agreed, 30% were neutral and 26% disagreed or strongly disagreed.

Feedback indicated that respondents interpreted the question in two ways: direct negotiation with an established occupant and selection of a different occupant without an open process. This distinction helped explain why some respondents selected Neutral or Disagree while still supporting direct negotiation in defined circumstances. Concerns related mainly to transparency, certainty and the opportunity for an existing occupant to be heard.

Respondents expected any exemption to have clear criteria and formal oversight. Direct negotiation was considered appropriate where an Expression of Interest would add limited value, particularly for an established organisation with demonstrated compliance, community benefit and investment. Respondents also sought a fair process for reallocating an area.

Respondents also raised concerns about the time taken to complete the Expression of Interest process relative to the agreement terms, tenure uncertainty that can discourage investment, and reliance on specialised facilities with few alternatives. Several sought a clearer explanation of how Council would treat existing lessees and licensees compared with 'new' ones, and of holding-over arrangements.

EOI Exemptions. Feedback emphasised clear criteria and formal Council oversight, with direct negotiation recognised as appropriate in defined circumstances.

Increasing community use

Question focus. *Respondents were asked what lessees and licensees could do to increase community use and what barriers may prevent this.*

Actions identified

- **Shared access and casual hire.** Make facilities available for use outside core hours when capacity allows.
- **Clear information.** Publish availability, booking contacts and conditions through simple channels.
- **Programs and partnerships.** Offer open days and introductory activities and work with schools and community groups.
- **Council coordination.** Help connect organisations, users and nearby facilities where shared arrangements are practical.

Barriers identified

- **Facility limits.** Some sites are at capacity, purpose-built or require time for playing-surface recovery.
- **Operating costs.** Additional use can increase cleaning, utilities, maintenance, security and compliance costs.
- **Organisational capacity.** Volunteer groups may have limited time to promote facilities, manage bookings and supervise users.
- **Operational and access needs.** Safety, child protection, seasonal use, parking, events and tenure can restrict availability.

Community Access. Feedback identified opportunities for broader community use where facility capacity and operating requirements allow.

Policy clarity and additional detail

Question focus. *Respondents were asked where further explanation or detail would be helpful.*

Some respondents considered the existing level of detail sufficient, while others requested further detail in the following areas:

- **Lessee renewal and selection.** Existing agreements, holding over, past performance, investment and the Expression of Interest process.
- **Responsibilities.** Maintenance boundaries, structural elements, Council support and long-term asset planning.
- **Permitted use.** School sport, club functions, fundraising, casual hire and related revenue-generating activity.
- **Fees and access.** Fee calculations, rebates, subletting, cost recovery and expectations for community use.

- **Administration.** Reporting, events, access, parking, plain language and measurable criteria.

Written submissions reinforced the need for consistent terms and clear treatment of permitted use, tenure, fees, structural responsibilities and subletting.

Other feedback

Question focus. *Respondents were invited to provide any other feedback on the draft Policy.*

Additional feedback reinforced matters raised through the earlier questions and placed particular emphasis on tenure and the practical operation of the Policy.

- **Tenure and investment.** Greater tenure certainty where organisations have made, or plan to make, significant investment.
- **Proportionate administration.** Reporting and obligations that recognise volunteer capacity and the rights provided by each agreement.
- **Permitted use and income.** Clear treatment of legitimate fundraising, approved hire and cost recovery.
- **Park Lands outcomes.** Continued public access, community benefit, amenity and protection of the Park Lands.

A compilation of verbatim consultation responses is provided separately (ACC2026/97747).

Conclusion

Public consultation on the draft Policy resulted in 32 submissions. It identified areas of broad agreement and matters where respondents sought further detail on the practical application of the Policy. Most respondents to the structured question considered responsibilities clear, while comments across the responsibilities, fee categories and EOI exemption questions emphasised the need for clarity, transparency and practical implementation.

Views differed on how financial capacity should be assessed and when direct negotiation may be appropriate. These differences reflected varied operating models, agreement types, facilities, levels of control and existing investment across the Park Lands.

Appendix A – Respondents by category

Community organisations	Educational institutions	Commercial entities	Broader community
Torrens Rowing Club Inc	Wilderness School Ltd	Earth Adventure	The North Adelaide Society
SAUCNA	Department for Education		Individual
Adelaide Community Sports and Recreation Association	Prince Alfred College		Individual
Adelaide Comets FC (2x)	Blackfriars Priory School		Individual
Touch Football South Australia	Pulteney Grammar School		Individual
Club De Petanque D'Adelaide	Pembroke School		Individual
Adelaide Harriers Athletic Club	Adelaide University		Individual
Adelaide Bowling Club Inc	Sports Association for Adelaide Schools		
South Park Lands Hockey and Tennis Centre Inc			
Football SA			
West Adelaide Soccer Club			
South Terrace Croquet Club			
Adelaide Archery Club			
Croquet SA			
Old Ignatians Football Club			

☐ = Current lessee/licensee/sublessee

CITY OF ADELAIDE

ADELAIDE PARK LANDS LEASING AND LICENSING POLICY

Date this document was adopted *non-legislative*

PURPOSE

This Policy outlines the City of Adelaide's approach to managing lease and licence agreements on Community Land under its care and control within the Adelaide Park Lands for the benefit of the community.

STATEMENT

Guiding Principles

Strategic Alignment

Lease and licence arrangements will support Council's strategic objectives and deliver positive community outcomes by:

- Aligning with relevant policies, plans and strategies.
- Prioritising uses that deliver community benefit and enhance the Park Lands experience.
- Matching tenure with investment and commitment.

Sustainability and Stewardship

Leases and licences will support the long-term sustainability and responsible stewardship of Park Lands assets by:

- Supporting climate adaptation, greening and environmental sustainability.
- Encouraging efficient and optimised use of facilities.
- Recognising shared responsibilities for asset maintenance and care.
- Being consistent with the statutory principles outlined under section 4 of the *Adelaide Park Lands Act 2005* (SA).

Inclusive and Equitable Access

The Park Lands are a shared community asset and will remain welcoming and accessible to a diverse range of users by:

- Supporting safe, inclusive and accessible environments.
- Applying equitable fee structures that reflect asset value, exclusivity, maintenance responsibilities and connection to the city, while supporting participation.

Good Governance

Leases and licences will be managed in a transparent, consistent and accountable manner by:

- Complying with relevant legislation.
- Applying a fair and transparent selection process.
- Supporting timely and consistent decision-making.
- Requiring appropriate reporting to demonstrate community benefit.
- Supporting organisational capacity building.

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The City of Adelaide acknowledges the Kaurna people as the Traditional Owners of the Country where the city of Adelaide is situated, and pays its respect to Elders past, present and emerging.

1. Strategic Alignment

1.1 Eligibility

Council may enter into lease or licence agreements with commercial entities, educational institutions, community organisations and government agencies where the proposed use supports the activation and enjoyment of the Park Lands, delivers a demonstrable community benefit, maintains public access, and is consistent with relevant legislation and Council policies as well as the Adelaide Park Lands Community Land Management Plan and the Adelaide Park Lands Management Strategy.

1.2 Permitted Use

Lease and licence areas may only be used for the approved permitted use and must not be used in a manner inconsistent with the Adelaide Park Lands Community Land Management Plan, unless approved separately by Council and in accordance with any applicable legislation.

Non-commercial organisations may only use lease or licence areas for community sport, recreation, physical activity, community development, and activities or events directly related to these core purposes. These areas must not be used, or permitted to be used, for any other purpose, including private or commercial activities or events that are not directly related to the organisation's core purpose, without Council (Administration) approval.

Requests to host these activities or events will be considered on a case-by-case basis.

1.3 Tenure

The term of lease and licence agreements will generally not exceed five years.

Where a significant capital contribution is proposed, an agreement may be granted for a period of 10 to 21 years, including any renewal rights.

Renewal rights will be incorporated into agreements granted for more than five years to enable periodic reviews of conditions and performance (e.g. four + four).

Agreements with State or Federal Ministers (or their agencies) may be granted for a period up to 42 years, including any renewal rights.

2. Sustainability and Stewardship

2.1 Park Lands Stewards

Non-commercial organisations may be eligible for lease and licence fee reductions by delivering measurable community benefits. Eligible actions may include:

- Opening facilities as safe refuges for vulnerable community members during extreme weather events.
- Participating in Park Lands initiatives, such as tree planting, weed management, and community clean-up activities.
- Delivering environmental sustainability initiatives, including the use of solar power and recycled water, and actions to reduce waste sent to landfill.
- Supporting shared use arrangements, including educational institutions co-locating with community organisations.

- Enabling access for non-sporting community groups to use facilities for meetings, programs, and events that are open and accessible to the public (excluding private or commercial functions).
- Implementing inclusive practices that promote diverse and affordable access and participation.

Reductions will be assessed and applied retrospectively in the following year, based on demonstrated delivery of eligible community benefit actions (see Section 3.1.2.5 Incentive-Based Reductions).

2.2 Responsibilities

Unless agreed otherwise, all **Park Lands lessees and licensees** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Day-to-day maintenance and upkeep of leased and licensed areas, including buildings and associated outdoor infrastructure, where applicable.	✓	✓	✓	✓
Maintenance and renewal of lessee/licensee improvements.	✓	✓	✓	✓
Costs associated with operating and maintaining leased and licensed areas, including all outgoings and mandatory inspections.	✓	✓	✓	✓
Maintaining appropriate levels of insurance.	✓	✓	✓	✓
Maintaining leased and licensed areas in a clean and tidy condition, including the prompt clean-up of any debris created by the lessee/licensee or by any person using or accessing the leased or licensed area with the lessee's/licensee's permission or authority.	✓	✓	✓	✓
Waste management, including green organics and recycling services.	✓	✓	✓	✓

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Entering into an electricity contract with an all-renewable electricity retailer.	✓	✓	✓	✓
Complying with all relevant legislation and codes relating to health and safety.	✓	✓	✓	✓
Completing the make good requirements prior to and/or at the expiry of the lease or licence.	✓	✓	✓	✓
Providing a safe and welcoming environment for their staff, volunteers, members and the community.	✓	✓	✓	✓
Ensuring sporting surfaces are fit for their intended purpose.	If applicable	✓	✓	✓
Reporting safety or risk concerns to Council immediately.	✓	✓	✓	✓
Retaining records of maintenance for the duration of the lease or licence.	✓	✓	✓	✓
Providing Council with the necessary means to access leased areas in emergencies (e.g., keys, fobs, codes, etc).	✓	✓	✓	✓

Unless agreed otherwise, **Council** will be responsible for:

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Providing capacity-building and volunteer recognition opportunities.	–	✓	✓	–
Conducting an annual leasing and licensing forum.	–	✓	✓	✓
Conducting annual facility inspections.	✓	✓	✓	✓
Supporting community lessees in identifying and applying for grant funding.	–	✓	–	–
Insuring Council buildings and recovering the premium from lessees.	✓	✓	✓	✓
Providing online forms for consistency and efficiency.	✓	✓	✓	✓
Issuing maintenance schedules detailing responsibilities and expectations.	✓	✓	✓	✓
Renewing key structural building elements of Council-owned buildings.	–	✓	✓	–
Providing a lawn mowing service as per Council's service standards (where applicable).	–	✓	–	–
Tree care/maintenance.	✓	✓	✓	✓
Collecting general waste as per Council's guidelines.	–	✓	✓	–
Supporting lessees to undertake community stewardship and sustainability initiatives.	–	✓	✓	✓
Assisting with the facilitation of subletting and casual use of leased and licensed facilities.	–	✓	✓	✓

	Commercial Entity	Community Organisation	Educational Institution	Government Agency
Maintaining public toilets within leased premises.	✓	✓	✓	✓
Assisting with the remediation of third-party damage.	-	✓*	-	-

* Council recognises that damage caused by graffiti, theft, vandalism and other unlawful acts by third parties is generally beyond the control of a lessee or licensee. Where such damage is not covered by insurance, Council and the lessee or licensee, where the lessee or licensee is a community organisation, will work together to determine an appropriate remediation response, including the allocation of costs and responsibilities, having regard to the nature of the damage, the public benefit of the facility, and the resources available to each party.

3. Inclusive and Equitable Access

3.1 Lease and Licence Fees

3.1.1 Commercial Entities

Lease and licence fees will be based on a market rent valuation, with Consumer Price Index (CPI) reviews, as shown below:

Lease Fee (Rent)	Licence Fee
Market Rent Valuation with CPI reviews	Market Rent Valuation with CPI reviews

Where a comparable market rental valuation is not available, the negotiated lease or licence fee will be no less than the applicable fee set by Council in its annual Fees and Charges Schedule.

3.1.2 Non-commercial Organisations

Lease and licence fees will be set annually through Council's Fees and Charges Schedule. Non-commercial organisations will be categorised as shown below, with Category 2 organisations paying higher lease and licence fees than Category 1 organisations.

Category 1	Category 2
Not-for-profit clubs, associations and community groups with a total annual revenue of up to $3 million. All government schools (primary and secondary).	Not-for-profit clubs, associations and community groups with a total annual revenue of more than $3 million. All universities, non-government schools (primary and secondary), and associated alumni organisations. Government agencies (excluding government schools).

Community organisations that hold agreements for community gardens in the Adelaide Park Lands will be charged a nominal fee.

3.1.2.1 Lease Fees - Buildings

Fees for leasing buildings will be based on floor area multiplied by the prescribed rate per square metre found in Council's Fees and Charges Schedule (as updated from time to time).

3.1.2.2 Lease Fees - Community Building Redevelopment

Where a community building is redeveloped entirely at the lessee's cost, resulting in a new asset owned by the lessee, a ground lease will be granted, with lease fees applied in accordance with the prescribed rate per square metre found in Council's Fees and Charges Schedule (as updated from time to time).

Where Council contributes to the redevelopment of a community building, the lease fee will be determined through negotiation and will be calculated by starting with the prescribed rate found in Council's Fees and Charges Schedule (as updated from time to time) applicable to a building of equivalent floor area, and then taking into account:

- the value of the redeveloped community building (independently determined)
- the lessee's financial contribution to the redevelopment (including external grant funding)
- the lessee's capacity to pay

The negotiated lease fee will be approved by a formal Council decision.

3.1.2.3 Licence Fees

Fees for licensing land will be based on the area multiplied by the prescribed rate per hectare found in Council's Fees and Charges Schedule (as updated from time to time).

Licence fees will be higher where access is restricted and controlled by the licensee, e.g., restricted access due to a fence / locked gate.

3.1.2.4 Example Lease/Licence Fee Calculations

Examples of lease and licence fee rates being applied to particular scenarios and categories of occupant are provided below:

Non-commercial Lessee/Licensee Category	**Lease Fee – Building floor area = 300sqm**	**Licence Fee – Area of sports ovals = 1.5 hectares**
Category 1	Fee = 300 x $11.40 per sqm	Fee = 1.5 x $842.50 per ha
Category 2	Fee = 300 x $22.80 per sqm	Fee = 1.5 x $2,527.50 per ha

3.1.2.5 Incentive-Based Reductions

Non-commercial organisations may be eligible for a reduction of up to 50% of their lease or licence fees. Any reduction will be determined at the discretion of Council (Administration) and applied retrospectively in the following financial year, based on the lease or licence fees paid in the preceding financial year.

To qualify for the maximum reduction, lessees and licensees must demonstrate the delivery of multiple measurable community benefit actions. Council will provide a Fee

Reduction Guideline to assist non-commercial organisations in understanding the eligibility criteria and application process.

Council is under no obligation to approve or provide a fee reduction. All applications will be assessed on their individual merits.

3.2 Hardship

Council will consider requests for a reduction or deferment of lease and licence fees where the organisation is experiencing financial hardship. A reduction in this circumstance will require a formal Council decision.

3.3 Subletting and Casual Hire

All subletting agreements must be approved by Council (Administration). The tenure of a subletting agreement will not exceed the remaining tenure of the (head) lease or licence. A subletting agreement with a proposed tenure of more than ten years will require a formal Council decision.

Casual hire may occur without consent, provided it is consistent with the permitted use of the leased or licensed area.

3.3.1 Non-commercial Organisations

Non-commercial organisations must use reasonable endeavours, having regard to their resources and the capacity of their leased or licensed area, to make those areas available for use by other community groups and organisations when not in use by the lessee or licensee.

Non-commercial organisations:

- must nominate a contact person to manage subletting and casual hire enquiries.
- may charge sublessees and casual hirers fees within the range of fees determined by Council and made publicly available
- may, acting reasonably, recover any costs directly incurred as a result of the sublessee's or hirer's use of the area, such as additional cleaning or the provision of an item that would not otherwise have been required.
- must not impose fees, charges, terms, conditions or other obligations on sublessees or casual hirers that are more onerous than those imposed by Council, except for the recovery of reasonable, directly incurred costs as described above.

If Council is of the view that the lessee or licensee has not made their area sufficiently available, Council will work with the lessee or licensee to develop a plan to increase community access.

A non-commercial organisation cannot sublet to a commercial entity unless approved by a formal Council decision. Support of such arrangements will consider:

- the appropriateness of the proposed service/activity;
- the scale of the proposed service/activity in relation to the service/activity of the head lessee/licensee;
- the location of the proposed service/activity in relation to existing city businesses; and

- the proportion of revenue generated through the arrangement that will be reinvested into the ongoing improvement and enhancement of facilities within the Park Lands.

4. Good Governance

4.1 Lessee/Licensee Reporting

Community Organisations and Educational Institutions will:

- Attend an annual leasing and licensing forum conducted by Council.
- Submit an annual report to Council detailing:
    - key personnel contact details;
    - maintenance records;
    - income and expenditure (relating to the leased/licensed area);
    - evidence of compliance checks;
    - insurance certificates;
    - subletting arrangements;
    - casual hires; and
    - membership numbers.

Council may, from time to time, request additional documentation, including, but not limited to, a list of office bearers, audited financial statements, a business plan or strategy, and participation numbers and demographics.

Failure to attend the annual leasing and licensing forum or comply with reporting requirements may result in a Community Organisation and Educational Institution being ineligible for lease or licence fee reductions.

4.2 Selection of a Lessee/Licensee

The granting of a new lease or licence agreement may be undertaken through an Expression of Interest (EOI) process, open to the public for a minimum of four weeks (28 days). The assessment weighting and methodology will be provided in the EOI documentation.

EOI submissions will be assessed by Council (Administration), with the findings presented to Kadaltilla / Adelaide Park Lands Authority and Council.

Council may, at its discretion:

- decline to grant an agreement following the completion of an EOI process; or
- exempt an organisation from an EOI process, which will require a formal decision of Council, where the proposed agreement:
    - relates to an existing commercial lessee/licensee that has demonstrated ongoing compliance with lease/licence conditions and community benefit, and where undertaking an EOI would risk undermining a beneficial commercial arrangement; or
    - will be granted to a State or Federal Minister (or their agencies); or
    - is for a community garden; or
    - relates to improvements planned by Council in partnership with a third party(s), and the third party(s) is the existing tenant and the proposed tenant(s) of the improvements; or

- involves the Kaurna Yerta Aboriginal Corporation (or equivalent organisation) being the proposed tenant.

Council (Administration) may exempt an organisation from an EOI process where the proposed agreement is for a period of two years or less, provided that such an agreement does not result in a total continuous occupation exceeding four years (e.g. 2 + 2).

The application of any of these circumstances only permits consideration of direct negotiations and does not constitute a decision to grant, or an undertaking to grant, a lease or licence, which remains subject to all requirements of the *Local Government Act 1999* (SA), the *Adelaide Park Lands Act 2005* (SA) and the Adelaide Park Lands Community Land Management Plan.

4.3 Holding Over

Council may rely on the holding over provisions of a lease or licence to manage short-term occupation where appropriate.

Holding over is intended to be a short-term arrangement only and should not exceed six months. Where continued occupation is anticipated, Council will seek to grant a new lease or licence, including for a shorter fixed term (for example, 12 or 24 months), rather than allowing a holding over arrangement to continue for an extended period.

4.4 Public Consultation and Parliamentary Review

Public consultation will be undertaken on a draft lease or licence agreement in accordance with Council's Community Engagement Policy and the *Local Government Act 1999* (SA) where the proposed tenure period is greater than five years (including any right of renewal) and/or where an amendment to the Adelaide Park Lands Community Land Management Plan (CLMP) may be required (irrespective of the proposed tenure period).

Under the *Adelaide Park Lands Act 2005* (SA), before an agreement with a proposed tenure of ten years or more, including any renewal rights, can be executed, the draft agreement must be laid before both Houses of Parliament and follow the prescribed legislative process.

This process will only occur after the public consultation findings and draft agreement have been formally considered by Kadaltilla / Adelaide Park Lands Authority (Kadaltilla) and Council.

The following table shows the required consultation processes depending on the nature and term of the lease or licence agreement:

	Advice from Kadaltilla / Adelaide Park Lands Authority	Decision of Council	Public Consultation	Lease/Licence laid before both Houses of Parliament
Agreement exceeds 2 years but is equal to or less than 5 years and consistent with CLMP	✓		Not required	
Agreement exceeds 5 years but less than 10 years	✓	✓	✓	Not required
Agreement equal to or greater than 10 years	✓	✓	✓	✓

4.5 Ownership of Improvements

All fixed improvements made to a leased or licensed area by a lessee or licensee will require Council's approval and be vested in Council at the expiry of the agreement, unless otherwise agreed in writing.

The removal of any fixed improvements by a lessee or licensee at the expiry or sooner determination of the lease or licence will require the approval of Council (Administration).

4.6 Compensation

Excluding commercial assignments or dealings directly between the parties, any new lessee or licensee will not be required by Council to compensate the previous lessee or licensee, nor will Council compensate a lessee or licensee at the end of its tenure term, despite an agreement not being renewed, or where an agreement is terminated early by the lessee, licensee or lessor.

4.7 Park Lands Events

The nature of the Park Lands is such that certain leased or licensed areas may at times be unavailable for use and occupation due to public or special events.

Council and event organisers will seek to foster cooperative business opportunities and aim to minimise disruption to lessees in the Park Lands wherever possible.

Where Council approves an event, events impacting leased or licensed areas should provide at least four months' notice and partner with Council to return the area to its pre-event condition following the bump-out. A lessee or licensee will not be required to pay lease or licence fees for any period during which the leased or licensed area is

unavailable for their use, including any period required for remediation and reinstatement.

When entering into leases and licenses in the Park Lands, lessees and licensees will be required to acknowledge that they release Council from any claim arising from or in connection with any public or special events or the leased or licensed area not being available for the Lessee's or Licensee's use and occupation

4.8 Vehicle Access

Lessees will be permitted to access the Park Lands via designated access points to undertake maintenance and to load and unload equipment. Motor vehicles will not be permitted to remain on the Park Lands unless they are in a designated parking area and display a Council-issued permit.

On-street parking adjacent to leased and licensed areas will be prioritised for accessible parking and loading and unloading, to improve accessibility to Park Lands facilities and minimise vehicle movements on the Park Lands.

4.9 Signage

All permanent and temporary signage will require the approval of Council (Administration).

Permanent signage must align with relevant Council guidelines and must not include or feature any third-party advertising. This includes, but is not limited to, business, company, or product names, acronyms, or logos, with the sole exception of those belonging to the lessee.

Temporary signage will comply with the South Australian Planning and Design Code (Adelaide Park Lands Zone). Temporary sponsorship signage must be oriented inward, facing the field of play.

Electronic scoreboards may only be activated during scheduled competition times.

4.10 Naming Rights

Proposals to name an area, facility or improvement that are contrary to the naming conventions of the Adelaide Park Lands will require a formal decision of Council.

4.11 Gaming Machines

Leased and licensed areas must not be used for any gambling activity, including the operation of gaming machines, or for the display, promotion or advertising of gambling.

4.12 Liquor Licence

A lessee or licensee (including sub-lessees and casual use hirers) must not sell, serve or supply to persons, or allow persons to consume alcohol on or from their facilities without first obtaining the consent of Council (Administration), subject to whatever conditions it sees fit, and all required consents from any relevant Statutory Authorities as per the *Liquor Licensing Act 1997* (SA).

4.13 Closed Circuit Television

Lessees and licensees may install CCTV systems to support community safety, provided that they can ensure any CCTV use complies with all applicable laws, regulations, and requirements, including those relating to privacy, data protection, and surveillance.

Application of this Policy

Council Administration will implement this Policy in accordance with Council decisions, relevant legislation, the Adelaide Park Lands and Leasing and Licensing Operating Guideline, and through a suite of lease and licence agreements, taking into consideration the purpose, scale, frequency of use, and levels of responsibility.

A Lease Agreement may be used for the exclusive use of facilities (e.g. buildings), with maintenance and services responsibilities detailed.

A Ground Lease may be used where the facilities (e.g. buildings) are owned by the lessee.

A Licence Agreement may be used for regular and ongoing non-exclusive use of facilities (e.g. playing fields), with maintenance and service responsibilities detailed.

Where there are exclusive and non-exclusive rights, Council will embed the licence conditions into an overarching lease agreement.

Limitations of this Policy

This Policy does not apply to:

- Activities or works on public roads through the Park Lands (pursuant to sections 221 and 222 of the *Local Government Act 1999* (SA))
- City Works Permits
- Park Lands Permits
- Hire Agreements
- Park Lands Event Licences
- Depasturing Licences granted to individuals to permit horses on Lefevre Park / Nantu Wama (Park 6)
- The lease and licence granted to the Minister for Transport and Infrastructure for Adelaide Oval – these are provided for in the *Adelaide Oval Redevelopment and Management Act 2011* (SA)
- Temporary works and compounds
- Agreements for areas of the Adelaide Park Lands that are not under the care and control of the City of Adelaide

OTHER USEFUL DOCUMENTS

Related documents

- Adelaide Park Lands Leasing and Licensing Operating Guideline (tbd)
- Adelaide Park Lands Community Buildings (Sport and Recreation) Policy (2024)
- Adelaide Park Lands Community Land Management Plan (2023)
- Adelaide Park Lands Management Strategy – Towards 2036 (2025)
- City of Adelaide Strategic Plan (2024 – 2028)

Relevant legislation

- *Adelaide Park Lands Act 2005* (SA)
- *Liquor Licensing Act 1997* (SA)
- *Local Government Act 1999* (SA)
- *Planning, Development and Infrastructure Act 2016* (SA)
- *South Australian Motor Sport Act 1984* (SA)

NOTE: The *Retail and Commercial Leases Act 1995* (SA) does not apply to the Adelaide Park Lands, pursuant to an exemption granted under section 77(1) of the Act by the Minister for Business Services and Consumers on 28 December 2011.

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Adelaide Park Lands: Those areas of the Park Lands defined by the *Adelaide Park Lands Act 2005* (SA), which have been Gazetted by Parliament and defined to be under care and control of the City of Adelaide.

Adelaide Park Lands Community Land Management Plan: A document required under the *Local Government Act 1999* (SA), that informs how community land under the care and control of the City of Adelaide will be managed in accordance with the Adelaide Park Lands Management Strategy, including the identification of leased and licensed areas.

Adelaide Park Lands Management Strategy: A document required under the *Adelaide Park Lands Act 2005* (SA), that sets the strategic framework for the overall planning and management of the Adelaide Park Lands.

Assignment of Lease: The process involving a lessee transferring their interest, rights and obligations under an existing lease agreement to a new party. An assignment requires Council's consent before execution.

Building Floor Area: The total floor area of a building across all levels.

Casual Hire: Relates to one-off or irregular use of leased or licensed areas.

Commercial Entity: An incorporated or registered business with its core activity involving the selling of goods or services for profit.

Community Garden: An area of community land cultivated collectively or in individual plots by members of the community for the purpose of growing plants, fostering community engagement, and supporting environmental sustainability.

Community Organisation: A recreation and sport club or association, or similar not-for-profit community organisation.

Council (Administration): For the purposes of this Policy, this term refers to approval or consent granted by the Council Administration under delegated authority. Where no applicable delegation exists, or where Administration otherwise considers that a matter should be determined by Council, approval or consent must be sought by a formal decision of Council.

Educational Institution: A government/non-government primary or secondary school, college or university.

Expression of Interest: A formal process where eligible organisations are invited to submit an interest in leasing or licensing an identified area of the Park Lands.

Government Agency: Any state or federal government department or its agencies, including, but not limited to, lease and licence agreements with Ministers on behalf of government schools.

Ground Lease: Involves the lessee owning the improvements during the lease term, while Council retains ownership (care and control) of the land. The improvements are usually removed by the lessee or transferred to the lessor upon lease expiration, unless agreed otherwise.

Holding Over: Involves a lessee or licensee continuing to occupy a leased or licensed area after their agreement expires, without executing a new one. It creates a short-term, periodic tenancy (often month-to-month) under the terms of the original lease or licence.

Improvements: Any fixture, fitting or structure constructed or installed on a leased or licensed area by the lessee/licensee or lessor.

Key Structural Building Elements: This includes the building substructure, floor, load-bearing posts and walls, roof, including overhangs and verandas, cladding and doors and windows.

Lease: A lease confers an exclusive contractual right on a lessee to use the land, whereby the lessee facilitates access via appropriate means (e.g., membership, sublease, and casual booking). A lease is generally provided for buildings that require a level of security of tenure.

Lessee/Licensee: An organisation that has a direct legal relationship with Council via a lease or licence agreement.

Licence: A licence confers a non-exclusive contractual right on a licensee to the first right of use of the land, but allows public access when not in use by the licensee (and any sub-licensees). A licence is generally provided for open areas such as playing fields.

Maintenance and Upkeep: This relates to all direct and indirect costs and tasks associated with maintaining leased and licensed facilities to ensure they remain fit for purpose for their intended activity.

Market Rent Valuation: Where Council seeks the services of an independent valuer to ascertain the appropriate fees to be charged to a commercial lessee or licensee based on similar market circumstances.

Nominal Fee: A nominal rent is used to make a lease or licence agreement legally valid where no real lease or licence fee is intended.

Non-commercial Organisation: For the purpose of this Policy, an educational institution, not-for-profit community organisation or government agency.

Non-commercial Organisations – Permitted Use: Activities and events that directly support or advance the primary purpose of the lessee or licensee in delivering sport, recreation, physical activity or community development. Permitted use may include, but is not limited to:

- Training and competition
- Open days, sports carnivals, sports days and 'come and try' days
- Club, association or school sport presentations and awards events
- Registration and membership days
- Fundraising activities that directly support the lessee's or licensee's sport, recreation, physical activity or community development objectives

Incidental activities undertaken solely to support the lessee's or licensee's primary purpose, such as operating a canteen, selling merchandise or conducting raffles, do not themselves constitute a commercial use.

Parliamentary Process: A formal process contained within the *Adelaide Park Lands Act 2005* (SA), that requires Council to submit a draft lease or licence agreement, with a tenure period of ten years or more, to the South Australian Parliament.

Public Toilets: For the purposes of this Policy, public toilets are toilets located within or adjoining leased premises that are externally accessible to the public, with opening and closing hours determined by Council.

Renewal Rights: A clause in a lease or licence giving rights to the lessee or licensee to extend an agreement for a further specific period, subject to following the terms of the agreement at the time of the renewal.

Signage – Permanent: Signage that is fixed or installed on a long-term basis to identify a lessee, licensee, facility, wayfinding or approved activity.

Signage – Temporary: Signage that is installed for a limited period to promote or provide information about a specific event, activity, program, competition or other approved use of the leased or licensed area.

Significant Capital Contribution: Council will determine whether a capital contribution is significant, having regard to the organisation's financial capacity, the level of community benefit expected to result from the investment, and any other relevant considerations. External grant funding obtained by a community organisation will be recognised as a capital contribution.

Subletting: Where a lessee or licensee enters into an agreement with another organisation to utilise a leased or licensed facility and must be under the same conditions as the original agreement.

Total Annual Revenue: The gross income received over a 12-month period from all operating and non-operating sources, excluding any grant funding received and related interest earned, prior to the deduction of expenses, taxes, or other costs. For a State Sporting Association, gross income will be based on total annual revenue generated within the State and will exclude revenue from national operations.

ADMINISTRATIVE

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **four** years unless legislative or operational change occurs beforehand. The next review is required in **2030.**

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2016/ 19640	Council	January 2016	Adopted Adelaide Park Lands Leasing and Licensing Policy
ACC2026/65125	Council	9 June 2026	Draft approved for public consultation

Contact:

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Recommendation of the City Planning, Development and Business Affairs Committee – 6 October 2026

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Public

Program Contact:
Kathryn Goldy, A/Associate Director Governance and Strategy

Approving Officer:
Rebecca Hayes, A/Chief Operating Officer

EXECUTIVE SUMMARY

The City Planning, Development and Business Affairs Committee considered the following Item at its meeting held on 6 October 2026 and resolved to present to Council the following recommendation for Council determination:

- Item 7.1 – Tree Management Policy

RECOMMENDATION

1. **Recommendation 1 –** Item 7.1 - Tree Management Policy

   THAT COUNCIL:

   1. Approves the updated Tree Management Policy, as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.
   2. Retains the Park Land Olive Management Plan and seeks further advice on a strategic and improved Park Land Olive Management Plan and options for funding.
   3. Notes that the updated Policy provides the overarching framework for the management of the City of Adelaide's urban forest and is supported by operational documents including the Tree Operating Guideline, as contained in Attachment C and Tree Risk Assessment Protocol as contained in Attachment D to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.
   4. Notes that the updated Tree Management Policy will support the City of Adelaide's strategic objective of achieving 40% tree canopy cover by 2035 through continued tree planting, replacement of trees removed for reasons such as replacement due to end of life, protection of existing trees and identification of additional planting opportunities.
   5. Notes that the Tree Management Policy will be reviewed every four years, or earlier where legislative or operational change requires review, with the next scheduled review in 2030.

DISCUSSION

1. The City Planning, Development and Business Affairs Committee met on Tuesday, 6 October 2026. 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 is in grey and italics.

3. The following matter was the subject of deliberation.

   3.1. Item 7.1 - Tree Management Policy

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

   THAT COUNCIL

   1. Approves the updated Tree Management Policy, as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.
   2. Retains the Park Land Olive Management Plan and seeks further advice on a strategic and improved Park Land Olive Management Plan and options for funding.
   3. Notes that the updated Policy provides the overarching framework for the management of the City of Adelaide's urban forest and is supported by operational documents including the Tree Operating Guideline, as contained in Attachment C and Tree Risk Assessment Protocol as contained in Attachment D to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.
   4. Notes that the updated Tree Management Policy will support the City of Adelaide's strategic objective of achieving 40% tree canopy cover by 2035 through continued tree planting, replacement of trees removed for reasons such as replacement due to end of life, protection of existing trees and identification of additional planting opportunities.
   5. Notes that the Tree Management Policy will be reviewed every four years, or earlier where legislative or operational change requires review, with the next scheduled review in 2030.

   For ease, Attachments A - D relating to Recommendation 1, Item 7.1, have been included at the end of this recommendation report.

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

   THAT COUNCIL

   1. *Approves the updated Tree Management Policy, as contained in Attachment A to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.*
   2. *Rescinds the Park Land Olive Management Plan, as the management of olive trees is incorporated in the updated Tree Management Policy, contained in Attachment B to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.*
   3. *Notes that the updated Policy provides the overarching framework for the management of the City of Adelaide's urban forest and is supported by operational documents including the Tree Operating Guideline, as contained in Attachment C and Tree Risk Assessment Protocol as contained in Attachment D to Item 7.1 on the Agenda for the meeting of the City Planning, Development and Business Affairs Committee, held on 6 October 2026.*
   4. *Notes that the updated Tree Management Policy will support the City of Adelaide's strategic objective of achieving 40% tree canopy cover by 2035 through continued tree planting, replacement of trees removed for reasons such as replacement due to end of life, protection of existing trees and identification of additional planting opportunities.*
   5. *Notes that the Tree Management Policy will be reviewed every four years, or earlier where legislative or operational change requires review, with the next scheduled review in 2030.*

DATA AND SUPPORTING INFORMATION

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

ATTACHMENTS

Recommendation 1 – Item 7.1 – Attachments A-D

- END OF REPORT -

CITY OF ADELAIDE

TREE MANAGEMENT POLICY

Date this document was adopted *CORPORATE*

PURPOSE

The purpose of this Policy is to present a clear overview of the City of Adelaide's approach to monitoring, managing, and enhancing its urban forest.

It identifies the key challenges and threats facing its urban forest, while highlighting opportunities to create a more resilient and sustainable canopy that meets community expectations. It also sets out the relevant legislation, standards, and guiding documents that underpin best-practice management of the urban forest.

STATEMENT

Introduction

Managing the urban forest requires balancing the needs of individual trees with the collective benefits they provide. The City of Adelaide is committed to applying industry best practice, operating within the regulatory framework that protects trees, and ensuring the benefits of the urban forest are sustained for future generations.

> *The urban forest is the collection of all trees within the built and natural areas of a city, town, or suburb. This includes street trees, park trees, and privately owned trees. Council-owned trees form a significant part of this wider forest and are managed collectively to ensure their sustainability and ongoing contribution to the community.*

The urban forest in the City of Adelaide is made up of trees owned and managed by the City, including Park Lands, Squares and street trees. In addition, privately owned trees contribute to the overall urban forest, and the benefits trees provide. However, private trees are not managed by the City.

Data on the urban forest includes information about overall canopy cover, collected using remote sensing equipment (LiDAR) and information on individual trees using Council's tree asset management system.

Benefits

Trees provide wide-ranging benefits to the City of Adelaide, including:

- **Economic**: Increase property values, reduce energy costs, support retail activity, and improve public health.
- **Social and health**: Enhance wellbeing, reduce stress, provide shaded places for gathering, and encourage social interaction and activity.
- **Amenity**: Enrich the city's visual character, mark the seasons, offer screening and privacy, and create focal points.

- **Environmental**: Provide shade and cooling, reduce heat island effects and wind speeds, improve air and water quality, stabilise soils, and sequester carbon.
- **Ecological**: Offer habitat and food for wildlife, supporting biodiversity.
- **Cultural and historical**: Represent connections to First Nations peoples, mark cultural events, and highlight significant places in the city's history.

Challenges

Trees are living organisms that grow, shed, age, and eventually die. They are vulnerable to pressures such as urban development, infrastructure works, climate change, and emerging pest and disease threats. They may also fail or cause risks and hazards.

- **Climate change**: Rising average temperatures, reduced rainfall, and more hot days above 36˚C will stress species poorly suited to future conditions or already growing in sub-optimal urban environments.
- **Pest and disease**: Increased movement of people and goods, combined with urban stressors and climate change, heightens pest and disease risks.
- **Development impacts**: New developments and infrastructure upgrades can reduce available growing space and damage tree roots.

Opportunities for improvement

Key opportunities to strengthen and sustain the urban forest include:

- **Climate-ready planting**: Trialling new species resilient to heat, drought, and pest pressures.
- **Expanding canopy**: Identifying new planting locations and opportunities.
- **Innovative design**: Applying solutions such as Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD).
- **Extending tree life**: Improving soil volumes, planting spaces, and growing conditions to prolong useful life expectancy.
- **Building capability**: Recruiting qualified arboriculture staff and supporting ongoing professional development.
- **Infrastructure adaptation**: Reducing tree impacts from electricity infrastructure through aerial bundled cabling or undergrounding powerlines.

TREE MANAGEMENT

Legislation and standards

To manage and enhance the urban forest, the City of Adelaide will adhere to the following legislation and guiding documents.

- Planning, Development and Infrastructure Act 2016
- Local Government Act 1999
- Landscape SA Act 2019

The management of trees will adhere to current industry standards and best practice to ensure they are correctly managed and appropriately protected on development sites.

This includes:

- Australian Standards for pruning of amenity trees, protection of trees on development sites and tree quality for landscape use.
- Arboriculture Australia Minimum Industry Standards for tree pruning, tree removal, tree inspection for access and work, tree support systems, environmental arboriculture, tree health and maintenance, tree risk assessment and tree valuation.

Increasing canopy cover

Increasing and maintaining a sustainable urban forest canopy cover requires consistent and continuous tree planting. New tree plantings will continue through a replacement program when trees are removed.

Additional tree planting opportunities will be identified through routine tree audits and strategic planning efforts that support the City of Adelaide's goal to achieve 40% tree canopy cover by 2035.

The success and long-term health of tree plantings will be improved by sourcing high-quality tree stock, applying both proven and innovative planting methods, and using effective ongoing establishment techniques.

Increasing tree canopy cover also includes preserving existing trees by:

- **Protecting trees** during public events, infrastructure upgrades and both public and private development projects.
- **Improving growing conditions** around established trees to support their long-term health.

URBAN FOREST MANAGEMENT:

New tree planting

Tree planting in the City will focus on replacement, opportunity, quality, diversity, and innovation:

When managing new tree planting the following should be considered:

- **Replace**: Trees removed will be replanted through an ongoing replacement program.
- **Identify opportunities**: Routine data collection in streets and Parks, along with broader strategic planning, will highlight new planting sites.
- **Use quality stock**: All trees will meet AS2303 *Tree stock for landscape use*.

- **Select resilient species**: Planting will prioritise diversity, climate readiness, and pest and disease resistance.
- **Plant to best practice**: Works will follow the City's planting specification, with enhanced growing environments and innovative techniques applied where suitable.

Apply innovative design: Water Sensitive Urban Design (WSUD) and Biodiversity Sensitive Urban Design (BSUD) will be integrated where possible.

Urban forest diversity

A resilient and sustainable urban forest relies on strong diversity of both species and age. This diversity helps the forest adapt to climate change, pest and disease threats, and other urban challenges.

Species will be selected to balance site conditions, diversity, resilience and habitat value:

When managing diversity the following should be considered:

- **Match to site conditions**: Consider available space above and below ground, proximity to communication and utility infrastructure, legislative requirements, and climate suitability.
- **Build climate resilience**: Select and trial species that are tolerant of projected climate conditions (using climate analogues) and less prone to pests and diseases.
- **Improve diversity**: Strengthen ecosystem resilience, reduce pest and disease risk, and create more adaptable and visually interesting urban landscapes.
- **Enhance biodiversity**: Prioritise species that support natural habitat opportunities in suitable locations.

Tree valuation

Tree valuations are increasingly important for protecting trees, raising awareness of their value, and supporting improved management.

- The City of Adelaide determines tree values using a method consistent with *Minimum Industry Standard 506 Tree Valuation*.
- Tree valuations are undertaken as part of routine tree audits, on an as-required basis.

Useful Life Expectancy

The useful life expectancy (ULE) of a tree is the number of years it can be expected to provide benefits at an acceptable level of risk under current site conditions.

Maintaining a mix of tree ages ensures that large numbers of trees do not reach the end of their ULE at the same time. This helps sustain canopy cover, spreads

replacement costs, and reduces sudden losses. In some cases, habitat value may extend or increase a tree's useful life expectancy.

Understanding remaining ULE helps us plan for replacement and new planting. Age diversity will be supported through consistent and continuous planting programs.

Tree management objectives shift as trees mature, with pruning and care tailored to each stage:

- **Young trees**: Apply formative pruning to improve structure, accommodate site constraints, and reduce future conflicts.
- **Mature trees**: Prune to mitigate risk, manage site constraints, and enhance amenity value.
- **Veteran trees**: Manage the gradual, natural process of decline in aging trees, reduce risk, and preserve amenity and habitat values.
- **End-of-life trees**: Remove or replace when useful life expectancy is reached, unless ecological, cultural, or historic values warrant retention.

Additional considerations:

- **Prioritise risk**: Management will focus on trees with elevated risk ratings.
- **Support health**: Trees may require supports, pest and disease treatments, or soil amendments at different life stages.
- **Maximise benefits**: Trees provide greater and longer-lasting value when managed appropriately across their lifespan.

Tree pruning and removal

Pruning and removal of Council-owned trees will be carried out within legislative, policy, and industry frameworks to prioritise safety, amenity and tree longevity:

- **Legislative compliance**: Works will meet the requirements of the *Planning, Development and Infrastructure Act 2016* (regulated and significant trees, with planning consent as required) and the *Local Government Act 1999*.
- **Policy alignment**: All activities will follow the City of Adelaide's Tree Management Operating Guideline, with priority given to risk management and providing safe clearances for thoroughfares, signage, and infrastructure.
- **Scope of works**: Trees will not ordinarily be pruned or removed in response to customer requests or new developments unless they meet policy criteria. This does not limit Council's authority or obligation to act where a tree presents an unacceptable risk to public safety, or where legislative requirements or urgent operational circumstances require action, regardless of whether a customer request has been made.
- **Standards and expertise**: Works will comply with industry standards and be undertaken or supervised by trained, experienced arborists.

- **Objective**: Management practices aim to extend the useful life expectancy of Council-owned trees.

RISK MANAGEMENT:

Tree-related risk status

The City of Adelaide uses the International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ), an industry-recognised methodology endorsed for assessing tree risk. Tree risk ratings are recorded during routine audits and ad-hoc assessments by qualified arborists trained in TRAQ. These ratings assist in prioritising tree works, with higher-risk trees addressed before those assessed as lower risk.

When managing risk across the urban forest, the following principles apply:

- **Trees provide essential benefits:** they contribute significantly to community wellbeing and environmental health.
- **The statistical likelihood of harm from tree failure across the urban forest as a whole is low:** this does not mean that individual trees cannot present elevated risk, and Council's risk management program is specifically designed to identify and address those trees through systematic inspection and prioritisation.
- **Risk cannot be eliminated**: trees are living structures that may shed branches or fall during severe weather, and society must accept this to continue gaining their benefits.
- **Duty of care applies**: tree risk is managed in a way that is reasonable, proportionate, and practicable.

Trees in high-use areas are inspected more often than those in lower-use zones. Information supports both individual tree care and whole-of-forest management, including:

- Risk management (pruning or removal)
- Pest and disease monitoring
- Planning replacement of aging trees
- Identifying new planting sites and opportunities

Preparing for a warming climate

The urban forest will be managed to remain sustainable under future climate conditions by:

- **Balancing tree ages**: Monitor and replace over-mature trees, ensuring continuous replenishment with younger plantings.
- **Enhancing water availability**: Support tree health with permeable surface treatments, Water Sensitive Urban Design (WSUD), additional irrigation systems and expanded water truck programming.

- **Strengthening resilience**: Combine adaptive management with diverse planting to reduce vulnerability to climate stressors, pests, and diseases.

Pest and disease management

The movement of people and goods, combined with a changing climate, increases the risk of pests and diseases in the urban forest.

These risks will be managed by:

- **Monitoring**: Conducting routine audits using Forestree tree inventory software.
- **Diversifying**: Increasing species diversity and selecting climate-ready, pest-resistant species.
- **Strengthening health**: Optimising growing conditions for both new and existing plantings.
- **Managing sustainably**: Applying integrated pest management practices rather than relying solely on chemicals.

HERITAGE AND CULTURAL MANAGEMENT:

National Heritage

The Adelaide Park Lands and City Layout are listed as a National Heritage Place under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. Tree management activities — including removal, planting, pruning, maintenance, and infill planting — have the potential to affect this listing.

The National Heritage values include historic plantings and designed landscapes that reflect the contributions of successive City Gardeners. These values are expressed through:

- Groves and avenues of trees
- Gardens and plantations
- Open areas with small copses
- Perimeter and shelterbelt plantings
- Specimen trees
- Designed and natural vistas
- Remnant pre-colonial native vegetation

Culturally Significant Trees

Beyond nationally listed heritage trees, the City of Adelaide recognises a range of culturally important trees. These trees contribute not only to the urban forest but also to the City's sense of time, place, and identity. They are recorded in Forestree, Council's tree asset management system.

Management of culturally significant trees follows the same legislative requirements and best-practice standards applied to all trees. However, additional resources may be allocated to reflect their importance.

Future plantings near these trees will be designed to complement and respect their heritage values.

Protecting Kaurna and Colonial Heritage

The Adelaide Park Lands and City Layout include archaeological and cultural sites protected under the *Aboriginal Heritage Act 1988* and the *Heritage Places Act 1993*. Damage or disturbance to these sites can result in significant penalties for individuals and Council, as well as reputational harm.

Council identifies areas with a high likelihood of archaeological or cultural significance before any works are undertaken.

National Trust of South Australia – Significant Trees Register

Administered by The *National Trust of South Australia* which is a community based NGO. It identifies and recognises individual trees (or groups of trees) that are considered significant.

It is non-statutory recognition. Being listed does not automatically protect the tree under law, but it raises public awareness and can influence planning decisions. Protection may still come under state laws (e.g. regulated/significant tree provisions in the *Planning, Development and Infrastructure Act 2016*) or local council policies.

OTHER USEFUL DOCUMENTS

Related documents

- **Tree Operating Guideline (TOG)**
- **Tree Risk Assessment Protocol (TRAP)**
- City of Adelaide Developments and Applications resources
- Protecting Trees in the Adelaide Park Lands During Events
- Fees and Charges Policy
- Greening Technical Specifications
- Integrated Climate Strategy 2030
- Pest and Disease Management Plans
- Street Tree Planting Policy/Advanced Tree Planting Standard

Relevant legislation

- Aboriginal Heritage Act 1988
- The Adelaide Park Lands Act 2005
- Electricity Act 1996
- Environment Protection and Biodiversity Conservation Act 1999
- Heritage Places Act 1993
- Highways Act 1926

- Landscape South Australia Act 2019
- Local Government Act 1999
- Native Vegetation Act 1991
- Planning and Design Code
- Planning, Development, and Infrastructure Act 2016
- Water Industry Act 2012

GLOSSARY

Throughout this document, the below terms have been used and are defined as:

Amenity – A positive element or elements that contribute to the overall character and pleasantness of an area, e.g. trees, old buildings, and other features of the environment.

Arboriculture – The art, science and practice of managing trees in the built environment for social, economic, environmental and aesthetic benefits. Arboriculture is distinct from forestry, which manages trees at a forest scale.

Asset ID – A unique identifier assigned to a tree or other asset in Council's Forestree management system.

Biodiversity Sensitive Urban Design (BSUD) – An approach to urban design that incorporates habitat, connectivity, and ecological values to support biodiversity in urban environments.

Canopy cover – The proportion of land area covered by the overhead spread of tree canopies, measured using aerial photography or LiDAR.

Council-owned tree – A tree located on land managed by the City of Adelaide, including streets, Park Lands, Squares, and reserves.

Culturally significant tree – A tree recognised for its cultural, historic, or social importance (including links to First Nations peoples, historic events, or community identity). These are recorded in Council's tree asset management system and managed in line with heritage values.

Customer request – A request by a resident or ratepayer within the City of Adelaide for a street or Park Lands tree to be assessed, managed, removed, or planted.

Forestree – The City of Adelaide's GIS-based tree asset management system, which records tree locations, attributes, inspections, and management actions.

Integrated Pest Management (IPM) – A sustainable approach to managing pests and diseases that combines monitoring, cultural practices, biological controls, and minimal use of chemicals.

Minimum Industry Standards (MIS) – Technical standards published by Arboriculture Australia that define accepted practices for pruning, removal, risk assessment, tree valuation, and related arboriculture activities.

Park Lands – The Adelaide Park Lands, including Squares, formal gardens, and natural areas, which are publicly owned and form a ring of green space around the city.

Planting – The installation of a tree at an identified site on public land under the control of the City of Adelaide, including roadways, Council-owned reserves, or Council-owned/leased property.

Qualified arborist

AQF Level 3 (Certificate in Arboriculture) – A person trained to undertake practical tree works in accordance with AS4373–2007 *Pruning of amenity trees*.

AQF Level 5 (Diploma of Arboriculture) – A project arborist responsible for assessment, reporting, tree protection measures, and certification. Competency is based on training, qualification and/or equivalent experience, in line with AS4970–2009 *Protection of trees on development sites*.

Regulated tree – A tree within a regulated tree overlay that has a trunk circumference of 1.0 m or more (measured at 1.0 m above ground) or, for multi-stemmed trees, trunks with a combined circumference of 1.0 m or more and an average circumference of at least 310 mm. Regulated tree requirements are defined under the *Planning, Development and Infrastructure Act 2016*.

Reserve – Parks, gardens, playgrounds, ovals, river corridors, detention basins and similar open spaces under the control and management of the City of Adelaide. Reserves are classified as:

- Urban address
- Formal Park
- Sport and recreation
- Woodland
- Riparian

Retrenchment (natural retrenchment) – The gradual process of crown reduction in aging trees, where branches are shed and new shoots develop closer to the trunk. This conserves resources and can extend tree longevity while providing habitat.

Significant tree – A tree with a trunk circumference of 2.0 m or more (measured at 1.0 m above ground) or, for multi-stemmed trees, trunks with a combined circumference of 2.0 m or more and an average circumference of at least 625 mm. Defined under the *Planning, Development and Infrastructure Act 2016*.

Species diversity – The variety of tree species (at family, genus, and species levels) within the urban forest. Diversity reduces vulnerability to pests, diseases, and climate stress.

Street tree – A Council-owned and managed tree growing within a road reserve.

Tree – A mature long-lived, woody, perennial plant greater than 3 m in height that has one or relatively few stems or trunks.

Tree pruning – The process of removing branches (or roots) using approved practices to achieve a specific objective, in accordance with MIS308 *Tree Pruning*.

Tree removal – The felling and disposal of a tree in accordance with criteria outlined in this framework and legislative requirements under the *Planning, Development and Infrastructure Act 2016*.

Tree risk assessment – A systematic process to identify, analyse, and evaluate the likelihood and consequences of tree failure. Assessments are carried out by qualified arborists using industry-recognised methods such as TRAQ, QTRA, or VALID, consistent with MIS501 *Tree Risk Assessment*.

Tree valuation – The process of determining the monetary value of a tree based on baseline market values, tree quality, social, environmental, and ecological factors, in line with MIS506 *Tree Valuation*.

Urban forest – All trees (public and private) growing within cities, towns, or suburbs, contributing social, economic, environmental, and ecological benefits.

Urban forestry – The art, science, and practice of managing trees and forest resources in and around urban areas for the benefit of people and ecosystems.

Useful Life Expectancy (ULE) – The number of years a tree is expected to continue providing benefits with an acceptable level of risk under current site conditions.

Veteran tree – A tree that has reached a great age relative to others of the same species. Veteran trees often display features such as cavities, deadwood, and retrenchment, and they have high habitat, cultural, or heritage value.

Verge – The strip of land between the roadside kerb and the footpath, typically containing grass, garden beds, and/or street trees.

Water Sensitive Urban Design (WSUD) – An approach to urban planning and engineering that integrates water cycle management (stormwater, groundwater, and wastewater) into urban design to improve water quality, reduce runoff, and support vegetation.

ADMINISTRATIVE

Governance and Review

The Tree Management Policy will be overseen by the City of Adelaide's Arboriculture and Asset Management teams**,** with accountability through the organisation's Executive and Council. Implementation will be guided by Council policy, legislative requirements, and recognised industry standards.

As part of Council's commitment to deliver the City of Adelaide Strategic Plan, services to the community and the provision of transparent information, all policy documents are reviewed as per legislative requirements or when there is no such provision a risk assessment approach is taken to guide the review timeframe.

This Policy document will be reviewed every **four** years unless legislative or operational change occurs beforehand. The next review is required in **2030.**

Review history:

Trim Reference	Authorising Body	Date/ Decision ID	Description of Edits
ACC2019/84203	City Infrastructure and Public Works Committee	19/11/2019	Review document, update data content and format.
ACC2009/24042	City Infrastructure and Public Works Committee	18/03/2014	Review document, update data content and format.
ACC2009/24042	City Infrastructure and Public Works Committee	01/05/2009	Date created.

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PARK LAND OLIVE MANAGEMENT PLAN



Prepared By
Strategic and Environmental Planning Department
Corporation of the City of Adelaide
March 2001

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Preparation of management plan

In preparing this management plan consideration has been given to:-

- The continued well being of the olives trees addressing cultural requirements such as irrigation, fertilising, pest control and pruning
- Council's ability to allocate resources, both financial and personnel, to the management of these trees
- The recommendations of the Park Lands Management Plan and the Environmental Management Plan; and
- Proposals suggested by interested individuals including recommendations that Council should irrigate, fertilise and spray the olive groves to increase their yield.

This management plan therefore seeks to address the means by which these trees can be efficiently and effectively managed to improve their health and fruit set without comprising our commitments to the Park Lands Management Strategy and the Environmental Management Plan.

The olives trees located within Park 1, the City of Adelaide Golf Course, are not considered to be of cultural significance and the management of these trees will be addressed by City Businesses as part of the Golf Course portfolio.

Olive Tree Locations

Olive trees are located throughout the Park Lands and Squares as individual specimens, small groups or plantations as indicated in Appendix A.

- Olive plantations are located in Parks 7, 8, 15, 16 and 27.

- Individual specimens or small groups are located in Parks 1, 6, 11, 12, 13, 15, 16, 22, 23 24 26 and 27, Brougham Gardens, Palmer Gardens, Hurtle Square, Whitmore Square.

Corporate Strategies

Environmental Management Plan - Local Agenda 21
This plan endorsed by Council early in 2000 outlines Council's Environmental Policy and its vision for the protection and enhancement of the environment.

Strategies identified within the plan that impact on the management of the Olive Groves include:-

Proposed Action Plan – Water which identifies the following aims:-
- Minimise reliance on Torrens or mains water for the Park Lands and City squares
- Reduce water mains consumption

Biodiversity Action Plan which aims to optimise Park Lands biodiversity by revising horticultural standards to:-
- Minimise the use of chemicals
- Implement a change in management philosophy to use herbicides as a last, rather then first resort, review criteria for herbicide use; and
- Develop a strategy for reducing the use of herbicides, pesticides and fertilisers.

The Park Lands Management Strategy
The plan identifies the Olive Groves located in Parks 7, 8, 16 and 27 as being of Post Colonial Cultural Significance due to their identification with major developments associated with the history of the City, and the State, form colonisation to the present.

Recommendations from these reports will be addressed in the individual management plans as recommendations may vary for each area.

History

The first olive trees in Adelaide were planted by George Stephenson in 1838 who promoted olive cultivation as just one of a number of crops that could have provided a diversified agricultural base for the economy of the new colony. From his writings it is clear that Stephenson advocated the planting of olive trees in the optimistic belief that some future generation would be able to solve the problem of how to profit from them.

Records show that no attempt was made to make oil and no successful commercial extraction occurred until approximately 30 years after the first plantings.

In 1844 with the assistance of nurserymen such as John Bailey and the patronage of the South Australian Company olive trees were imported and a program of propagation and planting undertaken.

The Adelaide City Council from circa 1856 established many of the early plantings, and by the 1890's 30,000 trees were located in the Park Lands. The site of the first planting is unknown, however by 1878 the largest concentration of trees was between Port Road and Slaughterhouse Road not far from the Adelaide Gaol. This area had previously been used as a dump for the city's excrement and slaughterhouse refuse. Other plantations were located on either side of Unley Road, in the eastern Park Lands between the Racecourse and the Botanic Gardens, Light Square, Hindmarsh Square, South Terrace, Brougham Place and Mann Terrace.

Records indicate that the Adelaide Goal plantation was established circa early-mid 1860's, the Mann Terrace plantations in 1856, and East Terrace the majority would date from the early 1870's.

The first pressing occurred during 1864 but was unsuccessful, as the oil was rancid, apparently the olives were still green when collected. The first successful commercial press occurred in 1870 at the Adelaide Goal with 3000 gallons of oil being produced.

In 1875, Samuel Davenport proclaimed to the Adelaide Chamber of Manufactures in South Australia: -

> "A few and favoured parts of the globe can grow the olive
> those parts that can should grow the olive. South Australia
> can, therefore South Australia should grow it."

Records indicate that by 1883 most of the olive trees were 'going back to their wild state' and were infested by the circulio beetle, and a French expert was hired to prune and restore 6500 trees. Approximately 2,000 litres of oil was made from the Park Land olives however Council staff neither picked the fruit or made the oil. In 1887, 26≤ 19s.3d was made from the sale of the salad oil. Most of the olive crop was sold on the tree to the highest bidder, during the 1880's approximately 5⊥ per tonne was received with the fruit having an excellent reputation for its quality and purity.

By 1890 South Australia was producing 6000 gallons of oil and at that time domestic demand exceeded production and by 1907 18,000 gallons was being produced.

However local demand for oil slumped during the late 1890's with Adelaide goal-produced oil being stockpiled. In 1911 the Corporation accepted an offer from Messrs Cromptom's to buy the entire olive crop for five years. A separate contract was also entered into to maintain all the olive plantations for seven years. In 1928 the crop was still being sold on a yearly contract basis.

In later years olive oil produced was being used primarily for industrial purposes, including uses such as a lubricant or a wool scourer. Little promotion was done to encourage it use as a culinary product.

In recent years the olive crop has been offered for annual tender. However, during 1999 City Businesses undertook an initial feasibility study into the commercial production of the olives with the assistance of the South Australian Research and Development Institute and submitted a report to the Strategy and Policy Committee on 17 January 2000. The recommendation that Council prepare a Nutrition Analysis, Property Assessment Survey and a business plan for the commercial operation of the olive groves and subsequent production of olive oil retail product was not accepted and Council at its meeting on 2 August 1999 instructed in part:-

That

- *Council Administration negotiate the annual purchase of the Park Land olives at a fair price from the licence holders; and*
- *The Administration oversee the production of a premium quality bottled oil from the olives, to be used as a corporate gift by the Council to promote the City of Adelaide and the Park Lands; and*
- *That any surplus be available for purchase by the public, the proceeds of such sales to benefit the homeless of the City.*

The Strategy and Policy Committee at its meeting on 13 March 2000 instructed in part:-

That

1. *The usual process of advertising for quotations for the harvesting of olives be undertaken with a requirement that a predetermined volume of olives be made available to Council to be pressed and the olive oil bottled for gifts; and*

2. *Harvesting of the existing groves and the practice of implementing appropriate care and maintenance of the trees to maximise yields, the replacement of deceased trees and general in filling of irregular shaped groves be continued.*

The Manager Horticulture as part of the 2000/2001 budget process submitted a strategic initiative for consideration. This proposal sought funding of $31,600 to effect corrective pruning, dead wooding and removal of suckers to existing olive trees. Funding was not approved.

Council then at its meeting on 7 August 2000 instructed:-

That:

1. *A report be brought forward assessing the feasibility of establishing a program to maintain and harvest the Olive Groves; and*
2. *The Acting Chief Executive liaise with Councillor Ventura and Doctor Berlingiera to provide assistance in the preparation of such report.*

Cultural Requirements

Generally Olive trees are drought hardy and can be commercially viable for over 100 years.

Climate

Olive trees grow best in areas with a cool winter and a hot summer as most varieties require a winter chilling of 10-20C to stimulate flower production and fruit set.

Ideally a rainfall of about 500mm per year is required for commercial production.

Soil

Olives will tolerate a large range of soil conditions but prefer a neutral to alkaline soil type. Very heavy soils that hold water after wet periods or excessively sandy soils that do not retain moisture are not suitable.

Olives can produce well on soils with low fertility, in fact highly fertile soils and high rates of nitrogen fertiliser are undesirable, as the olive will produce excessive shoot growth with many small sized fruit.

Fruit

Fruit is produced on one-year-old wood found on the outer periphery in the presence of adequate sunlight, fruit will not be produced in full shade.

A dominant feature of the olive tree is its tendency to bear alternate crops. Under normal dryland conditions the olive will produce a large crop of smaller fruit one year and the following year set a very small crop.

The amount of fruit set will be reduced if there is:-

- a mild winter
- insufficient water over the winter months or during flowering
- hot winds that damage the flowers possibly causing substantial flower; or
- insufficient soil moisture which will reduce shoot growth and carbohydrate production and if sever enough cause the fruit to shrivel.

Pruning

Trees should be kept open in the centre allowing adequate light into the centre, which encourages a good fruit set. Branches that hang low to the ground should be removed along with any dead branches or branches that cross over in the centre of the tree.

Pruning will induce new growth close to the cut primarily by increasing the amount of nitrogen remaining to each remaining growing point thus a few cuts on large diameter wood can cause excessive localised growth of shoots. Well distributed cuts on small-diameter wood spreads the stimulus over the entire tree.

Fertilising
In commercial groves after the first year a yearly application of a well rotted manure or pea straw (or nitrogen) is recommended during autumn/winter, with superphosphate applied every 3-5 years.

Pests and Diseases
Insects
Black scale, reduces fruit bud formation and causes leaf drop, reducing sugar content and increasing the acidity of the fruit. The presence this scale is generally indicated by a sooty appearance on the leaves and twigs due to a fungus that grows on the honeydew, excreted from the scale.

Olive scale results in defoliation and misshapen fruit, reducing sugar content and increasing the acidity of the fruit. The presence this scale is generally indicated by a sooty appearance on the leaves and twigs due to a fungus that grows on the honeydew, excreted from the scale.

Olive lace bug, a small sap sucking insect that lives on the underside of the leaves and whose presence is indicated by rusty-yellow spots on the upper side of the leaves. Reduces the vigour of the tree.

Black Vine Beetle, lives in the top soil during the day and feeds on the foliage during the night chewing around the margins of the leaf.

Control of insects and scale
All of the above predators may be controlled by the use of insecticides, however this may also remove some of the natural predators such as parasitic wasps and lacewings.

Fungi
Anthracnose, may be problem in late spring with symptoms not becoming apparent until the fruit begins to ripen at which point an indented, soft rot marks the fruit.

Olive Leaf Spot, causes dark lesions to appear on the leaves which fall prematurely retarding productivity.

Control of fungi
These fungi can be controlled by the application of fungicides.

Verticillum wilt, Armillaria root rot and Phytophthora root rot cannot be controlled by other then removing the tree and roots. Olives that suffer root damage are more susceptible to Phytophthora and Verticillium.

Bateria
Olive Knot, reduces productivity and causes the fruit to have an off taste. Symptoms include galls or knots that appear on the twigs and stems near wounds such as cracks or pruning cuts.

Insecticides and herbicides
Council in recent years has actively reduced its use of insecticides and herbicides by modifying cultural practices or the use natural predators.

Increasing uncertainty is arising with regards to the use of chemicals particular with regards to the accumulative effects in the soil. There are also concerns with these chemicals entering the food chain particularly with regards to our native birds and possums. As noted in the PIRSA report native birds are abundant in these groves

The PIRSA recommends in their report that the following spraying should be undertaken

To control the Black Scale/Sooty Mould
- During December spray trees with refined petroleum oil in water, this will act as a smothering agent to the crawlers and eggs.
- A second spray of light summer oil or white oil is required in March /April, a complete coverage is required as the oil acts as a smothering agent and is not systemic.

White oil requires an off label permit for use on olives, and whilst safe, the PSIRA recommends night application to cut down exposure to the public.

Ant control
- Place an ant control chemical around the base of the trees.

Olive Beetle
- Control by the application of a systemic insecticide such as Chlorpyrifos or other systemic.

The report notes that pruning will affect the number of insects and assist with fruit harvesting while increasing yield and quality of the fruit and oil.

The following comments are made with respect to the above PSIRA recommendations
- The Corporations Biodiversity Action Plan aims to optimise Park Lands biodiversity by revising horticultural standards to:-
  - Minimise the use of chemicals
  - Implement a change in management philosophy to use herbicides as a last, rather then first resort, review criteria for herbicide use; and
  - Develop a strategy for reducing the use of herbicides, pesticides and fertilisers.

- Council has actively reduced its use of chemicals within the Park Lands. Given the accessibility of the Olive Groves to the public, their use for recreational purposes, the abundance of fauna feeding in them, and the close proximity of creeks and barbeques the increased usage of chemicals is not favoured.

- Chlorpyrifos is highly toxic to birds, fish and honey bees, and is moderately toxic to pets and livestock with a Poison Schedule of 6. Council has actively reduced its use in the Park Lands and it is now only used on the golf links.
- The proposal to spray of a night time is not supported as this would be seen as a covet operation by Council.
- A parasitic wasp is currently being trialed for the control of the Olive Beetle however this biological agent is not yet commercially available.

It is therefore proposed that spraying will not be undertaken in the Park Lands but appropriate pruning techniques will be employed and the use of biological control agents pursued.

Irrigation

At present the Park Lands olives are not irrigated and nor to the best of our knowledge have they ever been with the exception of the frontages to Parks 7 and 8 where irrigation was installed as part of the road realignment.

Given that Council has indicated that they are not interested in commercially harvesting these trees (and works will be programmed to improve the health of these trees) it is not proposed to modify the watering application of these groves for the following reasons:-

- The Corporation's Environmental Management Plan calls on Council to reduce its water usage; and
- Were irrigation to be provided the overall maintenance costs associated with maintaining these areas would rise due to increased mowing frequency, increased weed growth and irrigation system maintenance requirements.

In areas such as Park 27 there is a high risk of any irrigation system being damaged due to overflow car parking being permitted in the Grove at peak times and its use for horse agistment.

Fertilisers

The application of a mulch or fertiliser would assist in fostering improved vigour in the trees.

However the following factors need to be considered in determining the appropriateness of these treatments:-

- The Biodiversity action plan which aims to optimise Park Lands biodiversity in the City by:-
  - minimise the use of chemicals; and
  - Develop a strategy for reducing the use of herbicides, pesticides and fertilisers.
- Water is not available to water a application of fertiliser in
- Run off associated with the application of fertiliser increases the likelihood of blue green alga forming in the Torrens Lake.
- Mulch when applied to the correct standard
  - suppresses the growth of native grasses
  - is difficult for people to walk through and collects litter. Syringes etc cannot be readily observed within the mulch.
  - is perceived by many residents/visitors to be unsightly, distracting from the aesthetic appeal of many landscapes.

It is therefore proposed that fertiliser will only be applied when effected replacement tree planting occurs as we are not seeking to produce a commercial crop.

Pruning

Tree pruning will be effected to facilitate improved health of the trees without compromising their amenity value or for safety reasons.

Pruning induces new growth close to the cut and a few cuts on large diameter wood can cause excessive localised growth of shoots. Therefore pruning will ideally be effected to ensure well distributed cuts on smaller diameter wood spread over the entire tree.

Trees should be kept open in the centre as adequate light into the centre encourages a good fruit set. Dead branches or branches that cross over in the centre of the tree should be removed.

Pruning effected, as a general rule will:-

- Remove all suckers and deadwood
- Remove all branches that hang low to the ground
- Remove crossed branches within the centre of the tree, where such removal will not significantly affect the trees canopy
- Ensure clearance for vehicles, cyclists and pedestrians where appropriate.
- Ensure sight lines for vehicles, cyclists and pedestrians where appropriate
- Ensure public lighting is not compromised.

Where new trees are planted formative pruning will be effected on an annual basis for 5 years. Pruning will thereafter be effected as part of the normal maintenance of the grove.

To maximise the effectiveness of the pruning undertaken, in the olive groves, the following program is to be effected:-

Year 1 – removal of all suckers and dead wood
Year 2 – open up centre of tree and reduce height where excessive lop sided growth has occurred
Year 3 – thin out adventitious growth

The olive groves will then be pruned as required as part of the normal Park Land tree pruning program.

Tree Removal

The Animal and Plant Control (Agricultural Protection and (Private) Other Purposes) Act 1986 Section 51 classifies olive trees to be of class 5d, subsection 57(2). This classification requires that all olives not planted and maintained for domestic or commercial use throughout the whole of South Australia be controlled and kept controlled except where The Commission (subject to such conditions as the Commission thinks fit) exempts a person from the requirements of the subsection.

Trees within the olive groves will be removed when:-

- Dead
- Structurally unstable or unsafe
- Infected with Verticillum wilt, Armillaria root rot or Phytophthora root rot
- Less then 50% of the viable crown remains

Trees and seedlings located in all other areas will be removed or managed according to the management proposals set out below to reflect the character endorsed in the Park Land Management Strategy.

Replacement Planting

It is anticipated that the existing Olive Groves will be maintained and replanted to reinforce the existing layout.

In areas where individual or small groups of trees exist replacement planting will be effected using the tree specie nominated in the Master Plan for those parks.

Although many new olive varieties, such as Verdale, are commercially available these tend to be smaller in form, have a shorter life span and are heavier fruiters. It is therefore proposed that replacement planting, in the Olive Groves, will be effected using the existing tree variety to preserve the cultural significance of these groves.

Replacement plants will be cultivated from suckers removed from the existing trees. These will need to be grown on until of an appropriate size for planting in the Groves, estimated to be 2 to 3 years.

Replanting will be effected during early to mid autumn, the year following removal of the tree stump to minimise the risk of virus transfer et cetera. Formative pruning will commence immediately.

Harvesting

The Olive crop within the Park Lands has for many years been offered in its entirety by public quote.

However many requests are received each year from members of the public requesting permission to collect a bucket of olives for personal use which cannot be accommodated due to the contract. It is evident that members of the public persist in collecting olives from the Park Lands despite publicity given to the fact that the crop has been sold.

Early in 2000 a large number of the South Australian oil producers listed in the yellow pages where contacted to determine if they were interest in offering a quote for the crop. The majority of the Companies spoken to indicated that they would not be interested as the crop could not be mechanically harvested and to harvest by hand would be too time consuming and expensive.

In recent years, the successful tenderer has not harvested the olive crop in its entirety with harvesting mainly occurring in Parks 7, 8 and 27.

It is therefore proposed that:-

- the plantations located in Parks 7,8,15,16 and 27 be offered to tender
- three separate quotes be called for, that is Parks 7 and 8, Parks 15 and 16, and Park 27 to ensure a larger proportion of the fruit is collected; and
- the public retain the right to collect the fruit from all other trees.

Means of Harvesting

The olive trees located within the Park Lands are unsuitable for mechanical harvesting, and the pruning required to facilitate this form of harvesting would decimate the trees.

In recent years commercially available air vibrators have been developed which allows the fruit to be removed from the trees with minimal damage. The use of this apparatus should be encouraged.

Harvesting by traditional means (beating the tree etc) can cause damage to the trees and leaving them more susceptible to pests and diseases. It is therefore recommended that this means of collection within the Park Lands be discontinued.

Implementation of Management Plans

It is anticipated that the management plans will be progressively implemented using the Corporation's current staff complement.

Work will be effected as listed below:-

Removal of individual olive trees from Park 6, 11, 20, 22 and 24 to be progressively implemented and completed by July 2005. These trees are not considered to be historically significant.

Pruning of individual trees in the City Squares, Park 12 and Park 13 to be progressively effected as part of routine maintenance work within each park and completed by June 2005.

Pruning of the olive groves will be effected using the nominated three year cycle.

The propagation of replacement trees from suckers will be undertaken as part of the pruning program.

Management Plan:
Park 6

Located in North Adelaide and bounded by Robe Terrace, Kingston Terrace East, Lefevre Terrace and Medindie Road. This park is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and sporting activities located in the eastern corner. The Park Land Management Plan recommends the creation of an educational interpretive trail with further regeneration of native vegetation and woodland planting and that the 'rural' fringe character should be enhanced. A master plan is to be prepared within 5 years.

Currently usages within the Park include the agistment of horses, a bridal track, playground, cycle tracks, sports fields and two landcare sites.

Adjoining land uses are predominantly residential.

Olive tree locations
A few olive trees are scattered throughout the Park

Works program

To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this park will be progressively removed.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years of being poisoned.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Will be effected as per the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Parks 7 and 8

Located in North Adelaide and bounded by Mann and Park Terraces these Parks contain some of Adelaide's earliest olive tree plantings. The Park Land Management strategy identifies these areas as a predominantly cultural landscape with exotic species, which should be reinforced as an amenity/habitat corridor.

With approximately 670 olive trees and various other species located at the southern end this park has no formal recreation areas however joggers and walkers will be observed. A stormwater creek and cycle path bisect the park and native grasses are to be found in the understorey.

Adjoining land uses are primarily residential and commercial. However Park 6 which adjoins to the north is used for organised sports and horse agistment whilst Park 10 to the south is used for organised sports.

Condition of Trees
During November 1999 the trees were inspected by Primary Industries and Resources SA who reported as follows:-

Existing cultivars
The older trees, 358 number, are believed to have been planted circa 1856 and are of an unknown cultivar and may possible be an old European cultivar such as Manzanillo or a cultivar such as Mission, Kalamata or Soury Dour.

The younger trees have been planted at various times within the last 10 years and are of the Verdale cultivar.

Tree health
The younger trees have been considerably damaged caused by the Olive Beetle and Black Scale is also evident.

The older trees have scale infection and some Sooty Mould.

Harvesting of fruit
These trees have regularly been harvested as part of the annual olive permit. The PIRSA have advised that presently the expected yield of the trees would be 20 tonnes. However this could be increased to 25-30 tonnes if the trees were correctly managed and following maturity of the younger trees a yield of 30 tonnes plus could be anticipated.

Management Plan:
Parks 7 and 8

It is anticipated that these trees will be retained and the management plan effected to ensure their continued health.

Replacement planting will be effected as required using a variety to be selected following consultation with the PIRSA.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree. Pruning will be effected for sight lines along cycle paths, foot paths and road ways and for clearance of public lighting.	
Fertiliser	Due to the existence of native grasses in the understorey it is proposed that fertiliser application will occur only when planting replacement trees.	
Spraying	The use of sprays for insect and mould control will not be permitted	
Irrigation	The perimeters of these parks are currently irrigated using an automatic irrigation system. It is not proposed to extend this system as this would affect the native grasses and substantially increase the maintenance costs associated with maintaining the park (ie increased mowing and greater weed growth).	

Management Plan:
Parks 7 and 8

Replacement Planting	Shall be undertaken as required to reinforce the grid nature of the plantings. The tree specie used shall be nominated following consultation with the PIRSA	
Review	Trees will be inspected 12 months after completion of the entire pruning program to ascertain health. If it is determined that health has not improved the application of fertilisers in late spring will be considered but only as a last resort	
Removal	Trees shall be removed when dangerous or 75% dead and replacement planting effected the following planting season following removal of the existing stump.	
Harvesting	This crop shall be offered for public tender however mechanical harvesting will not be approved. Harvesting techniques that may cause damage to the trees will not be allowed however the use of commercially available is acceptable.	

Management Plan:
Park 11

Located in North Adelaide either side of the River Torrens between Hackney Road and Frome Road. This area is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and that this area be a amenity/habitat corridor with a master plan to be prepared within 1-2 years.

Currently usages within the Park include the University of Adelaide sportfields, Archery, running and cycling path, fitness station, Corporation Nursery, Adelaide Zoological Garden, Botanic Gardens, Royal Adelaide Hospital and various university buildings.

Adjoining land uses are predominantly residential, commercial and educational..

Olive tree locations
A few olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this area will be progressively removed.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years of being poisoned except where located on the river bank where they will be permitted to remain for stability reasons. .	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Will be effected as per the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 12

Located in both Adelaide and North Adelaide this park encompasses the areas bounded by North Terrace, Frome Road, King William Street, Pennington Terrace and Sir Lewis Cohen Avenue. This area is identified in the Park Land Management Strategy as having a cultural landscapes and gardens, exotic species. The area is identified as an amenity/habitat corridor with the existing sport fields to be retained and a master plan to be prepared within 1-2 years.

Currently usages within the Park include the University of Adelaide, University of South Australia, Torrens Parade Ground, Cross of Sacrifice, Peace Park, Naval Gardens, Pioneer Women's Memorial Garden, Art Gallery, Library, Museum, restaurant, rowing sheds, sportfields, archery, running and cycling path, fitness station, Corporation Nursery, Adelaide Zoological Garden, Botanic Gardens, Royal Adelaide Hospital and various university buildings.

Adjoining land uses are predominantly hospitals, entertainment and educational.

Olive tree locations
Olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that the existing olive trees will be retained and maintained for their aesthetic appearance but replacement planting with Olives will not occur upon their demise.

Fruit will be available for collection by residents.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. Additional pruning will only be effected to improve the aesthetic value of the crown. Pruning for sight lines along cycle paths and road ways and for clearance of public lighting will be effected.	

Management Plan:
Park 12

Fertiliser	Fertiliser will only be applied as part of the normal maintenance program for the park.	
Spraying	The use of sprays for insect and mould control will not be permitted.	
Irrigation	Supplementary watering will only occur where part of the parks standard maintenance.	
Replacement Planting	Replacement planting will occur in compliance with the master plan	
Review	Trees will be monitored as part of the normal maintenance program of the park.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	The public may collect the fruit.	

Management Plan:
Park 13

Located in the eastern Park Lands and bounded by Botanic Road, Hackney Road, Rundle Road and East Terrace. This area is identified in the Park Land Management Strategy as having a cultural landscapes and gardens, exotic species. The area is identified as having open spaces and a amenity/habitat corridor with a master plan to be prepared within 5 years.

Currently usages within the Park include petanque, barbeques and major events such as the Festival of Arts, Adelaide Fringe and the International Horse Trials. Footpaths and a creek also bisect the park.

Adjoining land uses are predominantly Park Lands, commercial, residential and entertainment.

Olive tree locations
Olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that the existing olive trees will be retained and maintained for their aesthetic appearance. Upon their demise replanting will occur as recommended in the master plan.

Fruit will be available for collection by residents.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. Additional pruning will only be effected to improve the aesthetic value of the crown. Pruning for sight lines along cycle paths and road ways and for clearance of public lighting will be effected.	
Fertiliser	Fertiliser will only be applied as part of the normal maintenance program for the park.	
Spraying	The use of sprays for insect and mould control will not be permitted.	

Management Plan:
Park 13

Action	Works To Be Effected	Time frame
Irrigation	Supplementary watering will only occur where part of the parks standard maintenance.	
Replacement Planting	Replacement planting will occur in compliance with the master plan	
Review	Trees will be monitored as part of the normal maintenance program of the park.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	The public may collect the fruit until the trees are removed	

Management Plan:
Park 15

Located on the eastern side of Adelaide this park is bounded by East Terrace, Wakefield Street, Bartels Road and Dequetteville Terrace with the olive grove is located in the south western corner immediately behind the Glover Playground however specimens may be found scattered throughout the park. The Park Land Management strategy identifies this area as a predominantly natural landscape with indigenous species however some of Adelaide's earliest olive plantings may be found within the groves.

This park is extensively used by CBC College who hold the permit for the sports fields and tennis courts, and for events such as the V8 and Le Mans car races and the Adelaide International Horse Trails. In addition to the playground the park also contains a creek and a heavily used bicycle track. The bicycle track, Horse Trials and students from the College all pass through the olive grove, as do joggers.

Adjoining land uses are educational, residential and commercial.

Condition of Trees
During November 1999 the trees were inspected by Primary Industries and Resources SA who reported as follows:-

Tree health
Very large trees with many dead limbs and suckers. Black scale, sooty mould and Olive Beetle are all evident.

Harvesting of fruit
These trees have been part of the annual olive permit but have not routinely been harvested by the successful tenderer. The PIRSA have advised that presently the expected yield of the trees located within the grove would be 5 tonnes, however this could be increased to 10 tonnes if the trees were correctly managed.

Works Program
It is anticipated that the trees located within the grove will be retained and the attached management plan effected to ensure their continued health. Individual trees located throughout the park will progressively be removed to comply with the Park Lands Management Strategy.

Replacement planting will be effected as required using a variety to be selected following consultation with the PIRSA.

Management Plan:
Park 15 Olive Grove

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree. Pruning for sight lines along cycle paths and road ways and for clearance of public lighting will be effected.	
Fertiliser	It is proposed that an application of fertiliser will occur only when planting replacement trees.	
Spraying	The use of sprays for insect and fungii control will not be allowed due to the heavy use of this area by casual and formal users.	
Irrigation	With the exception of the playground this park is not irrigated and it is not proposed to extend this system.	
Replacement Planting	Shall be undertaken as required to reinforce the grid nature of the plantings. Replacement planting will occur in the season following removal of the tree (and its stump). The tree specie used shall be nominated following consultation with the PIRSA	

Management Plan:
Parks 15 Olive Grove

Action	Works To Be Effected	Time frame
Review	Trees will be inspected 12 months after the completion of the entire pruning to ascertain health. If it is determined that health has not improved the application of fertilisers in late spring will be considered but only as a last resort.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	This crop shall be offered for public tender however mechanical harvesting will not be approved. Commercially available clappers may be used. Harvesting techniques may not cause damage to the trees.	

Park 15 Individual Specimens

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 16

Located on the eastern side of Adelaide this park is bounded by East Terrace, Wakefield Street, Fullarton Road and Greenhill Road with the olive grove located in the north western corner between Wakefield Road and Flinders Street. However individual specimens may be found scattered throughout the park. The Park Land Management strategy identifies this area as a predominantly natural landscape with indigenous species with the exception of the racetrack, which is identified as a cultural landscape

With approximately 350 olive trees in the grove this park is extensively used for various events of international and local significance as well as school sports. A land care group does operate south of the racecourse. In addition to there is a fitness trail, bicycle track and creek the area is extensively used on a casual basis for the exercising of dogs and jogging

Adjoining land uses are predominantly residential and commercial.

Condition of Trees
During November 1999 the trees were inspected by Primary Industries and Resources SA who reported as follows:-

Tree health
350 very old, large trees with a dark canopy. Large dead limbs and suckers are present. Black scale, sooty mould and the Olive Beetle all evident.

Harvesting of fruit
These trees have been part of the annual olive permit but have not routinely been harvested by the successful tenderer. The PIRSA have advised that presently the expected yield of the trees located within the grove could reach 20 tonnes plus if the trees were correctly managed.

Works Program
It is anticipated that the trees located within the grove will be retained and the attached management plan effected to ensure their continued health. Individual trees located throughout the park will progressively be removed to comply with the Park Lands Management Strategy.

Replacement planting will be effected as required using a variety to be selected following consultation with the PIRSA.

Management Plan:
Park 16 Olive grove

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood shall be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree. Pruning for sight lines along cycle paths and road ways and for clearance of public lighting will be effected.	
Fertiliser	It is proposed that a application of fertiliser will occur only when planting replacement trees.	
Spraying	The use of sprays for insect and mould control will not be permitted.	
Irrigation	Supplementary watering will only occur where part of the parks standard maintenance.	
Replacement Planting	Shall be undertaken as required to reinforce the grid nature of the plantings. Replacement planting will occur in the season following removal of the tree (and its stump). The tree specie used shall be nominated following consultation with the PIRSA	
Review	Trees will be inspected 12 months after the completion of the entire pruning to ascertain health. If it is determined that health has not improved the application of fertilisers in late spring will be considered but only as a last resort.	

Management Plan:
Park 16 Olive Grove

Action	Works To Be Effected	Time frame
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	This crop shall be offered for public tender however mechanical harvesting will not be approved. Commercially available clappers may be used. Harvesting techniques may not cause damage to the trees.	

Management Plan
Park 16 Individual Specimens

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 20

Located in the south Park Lands this park is bounded by Peacock Road, South Terrace, Greenhill Road and Unley Road. This area is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and that this area be a amenity/habitat corridor. A master plan is currently being prepared.

Olive tree locations
A few olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this area will be progressively removed and replanting effected as recommended in the Master Plan..

Dates may be amended to comply with the recommendation of the Master Plan.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 22

Located in the south Park Lands this park is bounded by Goodwood Road, Anzac Highway and Greenhill Road. This area is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and that this area be a amenity/habitat corridor. A master plan is currently being prepared.

Olive tree locations
A few olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this area will be progressively removed and replanting effected as recommended in the Master Plan..

Dates may be amended to comply with the recommendation of the Master Plan.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 23

Located in south west corner of the Park Land bounded by Railways, west Terrace, Anzac Highway and Burbridge Road. This area is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and that this area be a amenity/habitat corridor with a master plan to be prepared within 1-2 years.

Currently usages within the Park include the West Terrace Cemetery, playground, cycle track, sportsfields detention basin and wet lands area.

Adjoining land uses are predominantly commercial.

Olive tree locations
A few olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this area will be progressively removed.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 24

Located in the western Park Lands and bounded by West Terrace, Glover Road, Burbridge Road and Railways land. This area is identified in the Park Land Management Strategy as having a predominantly natural landscape with indigenous species and that this area be a amenity/habitat corridor with a master plan to be prepared within 1-2 years.

Currently usages within the Park include Adelaide High School, Ellis Park and the hosting of special events. The western boundary of the park forms a detention basin.

Adjoining land uses are predominantly commercial.

Olive tree locations
A few olive trees are scattered throughout the Park

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that all olive trees in this area will be progressively removed.

Action	Works To Be Effected	Time frame
Tree Removal	Trees are to be progressively removed and stumps poisoned. Stumps are to be removed within 2 years.	To be completed by June 2005
Seedlings	To be removed immediately upon identification	
Replacement planting	Replacement planting will be effected to comply with the Master Plan.	
Harvesting	The public may collect the fruit until removal.	

Management Plan:
Park 27

Located in the west Park Lands this park is bounded by Port Road, North Terrace, Montefiore Road, War Memorial Drive and Park Terrace. There are three olive groves, one east of Gaol Road, one east of the railway underpass adjacent to the river and one located north east of the Police Barracks. However individual specimens may be found scattered throughout the park. The Park Land Management strategy identifies this area as a predominantly natural landscape with indigenous species with the exception of the racetrack, which is identified as a cultural landscape

This park is extensively used for various events of international and local significance and organised sports. High casual usage of the Park also occurs in relation to picnics, social gatherings, the exercising of dogs and jogging and cycling. A kiosk operates during school holidays and week ends and several areas are used for the agistment of the SA Police greys. The olive grove adjacent to the Police Barracks is also used for overflow car parking during peak times.

The PIRSA noted that a large number of native birds are present in these trees.

Works Program
A separate Management Plan has been prepared for each of the olive groves within this park.

In summary the trees located in the groves adjacent to the police barracks will be retained and replanted whilst the remaining olives will be replanted in accordance with the anticipated master plans.

Management Plan:
Park 27 Olive Grove East of Gaol Road

Trees located within this grove will be retained and replanted as required. However as SA Police Greys are permanently agisted in this area spraying will not be effected nor will the olives be made available for collection either by contractors or the public.

Replacement planting will be effected as required using a variety to be selected following consultation with the PIRSA.

No report was prepared regarding the heath of these trees by PIRSA.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree.	
Fertiliser	It is proposed that an application of fertiliser will occur only when planting replacement trees.	
Spraying	The use of sprays will not be permitted.	
Irrigation	Irrigation shall not be provided.	
Replacement Planting	Shall be undertaken as required to reinforce the grid nature of the plantings. Replacement planting will occur in the season following removal of the tree (and its stump). The tree specie used shall be nominated following consultation with the PIRSA	
Review	Trees will be inspected 12 months after the completion of the entire pruning to ascertain if further works are required.	

Management Plan:
Park 27 Olive Grove East of Gaol Road

Action	Works To Be Effected	Time frame
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	This crop will not be available for harvesting.	

Management Plan
Park 27 Olive Grove East of Railway Underpass.

These trees are heavily shaded by adjoining park trees and hence do not flower well.

The trees located within this grove will be retained and the attached management plan effected to ensure their continued health. However as trees are removed due to damage or demise replanting will be effected as nominated in the Master Plan (to be prepared).

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree.	
Fertiliser	No fertilising occurs in this area due to the proximity of the river and abundance of adjoining native trees.	
Spraying	The use of sprays will not be permitted.	
Irrigation	Irrigation shall not be provided.	
Replacement Planting	Replacement planting will occur in compliance with the master plan	
Review	Trees will be monitored as part of the normal maintenance program of the park.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	The public may collect the fruit until the trees are removed	

Management Plan:
Park 27 Olive Grove North East of Police Barracks.

This grove is located adjacent to the agistment and exercise areas of the SA Police greys and is also used for overflow car parking during period of peak usage in the Park.

Condition of Trees
During November 1999 these trees were inspected by Primary Industries and Resources SA who reported as follows:-

Tree health
350 very old, large trees with a dark canopy. Large dead limbs and suckers are present. Black scale, sooty mould and the Olive Beetle all evident.

Harvesting of fruit
These trees have been part of the annual olive permit but have not routinely been harvested by the successful tenderer. The PIRSA have advised that presently the expected yield of the trees located within the grove could reach 20 tonnes plus if the trees were correctly managed.

However should the Adelaide Goal be retained to the Corporation consideration could be given to including these trees in programs associated with activities.

It is anticipated that these trees will be retained and the management plan effected to ensure their continued health. However spraying in this grove can not be supported due to the use of this area by the public, its proximity to playgrounds and picnic areas and its use as a overflow carpark.

Replacement planting will be effected as required using a variety to be selected following consultation with the PIRSA.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree. Pruning for sight lines along cycle paths and road ways and for clearance of public lighting will be effected.	

Management Plan:
Park 27 Olive Grove North East of Police Barracks.

Action	Works To Be Effected	Time frame
Fertiliser	It is proposed that an application of fertiliser will occur only when planting replacement trees.	
Spraying	The use of sprays for insect and mould control will not be permitted.	
Irrigation	Water is not available within this area..	
Replacement Planting	Shall be undertaken as required to reinforce the grid nature of the plantings. Replacement planting will occur in the season following removal of the tree (and its stump). The tree specie used shall be nominated following consultation with the PIRSA	
Review	Trees will be inspected 12 months after the completion of the entire pruning to ascertain health. If it is determined that health has not improved the application of fertilisers in late spring will be considered but only as a last resort. However consultation with the SA Police will be necessary to ensure the health of these animals is not compromised.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	This crop shall be offered for public tender however mechanical harvesting will not be approved. Commercially available clappers may be used. Harvesting techniques may not cause damage to the trees.	

Management Plan:
Park 27 Individual Specimens

The trees located within this grove will be retained and the attached management plan effected to ensure their continued health. However as trees are removed due to damage or demise replanting will be effected as nominated in the Master Plan (to be prepared).

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree.	
Fertiliser	Fertiliser will only be applied as part of the normal maintenance program for the park.	
Spraying	The use of sprays will not be permitted.	
Irrigation	Supplementary watering will only occur where part of the parks standard maintenance.	
Replacement Planting	Replacement planting will occur in compliance with the master plan	
Review	Trees will be monitored as part of the normal maintenance program of the park.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	The public may collect the fruit until the trees are removed	

Management Plan:
Brougham Gardens
Palmer Gardens
Hurtle Square
Whitmore Square

These areas are identified in the Park Land Management Strategy as having a cultural landscapes and gardens with exotic species. Master plans to be prepared within 5 years for each of them.

These parks are used on a casual basis however larger events are hosted within them.

Adjoining land uses are predominantly commercial and residential.

Olive tree locations
Olive trees are scattered throughout the Squares.

Works program
To comply with the recommendations of the Park Lands Management Strategy it is proposed that the existing olive trees will be retained and maintained for their aesthetic appearance. Upon their demise replanting will occur as recommended in the master plans.

Fruit will be available for collection by residents.

Action	Works To Be Effected	Time frame
Pruning	All basal sucker growth and dead wood to be removed. The canopy shall be selectively opened up by the judicious removal of branches to minimise the regrowth of excessive localised shoots without compromising the aesthetic value of the tree.	
Fertiliser	Fertiliser will only be applied as part of the normal maintenance program for the park.	
Spraying	The use of sprays will not be permitted.	

Management Plan:
Brougham Gardens
Palmer Gardens
Hurtle Square
Whitmore Square

Irrigation	Supplementary watering will only occur where part of the parks standard maintenance.	
Replacement Planting	Replacement planting will occur in compliance with the master plans	
Review	Trees will be monitored as part of the normal maintenance program of the parks.	
Removal	Trees shall be removed when damaged beyond repair, dangerous or have deteriorated to a point where their appearance detracts from the park.	
Harvesting	The public may collect the fruit until the trees are removed	

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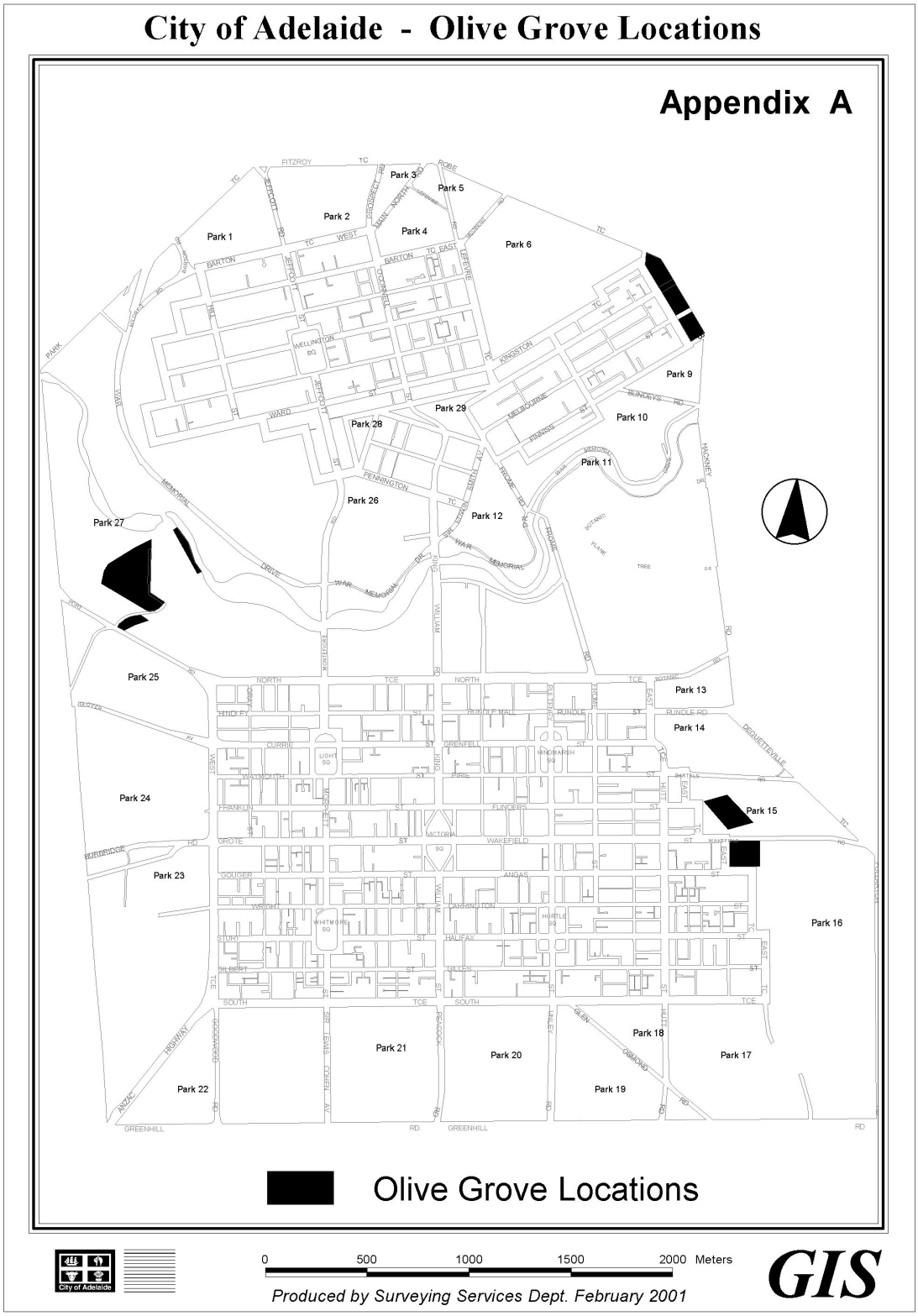
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Appendix A


City of Adelaide - Olive Grove Locations
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Park 6
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Park 11
Park 12
Park 13
Park 14
Park 15
Park 16
Park 17
Park 18
Park 19
Park 20
Park 21
Park 22
Park 23
Park 24
Park 25
Park 26
Park 27
Park 28
Park 29
Olive Grove Locations
0 500 1000 1500 2000 Meters
Produced by Surveying Services Dept. February 2001
GIS

CITY OF ADELAIDE

Tree Management Operating Guideline

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Introduction

The City of Adelaide is the local government authority responsible for the square mile of the city centre, North Adelaide and the surrounding Adelaide Park Lands.

One of Adelaide's defining features is its extensive urban forest, shaped by Colonel William Light's original design, which placed the city within a ring of green Park Lands. The City of Adelaide manages more than 70,000 street and Park Lands trees, which provide shade, biodiversity and character to the city.

These trees are central to the city's liveability, helping to reduce urban heat, support habitat and enhance the health and wellbeing of the community. The council has long-term strategies in place to grow canopy cover, diversify species, and ensure that Adelaide's trees remain resilient in the face of a warming climate.

The City of Adelaide will implement tree management outcomes utilising the following Operational Guidelines.

Definitions

Regulated Trees

Trees within a designated regulated tree overlay that have:

- A trunk circumference of 1 m or more; or
- Multiple trunks with a combined circumference of 1 m or more and an average circumference of 310 mm or more (measured 1 m above natural ground).

Significant Trees

Trees within a designated regulated tree overlay that have:

- A trunk circumference of 2 m or more; or
- Multiple trunks with a combined circumference of 2 m or more and an average circumference of 625 mm or more (measured 1 m above natural ground).

Any tree identified in the **PlanSA Planning and Design Code Part 10 – Significant Trees (Adelaide)** is also considered significant.

Tree-Damaging Activity

Any activity that adversely affects a regulated or significant tree may constitute a tree-damaging activity under the Planning, Development and Infrastructure Act 2016. *Maximum penalty: $120,000.*

Exemptions

Exemptions apply under the regulations, including:

- Trees within 3 m of an existing dwelling or in-ground pool, except for:
  - *Agonis flexuosa* (Willow Myrtle)
  - *Angophora* spp.
  - *Corymbia* spp.
  - *Eucalyptus* spp.
- Trees listed as exempt species on the SA Planning Portal.
- Trees declared under the Landscape South Australia Act 2019.
- Trees requiring Native Vegetation Council consent under the Native Vegetation Act 1991.
- Trees planted for woodlots, orchards, or plantations.

Qualified Arborist

- **AQF Level 3 – Arboriculture**
  Trained to perform tasks required by AS 4373–2007 (Pruning of amenity trees).
- **AQF Level 5 – Diploma of Arboriculture**
  Required for tree assessments, reporting, specifying protection measures, and certification in line with AS 4970–2009 (Protection of trees on development sites).

Under the Planning, Development and Infrastructure Act 2016 (s.119), significant trees must be assessed by a qualified arborist holding a **Diploma of Arboriculture (AQF Level 5)** or a higher recognised qualification.

Emergency Work on Trees

Immediate action required to prevent imminent harm.

Urgent Work on Trees

Work required promptly but can be planned and undertaken within seven days.

Designation of Park Lands

The *Adelaide Park Lands Act 2005* defines the Adelaide Park Lands as including:

- The land commonly known as the Adelaide Park Lands,
- The six city squares (Victoria, Light, Hindmarsh, Hurtle, Whitmore and Wellington),
- Brougham Gardens and Palmer Gardens.

The Minister may also designate certain roads or parts of roads as part of the Park Lands. Excluded from the Park Lands are Parliament House and Old Parliament House (including surrounding land), as well as Government House and its grounds.

Trees located within the Park Lands (including Park Lands roads and squares) are defined and recorded as Park Land trees. Trees outside these boundaries are recorded as street trees.

Street Trees

Street trees are those growing outside the Park Lands roads and squares.

Exceptions

The following will also be considered street trees:

- Trees adjacent to the building alignment surrounding Victoria, Light, Hindmarsh, Hurtle, Whitmore and Wellington Squares.
- Trees on North Terrace within 1.5 m of the back of kerb.
- Trees on Frome Road (between North Terrace and Albert Bridge) within the designated road lane segment or within 1.5 m of the back of kerb.
- Trees on Kintore Avenue (between North Terrace and Victoria Drive) within the designated road lane segment or within 1.5 m of the back of kerb.
- Trees on Victoria Drive within the designated road lane segment.
- Trees on King William Road (between North Terrace and Brougham Place) within 1.5 m of the back of kerb.

Legislative Framework

Local Government Act 1999

- *Section 221(2)(e):* Altering a public road includes planting, interfering with, or removing vegetation on the road.
- *Section 232:* Before planting vegetation on a road, Council must consider:
    - Environmental and aesthetic impacts,
    - Road use, construction and potential interference with infrastructure,
    - Road safety, and
    - Any other relevant matters.
      If plantings may significantly impact residents, nearby businesses or advertisers, Council must also follow its public consultation policy.

Council By-Laws

- Trees on reserves and in the Park Lands are subject to controls under *City of Adelaide By-Law No. 3 of 2024 – Local Government Land By-Law* (section 4.1.5).

Planning, Development and Infrastructure Act 2016

- Any council-owned tree may also be classified as a regulated or significant tree under this Act.

Trees as Heritage

The City of Adelaide contains places of cultural and heritage significance for both Aboriginal and non-Aboriginal people. These include remnants of Indigenous landscapes, places of ongoing meaning for the Kaurna people, and sites linked with the history and development of South Australia from colonisation to the present.

A tree's heritage value is not determined by size alone. Trees may be considered significant for their:

- Aesthetic value
- Location (for example, as part of an avenue or focal feature)
- Historical or cultural significance
- Role in providing habitat or food for native fauna
- Flowers, foliage colour or form
- Physical qualities
- Rarity of species
- Structural form

Management Approach

Where applicable, heritage trees will be managed in line with:

- The *Planning, Development and Infrastructure Act 2016* (regulated and significant trees)
- The *Heritage Places Act 1993*
- Best-practice tree management standards, including:
    - AS4373 *Pruning of Amenity Trees*
    - AS4970 *Protection of Trees on Development Sites*
    - MIS308 *Tree Pruning*
    - MIS310 *Tree Support Systems*
    - MIS312 *Environmental Arboriculture*
    - MIS313 *Tree Health and Maintenance*
    - MIS501 *Tree Risk Assessment*
    - MIS506 *Tree Valuation*

Where practicable, historic trees will be preserved and replanted in recognition of their cultural significance. Adjacent future planting will be designed to protect the integrity of these trees and avenues.

Examples of Heritage Trees

- War Memorial Oak at Creswell Gardens (*State Heritage Place*)
- Mann Terrace Olive Plantation (*State Heritage Place*)
- Moreton Bay Fig adjacent to the King George V statue
- Moreton Bay Figs at Adelaide Oval

- Avenues such as Carriage Walk in Tuthangga (Park 17) *(not listed as a heritage item but valued for cultural contribution)*

The olive groves in Kuntingga (Park 7), Parnguttilla (Park 8), Pakapakanthi (Park 16) and Tulya Wardli (Park 27) are of post-colonial heritage significance. Replacement planting in these groves will continue to use the same tree varieties to preserve their cultural and historical value.

Relevant Policy

- Tree Management Policy (TMP)
- Tree Operating Guideline (TOG)
- Tree Risk Assessment Protocol (TRAP)

Legislation

- *Planning, Development and Infrastructure Act 2016*
- *Planning, Development and Infrastructure Regulations 2017*
- *Local Government Act 1999*
- *Landscape South Australia Act 2019*

Species Selection

Tree species selection is influenced by a wide range of factors, including:

- Tree size and suitability to site conditions and limitations
- Proximity to infrastructure (overhead and underground services, crossovers, intersections, sight lines)
- Species tolerance to local environmental conditions and climate suitability
- Growth performance, form, foliage and seasonal features
- Contribution to aesthetics, character and public amenity
- Habitat provision and biodiversity values
- Commercial availability
- Contribution to overall species diversity
- Relationship with character precincts (as defined in the ADM – Greening / Green City Plan)
- Adjacent land uses and heritage buildings (including features such as decorative lighting)
- Significant landscape features, views, vistas and integration with urban elements (pedestrian lighting, access points, driveways, WSUD elements).

The City of Adelaide recognises the important role of trees in creating a high-quality urban environment and seeks to maximise planting opportunities across the city. Planting will consider precinct character, best practice, programmed maintenance and broader urban design principles.

To strengthen species diversity and ensure the long-term sustainability of the urban forest within the City of Adelaide, it is desirable to increase the range of tree families, genera, and species. Diversity benchmarks commonly used internationally and within Australia include the following:

Explanation	Santamour (2004)	Sydney (2013)	Melbourne (2012)	Example
One Plant Family should represent no more than the recommended percentage	30% family	40% family	20% family	Myrtaceae which includes, Eucalypts, Bottlebrushes, Tea Trees and other Australian Natives
One Genus should represent no more than the recommended percentage	20% genus	30% genus	10% genus	*Angophora*, *Corymbia*, *Eucalyptus* are all Genus of Eucalypts in the Myrtaceae Family
One Species should represent no more than the recommended percentage	10% species	10% species	5% species	*Eucalyptus camaldulensis*, *E. cladocalyx, E. leucoxylon* and *E. microcarpa* are all South Australian Species of the Genus *Eucalyptus*

A typical species diversity profile in metropolitan Adelaide shows a high proportion of Myrtaceae (commonly 40–50% – refer to your own data), with a particularly strong representation of the genus *Eucalyptus*. This reflects both their natural predominance in the region and their suitability to local soils and climate. These proportions often exceed the diversity targets outlined above.

The City of Adelaide will not set a specific diversity target for the existing tree population, as doing so may compromise other objectives such as canopy cover. Instead, improved species diversity will be pursued primarily through new planting programs. Families and genera with disproportionately high representation will be retained, with their dominance gradually balanced over time through natural attrition and targeted replacement.

Strategies to improve species diversity include:

- Replacing street trees at the end of their life with species that increase local diversity.
- Using new planting projects as opportunities to establish a higher diversity of species.
- Regularly auditing the urban forest species mix and aligning planting programs to improve diversity.
- Trialling new species within the city, monitoring their performance and expanding their use where suitable.

The City of Adelaide urban forest is currently dominated by:

Tree families

- Myrtaceae – 56.1%
- Casuarinaceae – 6.2%

- Fabaceae – 5.8%

Tree genera

- *Eucalyptus* – 49.1%
- *Casuarina* – 4.6%
- *Acacia* – 4.5%

Tree species

- *Eucalyptus camaldulensis* (River Red Gum) – 16%
- *Eucalyptus leucoxylon* ssp. *leucoxylon* (South Australian Blue Gum) – 12%
- *Eucalyptus cladocalyx* (Sugar Gum) – 7%

Tree Stock Selection

All purchased tree stock shall be inspected by the designated Arboriculture Officer to confirm quality and suitability for planting. Stock quality must align with accepted industry standards and comply with **Australian Standard AS2303: Tree Stock for Landscape Use**.

To ensure the availability of suitable families, genera, and species, tree stock should be pre-ordered well in advance. Where required, contract growing arrangements should be initiated **3–5 years ahead of planting programs** to secure supply.

Site Selection for Planting

Council tree planting programs will follow these guidelines:

Planting Priorities

- Focus planting in play spaces, school zones, transport hubs and corridors, pedestrian and cycling routes, event spaces and wildlife corridors.
- Explore opportunities to expand planting spaces using engineering solutions such as verge protuberances, roadway cut-outs and footpath realignment.

Site Preparation

- Ensure adequate growing media and soil volume to support mature trees. Contaminated or unsuitable soil (construction rubble, waste, chemicals, insufficient depth) must be removed and replaced before planting.
- Confirm underground service locations before all new or replacement plantings.

Regulatory Requirements

Tree planting must comply with relevant legislation and guidelines, including:

- *Electricity Act 1996*

- *Highways Act 1926*
- *Water Industry Act 2012*
- DPTI Operational Instruction 19.8 (*Trees in Medians and Roadsides in the Urban Environment*)
- *Local Government Act 1999* Section 232 (planting on roads), which requires Council to consider:
    - Environmental and aesthetic factors
    - Road use, construction and infrastructure impacts (including potential use of structural soils or strata cells)
    - Road safety
    - Other relevant matters
    - Public consultation, if impacts on residents, businesses or advertisers are likely.

Species Selection and Replacement

- Before replacing a dying tree with the same species, confirm with Infrastructure team that the species is still appropriate for the site.

Planting Methods

All trees must be planted in accordance with the following guideline.

Timing

Tree planting will be undertaken during the planting season (May–September), when temperatures are lower and rainfall is higher. This minimises losses from heat and water stress.

General Requirements

The planting location must accommodate the root mass and provide conditions that encourage root growth into surrounding soil. Many tree failures and physiological disorders can be traced back to poor planting practices.

Planting Recommendations

- **Tree selection**: Assess each tree for health and structure. Reject trees with poor foliage distribution, damage, trunk instability, co-dominant leaders or poor unions. Unsuitable trees are to be returned to the nursery.
- **Planting hole**: Excavate a square, shallow hole with sloping sides, 2–3 times the width of the root ball. Depth must be no greater than the root ball height.
- **Root ball**: Remove all bags, pots or wrapping. Inspect for root density and girdling roots.
- **Placement**: Gently lower the tree onto undisturbed soil, ensuring it is straight. If a northing guide is marked on the root ball, orient it to face north. The top of the root ball must be flush with ground level.

- **Watering basin**: Form a 75 mm berm around the tree or install a compostable water well to capture water.
- **Backfilling**: Use excavated soil to backfill. Firmly compact the soil around the root ball so the tree is stable.
- **Mulching**: Apply 75 mm of organic mulch, extending beyond the hole and overlapping undisturbed soil. Mulch must not touch the trunk.
- **Staking**: Install two timber stakes with flexible ties. Ties should stabilise the tree during wind but allow some lateral movement.
- **Finishing**: Remove all tags and foreign objects from the stem and branches. Fill the water basin immediately after planting.

Size and Category Guidelines

- **Park Lands / Reserves**: Minimum 45 L container stock.
- **Water Sensitive Urban Design (WSUD) sites**: Tube stock or 45 L stock as appropriate.
- **Streets**: Trees 1.8–2 m tall at planting.

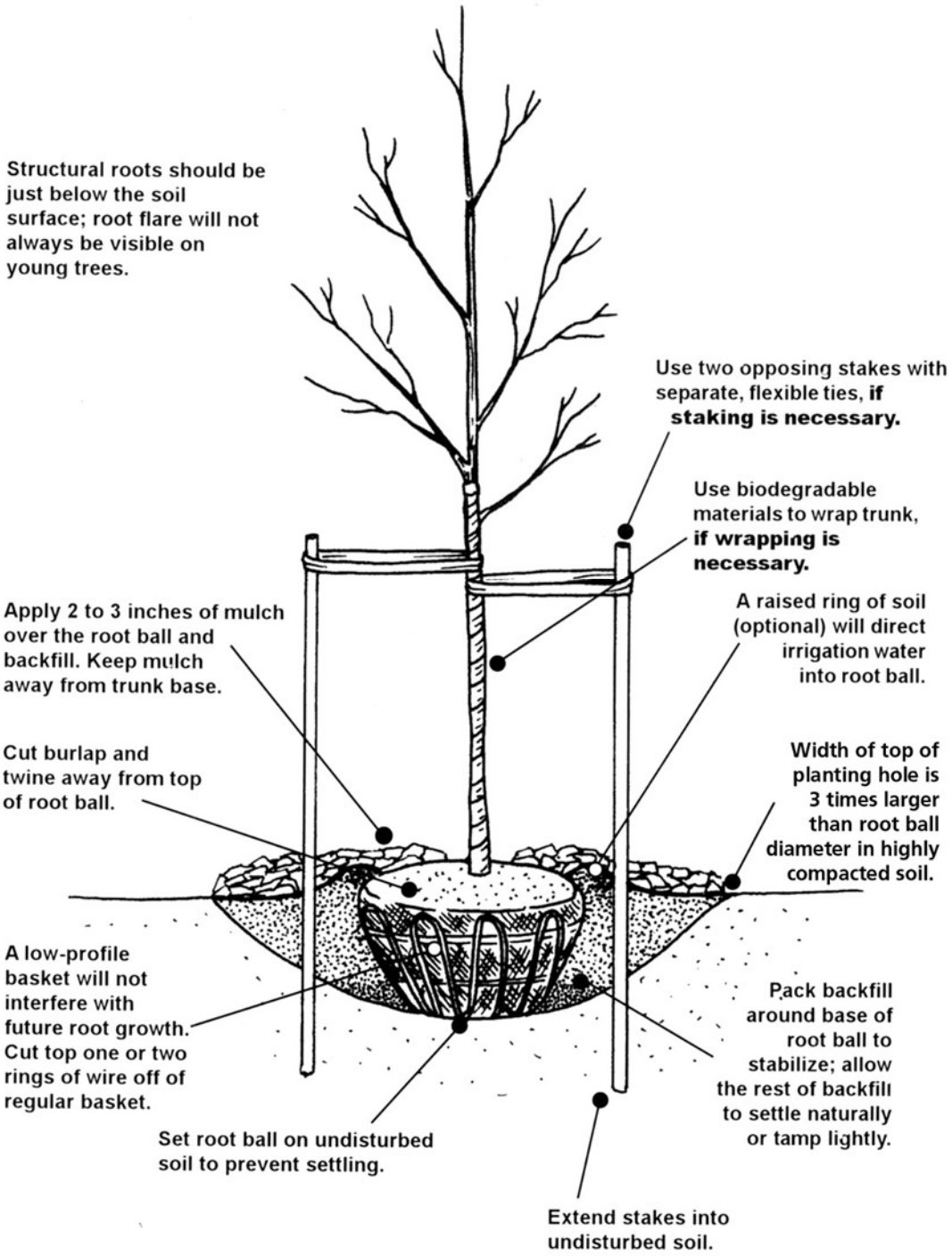
Categories for planting sites will vary (e.g. Park Lands, reserves, streets, WSUD), and the correct specifications must be applied to each.

Design Drawings

The following standard drawings should be referred to when specifying tree planting:

- Tree Planting – Protuberance with structural soil cell
- Tree Planting – Garden Bed
- Tree Planting – Median
- Tree Planting – Footpath
- Tree Planting – Protuberance without structural soil cell

Tree Planting Diagram



Establishment and Early Maintenance

The City of Adelaide and its planting contractors will carry out maintenance to support the healthy establishment of new trees. Contractors or CoA are responsible for the first **12 months**, while CoA continues establishment care for up to **3 years** following planting.

At the Time of Planting

- Formative pruning is only undertaken where necessary to remove damaged or defective parts.
- Mulch is applied at a depth of 75 mm using specified materials.
- Staking is used only where required to provide support and must not damage the trunk or branches.

Watering and Soil Care

- Trees will be watered in line with industry best practice, site conditions and species requirements.
- Mulch levels will be topped up as needed to maintain a 75 mm depth.
- Fertiliser will be applied where appropriate to support establishment.
- Weed control will be carried out, including spraying and removal within Greenwells.

Tree Health and Replacement

- The health of all trees will be monitored, with treatment applied as needed.
- Dead or failing trees planted within the establishment period will be replaced.

Stakes, Ties and Infrastructure

- Tree stakes and ties will be checked regularly to ensure they remain secure and supportive without causing damage.
- Ties must be loosened as the stem diameter increases.
- Stakes and ties should be removed within 12–24 months of planting.
- Greenwell bowls and infiltration infrastructure (WSUD) will be maintained to ensure they remain clean and functional.

Ongoing Maintenance

- General site tidiness will be maintained, including the removal of litter and foreign materials.
- A formative pruning program to encourage good tree structure will commence from 2–3 years after planting, in line with **AS4373: Pruning of Amenity Trees** and **Arboriculture Australia MIS308: Tree Pruning**.

Maintenance Timeline

Stage	Activity	Frequency / Timing	Notes
Year 0 (planting)	Formative pruning (only to remove damage/defects)	At planting	Limited to essential cuts
	Mulching	At planting	75 mm depth
	Staking	At planting (if required)	Must not damage tree
Year 0–1	Watering	Weekly / fortnightly	In line with industry best practice
	Weed control	Ongoing	Within Greenwells
	Stake and tie checks	Regularly	Adjust as stem diameter increases
	Replacement of dead stock	As required	Responsibility of contractor
Year 1–2	Stake and tie removal	12–24 months	Remove once tree is stable
	Continued watering	As required	Adjusted to conditions
	Mulch top-ups	As needed	Maintain 75 mm
	Health monitoring	Ongoing	Replace failing stock if within establishment period
Year 2–3	Begin formative pruning program	2–3 years	In line with AS4373 and MIS308
	Continued health checks, watering, and mulch maintenance	Ongoing	Managed by CoA
	General site tidiness	Ongoing	Litter and debris removal

Cultural Practices for Tree Health

Cultural practices play an important role in improving the long-term health and resilience of trees. These practices include irrigation, mulching, weed management and, in some cases, fertilisation.

Irrigation

- *Active irrigation* systems are more commonly used in parks and reserves to provide regular water supply.
- *Passive irrigation* can be achieved through Water Sensitive Urban Design (WSUD) features, which help capture and direct rainfall into the root zone.

Mulching

- Improving soil quality and microbial activity.
- Maintaining stable soil moisture levels.

- Reducing surface soil temperatures around the tree.
- Providing protection from compaction and weed competition.

Weed Management

- Weed removal should be carried out as required, with a preference for hand tools to avoid damage to tree roots and soil.
- Where herbicides are necessary, they must only be applied in accordance with the manufacturer's guidelines and during suitable weather conditions to minimise risk.

Fertilisation

- Fertilising mature trees is generally not required under normal conditions.
- Fertiliser may be applied in response to health concerns, such as during climatic stress or following root disturbance.
- Before applying fertiliser, soil or foliar testing should be undertaken to identify specific nutrient deficiencies.
- Amendments should only be added where test results confirm a need.

Water Sensitive Urban Design (WSUD) for Tree Health

Simple strategies to improve tree health and sustainability include redirecting stormwater runoff for beneficial use. Water Sensitive Urban Design (WSUD) applications support a greener, healthier, and more liveable city by enabling trees and other plants to access additional stormwater, while also reducing the volume of runoff entering the drainage system.

Common WSUD applications include:

- Rain gardens
- Permeable surfacing materials
- Water table inlets and kerb cut-outs
- Verge detention tanks
- Infiltration pits

These treatments should be considered in the design of new planting pits and streetscape upgrades. While they involve an upfront cost at installation, they are typically cost-effective over the three-year establishment period by reducing labour and equipment requirements for manual watering. In addition, tree health benefits are achieved through a more consistent and natural supply of soil moisture.

Tree Pruning Practices

Pruning of Council-owned Street trees will be undertaken in accordance with the objectives, standards, and legislative requirements set out below.

Objectives of Pruning

Pruning will be carried out to:

- Improve tree structure and mitigate risk.
- Provide suitable clearances.
- Minimise negative impacts on tree health.
- Preserve or support the ecological value of the tree.
- Maintain appropriate lines of sight for safety and access.

Qualifications and Standards

- All pruning must be conducted or directly supervised by qualified arborists holding at least **Certificate III in Arboriculture**.
- Works must comply with industry best practice standards, including:
    - **AS4373 – Pruning of Amenity Trees**
    - **Arboriculture Australia MIS308 – Tree Pruning**
- Exemptions to these requirements may be granted in specific circumstances at the discretion of Council's Arboriculture Officer.

Regulated and Significant Trees

- Where extensive pruning of a regulated or significant tree is required, either to mitigate unacceptable risk or for other approval purposes, **Development Approval** must be obtained before works proceed.
- In emergency and urgent situations, pruning may be undertaken without prior approval in accordance with **Section 136 (Urgent work in relation to trees)** of the *Planning, Development and Infrastructure Act 2016*.

Risk Management

- Trees identified through the City of Adelaide's **Tree Risk Assessment Protocol** as presenting unacceptable risk to public or private safety will be managed appropriately to mitigate this risk.
- The extent and priority of management actions will be determined by Council's Arboriculture Officer.

Consultation and Specialist Input

- The Arboriculture Officer may seek advice from a qualified Consulting Arborist (Diploma in Arboriculture) to determine tree condition or management requirements for individual trees or groups of trees.

Pruning Frequency and Scope

- The frequency and extent of street tree pruning will be determined and approved by Council's Arboriculture Officer, based on risk, tree health, and site requirements.
- City of Adelaide's **Tree Risk Assessment Protocol** is the primary tool for determining frequency.

Clearances Requirements

Council will prune street trees to maintain suitable clearances and lines of sight, in line with safety, access, and legislative requirements.

Footpaths

- 2.4 m above the edge of footpaths.
- 2.7 m above the centre of footpaths.

Roadways

- 2.7–3.0 m above the kerb line.
- 5.0 m above the centre of non-arterial roads.
- 6.0 m above the centre of arterial roads, where possible (refer to Department for Infrastructure and Transport (DIT) standards and the *Road Traffic Act 1961* for variations).

Private Property Clearances

Pruning in relation to private property will only be undertaken where:

- A tree is in direct contact with a building or dwelling.
- Reasonable pedestrian access within front gardens or other private open space is restricted.
- A minimum of 3.0 m clearance above private crossovers is required.
- A minimum of 5.0 m clearance above commercial crossovers is required.

Sight Distance and Visibility

- Clear lines of sight will be maintained for vehicles exiting private and commercial driveways.
- For Council-owned Road assets, sight distances must comply with Australian Standards, Austroads Standards, and Council Standards for signage and traffic devices.
- For DIT-owned roads, sight distances must comply with Australian Standards and Austroads Standards, including the *Austroads Guide to Traffic Management – Part 10: Traffic Control Devices* (Section 6.3.7 "Letter Size and Legibility") and DIT's *Operational Instruction: Trees in Medians and Roadsides in the Urban*

Environment. Reviews for DIT assets will be undertaken by the Senior Traffic Engineer.

- Clear sight lines must also be maintained along walking and cycling routes.

When Tree Pruning Will Not Be Undertaken

Tree pruning will not be undertaken for the following reasons:

- To reduce normal tree litter such as bark, flowers, fruit, or leaves.
- To address personal aesthetic preferences.
- To improve solar access to buildings, private open space, solar panels, or pool heating systems.
- To improve or facilitate private views.

Tree Removal Procedures

Council will only undertake tree removal in the following circumstances.

Permitted Removal

- **Unacceptable risk:** The tree poses an unacceptable level of risk as assessed by a qualified arborist under the City of Adelaide **Tree Risk Assessment Protocol (TRAP)**, and no reasonable pruning options are available to preserve the tree.
- **Dead or diseased trees:** The tree is dead or severely diseased, with a short useful life expectancy at the site, and no reasonable remedial options exist. (Dead trees of locally indigenous species may be retained in appropriate reserves for habitat value. Pruning may be carried out to manage risk levels.)
- **Development works:** Removal is necessary to facilitate public space or infrastructure development where no reasonable design alternative exists to retain the tree.
- **Site suitability:** A tree is determined by Council's Arboriculture Officer (or a qualified Consulting Arborist) to be inappropriate for the site, due to future size, weed potential, or conflict with surrounding structures or infrastructure.
- **Structural damage:** The tree is causing, or is likely to cause, substantial damage to a structure of significant value. Such claims must be supported by a suitably qualified engineer's report. For private property damage, Council will determine responsibility for commissioning the report and may also seek independent advice.
- **Regulated or significant trees:** Removal of a regulated or significant tree requires **Development Approval**, unless emergency or urgent works are necessary to mitigate unacceptable risk. In such cases, Council may act under **Section 136 – Urgent work in relation to trees** of the *Planning, Development and Infrastructure Act 2016*.
- **Specialist input:** The Arboriculture Officer may seek advice from a qualified consulting arborist (Diploma in Arboriculture) to determine if a tree meets the criteria for removal under relevant legislation.

Not Permitted for Removal

Tree removal will not be undertaken for the following reasons:

- Normal levels of tree litter such as bark, flowers, fruit, or leaves.
- Dissatisfaction with the tree's aesthetic qualities.
- Blocking of solar access to buildings, open space, solar panels, or pool heating systems.
- Preference for a different tree species by a resident or ratepayer.
- Obstruction of private views.
- Perceived growth performance provided the tree is growing at an acceptable rate.

Tree Removal and Development

Design Alternatives

Council-owned trees will not be removed to facilitate public or private development projects unless all reasonable design options to avoid tree removal have been fully considered and demonstrated.

Applicants must show that the following alternatives have been assessed before a tree removal application will be considered:

- Alternative crossover location.
- Alternative underground service alignments.
- Adjustments to building setbacks.
- Alternative building footprints.
- Alternative footing designs.
- Alternative fencing designs and/or locations.
- Modified cut/fill activities and placement of retaining walls.

Regulated and Significant Trees

Where a regulated or significant tree is proposed for removal to facilitate development:

- The appropriate planning approvals are required, and planning consent must be granted prior to any tree removal works.
- The application must demonstrate that all reasonable design alternatives have been considered and found unsuitable.

Compensation for Council Trees

If Council agrees to the removal of a Council-owned tree, compensation may be sought for:

- The amenity value of the tree determined using an industry-accepted Amenity Tree Valuation Method adopted by the City of Adelaide.

- The tree removal costs.
- The tree establishment costs for a replacement tree, either at or near the site, or at an alternative location.

Assessment Process

Applications for tree removal associated with development will be assessed through the Development Application process, not via a Tree Management Request.

Pest and Disease Management

Building species diversity across the urban forest is one of the most effective strategies for improving resilience to pests and diseases.

Monitoring and Identification

- Regular, proactive **tree audits** will form part of Council's monitoring regime to detect emerging pest and disease issues early.
- Correct identification of pests or diseases must be undertaken by qualified experts, as accurate diagnosis is critical to ensuring appropriate and timely treatment.

Management Approach

- Pest and disease management will follow an **integrated pest management (IPM)** approach rather than relying on a single treatment method.
- IPM strategies may include:
    - Biological controls (e.g. predatory insects).
    - Chemical controls (insecticides and fungicides) applied as necessary.
    - Improving the growing environment around affected trees.
    - Selecting disease-resistant species or cultivars for new plantings.
- All management will be assessed on a case-by-case basis or implemented in response to a known or emerging threat.

Prevention through Diversity

- A diverse population of families, genera, and species will help mitigate the impacts of pest and disease outbreaks, reducing reliance on reactive treatments.

Woody Weed Management

Definition and Context

Woody weed trees may include both exotic and native species when they occur outside their natural range and compete with locally indigenous vegetation. In South Australia, weeds are formally declared under the **Landscape South Australia Act 2019**. These

plants are considered threats to primary production, natural environments and public safety.

Legislative Framework

- Under the **Planning, Development and Infrastructure Act 2016**, any tree belonging to a plant class listed in the *Landscape South Australia Act 2019* is exempt from the definition of regulated or significant trees.
- This means such trees can be managed or removed without **Development Approval**.

Management Requirements

- The *Landscape South Australia Act 2019* prescribes different levels of control for declared plants, which may include:
    - Prohibition on sale or movement.
    - Requirements for control (e.g. pruning, containment).
    - Requirements for removal.
- Not all declared species must automatically be removed. Management actions will depend on the prescriptions outlined in the legislation.

City of Adelaide's Approach

- The City of Adelaide will manage declared woody weeds in line with the provisions of the *Landscape South Australia Act 2019*.
- Management will be undertaken responsibly and proportionately. Where a species does not pose a significant weed threat in a particular setting, and retention is consistent with legislative requirements, a conservative approach will be taken to preserve the tree.

Tree Risk Assessment

The City of Adelaide manages tree-related risks in accordance with the **Tree Risk Assessment Protocol (TRAP)**. The TRAP provides guidance on risk assessment methodology, decision-making processes, and reporting requirements.

Methodology

- The City will utilise an industry-endorsed risk assessment methodology to ensure consistency and accountability.
- For most assessments, the preferred method will be the **Tree Risk Assessment Qualification (TRAQ)**.
- In certain circumstances, alternative methodologies may be applied, such as **Quantified Tree Risk Assessment (QTRA)** or **VALID**.

Application of Risk Assessments

- Where tree works are required to mitigate identified risks, guidance will be taken from this document (*Tree Management Operational Guideline*).
- All decisions will balance the need to manage risk with the significant environmental, social, and economic value that trees provide.
- The City will act reasonably and proportionally in response to risks, ensuring that risk management actions are appropriate to the level of risk identified.

Under the Planning, Development and Infrastructure Act 2016, emergency or urgent works may be carried out on regulated or significant trees if required:

- To protect people or buildings, or
- In other prescribed urgent circumstances.

If such work is undertaken:

- The relevant authority must be notified in line with the regulations.
- The work must cause the least possible damage to the tree.
- Except where exempt under the regulations, the landowner must apply for the appropriate development authorisation as soon as practicable, and within the prescribed timeframe.

Public Liability and Tree Risk Management

The City of Adelaide has a responsibility to minimise public liability exposures by managing risks associated with trees. This includes reducing risks from natural and other hazards and mitigating potential impacts on people, property and services.

Key Areas of Tree Risk Management

- Development and planning activities that affect trees and their growing environments
- Tree planting and establishment practices
- Receipt and management of civil liability claims
- Tree maintenance, including addressing pedestrian trip hazards at tree bases
- Risk of personal harm from tree or branch failure
- Risk of property damage from tree or branch failure
- Risk of service disruption caused by tree or branch failure
- Resolution of disputes relating to encroaching trees and vegetation from private property

Legislative Context – Local Government Act 1999 (Section 245)

1. A council is not liable for damage to property resulting from:
    - The planting of a tree in a road; or

- The existence of a tree growing in a road (whether planted by the council or not).

2. However, liability may arise if:
    - The owner or occupier of adjacent property has made a written request for Council to take reasonable action to avert a risk of damage from a tree; and
    - Council has failed to take such reasonable action.
    - In this case, Council may be liable for damage that would have been prevented had reasonable action been taken.

Tree Risk Assessments

- Tree risks are documented during scheduled inspections recorded in Council's tree management system (Forestree) using the Tree Risk Assessment Protocol (TRAP).
- Where necessary, works are scheduled and undertaken within recommended timeframes, subject to available resources.

Events in the Park Lands

City of Adelaide provides Event facilitators with a guideline for **Protecting Trees in the Adelaide Park Lands During Events.**

- The Park Lands host many public events, which create additional tree risk considerations.
- Trees normally assessed as low risk may become moderate or high risk during events if infrastructure is placed beneath or near them or visitation increases.
- Event infrastructure should be located clear of trees wherever possible.
- Council will undertake risk assessments of trees within and immediately adjacent to event areas in accordance with the Tree Risk Assessment Protocol (TRAP).

Personal Harm

Enquiries relating to injuries caused by trees should be referred to Council's Risk and Governance Team.

Property Damage

Enquiries regarding alleged damage to private property by Council-owned trees must:

- Be made in writing, and
- Include details of the problem and any supporting evidence.

These will be considered in line with Council's processes (see section *Trees Damaging Property*).

Trees in Footpaths and Roadways

The City of Adelaide is responsible for maintaining footpaths and roadways across the City and Park Lands as safe and functional networks.

- **Infrastructure Maintenance** manages civil maintenance.
- **Horticulture teams** monitor and manage tree growth and undertake reporting and maintenance actions to ensure safety and functionality.

Risk Identification and Maintenance

Risk identification and management are embedded in horticultural maintenance programs, with prescribed actions and frequencies documented in the Horticultural Maintenance Guidelines.

Service Standards

Construction and maintenance of footpaths and roadways follow defined standards for:

- Inspection and condition evaluation
- Risk assessment
- Prioritisation of maintenance and improvement works
- Methods for construction, repair and maintenance

Mitigating Root Impacts

To reduce root disturbance and improve root zone conditions:

- Structural load-bearing tree root volumes should be provided to accommodate pavement and live loads from pedestrians and vehicles.
- Where higher loads are expected, soil-supporting modules (Strata Cells) or structural soils must be used (see section 5.4.1 *Street Tree Planting*).

Tree Protection on Public Development Sites

Integration into Design

The City of Adelaide will ensure tree protection is incorporated into all public design projects where trees may be in conflict with proposed works. Early engagement with both internal and external stakeholders is essential.

Embedding tree protection requirements from the earliest stages of project design reduces the likelihood of conflict and minimises the risk of tree damage.

Development Approval

- Where tree-damaging activity involving **regulated or significant trees** is unavoidable, **Development Approval** will be required (noting that some exemptions apply).

- The determination of what constitutes tree-damaging activity will be guided by definitions provided under the *Planning, Development and Infrastructure Act 2016* (Regulated and Significant Tree Overlay).
- A **Development Application** must be lodged with the City of Adelaide Planning Department, demonstrating compliance with the relevant Performance Outcomes of the Planning and Design Code and justifying why tree-damaging activity is necessary.

Project Arborist Oversight

- All public development projects where trees may be impacted will be routinely monitored by a **qualified arborist (Diploma of Arboriculture)**, recognised as the *Project Arborist*.
- The Project Arborist may be a Council staff member or an external contractor, and will:
    - Provide technical guidance in accordance with **AS4970: Protection of Trees on Development Sites**.
    - Conduct regular site audits to ensure tree protection measures established at project commencement are being followed.

Tree Protection on Private Development Sites

Assessment of Development Applications

The City of Adelaide will exercise due diligence on private development sites where regulated, significant, or Council-owned trees may be affected by proposed works.

- All relevant development applications will be assessed to ensure such trees are not adversely impacted before planning consent is granted.
- Tree protection requirements will follow the guidelines set out in **AS4970: Protection of Trees on Development Sites**.

Compliance Monitoring

- During approved works, Council's **compliance officers** will undertake inspections to ensure tree protection measures are implemented and maintained.
- Where non-compliance is identified, appropriate enforcement action will be taken in line with Council procedures and legislative provisions.

Managing Trees Damaging Property

General Approach

The City of Adelaide will act reasonably and responsibly where it can be clearly demonstrated that a tree is the primary contributor to property damage.

Evidence Requirements

- Where damage to private property is not clearly observable to, or within the expertise of, Council's Arborist, it is the **responsibility of the property owner** to demonstrate the damage and its direct link to the tree.
- Evidence may include:
    - **Structural damage** – a written report, with photographic evidence, from a suitably qualified structural engineer.
    - **Plumbing damage** – a report from a licensed plumber, supported by evidence of the cause.
    - **Root-related damage** – excavation and exposure of roots to confirm their involvement.
- These reports must be obtained and funded by the property owner and submitted to Council.
- Council may also commission its own independent assessment through a qualified contractor.

Council's Response

- If evidence substantiates that a tree is the primary contributor to damage, Council will act to reasonably mitigate the issue.
- Mitigation measures may include:
    - Crown pruning.
    - Root pruning.
    - Engineering solutions to protect both the tree and the affected infrastructure.
- Where no reasonable alternative solution is available, **tree removal may be required**. If the tree is regulated or significant, planning consent is required before removal or other tree-damaging activity can proceed.

Claims for Compensation

- Claims seeking reimbursement for repair costs to infrastructure can be submitted to Council.
- All claims will be assessed under the **Local Government Association Mutual Liability Scheme (LGAMLS).**

Trees on Private Land

The City of Adelaide manages all vegetation, including trees, located on Council-owned land. Vegetation within private properties, institutions or government agency land is the responsibility of the respective owner or occupier.

Overhanging Trees

Where private trees overhang Council property, footpaths or roadways, responsibility remains with the property owner. Owners must prune branches when requested.

Council Powers – Local Government Act 1999, Section 254

Council may order an owner or occupier to:

- Remove overgrown vegetation
- Cut back overhanging branches
- Remove a tree where growth creates, or is likely to create, danger or difficulty for public use, or where it is unsightly and detracts from local amenity

If the order is not complied with, Council will undertake the remedial work and recover costs from the owner or occupier.

Disputes Between Neighbours

Council does not intervene in disputes between neighbours over private trees, nor is it responsible for issues where private tree roots extend under Council land and cause problems on adjoining properties.

The Legal Services Commission of South Australia provides advice in its booklet *"Trees and the Law – A Guide for Neighbours"* to help resolve private tree disputes.

Trees and Road Safety

In addition to their aesthetic, social and environmental value, roadside tree plantings can also deliver safety benefits. Research shows that traffic speeds are reduced in the presence of trees, particularly where planting creates a sense of narrowing or enclosure through vertical structure and canopy overhang.

To achieve these outcomes, the City of Adelaide will ensure all street tree planting complies with statutory requirements and relevant road safety standards.

Standards and Guidelines

All new street tree plantings will comply with:

- Australian road safety standards
- *Austroads Guide to Road Design*
- Department of Planning, Transport and Infrastructure (DPTI) tree planting guidelines
- *DPTI Operational Instruction 19.8 – Trees in Medians and Roadsides in the Urban Environment* will guide tree placement, with consideration of:
- Underground and overhead services
- Adjacent land uses and heritage buildings (including structural and decorative lighting)
- Significant views, features and access points (driveways, street lighting, street furniture)
- Existing street character

Variations and Approvals

- Any variance from the offsets in *Table 4.1, Operational Instruction 19.8* will be assessed on a case-by-case basis, supported by a comprehensive road safety risk assessment (per Section 3 of the Instruction).
- In accordance with *DPTI Operational Instruction 20.1*, Council must obtain DPTI approval prior to planting trees within or along DPTI-managed road corridors. This applies to both new and replacement plantings.

Design Considerations

The City of Adelaide will consider the inclusion of Water Sensitive Urban Design (WSUD) tree pits in street tree planting to support tree health and provide

Tree Support Systems

Purpose

Trees are naturally well-engineered, self-supporting structures. In some cases, however, particularly with older trees where structural integrity may be reduced, support systems may be installed to enable tree retention. These systems are considered where the **ecological, social, or cultural values of a tree** are significant enough to warrant retention despite structural limitations.

Assessment and Decision-Making

- The Council Arborist will evaluate the benefits of retaining the tree against the **viability, cost, and ongoing maintenance** of a support system before recommending this option.
- The need for a support system and its design must be determined by an **appropriately qualified and experienced arborist (Diploma of Arboriculture)**.

Standards and Installation

- Tree support systems will be designed and installed in accordance with **MIS310 – Tree Support Systems**, which provides guidance on the appropriate selection of technique and installation methods.
- Installation and associated pruning works must be carried out by arborists with at least **Certificate III in Arboriculture**.

Regulated and Significant Trees

- Where support structures are installed on regulated or significant trees in combination with pruning, this may be considered **tree-damaging activity** under legislation.
- In such cases, **Development Approval** may be required prior to works being undertaken.

- additional environmental benefits.

Forestree

The City of Adelaide manages its tree assets using Forestree, a specialised GIS-based tree management system. Forestree contains detailed records for every Council-managed tree, including location, species, size, condition, useful life expectancy, and risk rating. This information is continually updated through routine inspections and maintenance works and some of this information is available to the public through Council's website.

Forestree supports customer service by providing accurate and timely information when residents make enquiries or lodge requests about trees. When a customer contacts Council, their enquiry can be linked directly to the specific tree record in Forestree. This ensures that arborists and field staff have immediate access to the tree's history, current condition, and any previous works undertaken. The system helps Council respond consistently, track progress, and provide updates to customers in a transparent way.

By integrating asset data with customer service, Forestree enables the City to make informed decisions, prioritise works, and communicate clearly with the community about how trees are being managed across the urban forest.

Tree Data Management

The City of Adelaide uses data collection to guide urban forest management.

Tree assets are recorded in Forestree, Council's tree asset management system which includes the following information:

- Asset ID and location
- Botanical and common names (family, genus, species)
- Dimensions (height, spread, trunk measurements)
- Condition (health and structure ratings)
- Age class and useful life expectancy
- Risk rating and management requirements
- Heritage or cultural significance

Monitoring

Alignment with the Policy will be supported by data from the asset management system, which records tree inventory, risk ratings, and management actions. Progress will be tracked using key indicators such as:

- Progress toward the 40% canopy cover target by 2035.
- Trends in tree health, diversity, and useful life expectancy.
- Numbers of new plantings, replacements, and removals.
- Timeliness of responses to tree risk works.
- Community satisfaction with tree management.

Customer Service Requests

Community members are encouraged to report concerns such as fallen branches, storm damage, overhanging limbs, or signs of disease and pests through Council's Customer Service portal.

Once a request is lodged, council staff assess the situation against safety, risk, and environmental priorities. Urgent hazards, like fallen trees blocking roads or footpaths, are dealt with immediately.

This process helps balance community expectations with long term sustainability of the urban forest. By responding to requests while also planning for future growth, Council will protect public safety and ensure that trees continue to provide benefits for generations to come.

All non-urgent requests are assessed within five business days and maintenance tasks, such as routine pruning or formative care, are scheduled as part of the broader tree management program.

Requests should include, where possible:

- Name and contact details of the applicant.
- Location of the tree, including whether it is on private property or public land (e.g. reserves, streets, roads).
- Basic details of the tree, such as species, approximate height, canopy spread, and trunk circumference.
- Description of the issue (see examples under risk triage).

Risk Triage

The following items are common triggers for risk triage and further assessment:

- cracking
- leaning
- hanging or broken branches
- root lift
- dieback
- bark damage
- fungal growth
- proximity to structures

- proximity to people or high-use areas

Assessment Process

Tree management requests will be assessed by Council's Arboriculture team. If further investigation is required, an Arboriculture team member will attend site and:

- Assess the tree against the pruning and/or removal guidelines outlined in this manual.
- Record relevant details in Council's tree inventory system (staff must be trained in effective use of the GIS system).
- Document management recommendations and action them according to Council's tree management timeframes and assessed risk levels.
- Arrange for the applicant to be notified in writing of the outcome of the assessment and any works to be undertaken.

Follow-Up Actions

- Once tree works are completed, the tree inventory system will be updated to reflect the works.
- If a more detailed or specialised assessment is required, the matter will be referred to a qualified consulting arborist (Diploma of Arboriculture).
- For regulated or significant trees, major pruning or tree removal cannot proceed until a development application has been lodged and approved.

Trees and Traffic

In addition to their aesthetic, social and environmental value, roadside tree plantings can also deliver safety benefits. Research shows that traffic speeds are reduced in the presence of trees, particularly where planting creates a sense of narrowing or enclosure through vertical structure and canopy overhang.

To achieve these outcomes, the City of Adelaide will ensure all street tree planting complies with statutory requirements and relevant road safety standards.

Standards and Guidelines

All new street tree plantings will comply with:

- Australian road safety standards
- *Austroads Guide to Road Design*
- Department of Planning, Transport and Infrastructure (DPTI) tree planting guidelines
- *DPTI Operational Instruction 19.8 – Trees in Medians and Roadsides in the Urban Environment* will guide tree placement, with consideration of:
- Underground and overhead services

- Adjacent land uses and heritage buildings (including structural and decorative lighting)
- Significant views, features and access points (driveways, street lighting, street furniture)
- Existing street character

Variations and Approvals

- Any variance from the offsets in *Table 4.1, Operational Instruction 19.8* will be assessed on a case-by-case basis, supported by a comprehensive road safety risk assessment (per Section 3 of the Instruction).
- In accordance with *DPTI Operational Instruction 20.1*, Council must obtain DPTI approval prior to planting trees within or along DPTI-managed road corridors. This applies to both new and replacement plantings.

Design Considerations

- The City of Adelaide will consider the inclusion of Water Sensitive Urban Design (WSUD) tree pits in street tree planting to support tree health and provide additional environmental benefits.

Lighting in Trees

The City of Adelaide will consider written applications for the temporary installation of bud lighting in street trees. Preference will be given to the use of up-lights.

Assessment and Approval

Applications will be assessed on:

- Public liability requirements
- Potential impacts on tree health
- The tree's current condition, age and structure

Applicants will be notified of Council's decision in writing. Temporary installations will generally be approved for a maximum of three months (typically the festive season). Longer installations may be considered on request.

Installation Requirements

- Bud lighting must be installed in a way that does not damage the tree or restrict growth and expansion.
- Installations are strictly temporary.

Enforcement

If bud lighting remains in place beyond the approved period:

- Council will request removal by the applicant within four weeks.
- If not removed, Council will remove the lighting and return it to the property owner. The condition of lighting after removal cannot be guaranteed.

Tree Valuation

A Minimum Industry Standard has been developed outlining the core principles of an effective tree valuation method, which can be found in *MIS506 – Tree Valuation*.

The City of Adelaide uses City of Melbourne Tree Valuation method.

Tree valuation will be carried out on an as-required basis for individual tree assessments by a suitably qualified arborist from the Arboriculture team or an external consultant. The arborist must hold a Diploma in Arboriculture or an equivalent qualification.

Tree valuation may also be used to guide bond amounts, where the City of Adelaide may request bond payments in situations where developments may adversely impact council trees. Bond valuations will be derived from the sum of the amenity and ecological services values, plus the removal or replacement costs.

For certain trees which hold significant cultural, historic or scientific value, their value may not be calculated by any prescribed method. In these instances, the calculation used to reach the final value will be transparent, if arbitrary.

Tree Data Collection and Management

The City of Adelaide will undertake systematic tree assessments in accordance with confluence zones defined in the City's *Tree Risk Assessment Protocol*. These assessments provide an evidence base for managing the health, safety, and sustainability of the urban forest.

Public Consultation and Notification

Under **Section 232 of the Local Government Act 1999**, before planting or authorising the planting of vegetation on a road that may significantly impact residents, nearby businesses or advertisers, Council must follow the relevant steps in its public consultation policy.

Adelaide City Council Street Tree Planting Policy specifies that:

Public consultation will be undertaken (in line with Council's Communication and Consultation Policy and the *Local Government Act* community land provisions) for:

- Proposed tree species in streets
- Tree removals
- New tree planting
- Pest and disease management actions

Any proposed change to established street tree species will first be conveyed to all Councillors, with reasons provided, before proceeding to consultation.

Activities Not Normally Considered to Have Significant Impact

The following are generally not regarded as requiring consultation under Section 232:

- Selection of indicative street tree species listed in **Appendix A** (based on the 2018 Council-endorsed ADM palette).
- Isolated replacement plantings of the same species ("like for like"), where no complaints about the existing species have been received.
- Replacement with a new species where planting of that species is already substantially underway in the street or locality, and previous consultation has occurred.

Levels of Consultation

Council will consult on street tree planting at two levels:

1. **Program-wide Consultation**

    - Council's strategic and operational tree planting programs will be publicly notified.
    - Interested persons will have **21 business days** to make submissions or request further consultation.

2. **Local Consultation**

    - Local landowners and occupiers will be consulted directly regarding specific proposed planting activity in their area.

Delivery of Strategic Tree Planting Programs	
Notification - Forward planting program	***Council will publicise the tree planting program or other vegetation planting proposal by notice in:*** A newspaper circulating state-wide A newspaper circulating locally Customer Centre Council's Libraries & Community Centres Council's Internet website. ***The notice will include:*** Identification of land for which management plan(s) are proposed on community land Where the proposal can be viewed Email address for electronic copy of proposal Invitation for submission(s) to Council providing at least 21 days Address to send submission(s).
Inspection	**Information will be displayed at:** Customer Centre Libraries & Community Centres Online.
Submissions	**Submissions will be accepted by Council in writing by**:

	Lodging at the Customer Centre Email Completing the website submission form. **Council staff will**: Acknowledge receipt of submission(s) Advise when persons can inspect a report on consultation Advise when the matter will be considered by Council Advise where Council Resolutions can be inspected.
Consideration	Council staff will consider the submissions, prepare a report on consultation and, if appropriate, prepare a revised proposal. Council staff will submit the received proposal and report on consultation to Council's elected members for consideration.
Decision	The matter will be determined at a meeting of Council's elected members.

Operational Tree Planting Programs	
Notification - Specific planting activity	**Council will undertake consultation at a detailed level, with local landowners and occupiers with respect to specific proposed planting activity.** **Council will send letters to:** owners/occupiers of land abutting the road; where planting is to occur. persons who have previously made submission(s) in relation to the forward planting program and have requested further consultation.
Submissions	**Submissions will be accepted by Council in writing by**: Lodging at the Customer Centre Email Completing the website submission form via "Your Say" on CoA's public website. **Council staff will**: Acknowledge receipt of submission(s) Advise when persons can inspect a report on consultation Advise when the matter will be considered by administration.
Consideration	Council staff will consider the submissions and where appropriate prepare a revised proposal.
Decision	If proposed action is supported by a majority view of the respondents: Decision delegated to Council staff based on Appendix A, Street Tree Species Proposed replacement (Indicative) species.

National Heritage Listings

The Adelaide Park Lands and City Layout are listed as a National Heritage Place under the *Environmental Protection and Biodiversity Conservation Act 1999 (EPBC Act)*. Tree management activities, including removal, planting, pruning, maintenance, and infill planting — have the potential to affect this listing.

The National Heritage values include historic plantings and designed landscapes that reflect the contributions of successive City Gardeners. These values are expressed through:

- Groves and avenues of trees
- Gardens and plantations
- Open areas with small copses
- Perimeter and shelterbelt plantings
- Specimen trees
- Designed and natural vistas
- Remnant pre-colonial native vegetation

Where possible, these features are digitally mapped in Forestree, Council's Tree Management System, although records are not exhaustive.

All tree management actions must be guided by:

- The *Adelaide Park Lands and City Layout National Heritage Management Plan*; and
- The *Historic Plantings Management Plan*.

If works are not clearly addressed in these plans, staff must seek advice from Council's Park Lands and Heritage Teams before proceeding.

National Trust of South Australia – Significant Trees Register

Administered by The *National Trust of South Australia* which is a community based NGO. It identifies and recognises individual trees (or groups of trees) that are considered significant for reasons such as:

- Age or size
- Aesthetic or landscape value
- Historical or cultural associations
- Rarity of species or outstanding example of a species

It is non-statutory recognition. Being listed does not automatically protect the tree under law, but it raises public awareness and can influence planning decisions. Protection may still come under state laws (e.g. regulated/significant tree provisions in the *Planning, Development and Infrastructure Act 2016*) or local council policies.

Register of Significant Trees within the National Trust of Australia https://trusttrees.org.au/.

Trees can be nominated for inclusion in this register using the nomination form online at https://www.trusttrees.org.au/

Culturally and Historically Significant Trees

The City of Adelaide contains places of cultural significance to both Aboriginal and non-Aboriginal people. These include remnants of indigenous landscapes and sites of continuing importance to the Kaurna people and places linked with the history and development of South Australia from colonisation to the present.

A tree may be considered culturally significant based on factors such as:

- Historical or cultural importance
- Aesthetic value
- Location (for example, as part of an avenue or focal point)
- Provision of habitat or food for native fauna
- Flowers, foliage colour or form
- Physical qualities
- Rarity of species
- Structural form

Remnant Trees

Some trees within the City may pre-date colonisation and be considered remnant vegetation. These trees can hold cultural and spiritual significance for Aboriginal people of the Adelaide region. Consultation with local Kaurna representatives is essential to help identify these trees and to guide their ongoing management.

Preservation and Consultation

Where practicable, culturally significant trees will be preserved and replanted to maintain their importance to the City. Future planting nearby will be designed to protect the integrity of these trees and avenues. The City will also consult with Kaurna representatives to ensure remnant trees are managed in a culturally appropriate way.

The Adelaide Park Lands and City Layout include archaeological and cultural sites protected under the *Aboriginal Heritage Act 1988* and the *Heritage Places Act 1993*.

Damage or disturbance to these sites can result in significant penalties for individuals and Council, as well as reputational harm.

Council identifies areas with a high likelihood of archaeological or cultural significance before any works are undertaken. For any tree planting project involving new excavation, the planning team must seek advice from Council's Park Lands and Heritage Teams before proceeding.

Comparison of Heritage Protections for Trees in South Australia

Category	Administered by	Legal Status	What it Protects	Trigger for Protection / Action	Example
National Heritage List (Heritage Places)	Australian Government (*EPBC Act 1999*)	**Statutory – Federal law**	Entire places of national heritage significance (may include trees, landscapes, buildings)	Any action likely to have a *significant impact* on heritage values must be referred for federal approval	Adelaide Park Lands & City Layout
National Trust of South Australia – Significant Tree Register	National Trust SA (community NGO)	**Non-statutory – recognition only**	Individual trees or groups of trees with cultural, historical, scientific or aesthetic value	Listing has no direct legal effect but may influence planning decisions	Moreton Bay Fig listed by National Trust
Regulated & Significant Trees (SA law)	SA Government (*Planning, Development & Infrastructure Act 2016*)	**Statutory – State law**	Individual trees that meet size thresholds or are listed in the Planning & Design Code	Any tree-damaging activity (removal, major pruning, etc.) requires development approval unless exempt	Large River Red Gum with trunk cir

Supporting Fact Sheets and Plans

The City of Adelaide has developed a series of useful fact sheets for employees and contractors.

- Tree planting pit design specifications

- Tree pruning clearances
- Tree pruning techniques
- Protection of trees on development sites

References

- Tree Risk Assessment Manual *Second Edition*, (2017) International Society of Arboriculture.
- Location SA Map Viewer, Accessed on 08/08/2024 via: https://location.sa.gov.au/viewer/?map=hybrid&uids=138
- Australian Standard AS4373*: Pruning of amenity trees*
- MIS308: *Tree Pruning* (Arboriculture Australia)
- MIS501 *Tree Risk Assessment* (Arboriculture Australia)
- MIS310 *Tree Support Systems* (Arboriculture Australia)
- MIS506 *Tree valuation* (Arboriculture Australia)
- AS4373 *Pruning of amenity trees*
- AS4970 2303 *Tree stock for landscape use*

City of Adelaide – Tree Risk Assessment Protocol (TRAP)

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Introduction

Tree risk management is the application of policies, procedures and practices to identify, evaluate and communicate risks associated with trees. Where unacceptable levels of risk are identified, it extends to mitigation and monitoring measures. Risk mitigation and management will be supported by the City of Adelaide's Tree Management Operational Guideline, **AS4373: Pruning of Amenity Trees, MIS308: Tree Pruning**, and other recognised industry standards.

Tree risk assessment sits within the broader framework of tree risk management. It involves the systematic processes used to identify, analyse and evaluate tree risk, with risk determined by both the likelihood of an event occurring and the severity of its potential consequences.

It is not realistic to eliminate all risk associated with trees. The aim of an effective tree management program is to maintain risk at an acceptable level while preserving the many benefits trees provide. It is also important to note that what may be perceived as high risk by a member of the public may not align with the professional assessment of a qualified arborist.

Tree risk assessment for the City of Adelaide will be undertaken in accordance with the Tree Risk Assessment Protocol (TRAP) to ensure a consistent, systematic and transparent approach to identifying and managing tree risk.

Purpose

The City of Adelaide Tree Risk Assessment Protocol provides guidance to Council employees, contractors and arboriculture consultants on the operational aspects of managing the City's trees. It serves as a reference document for Council officers, operational staff and external specialists, defining the processes and application of the City's chosen tree risk assessment methodology, while aligning with the provisions of **MIS501: Tree Risk Assessment**.

All trees in public areas carry some level of risk. To remove risk entirely would require removing every tree from the City, a response that is neither sensible nor sustainable, as it would also remove the many benefits trees provide. The City of Adelaide therefore accepts that some level of risk must be tolerated.

In managing tree risk, Council balances its duty of care with the social, environmental and economic benefits of its urban forest. Risk mitigation is applied in a way that is reasonable, proportional and practicable. Importantly, the overall risk of injury from tree or branch failure remains low, and Council's approach reflects this in a balanced, evidence-based manner.

Tree Biology and Mechanics

The City of Adelaide requires arboriculture staff and contractors to hold a minimum **Certificate III in Arboriculture** to apply this risk assessment protocol, a sound understanding of tree biology and mechanics underpins all inspections.

Tree assessors will apply knowledge of:

- **Wood decay processes**, including progression and compartmentalisation of decay
- **Symptoms of health decline**, pests and pathogens
- **Species-specific traits**, including typical responses to defects or environmental stressors
- **Tree mechanics**, particularly the severity and location of defects in relation to roots, trunk, branches and surrounding site conditions

Industry experience, which varies among assessors, supports more in-depth evaluation of species characteristics and response patterns.

In addition, untrained staff and members of the public may assist by reporting notable tree features or concerns that could indicate potential risk issues, which will then be assessed by qualified arboriculture staff or contractors.

Method

The City of Adelaide applies the **International Society of Arboriculture's (ISA) Tree Risk Assessment Qualification (TRAQ)** methodology. TRAQ is an industry-recognised, endorsed, qualitative tree risk assessment system. Its qualitative approach is advantageous as it is straightforward to apply and produces outcomes that can be more easily understood by non-specialists.

Other accepted and industry-recognised methods include **VALID** and the **Quantified Tree Risk Assessment (QTRA)** system.

Qualifications

All City of Adelaide staff and external contractors undertaking TRAQ inspections must:

- Hold a minimum **Certificate III in Arboriculture (or equivalent)**, and
- Hold the **ISA Tree Risk Assessment Qualification.**

Levels of Inspection

The TRAQ methodology provides three levels of inspection, with the level selected according to the scope of work, site sensitivity and tree history.

- **Level 1 – Limited Visual Inspection**
  A broad visual assessment of a tree or population of trees, conducted from a specified perspective, to identify obvious defects or conditions. Typically used to identify trees with imminent or probable likelihood of failure.
- **Level 2 – Basic Assessment**
  A detailed visual inspection of a tree and its surrounding site, synthesising information collected. This is the most common assessment, ground-based and requiring inspection around the entire tree.

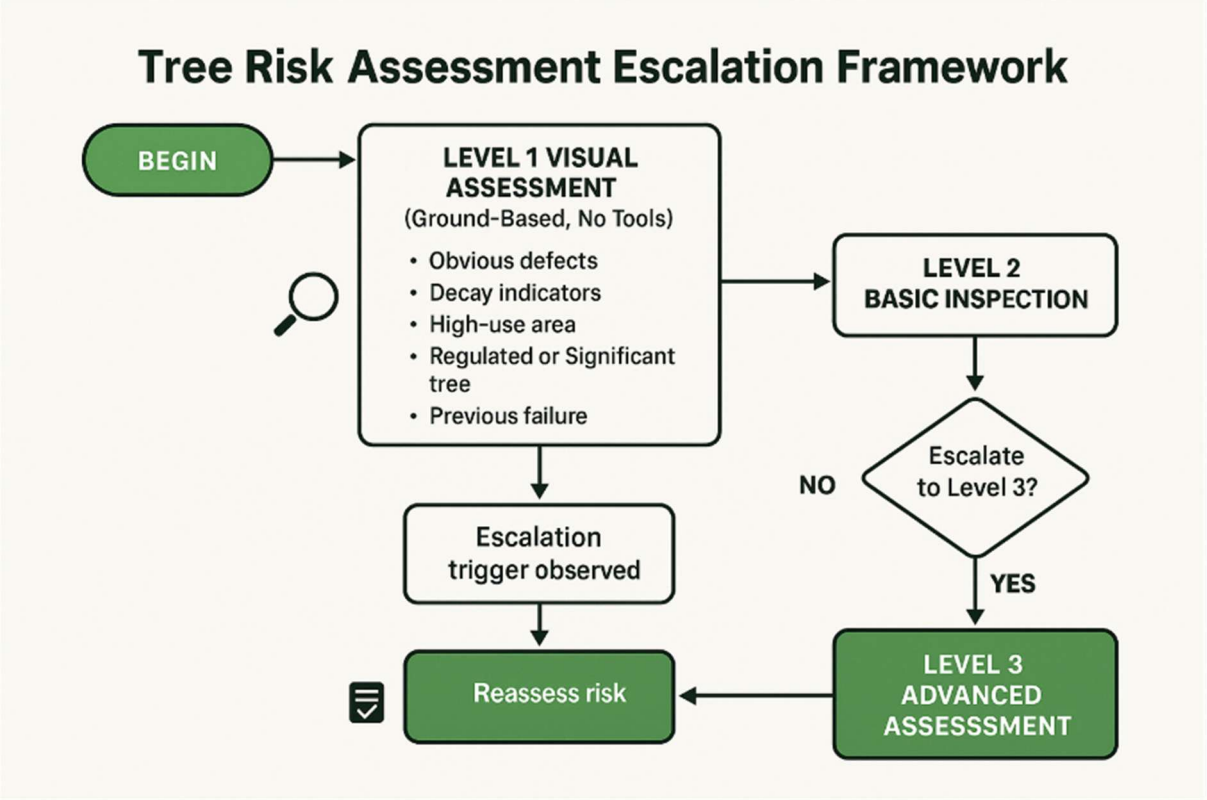
- **Level 3 – Advanced Assessment**
  A targeted, detailed assessment of specific tree parts, defects, targets or site conditions. Typically undertaken in conjunction with or following a Level 2 assessment where additional information is required.

Safety Considerations

Inspectors must prioritise site safety for both themselves and the public during assessments. Where necessary, exclusion zones should be established immediately or the requirement communicated to the appropriate authority.

Application by the City of Adelaide

- **In-house:** City of Adelaide arboriculture staff with the relevant qualification and training may conduct Level 1, 2 and 3 inspections.
- **External contractors:** Appropriately qualified arborists may be engaged to conduct any level of inspection as required.



Inspection Frequencies

Tree risk levels vary depending on a range of factors. Risk may be higher where trees are large and overhang areas with high occupancy rates. To manage tree assessments efficiently, the City of Adelaide will prioritise inspections in areas where large trees coincide with higher-use zones.

Confluence Zones
Inspection frequency is determined by the *zone of confluence*, which reflects the relationship between:

- **Target occupancy** (frequency of people or vehicles beneath/near the tree), and
- **Consequence of failure** (generally higher where trees are larger).

Note:

- Trees less than 4 m tall are generally assessed for plant health only and are not subject to formal TRAQ risk assessment. This default may be departed from where site conditions, observable structural defects, complaint history, or target occupancy warrant a formal risk assessment, at the discretion of a qualified arborist.
- Large trees are defined as those taller than 15 m.

High Confluence Zones – Annual Inspection

Large trees + constant/frequent occupancy. Includes:

- Playgrounds
- Squares
- High-volume congregation points
- High pedestrian traffic areas (e.g. Adelaide Oval, Rundle Mall, North Terrace)
- Major roads with large adjacent trees (see Appendix A)
- Buildings

Also included: Trees of significant cultural or amenity importance.

Medium Confluence Zones – Biennial Inspection

Large trees + occasional occupancy. Includes:

- Seating areas
- Exercise equipment zones
- Barbecue areas
- Busy pathways
- Sporting facilities and ovals

Low Confluence Zones – Inspection every 4 years

All remaining trees in lower-use occupancy zones. Includes:

- Occasional-use pedestrian paths and roadways
- Maintained but unserviced portions of Park Lands (without facilities that encourage pedestrian congregation)

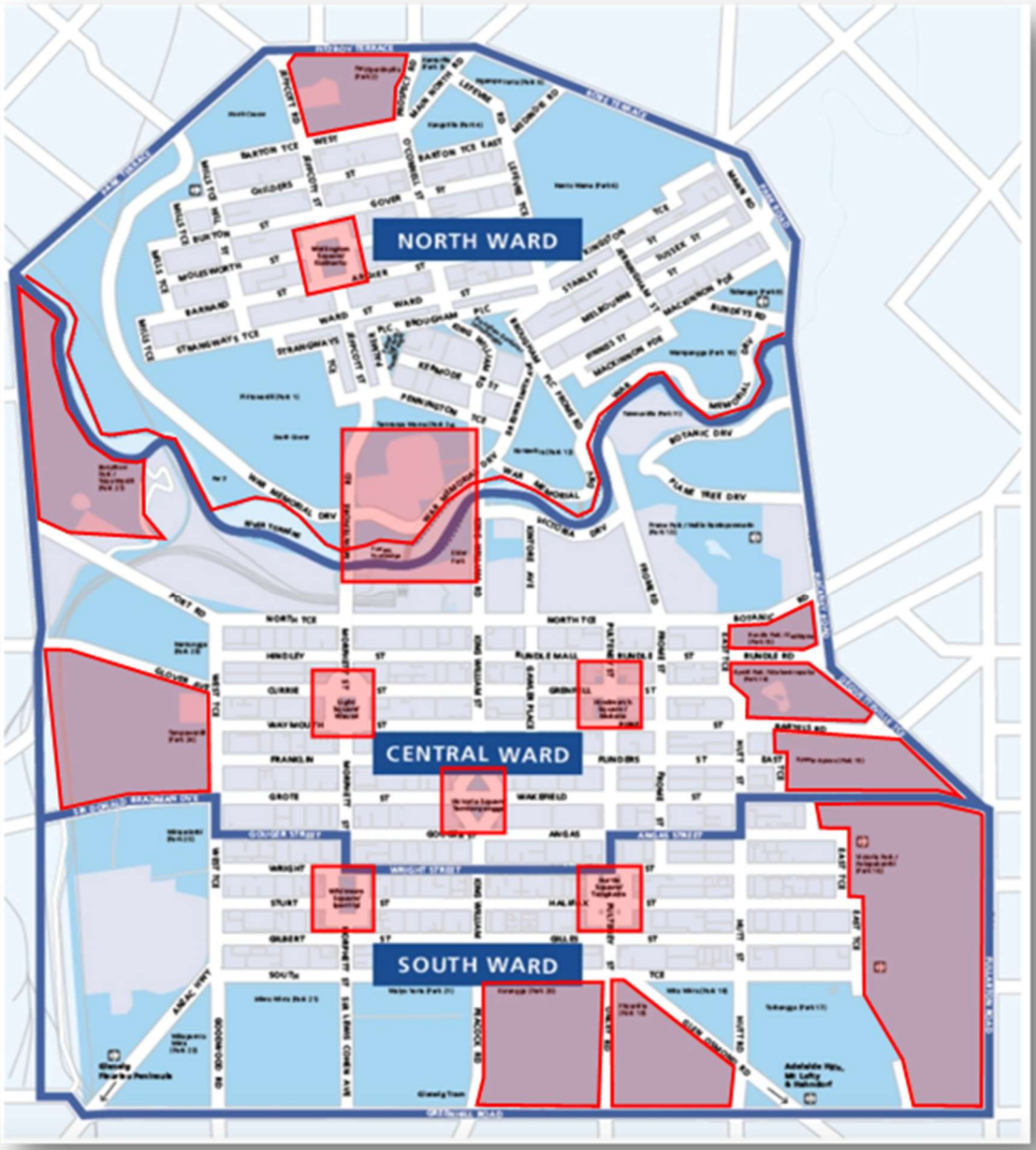
Note: Trees in areas of very low confluence (rare occupancy) will not be risk-assessed unless circumstances require.

Zones of Elevated Occupancy

Several high confluence zones have been identified on the map below, including the River Torrens walking path, Adelaide Oval and a number of city parks that attract consistently high levels of foot traffic.

- **Very High Occupancy:** 300,000+ annual visits
- **High Occupancy:** 200,001–300,000 annual visits

Updated visitation data for the Park Lands, including total visitation and activity breakdowns (organised sport, events, informal recreation), is available through the **Park Land Usage – Total Visitation dataset** published by the Government of South Australia (*data.sa.gov.au*). This dataset is typically updated every three years and provides the most reliable reference for assessing occupancy levels.



Order of Inspection

The first factor considered in the risk assessment process is the likelihood of impact at the site where a tree is located.

- Where the likelihood of impact is assessed as Very Low, no further risk assessment is generally required under this protocol. This assessment is made at the time of inspection and may be revisited if new information arises, including complaints, observable defect changes, nearby works, weather events, or changed site occupancy.

- If the likelihood of impact is assessed as Low, Medium or High, the assessor will proceed with the next stage of the process, considering the likelihood of failure of the subject tree.

This process aligns with the TRAQ methodology and applies the following matrices:

1. **Risk Matrix 1 – Likelihood Matrix**
    - Combines the likelihood of failure with the likelihood of impact.
2. **Risk Matrix 2 – Risk Rating Matrix**
    - Combines the result of Risk Matrix 1 with the consequence of failure to derive a final risk rating for the tree.

Risk Matrix

The TRAQ system uses two interrelated matrices to determine a final tree risk rating. These combine the inputs of:

- **Likelihood of failure**
- **Likelihood of impact**
- **Consequence of failure**

All inputs must be assessed within the timeframe established for the inspection. Assessment timeframes are aligned with inspection frequencies, which are determined by the zone of confluence.

Matrix 1 – Likelihood Matrix

This matrix combines:

Likelihood of Failure (X) Likelihood of Impact

The outcome identifies the combined likelihood of failure and impact, which is then carried forward into the second matrix.

Likelihood of Failure	Likelihood of Impact			
	Very low	*Low*	*Medium*	*High*
Imminent	Unlikely	Somewhat likely	Likely	Very likely
Probable	Unlikely	Unlikely	Somewhat likely	Likely
Possible	Unlikely	Unlikely	Unlikely	Somewhat likely
Improbable	Unlikely	Unlikely	Unlikely	Unlikely

Matrix 2 – Risk Rating Matrix

The Risk Rating Matrix combines the output from Matrix 1 (Likelihood of Failure and Impact) with the Consequence of Failure to determine the final risk rating.

Matrix 2 Calculation:

Likelihood of Failure and Impact (X) Consequence of Failure

This matrix defines the overall level of tree risk. Definitions of the qualitative terms used (e.g. “Low,” “Moderate,” “High”) are provided in the **Glossary**.

Likelihood of failure & impact	Consequences of Failure			
	Negligible	*Minor*	*Significant*	*Severe*
Very Likely	Low	Moderate	High	Extreme
Likely	Low	Moderate	High	High
Somewhat likely	Low	Low	Moderate	Moderate
Unlikely	Low	Low	Low	Low

Levels of Risk and Required Mitigation

The output of the TRAQ matrices provides an overall risk level: **Extreme, High, Moderate or Low**. The City of Adelaide manages risk to a level that is acceptable or tolerable for the given site and circumstance.

Different tree risk assessment systems use varying terminology. For the purpose of this protocol, the following terms are considered equivalent:

TRAQ Rating	Comparable Terms	Interpretation
Low	Acceptable	No action generally required
Moderate	Tolerable (with mitigation)	Requires management to reduce risk
High	Unacceptable	Requires prompt mitigation or removal of risk
Extreme	Unacceptable	Requires prompt mitigation or removal of risk

Priority Ratings and Timeframes

Where mitigation is required, actions are assigned a priority rating with associated timeframes:

- **Urgent – within 7 days**
  - Applied where immediate risk is identified.
  - For regulated or significant trees, urgent works may be undertaken under *Section 136 – Urgent Work in Relation to Trees* of the *Planning, Development and Infrastructure Act 2016*. Approval from the Planning Department is sought once the risk has been mitigated.
- **High – within 3 months**
- **Medium – within 6 months**
- **Low – within 12 months**

Mitigation Options

Risk mitigation measures may include:

- Tree pruning
- Tree removal
- Cable and bracing
- Establishing exclusion zones
- Improving growing conditions
- Tree monitoring

Where resources do not allow immediate resolution of an unacceptable risk, temporary mitigation (such as bunting or exclusion zones) may be implemented until full works can be scheduled

Delegation and Elevation of Work

In addition to the cyclic auditing of City of Adelaide trees, customer requests relating to potential tree risks will be investigated by an authorised officer. These include the **Technical Officer Arboriculture**, **Work Group Leader Arboriculture**, **Tree Protection Officer Arboriculture**, or other delegated staff.

All inspections will be conducted in line with the procedures outlined in this protocol. Details of the assessment and any recommended or completed mitigation will be recorded in the City's asset management system.

Where required, inspections may be elevated to more experienced or senior staff, or to external contractors, to ensure appropriate expertise is applied to the assessment and risk management process

Managing Your Own Risk

While the City of Adelaide has an obligation to reasonably manage tree risk, residents and visitors also play a role in managing their own safety. Most injuries and fatalities

associated with tree failure occur during or immediately after severe weather events. Limiting time spent outdoors during these periods reduces the likelihood of being impacted by falling trees or branches.

Community Feedback

The City of Adelaide manages more than 70,000 trees across its jurisdiction, with a dedicated team of staff responsible for their care, maintenance and risk management. Routine inspections are undertaken by trained Council employees through active assessments, which include Level 1, 2 and 3 TRAQ assessments. These cover only a portion of the tree population.

The broader tree population benefits from both active cyclic assessments and incidental observations by Council staff, contractors, and the public. Public reports submitted through Council's Customer Service portal are a valued complement to formal inspection programs and where necessary are reviewed by qualified arborists in accordance with the triage process described in this protocol.

Encouraging more observers increases the effectiveness of identifying and managing tree risk. The City of Adelaide therefore welcomes members of the public to participate by reporting tree concerns through the Customer Service online portal.

- Requests should only be submitted for non-risk issues where trees meet the relevant criteria for works such as pruning or removal (see the *Tree Management Operational Guidelines*).
- Where elevated levels of risk are suspected, these reports can be submitted for an initial desktop assessment by a Council Arborist, who will determine the need for further assessment and set priorities accordingly.
- Every tree inspected in response to a customer request will receive, at minimum, a Level 1 risk assessment.

Record Keeping

All tree assessment outcomes will be recorded in Council's asset management database to support effective tracking and long-term management of tree assets.

Records will include (but are not limited to):

- Tree location
- Species identification
- History of tree works and interventions
- Risk assessment outcomes and condition notes

GIS System

To support effective management, the City of Adelaide collects, maintains and analyses tree data using Forestree, the City's Geographical Information System (GIS) for tree management.

- Council's tree database is maintained within Forestree.
- The system will be managed and updated by qualified staff or contractors trained in its effective use.

Responsibilities of the Arboriculture Officer

The Arboriculture Officer is responsible for maintaining and overseeing the integrity of Council's tree data and ensuring professional standards in arboriculture assessments.

Key responsibilities include:

- Collecting and integrating existing tree data
- Entering data for newly planted trees
- Updating records following pruning, removal or other works
- Analysing tree data to inform planning, reporting and operational priorities
- Ensuring that assessments requiring advanced professional expertise—such as street tree risk assessments or tree protection advice during development—are undertaken by staff holding a Diploma of Arboriculture (or equivalent qualification)

Inspection Frequencies

Tree risk levels vary due to multiple factors. Risk is generally elevated where trees are large in size and located in areas with high occupancy rates. To ensure efficient and effective tree assessments, the City of Adelaide prioritises inspections in areas where these conditions intersect.

Inspection frequency is determined by the zone of confluence, defined as the relationship between:

- **Target occupancy** (frequency of people/vehicles under or near a tree), and
- **Consequence of failure** (typically greater for larger trees).

Definitions:

- **Large trees** are those taller than 15 m.
- **Small trees** less than 4 m will not be risk-assessed, regardless of occupancy, but will be assessed for plant health.

High Confluence Zones – Annual Inspection

Large trees + constant/frequent occupancy. Includes:

- Playgrounds
- Squares
- High-volume congregation points
- High pedestrian traffic areas (e.g. Adelaide Oval, Rundle Mall, North Terrace)
- Major roads with high traffic volumes and large adjacent trees (see Appendix A)
- Buildings

Also included: Trees of significant cultural or amenity importance.

Medium Confluence Zones – Biennial Inspection

Large trees + occasional occupancy. Includes:

- Seating areas
- Exercise equipment zones
- Barbecue areas
- Busy pathways
- Sporting facilities and ovals

Low Confluence Zones – Inspection Every 4 Years

All remaining trees in all occupancy zones. Includes:

- Occasional-use pedestrian paths and roadways
- Maintained but unserviced areas of Park Lands without pedestrian congregation points

Note: Trees in very low confluence areas (rare occupancy) will not be assessed unless specific circumstances require.

Event Areas – Assessment Prior to Every Major Event

Areas that are typically occasional or rare use but become frequent to constant occupancy zones during events.

Inspections will be carried out by suitably qualified arborists prior to the event. Following assessment, the City may:

- Undertake risk mitigation (e.g. pruning), or
- Require event organisers to alter site design to exclude high-risk target areas.

Risk assessments must be conducted with sufficient lead time for:

- Inspection and reporting
- Approval of recommended works
- Completion of mitigation before event set-up begins

Event organisers must provide adequate notice and will bear the costs of additional assessments and mitigation.

Event Responsibility for Tree Risk in the Park Lands

When an event leases an area of the Adelaide Park Lands, the event organiser assumes responsibility for risks associated with trees within the leased area. While the City of

Adelaide undertakes regular tree inspections and risk management in accordance with its Tree Operating Guideline, it cannot eliminate all tree-related risk.

Event organisers are required to:

- Acknowledge and accept that some level of tree risk is inherent within the natural Park Lands environment.
- Provide and implement a weather policy that sets out reasonable safety measures during severe weather, including postponement or cancellation of activities where appropriate.
- Allow sufficient lead time for Council to conduct pre-event tree risk assessments, and to undertake or require mitigation works where necessary.
- Meet the costs of tree risk assessments and any associated mitigation works identified prior to the event that are not related to normal Park Lands use.

The City of Adelaide will support event organisers by providing the outcomes of recent tree inspections and, where required, conducting additional risk assessments before major events. Where unacceptable risks are identified, mitigation will either be undertaken by the City or the organiser may be directed to adjust event layout to avoid high-risk areas.

Relevant Policy

- Tree Operating Guideline
- Tree Management Policy

Legislation

- *Planning, Development and Infrastructure Act 2016*
- *Planning, Development and Infrastructure Regulations 2017*
- *Local Government Act 1999*

References

- Tree Risk Assessment Manual *Second Edition*, (2017) International Society of Arboriculture.
- Location SA Map Viewer, Accessed on 08/08/2024 via: https://location.sa.gov.au/viewer/?map=hybrid&uids=138
- Australian Standard AS4373*: Pruning of amenity trees*
- MIS308: *Tree Pruning*
- MIS501 *Tree Risk Assessment*

Appendix A - Category 2 roads with large trees

Category 2 roads are defined by the Department of Infrastructure and Transport as roads that experience annual average traffic volumes >10,000 vehicles per day on roads with <60kh/h speed limits and 3,000 vehicles per day on roads with >60km/h speed limits. All roads within the City of Adelaide are identified as Category 2 roads (Location SA Map

Viewer). Below is a list of Category 2 roads that have large trees located adjacent them (High confluence).

- Fullarton Road
  - Between Wakefield Street and Greenhill Road
- Glen Osmond Road
  - Between South Terrace and Hutt Road
  - Between Hutt Road and Greenhill Road
- Goodwood Road
  - Between South Terrace and Greenhill Road
- Peacock Road
  - Between South Terrace and Greenhill Road
- Hutt Road
  - Between South Terrace and Glen Osmond Road
  - Between Glen Osmond Road and Greenhill Road
- Unley Road
  - Between South Terrace and Greenhill Road
- Anzac Highway
  - Between South Terrace and Greenhill Road
- Sir Donald Bradman
  - Between West Terrace and Railway Terrace
- Wakefield Road
  - Between East Terrace and Dequetteville Terrace
- Bartells Road
  - Between East Terrace and Dequetteville Terrace
- Rundle Road
  - Between East Terrace and Dequetteville Terrace
- Botanic Road
  - Between East Terrace and Dequetteville Terrace
- Montefiore Road
  - Between Pennington Terrace and War Memorial Drive
  - War Memorial Drive and North Terrace
- Jeffcott Street
  - Between Pennington Drive and Fitzroy Terrace
- East Terrace
  - Between Carrington Street and Angus Street
- Greenhill Road
  - Between Anzac Highway and Goodwood Road
  - Between Goodwood Road and Peacock Road
  - Between Peacock Road and Unley Road
  - Between Unley Road and Hutt Road
  - Between Hutt Road and Glen Osmond Road
  - Between Glen Osmond Road and Fullarton Road
- King William Street
  - Between South Terrace and Gilbert/Gilles Streets
  - Between Gilbert/Gilles Streets and Halifax/Sturt Streets
  - Between Halifax/Sturt Streets and Carrington/Wright Streets
  - Between Carrington/Wright Streets and Angas/Gouger Streets
  - Between Angas/Gouger Streets and Wakefield/Grote Streets
  - Between Wakefield/Grote Streets and Flinders/Franklin Streets

    - Between Flinders/Franklin Streets and Pirie/Waymouth Streets
    - Between Pirie/Waymouth Streets and Grenfell/Currie Streets
    - Between Grenfell/Currie Streets and Rundle Mall/Hindley Streets
    - Between Rundle Mall/Hindley Streets and North Terrace
- Frome Road
    - Between Melbourne Street and War Memorial Drive
    - Between War Memorial Drive and Victoria Drive
    - Between Victoria Drive and North Terrace
- War Memorial Drive
    - Between King William Road and Golf Course Road
    - Between Golf Course Road and Montefiore Road
    - Between Montefiore Road and Park Terrace
- King William Road
    - Between Pennington Terrace and War Memorial/Sir Edwin Smith
    - Between War Memorial/Sir Edwin Smith and Victoria Drive
    - Between Victoria Drive and North Terrace
- Jeffcott Street
    - Between Pennington Terrace/Montefiore Hill and Barton Terrace West
    - Between Barton Terrace West and Fitzroy Terrace
- Hutt Street
    - Between Bartels Road and Flinders Street/Flinders Street East
    - Between Flinders Street/Flinders Street East and Wakefield Street/Road
    - Between Wakefield Street/Road and Angas Street
    - Between Angas Street and Carrington Street
    - Between Carrington Street and Halifax Street
    - Between Halifax Street and Gilles Street
    - Between Gilles Street and South Terrace
- Hutt Street/Carrington Street intersection

Glossary

TRAQ – Levels of Risk

The *TRAQ Risk Rating Matrix* uses four categories to define levels of risk: Extreme, High, Moderate, and Low. These categories communicate the level of risk and help guide recommendations for mitigation and inspection frequency. The priority for action depends on the risk rating and the risk tolerance of the tree owner or manager.

- **Extreme:** Failure is imminent, with a high likelihood of impacting the target, and consequences are severe. Immediate mitigation is required, which may include restricting access to the target zone.
- **High:** Consequences are significant and failure/impact is very likely or likely, or consequences are severe and likelihood is likely. Mitigation is recommended within the manager's risk tolerance. In populations, these trees are second in priority only to extreme-risk trees.
- **Moderate:** Consequences are minor and failure/impact is very likely or likely, or likelihood is somewhat likely with significant or severe consequences. Mitigation

or monitoring may be recommended, depending on the manager's risk tolerance. These are a lower priority than extreme or high-risk trees.

- **Low:** Consequences are negligible and likelihood of failure/impact is low, or consequences are minor with a somewhat likely failure. Mitigation is generally not required, though low-cost works may be considered. Monitoring is usually sufficient.
  (Dunster et al., 2017, Tree Risk Assessment Manual, 2nd Ed., ISA, p.132)

TRAQ – Likelihood of Failure

The likelihood of failure is based on tree defects, structural condition, expected loads, site conditions and weather. Timeframes must be specified to give the rating meaning.

- **Imminent:** Failure has started or is expected in the near future, regardless of weather.
- **Probable:** Failure may be expected under normal weather conditions within the specified timeframe.
- **Possible:** Failure may be expected only under extreme weather conditions.
- **Improbable:** Failure is not likely under normal conditions and may not occur even in extreme weather.
  (Dunster et al., 2017, p.102)

TRAQ – Likelihood of Impact

This describes the likelihood that a failed tree or tree part will strike a target. It depends on occupancy rates in the target zone and any protective factors.

- **High:** The failed part is likely to impact the target (constant target, no protection, direction of fall toward target).
- **Medium:** Impact is possible but not certain (e.g. people in a frequently used area where the fall direction may or may not be toward them).
- **Low:** Impact is unlikely (e.g. occasional-use areas, frequently used areas with partial protection, or constant targets with strong protection).
- **Very Low:** Impact is highly unlikely (e.g. target outside the zone of fall, rare occupancy, or protection from intervening trees/structures).
  (Dunster et al., 2017, p.42)

TRAQ – Occupancy Rates

Occupancy rate is the proportion of time one or more targets are present in the target zone.

- **Constant:** Target is present nearly all the time (e.g. buildings, highways with continuous traffic, busy shopping streets).
- **Frequent:** Target zone is occupied a large part of the day or week (e.g. suburban streets, daytime car parks, busy sidewalks).
- **Occasional:** Target is present irregularly or infrequently (e.g. country roads, low-use trails, or fields used for special events).
- **Rare:** Target zone is seldom used (e.g. remote trails, fenced-off areas).

Occupancy may also be influenced by weather. For example, fewer people may use parks during heavy storms, while road traffic may increase as people avoid walking or cycling.
(Dunster et al., 2017, p.40–42)

TRAQ – Typical Weather Conditions

Tree risk assessments are conducted under the assumption of normal and typical weather conditions, which may include storms. Most tree failures occur during adverse weather (e.g. high winds, heavy rain, ice or snow), and these conditions must be factored into risk assessment.
(Dunster et al., 2017, p.52)

Election of LGA President: 2026 - 2028

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Carole Johns, Executive Manager, Office of the CEO

Public

Approving Officer:
Anthony Spartalis, Acting Chief Executive Officer

EXECUTIVE SUMMARY

Victoria MacKirdy, Chief Executive Officer of the Local Government Association of South Australia (LGA), has written to the Chief Executive Officer to advise of nominations received for the position of LGA President and request that Council cast its vote.

Council at its meeting on 25 August 2026 approved the nomination of Mayor Leon Stephens of Port Pirie Regional Council, for the position of LGA President based on the two nominations received at that date.

At the close of nominations on 1 September 2026, nominations had been received from four eligible candidates (listed in the order of the ballot draw):

- Mayor Simone Bailey (Mid Murray Council)
- Mayor Moira Jenkins (City of Victor Harbor)
- Mayor Dean Johnson (District Council of Kimba)
- Mayor Leon Stephens (Port Pirie Regional Council).

Council will need to determine its preference vote order for each candidate to complete the ballot paper.

The completed ballot form must be received by the LGA by 5:00pm on Tuesday 3 November 2026.

RECOMMENDATION

THAT COUNCIL

1. Notes the report.
2. Resolves to cast its first preference vote for Mayor (insert preferred candidate's name) for the position of LGA President 2026 – 2028.
3. Determines the preference vote order for the remaining candidates.
4. Approves for the ballot paper to be marked in accordance with Council's resolution.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation Participating in the election process to appoint the LGA President supports the objective of bold leadership and partnerships to meet challenges and take up new opportunities.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Not as a result of this report
Opportunities	Participating in the election of LGA President provides an opportunity for Council to contribute to decision making on matters relevant to the Local Government sector.
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 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
26/27 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 Local Government Association of South Australia (LGA) called for nominations for the position of LGA President to be elected to hold office from the conclusion of the 2026 Annual General Meeting and remaining in office until the conclusion of the 2028 Annual General Meeting.
2. Victoria MacKirdy, Chief Executive Officer of the LGA has advised that nominations have been received for the position of LGA President as follows:
   - 2.1 Mayor Simone Bailey (Mid Murray Council)
   - 2.2 Mayor Moira Jenkins (City of Victor Harbor)
   - 2.3 Mayor Dean Johnson (District Council of Kimba)
   - 2.4 Mayor Leon Stephens (Port Pirie Regional Council).
3. A copy of each of the candidates' profiles can be viewed at Link 1.
4. At its meeting on 25 August 2026, based on the two nominations received at that time, Council resolved:

   "That Council

   1. Approves the nomination of Mayor Leon Stephens for the position of LGA President, subject to the acceptance of the nominee."
5. In accordance with clause 29 of the LGA Constitution, the casting of the vote by Council must be conducted as follows:
   - 5.1 Each Member Council must determine which candidate it wishes to elect by passing a resolution that:
     - 5.1.1 places the number 1 next to the name of their preferred candidate
     - 5.1.2 places consecutive ascending numbers next to all remaining candidates in order of the Member Council's preference
     - 5.1.3 all four candidates must be assigned a number in the resolution of the ballot to be valid.
6. Following the Council meeting, the Acting Chief Executive Officer must sign a copy of the minutes or an extract of the minutes of the meeting at which the resolution is passed (in a manner consistent with section 91(11) of the *Local Government Act 1999*) to be forwarded with the completed ballot paper.
7. The completed ballot paper and accompanying signed copy of the extract from the minutes must be submitted to the LGA by 5:00pm on Tuesday 3 November 2026. The counting of votes will take place on Monday, 9 November 2026, commencing at 2:15pm.

DATA AND SUPPORTING INFORMATION

Link 1 – LGA President Candidate Profiles

ATTACHMENTS

Nil

- END OF REPORT -

2026/27 to 2035/36 Long Term Financial Plan - Consultation Results

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Mitch Woods, Associate Director Finance & Procurement

Public

Approving Officer:
Rebecca Hayes, Acting Chief Operating Officer

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with a summary of community engagement undertaken on the Draft 2026/27 to 2035/36 Long Term Financial Plan (LTFP), to inform final decision making, ahead of Council's consideration and final adoption of the 2026/27 to 2035/36 LTFP.

At its meeting on 25 August 2026, Council endorsed the Draft 2026/27 to 2035/36 LTFP for the purpose of public consultation, which was undertaken from 9.00am on Monday 31 August 2026 to midnight on Sunday 20 September 2026.

The consultation sought feedback on Council's long-term financial strategy, the objective of fully funding asset renewal requirements by 2031/32, and the proposed funding approach for the renewal of Adelaide Bridge, Torrens Weir Structure and Rundle UPark. Prior to consultation, the Audit and Risk Committee reviewed the Draft LTFP and advised that the financial indicators remained within appropriate target ranges, while also emphasising the importance of ongoing financial discipline, affordability, project prioritisation and debt management. The Committee also recommended revising the operating surplus ratio target range to 3% to 20%, which has been incorporated into the Plan.

During the consultation period, the project page received 202 views, the draft LTFP was downloaded 94 times, and three survey responses were received. No verbal submissions or submissions from organisations were received. It is noted that consultation on the LTFP coincided with consultation on the Adelaide Circuit Redevelopment for MotoGP, which may have contributed to lower community participation.

The feedback received did not identify any material concerns or propose substantive alternatives to Council's financial strategy. Accordingly, no changes to the financial projections contained within the Draft 2026/27 to 2035/36 Long Term Financial Plan are proposed.

The final LTFP is therefore recommended for adoption in its current form, incorporating the Audit and Risk Committee's recommended amendment to the operating surplus ratio target range.

RECOMMENDATION

THAT COUNCIL

1. Notes the consultation summary feedback on the Draft 2026/27 to 2035/36 Long Term Financial Plan, as contained in Attachment A to Item 16.2 on the Agenda for the meeting of Council held on 13 October 2026.
2. Notes that based on the feedback received no changes to the financial projections are recommended to the 2026/27 to 2035/36 Long Term Financial Plan that will be presented to the City Finance and Governance Committee on 20 October 2026 for recommendation to Council to adopt at its meeting on 27 October 2026.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation Long term financial planning supports Council's strategic outcomes by ensuring the sustainable allocation of resources, funding key priorities, and maintaining long-term financial capacity to deliver services, infrastructure, and community outcomes.
Policy	Consultation was conducted in accordance with Council's *Community Engagement Policy*.
Consultation	The Draft 2026/27 – 2035/36 Long Term Financial Plan was approved by Council for 21 days public consultation on 25 August 2026. The consultation period opened at 9am on Monday 31 August and closed at midnight 20 September 2026.
Resource	Not as a result of this report
Risk / Legal / Legislative	The annual review of the Long Term Financial Plan is in accordance with the *Local Government Act SA 1999* (SA).
Opportunities	Not as a result of this report
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	The Long Term Financial Plan covers the ten-year period of 2026/27 to 2035/36.
26/27 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. At its meeting on 25 August 2026 [Link 1], Council approved the Draft 2026/27 to 2035/36 Long Term Financial Plan (Draft LTFP) for the purpose of public consultation.
2. The consultation period of 21 days started on Monday, 31 August 2026, and closed on Sunday, 20 September 2026.
3. The public consultation activities undertaken offered a range of methods for our community to consider Council's Draft LTFP and provide feedback.
4. Consultation sought feedback on:
    4.1. Council's financial strategy and direction outlined in the Draft LTFP;
    4.2. Council's objective of fully funding its asset renewal requirements by 2031/32 to ensure infrastructure is maintained for future generations; and
    4.3. Council's proposed funding approach for the renewal of Adelaide Bridge, Torrens Weir Structure and Rundle UPark.

Audit and Risk Committee Feedback

5. Prior to the commencement of community consultation, the Draft LTFP was considered by the Audit and Risk Committee at its meeting on 14 August 2026 [Link 2].
6. The Audit and Risk Committee provided the following feedback:
    6.1. That the key financial indicators over the life of the plan are within appropriate target ranges.
    6.2. That borrowings peak in 2034/35, reflecting the planned investment required to deliver the renewal of Adelaide Bridge, Torrens Weir Structure and Rundle UPark.
    6.3. That maintaining financial discipline throughout the life of the Plan will be critical to achieving long-term financial sustainability, including through project prioritisation, affordability assessments and prudent debt management.
    6.4. That Council consider an amendment to the operating surplus ratio range from 0% - 20% to a revised target of 3% – 20% (which has now been incorporated into the LTFP).

Community Consultation Activity

7. A communication and engagement program sought to raise community awareness and encourage participation in the consultation process and included:
    7.1. Notifications and displays at Council's Customer Centre, libraries, and community centres.
    7.2. Public notice on the City of Adelaide website.
    7.3. Over 312 direct emails to City of Adelaide ratepayers providing a link to the survey and information on how they could participate.
    7.4. Email newsletter sent to over 11,302 Our Adelaide subscribers during the consultation.
    7.5. Opportunities provided to request an in-person meeting with Council staff to discuss and ask questions about the Draft LTFP.
    7.6. In person opportunities were available for the community to attend at the three drop-in sessions, held at the Hutt Street Library, North Adelaide Library and the Customer Centre.
8. Administration notes that the consultation period of the Draft LTFP coincided with community engagement activities relating to the Adelaide Circuit Redevelopment for MotoGP, which may have affected the level of participation.

Community Consultation Feedback

9. Throughout the consultation period there were:
    9.1. 202 page views from 114 unique visitors on the project page on Our Adelaide website.
    9.2. 94 downloads of the Draft LTFP.
    9.3. Three (3) survey responses were submitted through Our Adelaide.
    9.4. No verbal submissions received.
    9.5. No submissions were received from organisations or stakeholder groups.

Consultation Outcomes

10. The feedback received did not identify any material concerns with the proposed financial strategy or suggest substantive alternative approaches. Accordingly, no amendments to the financial projections contained within the Draft LTFP are recommended as a result of the consultation process.

DATA AND SUPPORTING INFORMATION

Link 1 – Minutes of Council Meeting 25 August 2026
Link 2 – Minutes of Audit and Risk Committee Meeting 14 August 2026

ATTACHMENTS

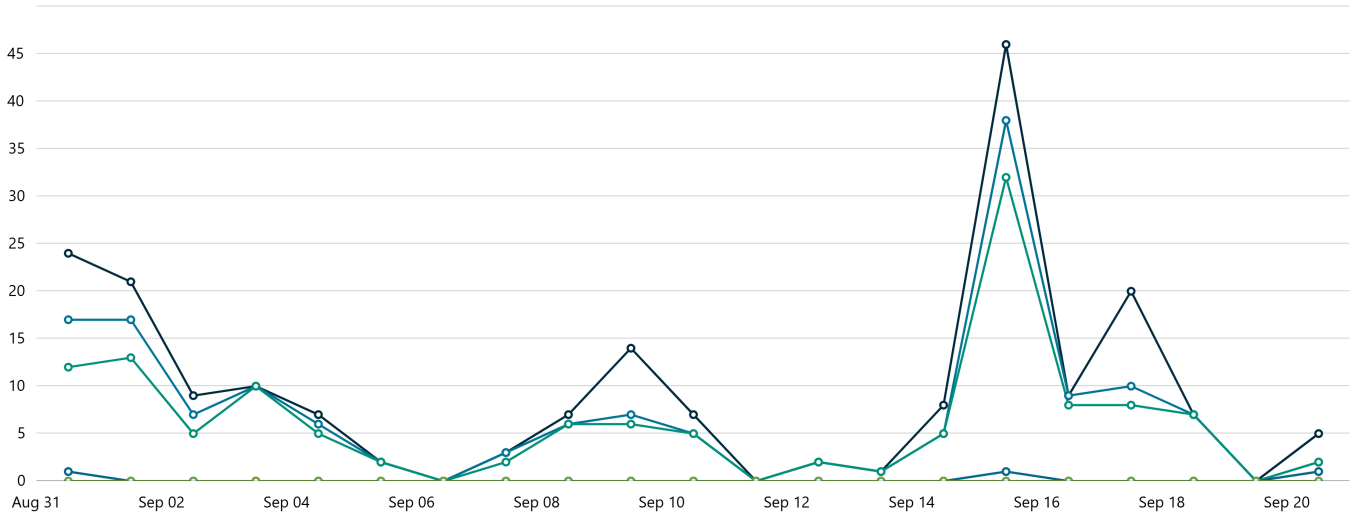
Nil

- END OF REPORT -

Our Adelaide

Report Type: Project
Project Name: 2026/27 to 2035/36 Long Term Financial Plan
Date Range: 31-08-2026 - 20-09-2026
Exported: 21-09-2026 09:48:25

Performance Summary
Information regarding key visitation and utilisation metrics for your Site or projects.



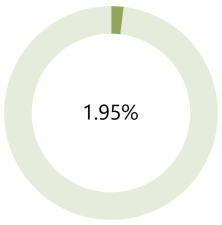
202 Views	154 Visits	114 Visitors	3 Contributions	3 Contributors	0 Followers

Views - The number of times a Visitor views any page on a Site.
Visits - The number of end-user sessions associated with a single Visitor.
Visitors - The number of unique public or end-users to a Site. A Visitor is only counted once, even if they visit a Site several times in one day.
Contributions - The total number of responses or feedback collected through the participation tools.
Contributors - The unique number of Visitors who have left feedback or Contributions on a Site through the participation tools.
Followers - The number of Visitors who have 'subscribed' to a project using the 'Follow' button.

Conversions

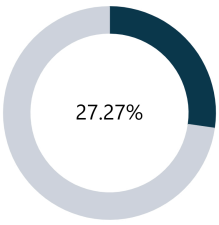
Information regarding how well your engagement websites converted Visitors to perform defined key actions.

Feedback



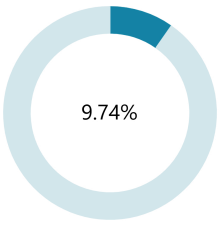
Percentage of visits where at least **1 contribution** was made.

Attention



Percentage of visits that lasted at least **1 active minute**.

Actions



Percentage of visits where at least **2 actions** were performed.

Participation

Information regarding how people have participated in your projects and activities.

Contributions by Activity
Contributions by Activity is a breakdown of contributions across each tool

	Activity	Contributions	%
	Form	3	100%

Top Activities
Top Activities is the top 5 tools that received the highest contributions

	Activity	Page Name	Contributions	Contributors
	Form	Feedback form	3	3

Projects

The current number of published projects on your site

Engagement Time

0	2	31
Days	Hours	Minutes

Sep 15th 2026	Tuesday
Peak Visitation Date	Peak Visitation Day

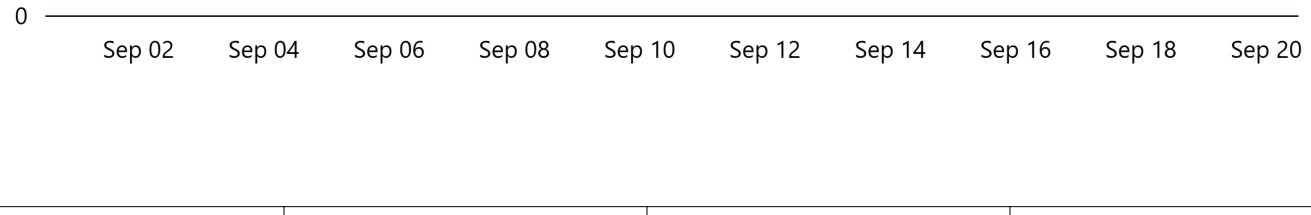
Top Visited Pages
Summary information for the top five most visited Pages.

Page Name	Visitation %	Visits	Visitors
2026/27 to 2035/36 Long Term Financial Plan	96.75%	149	112
Feedback form	12.99%	20	16

People

Information regarding who has participated in your projects and activities.

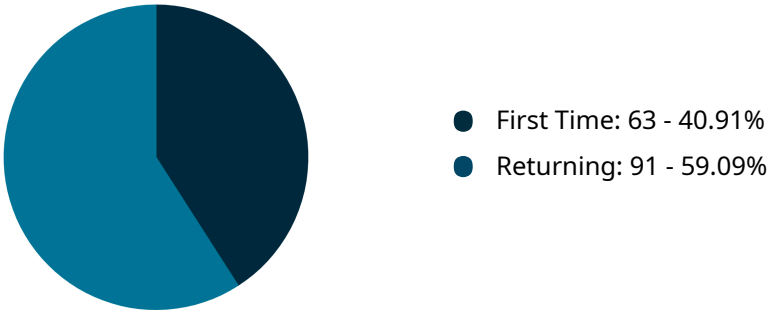
Follower Activity
Information regarding the activity of registered Members who have 'followed' or subscribed to one or more projects.



0 Total Followers	0 New Followers	0 Total Follows	0 New Follows

Total Followers - The number of unique Members who have 'followed' at least one project.
New Followers - The number of new unique Members who have 'followed' at least one project within the specified reporting date range.
Total Follows - The number of total 'follows' performed by all Followers across all projects. Each Follower may record multiple Follows.
New Follows - The number of new total 'follows' performed by all Members across all projects within the specified reporting date range.

Visit Profile
Visit Profile compares new visits and returning visits over the selected period.



First Time - The number of Visits that are visiting a Site for the first time within the reporting date range.
Returning - The number of Visits that have made more than one Visit to a Site within the reporting date range.

Acquisition

Information regarding the method by which Visitors arrived to your Site or projects.

Referral Types
Referral traffic is the segment of traffic that arrives on your website through another source, like through a link on another domain.



Direct - Visits from Visitors who enter the exact URL or click an untracked link (e.g., from emails without UTM parameters).
Search Engines - Visits from search results on engines like Google or Bing.
Websites - Visits from links on external sites, excluding search engines and social media.
Social Media - Visits from links on platforms like Facebook, LinkedIn, or X.
Campaigns - Visits from tracked marketing efforts using UTM parameters, such as email campaigns or paid ads.
AI Assistants - Visits from clicks or referrals originating from AI services such as ChatGPT, Copilot, or other AI-powered tools.

Downloads

Information regarding your downloads, the total set of unique documents downloaded, total downloads of all files, and your top downloads.



124
Total Downloads

Top Downloads
Top file downloads in your selection, ordered by the number of downloads.

File Title	File Type	Downloads
2026-27 to 2035-36 Draft LTFP for Public Consultation.pdf	PDF	94
Draft LTFP Hard copy survey - Engagement Pack.pdf	PDF	29
Draft LTFP Hard copy survey - Engagement Pack.pdf	PDF	1

Email Campaigns

Information regarding your email campaigns, your total campaigns, the total number of recipients, and your top campaigns by click-through rate (clicks as a percentage of total recipients).



1
Email Campaigns Sent



312
Total Recipients



3.85%
Click-through Rate

Top Campaigns
Top email campaigns that have activity in your selection, ordered by click-through rate (clicks as a percentage of total recipients).

Campaign Name	Recipients	Clicks	Click-through Rate
2026/27 to 2035/36 Long Term Financial Plan	312	12	3.85%

Translation

Information regarding the languages used by visitors to your site or projects.

Languages
Top 5 most used languages.



Top Languages
Top 5 languages with the number of page views

Language	Page Views
English	202

Our Adelaide

Form Results Summary

Aug 31, 2026 - Sep 20, 2026

Project: 2026/27 to 2035/36 Long Term Financial Plan

Form: Draft 2026/27 to 2035/36 Long Term Financial Plan - Feedback form

Tool Type: Form

Activity ID: 585

Exported: Sep 21, 2026, 10:13 AM

Exported By: A.Buxton

Filter By: No filters applied.

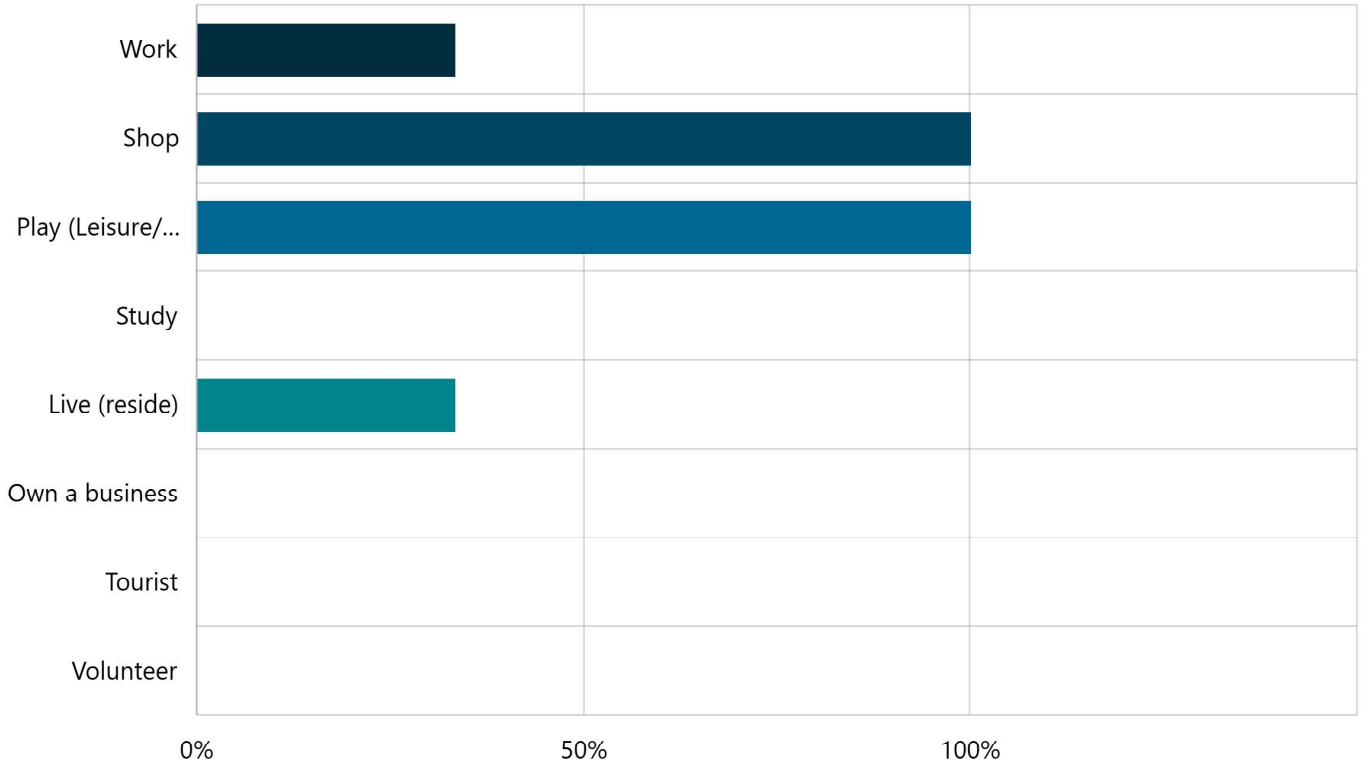
Open

Draft 2026/27 to 2035/36 Long Term Financial Plan - Feedback form
2026/27 to 2035/36 Long Term Financial Plan

3 Contributors	3 Contributions

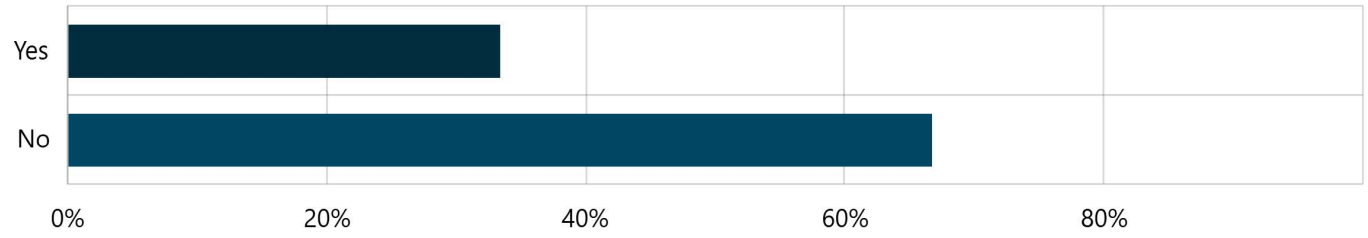
Contribution Summary

How do you participate in city life? Required
Multi Choice | Skipped: 0 | Answered: 3 (100%)



Answer choices	Percent	Count
Work	33.33%	1
Shop	100.00%	3
Play (Leisure/Recreation)	100.00%	3
Study	0%	0
Live (reside)	33.33%	1
Own a business	0%	0
Tourist	0%	0
Volunteer	0%	0

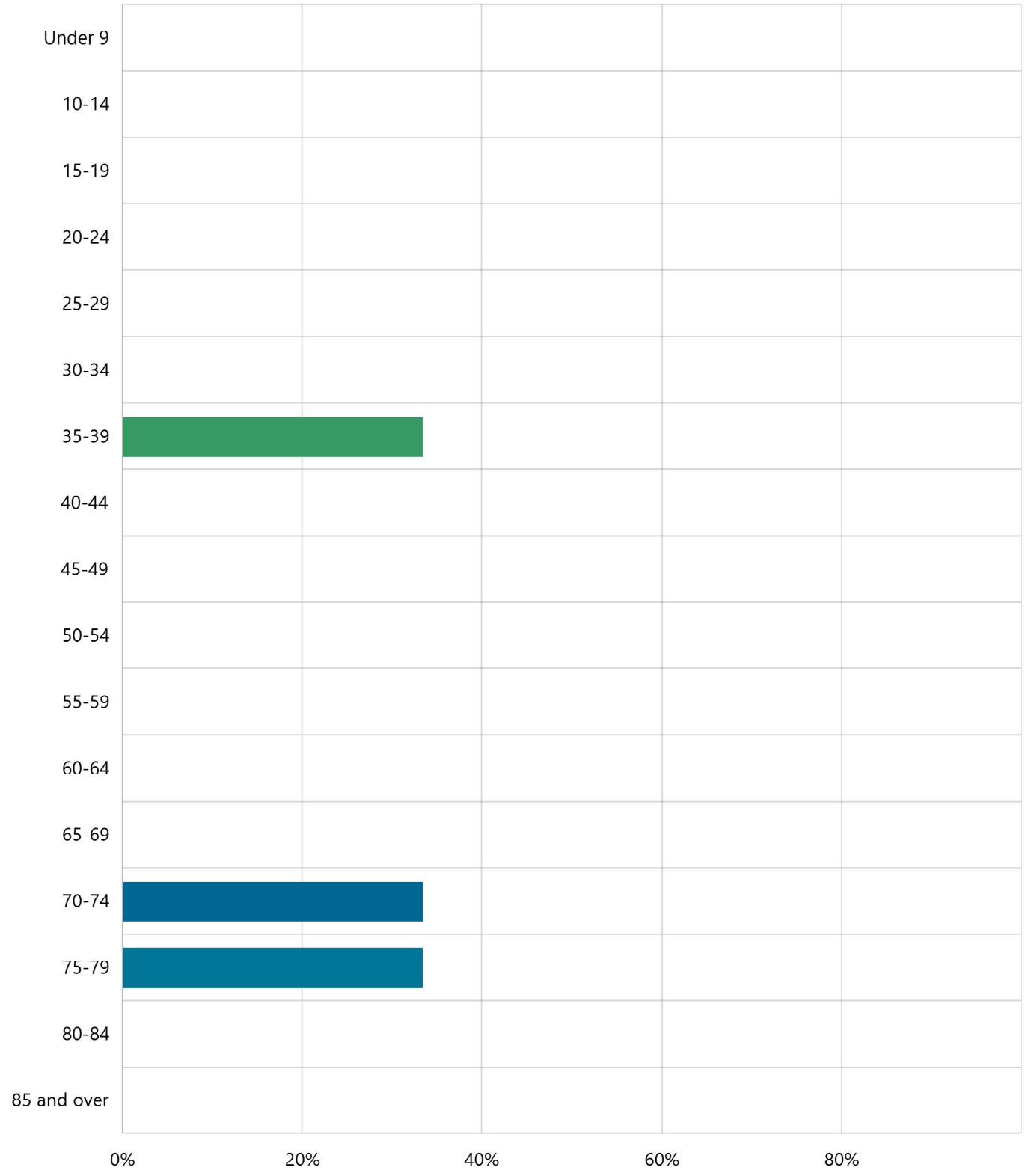
Are you a City of Adelaide ratepayer? Required
Select Box | Skipped: 0 | Answered: 3 (100%)



Answer choices	Percent	Count
Yes	33.33%	1
No	66.67%	2
Total	**100.00%**	**3**

Age Group

Select Box | Skipped: 0 | Answered: 3 (100%)

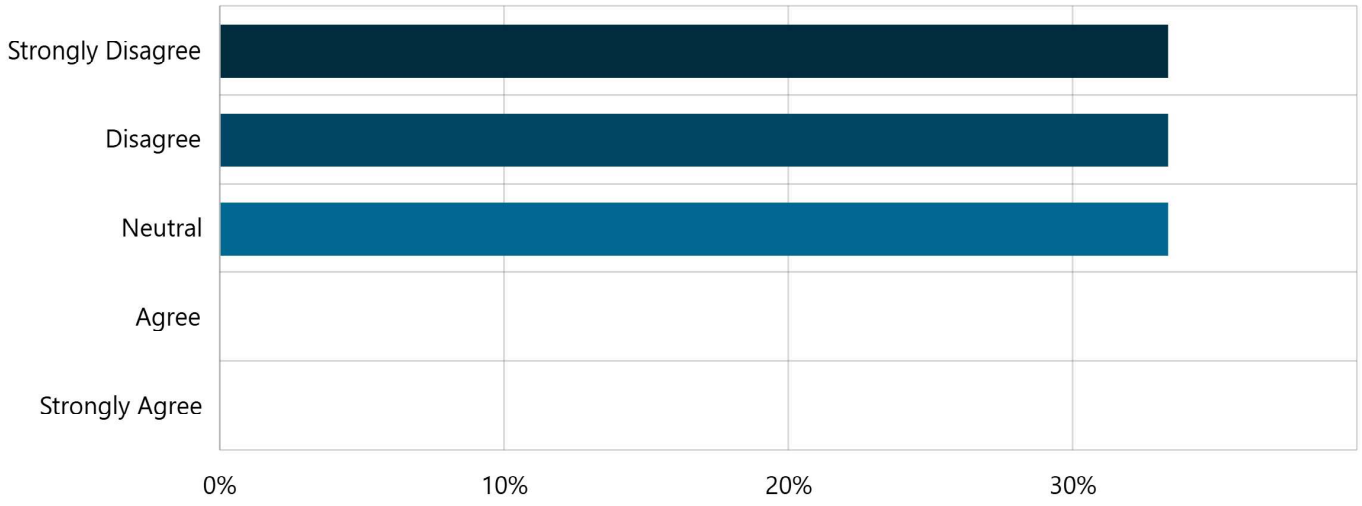


Answer choices	Percent	Count
Under 9	0%	0

10-14	0%	0
15-19	0%	0
20-24	0%	0
25-29	0%	0
30-34	0%	0
35-39	33.33%	1
40-44	0%	0
45-49	0%	0
50-54	0%	0
55-59	0%	0
60-64	0%	0
65-69	0%	0
70-74	33.33%	1
75-79	33.33%	1
80-84	0%	0
85 and over	0%	0
Total	**100.00%**	**3**

Do you support the financial strategy and direction outlined in Council's Long Term Financial Plan?

Multi Choice | Skipped: 0 | Answered: 3 (100%)



Answer choices	Percent	Count
Strongly Disagree	33.33%	1
Disagree	33.33%	1
Neutral	33.33%	1
Agree	0%	0
Strongly Agree	0%	0
Total	**100.00%**	**3**

Please help us understand your response by providing a comment

Short Text | Skipped: 0 | Answered: 3 (100%)

Contributions

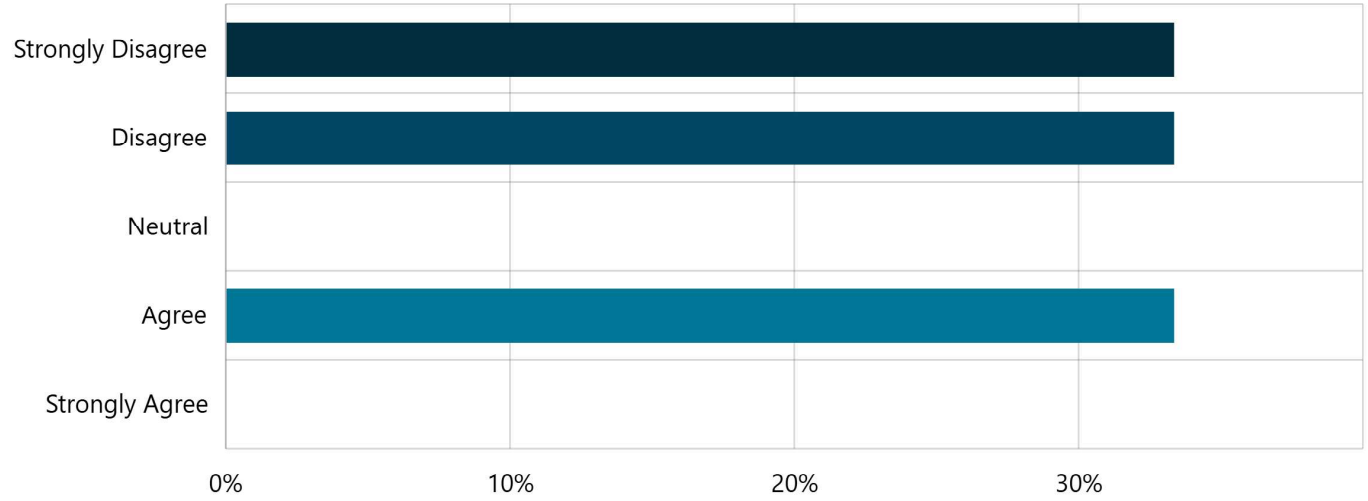
The Council is poorly managed & in an extraordinary debt situation. Combine all Adelaide councils like Brisbane, stop the waste & improve services & management.
Contribution 3 of 3 | 20 September 2026

This belongs to past current present and future residents not the current decision makers
Contribution 2 of 3 | 15 September 2026

Continuing to charge residents high rates with less and less services, and very unreliable/ unresponsive communications does not enable trust in the city council
Contribution 1 of 3 | 31 August 2026

Do you support Council's objective of fully funding its asset renewal requirements by 2031/32 to ensure infrastructure is maintained for future generations?

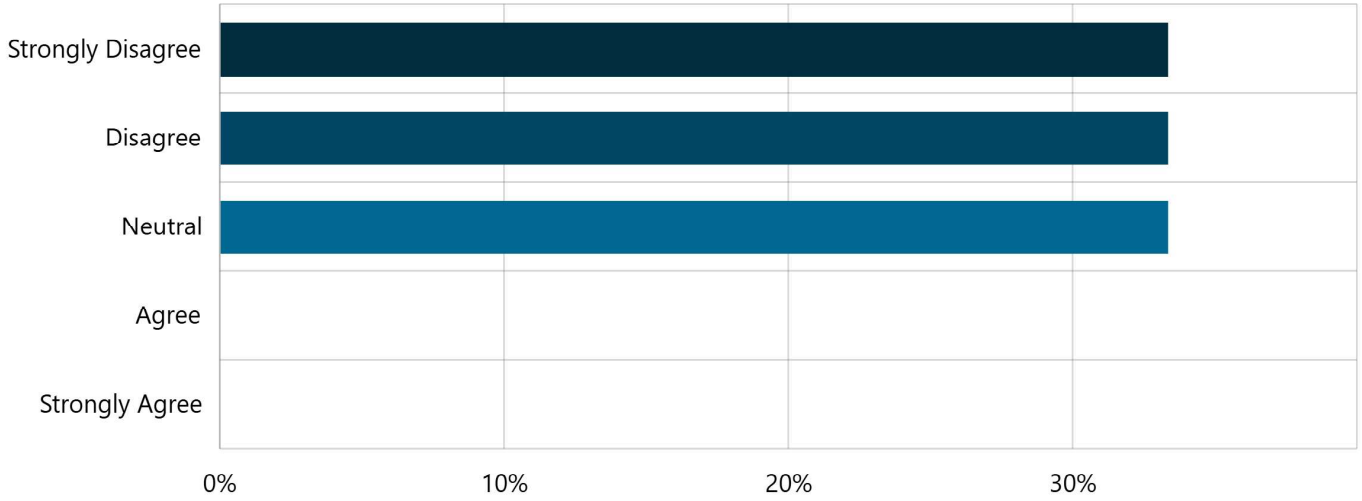
Multi Choice | Skipped: 0 | Answered: 3 (100%)



Answer choices	Percent	Count
Strongly Disagree	33.33%	1
Disagree	33.33%	1
Neutral	0%	0
Agree	33.33%	1
Strongly Agree	0%	0
Total	**100.00%**	**3**

Do you support Council's proposed funding approach for the renewal of Adelaide Bridge, Torrens Weir Structure and Rundle UPark ?

Multi Choice | Skipped: 0 | Answered: 3 (100%)



Answer choices	Percent	Count
Strongly Disagree	33.33%	1
Disagree	33.33%	1
Neutral	33.33%	1
Agree	0%	0
Strongly Agree	0%	0
Total	**100.00%**	**3**

Please help us understand your response by providing a comment
Short Text | Skipped: 0 | Answered: 3 (100%)

Contributions

Combine all Adelaide councils
Contribution 3 of 3 | 20 September 2026

You should plan your future funding options over a period of time: not impact current and future people for wear and tear
Contribution 2 of 3 | 15 September 2026

Maintaince is required but this budget should come through alignment of staff salaries with standards, budgeting, reducing expenditure on wasteful streams like 4 million dollar ad budgets, and not increases to residents who are overcharged/under served
Contribution 1 of 3 | 31 August 2026

Please provide any other feedback on the Draft 2026/27 to 2035/36 Long Term Financial Plan.
Long Text | Skipped: 1 | Answered: 2 (66.7%)

Contributions

The council is poorly managed & in severe debt. Combine all Adelaide councils like Brisbane & reduce waste, improve management & improve outcomes accross Adelaide ie one standard rule applies.
Contribution 2 of 2 | 20 September 2026

Please do better. We don’t want a gold plated with no residents because we all have to leave as you make the costs higher and higher
Contribution 1 of 2 | 31 August 2026

Audited Financial Statements & Report on Financial Results

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Mitch Woods, Associate Director Finance & Procurement

Public

Approving Officer:
Rebecca Hayes, Acting 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 2026 following certification.

The Consolidated Financial Statements present the following:

- an overall surplus result of $9.205 million, an improvement of $0.664 million compared to the budget of $8.541 million approved at Q3
- capital expenditure of $89.163 million, which is $23.111 million lower than the Q3 budget of $112.274 million, noting approximately $17 million of the New and Upgraded capital budget will be incorporated into the 2026/27 budget in a future quarterly review as required
- Net cash borrowings of $8.324 million, made up of borrowings of $9.600 million offset by cash held within bank accounts of $1.276 million. This is $37.504 million favourable to the estimated borrowings in Q3 of $45.828 million.

The Audit and Risk Committee received the Consolidated Financial Statements at its 23 September 2026 meeting, and considered they fairly represented the financial position of the City of Adelaide for the year ending 30 June 2026. 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 received the Consolidated Financial Statements and Financial Statements of Council's subsidiaries for the year ending 30 June 2026 at its meeting held on 23 September 2026, considered they fairly represent the financial position, and authorised their certification.
2. Receives and notes the Consolidated Financial Statements for the year ended 30 June 2026, as contained in Attachment A to Item 16.3 on the Agenda for the meeting of the Council held on 13 October 2026.
3. Receives and notes the Adelaide Central Market Authority Financial Statements for the year ended 30 June 2026, as contained in Attachment B to Item 16.3 on the Agenda for the meeting of the Council held on 13 October 2026.
4. Receives and notes the Adelaide Economic Development Agency Financial Statements for the year ended 30 June 2026, as contained in Attachment C to Item 16.3 on the Agenda for the meeting of the Council held on 13 October 2026.
5. Receives and notes the Kadaltilla / Adelaide Park Lands Authority Financial Statements for the year ended 30 June 2026, as contained in Attachment D to Item 16.3 on the Agenda for the meeting of the Council held on 13 October 2026.

6. Receives and notes the Brown Hill Keswick Creeks Storm Water Board Financial Statements for the year ended 30 June 2026, as contained in Attachment E to Item 16.3 on the Agenda for the meeting of the Council held on 13 October 2026,

7. Receives and notes the 2025/26 report on financial results for City of Adelaide, 2025/26 report on financial results for Adelaide Central Market Authority, 2025/26 report on financial results for Adelaide Economic Development Agency, and 2025/26 report on financial results for Adelaide Park Lands Authority as contained in Attachments F, G, H and I, respectively, to Item 16.3 on the Agenda for the meeting of Council held on 13 October 2026.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation External audit supports responsible financial management and reporting, strengthening 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	*Local Government Act 1999* (SA) and the *Local Government (Financial Management) Regulations 2026* (SA)
Opportunities	Not as a result of this report
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 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
26/27 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 2026 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 2026.
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 24 February 2026.
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, Galpins, 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 City of Adelaide's financial position as at 30 June 2026.
5. The Audit and Risk Committee's 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 23 September 2026 meeting, and considered they fairly represented the financial position of the City of Adelaide for the year ending 30 June 2026.

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 2025/26 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. Council recorded an operating surplus of $9.205 million for 2025/26 compared with an operating surplus of $9.475 million in 2024/25. While the result is marginally lower than the previous year, it demonstrates Council's continued ability to fund operations from recurring revenue sources despite cost escalation pressures across labour, contracts, asset maintenance and financing costs.
9. Total operating income increased by $16.1 million (6.6%) to $259.3 million, reflecting continued growth in Council's revenue base. Key movements include:
    - 9.1. Rates related revenue increased by $10.7 million (7.4%) to $154.8 million. The increase reflects annual rate growth, growth from new developments, and additional penalty income associated with overdue rates. Rates remain Council's largest and most stable source of revenue, comprising approximately 60% of operating income.
    - 9.2. Statutory charges increased by $0.9 million (5.2%) to $18.1 million. This reflects ongoing recovery in city activity levels and parking demand.

9.3. User charges increased by $4.6 million (6.4%) to $76.0 million. The increase was primarily driven by stronger performance across the UPark portfolio, property leasing activities, and Town Hall operations.

10. Total operating expenditure increased by $16.4 million (7.0%) to $250.1 million. The primary drivers were employee costs, contract expenditure, depreciation, and financing costs.

10.1. Employee costs increased by $6.3 million (7.9%) to $86.4 million as a result of EBA negotiations. This increase reflects higher staffing levels compared to 2024/25, annual salary and superannuation increases, growth in employee leave provisions and the continued investment in organisational capability required to deliver Council services and strategic priorities. FTE increased from 627 to 676 during the year, as a result of lower turnover and filling vacancies.

10.2. Materials, contracts and other expenses increased by $7.6 million (8.2%) to $99.8 million. Major contributors included increases in contractor expenditure, professional services, subscriptions, insurance, catering, waste services, temporary backfill and legal costs. These increases are consistent with broader inflationary pressures and the delivery of additional service and project commitments during the year.

10.3. Depreciation and impairment expense increased by $1.1 million to $61.5 million. The increase reflects continued capital investment and the resulting growth in Council's infrastructure asset base. A significant reduction in impairment expense occurred compared with the prior year, with only $0.1 million recognised in 2025/26 compared with $1.8 million in 2024/25.

10.4. Finance costs increased by $1.4 million to $2.5 million. The increase reflects the full-year impact of lease accounting obligations and financing arrangements associated with Council's infrastructure and property portfolio.

Statement of Financial Position

11. Total assets increased by $162.1 million (7.2%) to $2.411 billion. The increase was primarily attributable to asset revaluations and ongoing investment in infrastructure, property, plant and equipment. Infrastructure, property, plant and equipment increased by $206.8 million to $2.317 billion following annual revaluations and capital expenditure of approximately $89.4 million.

12. Receivables reduced by $3.8 million, reflecting improved collections and timing differences at year end. Cash balances reduced by $1.0 million as Council continued to reinvest operating cash flows into its capital program and debt reduction initiatives.

13. Total liabilities decreased by $10.5 million (7.6%) to $128.8 million. This was largely driven by a reduction in borrowings from $23.8 million to $9.6 million following significant loan repayments during the year.

14. Lease liabilities reduced by $2.2 million, while trade and other payables increased by $4.6 million, reflecting timing of payments and accruals at year end. Employee provisions increased by $1.3 million, consistent with workforce growth.

15. As a result of the movements outlined above, total net assets increased by $172.6 million to $2.282 billion. This reflects the continued strengthening of Council's balance sheet and growth in community assets under Council's stewardship.

Statement of Changes in Equity

16. Total equity increased by $172.6 million during the year to $2.282 billion. The increase was predominantly driven by infrastructure and property revaluation increments of $214.7 million recorded within the Asset Revaluation Reserve. These increases were partially offset by the accounting deficit recognised in the Statement of Comprehensive Income and transfers to the Future Fund Reserve.

17. The Asset Revaluation Reserve increased to $1.502 billion, while the Future Fund Reserve increased from $14.4 million to $31.9 million following proceeds received from the sale of surplus assets.

Statement of Cash Flows

18. Council generated strong operating cash inflows of $81.9 million during 2025/26, an increase of $7.2 million from the prior year. This reflects the strength of Council's underlying operating position and its ability to generate cash to fund service delivery and asset renewal.

19. Council invested $85.7 million in capital works and asset investment activities during the year, supporting the renewal and enhancement of community infrastructure. Investment activities were partially offset by proceeds from asset disposals and external funding contributions. The net cash outflow on investing activities was $62.7 million.

20. Financing activities resulted in a net cash outflow of $20.3 million, reflecting the repayment of borrowings and lease obligations. Council repaid almost $75.0 million in loans during the year while drawing new borrowings of $60.8 million, resulting in a net reduction in debt of $14.2 million.

Financial Indicators

21. Council continues to demonstrate sound financial sustainability across the key Local Government financial indicators.

    21.1. Operating Surplus Ratio of 3.5% (2024/25: 3.9%), indicating operating revenues continue to exceed operating expenses.

    21.2. Net Financial Liabilities Ratio improved to 39% from 44%, reflecting the reduction in borrowings and strengthening of Council's balance sheet.

    21.3. Asset Renewal Funding Ratio improved to 94% from 85%, demonstrating continued investment in renewal of existing infrastructure assets.

22. Collectively, these indicators demonstrate that Council remains financially sustainable, maintains manageable debt levels and continues to invest in the renewal and replacement of community assets.

Preliminary End of Year vs End of Year Final Position

23. At the time the preliminary results were reported in the Q4 Report, several estimates and outstanding items remained subject to finalisation. Following completion of the audit, these items have now been finalised.

24. The preliminary end-of-year position was an estimated operating surplus of $8.769 million. The final operating surplus is $9.205 million, representing a favourable variance of $0.436 million, or approximately 5%. Key movements include:

    24.1. Operating Revenue has increased by $1.222 million, primarily due to the finalisation of the outdoor advertising revenue share calculation under the contract ($0.768 million), reimbursement of North Adelaide Public Golf Course operations ($0.219 million), and reconciliation of developer contributions recognised through the tree development fund ($0.235 million). Other minor adjustments were individually immaterial

    24.2. Operating Expenditure has increased by $0.786 million, mainly due to a correction to the Waste Services accrual ($0.505 million), an adjustment to employee provisions ($0.107 million), and an increase in the provision for doubtful debts ($0.097 million). Other movements of $0.059 million were individually immaterial

    24.3. Overall, the final audited position remains favourable compared with the preliminary result.

Adelaide Central Market Authority

25. 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.

26. The 2025/26 Financial Statements for ACMA (**Attachment B**) reflect a net operating deficit of $1.352 million, impacted by costs preparing for the Market expansion. This has been accounted for in the Consolidated Financial Statements of the Corporation for 2025/26. The underlying operating position of the existing market has generated an operating surplus of $0.131 million in 2025/26.

27. An equity contribution of $1.352 million has been provided by the City of Adelaide to continue to support ACMA through the Market Expansion Preparedness process.

28. The preliminary 2025/26 financial results for ACMA were reviewed by the ACMA Board at its meeting on 20 August 2026, with final statements being endorsed by the Board out of session.

Adelaide Economic Development Agency

29. 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.

30. The 2025/26 Financial Statements for AEDA (**Attachment C)** reflect a net operating surplus of $0.245 million, as a result of the underspend in the Rundle Mall revenue generated through the separate rate and user charges. This has been accounted for in the Consolidated Financial Statements of the Corporation for 2025/26.

31. The 2025/26 City of Adelaide Appropriation of Funds to AEDA totalled $8.717 million, up from $8.413 million in the previous financial year.

32. The 2025/26 Financial Statements for AEDA were reviewed by the AEDA Board at its meeting on 16 September 2026.

Kadaltilla / Adelaide Park Lands Authority

33. 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.

34. The 2025/26 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 2025/26.

35. Kadaltilla/APLA is jointly funded by the City of Adelaide and the State Government on a 50:50 basis. Each year, the State Government contributes 50% of operating expenses with Council funding the remaining 50%. The State Government's contribution is received and recognised in the City of Adelaide's accounts and therefore does not appear in Kadaltilla/APLA's Financial Statements.

36. The 2025/26 Financial Statements for APLA were forwarded to the Minister for Climate, Environment and Water, following review of the Financial Statements by the Audit and Risk Committee at its meeting on 23 September 2026 as part of APLA's Annual Report.

Brown Hill Keswick Creeks Storm Water Board

37. 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.

38. 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.

39. The CoA's equitable interest is 8.0%; its annual contribution is 8.0% of the $70 million in capital funding committed by Constituent Councils. A further $70 million in matching funding is being provided by the South Australian Government via the Stormwater Management Authority and the Board is seeking an additional $70 million in Commonwealth funding to support delivery of the overall capital program, of which $21 million has been secured to date.

40. The Board's operating costs are funded equally by the five Constituent Councils, with each Council contributing 20%.

41. The 2025/26 Financial Statements for the Brown Hill and Keswick Creeks Storm Water Board (**Attachment E**) reflect an operating deficit of $0.100 million for the year. The CoA's share of the operating deficit is $0.008 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

42. Regulation 10 of the *Local Government (Financial Management) Regulations 2026* (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.

43. The report on the financial results comparing the audited financial results for the CoA and its subsidiaries for the 2025/26 financial year with the estimated financial results set out in the 2025/26 budget are contained in **Attachments F, G, H and I.**

ATTACHMENTS

Attachment A – Audited Financial Statements CoA 2025/26

Attachment B – Audited Financial Statements ACMA 2025/26

Attachment C – Audited Financial Statements AEDA 2025/26

Attachment D – Audited Financial Statements APLA 2025/26

Attachment E – Audited Financial Statements Brownhill & Keswick Creeks Stormwater Board 2025/26

Attachment F – 2025/26 Report on financial results for City of Adelaide

Attachment G – 2025/26 Report on financial results for Adelaide Central Market Authority

Attachment H – 2025/26 Report on financial results for Adelaide Economic Development Agency

Attachment I – 2025/26 Report on financial results for Adelaide Park Lands Authority

- END OF REPORT -

City of Adelaide

GENERAL PURPOSE FINANCIAL STATEMENTS

for the year ended 30 June 2026

CITY OF ADELAIDE

Our Adelaide. Bold. Aspirational. Innovative.

City of Adelaide

General Purpose Financial Statements

for the year ended 30 June 2026

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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 2026 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.



George Anthony Spartalis
Acting Chief Executive Officer

23 September 2026



Dr Jane Lomax-Smith
Lord Mayor

23 September 2026

City of Adelaide

Statement of Comprehensive Income

for the year ended 30 June 2026

$ '000	Notes	2026	2025
Income			
Rates	4a	154,817	144,084
Statutory charges	4b	18,083	17,193
User charges	4c	75,966	71,385
Grants, subsidies and contributions - operating	4g	5,539	6,801
Grants, subsidies and contributions - capital	4g	1,201	19
Investment income	4d	504	1,048
Reimbursements	4e	1,747	1,659
Other income	4f	1,469	988
Net gain - equity accounted council businesses	17(a)	–	13
Total income		259,326	243,190
Expenses			
Employee costs	5a	86,357	80,062
Materials, contracts and other expenses	5b	99,809	92,246
Depreciation, amortisation and impairment	5c	61,464	60,332
Finance costs	5d	2,483	1,075
Net loss - equity accounted council businesses	17(a)	8	–
Total expenses		250,121	233,715
Operating surplus / (deficit)		9,205	9,475
Physical resources received free of charge	4i	651	1,262
Amounts received specifically for new or upgraded assets	4g	3,719	4,703
Asset disposal and fair value adjustments	6	(58,423)	(11,547)
Net surplus / (deficit)		(44,848)	3,893
Other comprehensive income			
Amounts which will not be reclassified subsequently to operating result			
Changes in revaluation surplus - I,PP&E	11a	214,726	124,105
Share of comprehensive income - equity accounted council businesses	17(a)i	15	666
Impairment (expense) / recoupments offset to asset revaluation reserve	11a	2,734	(11,424)
Total amounts which will not be reclassified subsequently to operating result		217,475	113,347
Total other comprehensive income		217,475	113,347
Total comprehensive income		172,627	117,240

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 2026

$ '000	Notes	2026	2025
ASSETS			
Current assets			
Cash and cash equivalent assets	7a	1,276	2,288
Trade and other receivables	7b	26,047	29,860
Other financial assets	7c	100	60
Inventories	7d	642	749
Other current assets	7e	–	45,500
Non-current assets held for sale	18	9,464	–
Total current assets		37,529	78,457
Non-current assets			
Trade and other receivables	8a	750	752
Equity accounted investments in council businesses	8b	5,392	5,065
Other non-current assets	8c	121	87
Infrastructure, property, plant and equipment	9	2,317,331	2,110,497
Investment property	9	3,255	4,705
Right of use assets	15a	46,483	49,208
Total non-current assets		2,373,332	2,170,314
TOTAL ASSETS		2,410,861	2,248,771
LIABILITIES			
Current liabilities			
Trade and other payables	10a	37,641	32,916
Lease liabilities	15b	2,700	3,314
Provisions	10c	14,553	13,877
Total current liabilities		54,894	50,107
Non-current liabilities			
Trade and other payables	10a	15,895	16,063
Borrowings	10b	9,600	23,820
Lease liabilities	15b	45,643	47,252
Provisions	10c	2,749	2,076
Total non-current liabilities		73,887	89,211
TOTAL LIABILITIES		128,781	139,318
Net assets		2,282,080	2,109,453
EQUITY			
Accumulated surplus		747,867	810,417
Asset revaluation reserves	11a	1,502,264	1,284,676
Other reserves	11b	31,949	14,360
Total equity		2,282,080	2,109,453

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 2026

$ '000	Notes	Accumulated surplus	Asset revaluation reserve	Other reserves	Total equity
2026					
Balance at the end of previous reporting period		810,417	1,284,676	14,360	2,109,453
Net surplus / (deficit) for year		(44,848)	–	–	(44,848)
Other comprehensive income					
- Gain (Loss) on Revaluation of I,PP&E	9a	–	214,726	–	214,726
- IPP&E impairment (expense) / recoupments offset to asset revaluation reserve	9a(i)	–	2,734	–	2,734
- Share of OCI - equity accounted council businesses		(113)	128	–	15
Other comprehensive income		(113)	217,588	–	217,475
Total comprehensive income		(44,961)	217,588	–	172,627
Transfers between reserves		(17,589)	–	17,589	–
Balance at the end of period		747,867	1,502,264	31,949	2,282,080
2025					
Balance at the end of previous reporting period		783,588	1,171,995	36,630	1,992,213
Restated opening balance		783,588	1,171,995	36,630	1,992,213
Net surplus / (deficit) for year		3,893	–	–	3,893
Other comprehensive income					
- Gain (Loss) on Revaluation of I,PP&E	9a	–	124,105	–	124,105
- IPP&E impairment (expense) / recoupments offset to asset revaluation reserve	9a(i)	–	(11,424)	–	(11,424)
- Share of OCI - equity accounted council businesses		666	–	–	666
Other comprehensive income		666	112,681	–	113,347
Total comprehensive income		4,559	112,681	–	117,240
Transfers between reserves		22,270	–	(22,270)	–
Balance at the end of period		810,417	1,284,676	14,360	2,109,453

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

City of Adelaide

Statement of Cash Flows

for the year ended 30 June 2026

$ '000	Notes	2026	2025
Cash flows from operating activities			
Receipts			
Rates receipts		155,451	141,984
Statutory charges		17,538	17,193
User charges		90,378	78,524
Grants, subsidies and contributions		1,865	7,438
Investment receipts		400	1,048
Reimbursements		1,543	1,825
Other receipts		9,990	10,114
Payments			
Finance payments		(309)	(71)
Payments to employees		(83,444)	(79,266)
Payments for materials, contracts and other expenses		(111,465)	(104,011)
Net cash provided by (or used in) operating activities	12b	81,947	74,778
Cash flows from investing activities			
Receipts			
Grants utilised for capital purposes		1,200	20
Amounts received specifically for new or upgraded assets		3,169	6,360
Sale of replaced assets		191	603
Sale of surplus assets		18,500	3
Payments			
Expenditure on renewal/replacement of assets		(68,356)	(51,655)
Expenditure on new/upgraded assets		(17,038)	(47,059)
Capital contributed to equity accounted Council businesses		(320)	(320)
Net cash provided (or used in) investing activities		(62,654)	(92,048)
Cash flows from financing activities			
Receipts			
Proceeds from borrowings		60,777	53,221
Proceeds from bonds and deposits		162	148
Payments			
Repayments of borrowings		(74,997)	(29,401)
Repayment of lease liabilities		(6,247)	(6,487)
Net cash provided by (or used in) financing activities		(20,305)	17,481
Net increase (decrease) in cash held		(1,012)	211
plus: cash & cash equivalents at beginning of period		2,288	2,077
Cash and cash equivalents held at end of period	12a	1,276	2,288

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 2026

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Note 1. Summary of Material Accounting Policy Information

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 23 September 2026.

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 estimates or assumptions made in these financial statements 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

continued on next page ...

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 is 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 receives 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.

In recent years the payment of untied grants (General Purpose Grant (GPG), Roads Formula Funding (ILRG) and Supplementary Local Road Funding (Formula Funding) has varied from the annual allocation as shown in the table below:

	Cash Payment Received	Annual Allocation	Net timing Adjustments
2023/24	$174,165	$1,151,757	$977,592
2024/25	$1,777,951	$1,204,326	($573,625)
2025/26	$1,689,358	$1,280,896	($408,462)

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

Because these grants are untied, the Australian Accounting Standards require that payments be recognised upon receipt. Accordingly, the operating results of these periods have been distorted compared to those that would have been reported had the grants been paid in the year to which they were allocated. The amount of the distortion for 2025/26 is $408,462 (2024/25: $573,625).

The Adjusted Operating Surplus Ratio disclosed in Note 2 has also been calculated after adjusting for the distortions resulting from the differences between the actual grants received and the grants entitlements allocated.

(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, except for trade receivables from a contract with a customer, which are measured at the transaction price. A detailed statement of the accounting policies applied to financial instruments forms part of Note 13.

(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 9.

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 for each type of asset. In determining (and in annually reviewing) such thresholds, regard is had to the nature of the asset and its estimated service life.

Examples of capitalisation thresholds applied during the year are given below. No capitalisation threshold is applied to the acquisition of land or interests in land.

Office furniture and equipment	$1,000
Other plant and equipment	$1,000
Buildings	$10,000
Infrastructure assets	$5,000

continued on next page ...

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

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 9.

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
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

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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
Other Assets	
Civic Collection	Indefinite

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 5, and the amount (if any) of interest revenue offset against borrowing costs in Note 4.

(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.

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

(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 on-costs) measured in accordance with *AASB 119 Employee Benefits.*

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 on-costs) 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 4.83% (2025, 4.21%)
Weighted average settlement period 10 years (2025, 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.

(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

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

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 to 60 years

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 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.

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

(16) New accounting standards

The AASB has issued Australian Accounting Standards and Interpretations which are not mandatorily effective at 30 June 2026, 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 2026

- AASB 2025-2 Amendments to Australian Accounting Standards - Classification and Measurement of Financial Instruments
- AASB 2024-3 Amendments to Australian Accounting Standards – Annual Improvements Volume 11 [AASB 1, AASB 7, AASB 9, AASB 10 and AASB 107]

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

- AASB 18 Presentation and Disclosure in Financial Statements

(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.

Note 2. Financial indicators

$ '000	Amounts 2026	Indicator 2026	Indicators 2025	Indicators 2024

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 / Total operating income	9,205 / 259,326	3.5%	3.9%	3.6%

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

2. Net Financial Liabilities Ratio

Net financial liabilities / Total operating income	100,608 / 259,326	39%	44%	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.

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, as explained in Note 1. These Adjusted Ratios correct for the resulting distortion in key ratios for each year and provide a more accurate basis for comparison.

In addition, Council has presented an adjusted Net Financial Liabilities Ratio which excludes lease liabilities recognised under AASB 16. This adjusted ratio indicator assists in the interpretation of Council's indebtedness by removing the effects arising solely from the accounting treatment of lease liabilities, removing the distortion of the ratio's purpose as an indicator of underlying financing risk and Council's capacity to meet its financial obligations from operating revenue.

The Adjusted Net Financial Liabilities Ratio is provided for information purposes only and enhances comparability across Councils by aligning the ratio with its original intent prior to the adoption of AASB 16.

Adjusted Operating Surplus Ratio

Operating surplus / Total operating income	7,596 / 257,717	2.9%	3.7%	3.6%

Adjusted Net Financial Liabilities Ratio

Net financial liabilities / Total operating income	53,247 / 257,309	21%	23%	29%

3. Asset Renewal Funding Ratio

Asset renewals / Infrastructure and Asset Management Plan required expenditure	68,356 / 72,660	94%	85%	94%

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.

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Note 2. Financial indicators (continued)

$ '000	Amounts 2026	Indicator 2026	Indicators 2025	Indicators 2024
Adjusted Asset Renewal Funding Ratio				
Net Asset Renewals / Infrastructure & Asset Management Plan required expenditure	64,078 / 72,660	88%	95%	97%

In addition to the Asset Renewal Funding Ratio calculated on a cash basis in accordance with the current Model Financial Statements, Council has elected to disclose an adjusted Asset Renewal Funding Ratio calculated on an accrual basis as an interim measure pending updates to Information Paper 9. The adjusted ratio uses renewal and replacement additions reported in Note 9 (Property, Plant and Equipment – Additions: Renewal/Replacement) as the numerator, ensuring consistency of basis with the optimal renewal and replacement expenditure disclosed in the Infrastructure and Asset Management Plan (IAMP). This supplementary disclosure provides additional insight where timing differences occur between the completion of renewal works and the associated cash outflows. The adjusted ratio is presented for transparency and does not replace the required cash-based indicator.

Note 3. Uniform presentation of finances

$ '000	2026	2025

The following is a high-level summary of both operating and capital investment activities of the Council 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.

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		
Rates	154,817	144,084
Statutory charges	18,083	17,193
User charges	75,966	71,385
Grants, subsidies and contributions - capital	1,201	19
Grants, subsidies and contributions - operating	5,539	6,801
Investment income	504	1,048
Reimbursements	1,747	1,659
Other income	1,469	988
Net gain - equity accounted council businesses	–	13
Total Income	259,326	243,190
Expenses		
Employee costs	(86,357)	(80,062)
Materials, contracts and other expenses	(99,809)	(92,246)
Depreciation, amortisation and impairment	(61,464)	(60,332)
Finance costs	(2,483)	(1,075)
Net loss - equity accounted council businesses	(8)	–
Total Expenses	(250,121)	(233,715)
Operating surplus / (deficit)	9,205	9,475
Net timing adjustment for general purpose grant funding	(408)	(574)
Less: grants, subsidies and contributions - capital	(1,201)	(19)
Adjusted Operating surplus / (deficit) before capital amounts	7,596	8,882
Net outlays on existing assets		
Capital expenditure on renewal and replacement of existing assets	(68,356)	(51,655)
Finance lease payments for right of use assets (principal)	(3,778)	(5,408)
Add back depreciation, amortisation and impairment	61,464	60,332
Add back grants, subsidies and contributions - capital renewal	1,201	19
Add back proceeds from sale of replaced assets	191	603
	(9,278)	3,891
Net outlays on new and upgraded assets		
Capital expenditure on new and upgraded assets (including investment property and real estate developments)	(17,038)	(47,059)
Finance lease payments for right of use assets (principal)	–	(4)
Add back grants, subsidies and contributions - capital new/upgraded	–	(19)
Add back amounts received specifically for new and upgraded assets	3,169	6,360
Add back proceeds from sale of surplus assets (including investment property, real estate developments and non-current assets held for resale)	18,500	3
	4,631	(40,719)
Adjusted annual net impact to financing activities (surplus/(deficit))	2,949	(27,946)

Note 4. Income

$ '000	2026	2025
(a) Rates		
General rates		
General rates	156,379	147,269
Less: mandatory rebates	(6,610)	(6,241)
Less: discretionary rebates, remissions and write-offs	(2,374)	(4,131)
Total general rates	147,395	136,897
Other rates (including service charges)		
Landscape levy	1,893	1,966
Rundle Mall Separate Rate	4,194	4,076
Building Upgrade Finance	41	41
Total other rates (including service charges)	6,128	6,083
Other charges		
Penalties for late payment	1,294	1,104
Total other charges	1,294	1,104
Total rates	154,817	144,084
(b) Statutory charges		
Planning, Development and Infrastructure Act fees	1,806	2,054
Animal registration fees and fines	38	43
Parking fines / expiation fees	14,042	12,687
Other Fees, Fines, Penalties and Expiations	283	649
Encroachments Fees	370	274
Food Inspections Fees / Fines	162	141
Outdoor Dining Fees	567	567
Residential Parking Permits	61	59
Section 7 Searches	139	120
Temporary Parking Control Permits	615	591
Water Systems Fees	–	8
Total statutory charges	18,083	17,193

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Note 4. Income (continued)

$ '000	2026	2025
(c) User charges		
Parking fees	14,208	13,370
Property lease	12,100	11,824
Sundry	295	101
Adelaide Aquatic Centre Charges	–	169
North Adelaide Public Golf Course	183	–
Adelaide Golf Links Charges	3,838	4,940
Adelaide Town Hall Charges	3,601	2,330
Compost Sales	999	982
Event Fees	1,096	1,011
Library Centre	3	2
Off-Street Parking	36,256	33,639
Park Lands Events Fees	216	294
Property Recovery	2,648	2,149
Rundle Mall	523	574
Total user charges	75,966	71,385
(d) Investment income		
Interest on investments		
- Local Government Finance Authority	194	715
- Banks and other	34	84
Investment property rental income	153	225
Financial Instrument - Fair Value Increase / (Decrease)	113	14
Interest on Finance Leases	10	10
Total investment income	504	1,048
(e) Reimbursements		
Private works	1,098	1,428
North Adelaide Public Golf Course	296	–
Other	353	231
Total reimbursements	1,747	1,659
(f) Other income		
Insurance & Other Recoupments	714	503
Sundry	28	16
Merchandise Sales	77	78
Commission	367	289
Other	283	102
Total other income	1,469	988

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Note 4. Income (continued)

$ '000	2026	2025
(g) Grants, subsidies and contributions		
Capital grants, subsidies and contributions		
Amounts received specifically for new or upgraded assets	3,719	4,703
Total amounts received for new or upgraded assets	3,719	4,703
Other grants, subsidies and contributions - capital		
Other grants, subsidies and contributions - capital	1,201	19
Total Other grants, subsidies and contributions - capital	1,201	19
Operating grants, subsidies and contributions		
Other grants, subsidies and contributions	2,761	3,977
Untied - Financial Assistance Grant	1,689	1,778
Home and Community Care Grant	–	322
Library and communications	511	493
Roads to Recovery	548	169
Sundry	30	62
Total other grants, subsidies and contributions - operating	5,539	6,801
Total grants, subsidies and contributions	10,459	11,523
(i) Sources of grants		
Commonwealth Government	1,922	1,893
State Government	7,714	9,568
Other	323	62
Developer Contributions	500	–
Total	10,459	11,523

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Note 4. Income (continued)

$ '000	2026	2025
(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:		
Unexpended at the close of the previous reporting period	83	269
Less:		
Expended during the current period from revenues recognised in previous reporting periods		
Heritage and cultural services	–	(130)
Parks and Gardens	–	(50)
City housing	(38)	(51)
Administration activities	(42)	–
Subtotal	(80)	(231)
Plus:		
Amounts recognised as revenues in this reporting period but not yet expended in accordance with the conditions		
Administration activities	–	45
Subtotal	–	45
Unexpended at the close of this reporting period	3	83
Net increase (decrease) in assets subject to conditions in the current reporting period	(80)	(186)
(i) Physical resources received free of charge		
Land and improvements	–	3
Public Lighting	82	59
Urban Elements	–	17
Transportation	569	1,183
Total physical resources received free of charge	651	1,262

Note 5. Expenses

$ '000	Notes	2026	2025
(a) Employee costs			
Salaries and wages		74,234	69,707
Employee leave expense		10,985	9,255
Superannuation - defined contribution plan contributions	16	9,466	8,482
Workers' compensation insurance		1,902	1,746
Income Protection Insurance		352	404
Less: capitalised and distributed costs		(10,582)	(9,532)
Total operating employee costs		86,357	80,062
Number of Employees (full time equivalent at end of reporting period)		676	627
Number of Employees (temporary full time equivalent at end of reporting period)		98	89
(b) Materials, contracts and other expenses			
(i) Prescribed expenses			
Auditor's Remuneration		122	116
- Other services - Internal audit		180	234
Bad and doubtful debts		606	117
Elected members' expenses		627	688
Election expenses		691	53
Lease expense - low value assets / short term leases		857	395
Lease expense - variable payments		842	777
Other		42	–
Subtotal - prescribed expenses		3,967	2,380

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Note 5. Expenses (continued)

$ '000	2026	2025
(ii) Other materials, contracts and expenses		
Contractors	24,553	22,409
Energy	5,776	6,416
Maintenance	7,053	6,916
Legal expenses	1,744	1,449
Levies Paid to Government - including NRM levy	2,693	3,117
Levies - other	66	65
Parts, accessories and consumables	3,889	4,376
Professional services	6,998	6,245
Advertising and Promotion	3,665	3,655
Bank Charges and Cash Collection	936	865
Catering	1,761	941
Cleaning	2,493	2,457
Communications	586	570
Contractual Expenses	1,634	1,249
Water	3,101	2,884
Entertainment - Council and Civic Events	54	40
External Plant Hire	1,436	1,203
Insurance	3,168	2,681
Investment Property Expenses	66	66
Minor Plant and Equipment	529	601
Printing, Freight and Postage	821	772
Rates and Taxes	331	291
Registrations	186	203
Searches	693	652
Security	2,596	2,273
Sponsorships, Contributions and Donations	6,639	7,088
Subscriptions	7,165	6,071
Training and Development	909	607
Waste Services	4,123	3,592
Other	191	112
Less: capitalised and distributed costs	(13)	–
Subtotal - Other material, contracts and expenses	95,842	89,866
Total materials, contracts and other expenses	99,809	92,246

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Note 5. Expenses (continued)

$ '000	2026	2025
(c) Depreciation, amortisation and impairment		
(i) Depreciation and amortisation		
Buildings	10,159	9,175
Infrastructure		
- Stormwater and Drainage	3,950	3,808
- Public Art	74	59
- Bridges	2,986	2,913
- Footpaths	9,158	8,956
- Kerb & Water Table	1,959	1,876
- Public Lighting	6,164	5,243
- Roads	9,018	8,609
- Ticket Machines	179	151
- Traffic Signals	2,733	2,783
- Urban Elements	3,369	3,436
Right-of-use assets	4,268	5,521
Plant and equipment	1,866	1,921
Furniture and fittings	3,177	1,846
Library books	597	345
Park Land Improvements	1,679	1,867
Subtotal	61,336	58,509
(ii) Impairment		
Park Land Improvements	128	1,823
Subtotal	128	1,823
Total depreciation, amortisation and impairment	61,464	60,332
(d) Finance costs		
Interest on loans	257	121
Interest on leases	2,481	1,075
Less: capitalised and distributed costs	(255)	(121)
Total finance costs	2,483	1,075

Note 6. Asset disposal and fair value adjustments

$ '000	2026	2025
Infrastructure, property, plant and equipment		
(i) Assets renewed or directly replaced		
Proceeds from disposal	191	603
Less: carrying amount of assets sold or renewed/replaced	(4,990)	(14,133)
Gain (loss) on disposal	(4,799)	(13,530)
(ii) Assets surplus to requirements		
Proceeds from disposal	–	3
Less: carrying amount of assets sold or disposed	(53,714)	(874)
Gain (loss) on disposal	(53,714)	(871)
Right-of-Use Assets		
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)
Gain (loss) on disposal	–	1,497
Fair value adjustments		
Investment property - fair value increase / (decrease)	90	1,357
Total fair value adjustments	90	1,357
Net gain (loss) on disposal or revaluation of assets	(58,423)	(11,547)

Note 7. Current assets

$ '000	2026	2025
(a) Cash and cash equivalent assets		
Cash on hand and at bank	787	1,823
Deposits at call	489	465
Total cash and cash equivalent assets	1,276	2,288
(b) Trade and other receivables		
Rates - general and other	10,492	10,972
Accrued revenues	4,521	2,202
Debtors - general	7,300	11,496
GST recoupment	2,101	2,745
Prepayments	3,768	3,677
Deferred Rent	53	15
Finance Lease Receivable	11	10
Subtotal	28,246	31,117
Less: provision for expected credit losses	(2,199)	(1,257)
Total trade and other receivables	26,047	29,860
(c) Other financial assets		
Ergo Apartments - Shared Equity Loans	100	60
Total other financial assets (investments)	100	60

Amounts included in other financial assets that are not expected to be received within 12 months of reporting date are disclosed in Note 12.

(d) Inventories		
Stores and materials	418	548
Trading stock	117	152
Fuel	107	49
Total inventories	642	749
(e) Other current assets		
Other financial asset at cost	–	18,500
Prepayment for development contract	–	27,000
Total other current assets	–	45,500

Note 8. Non-current assets

$ '000	Notes	2026	2025
(a) Trade and other receivables			
Receivables			
Finance Lease Receivable		449	452
Total receivables		449	452
Other financial assets (investments)			
Ergo Apartments - Shared Equity Loans at Fair Value through Surplus/(Deficit)		301	300
Total other financial assets (investments)		301	300
Total financial assets		750	752
(b) Equity accounted investments in council businesses			
The Brown Hill and Keswick Creeks Stormwater Board	17(a)i	5,392	5,065
Total equity accounted investments in Council businesses		5,392	5,065
(c) Other non-current assets			
Deferred rent		121	87
Total other non-current assets		121	87

Note 9. Infrastructure, property, plant & equipment and investment property

Infrastructure, property, plant and equipment

$'000	Fair Value Level	as at 30/06/25 At Fair Value	At Cost	Accumulated Depreciation	Carrying amount	Asset movements during the reporting period: Asset Additions New / Upgrade	Asset Additions Renewals	WDV of Asset Disposals	Depreciation Expense (Note 5c)	Impairment Loss (recognised in P/L) (Note 5c)	Impairment Loss (recognised in Equity) (Note 11)	Impairment Reversal (via Equity) (Note 11)	WIP Transfers	Adjustments & Transfers	Projected Related Expenditure (Note 5b)	Gifted Assets	Trfs from/(to) "Held for Sale" category	Trfs from/(to) Inv. Properties	Revaluation Decrements to Equity (ARR) (Note 11)	Revaluation Increments to Equity (ARR) (Note 11)	as at 30/06/26 At Fair Value	At Cost	Accumulated Depreciation	Carrying amount
Capital work in progress		–	89,106	–	89,106	25,085	64,078	–	–	–	–	–	(58,970)	26,764	(3,613)	–	–	–	–	–	–	142,450	–	142,450
Land																								
Land - other	2	153,064	–	–	153,064	–	–	(2,860)	–	–	–	–	–	11,050	–	–	(9,464)	–	–	94,184	245,974	–	–	245,974
Community Land	3	13,680	–	–	13,680	–	–	–	–	–	–	–	–	(11,050)	–	–	–	–	(2,630)	–	–	–	–	–
Land - Crown	3	–	388,400	–	388,400	–	–	(37,129)	–	–	–	–	–	–	–	–	–	–	–	–	–	351,271	–	351,271
Buildings																								
Buildings	2	302,462	–	(180,077)	122,385	–	–	(3,082)	(6,365)	–	–	–	9,026	–	–	–	–	–	(962)	–	652,661	(13,101)	(518,558)	121,002
Buildings	3	168,112	–	(76,558)	91,554	–	–	(4,371)	(3,385)	–	(108)	–	6,084	–	–	–	–	1,540	–	43,133	268,978	–	(132,531)	134,447
Leasehold Improvements	3	–	12,798	(3,691)	9,107	–	–	(199)	(409)	–	–	–	508	–	–	–	–	–	–	–	–	13,101	(4,094)	9,007
Park Land & Open Space Assets	3	53,614	–	(22,673)	30,941	–	–	10	(1,679)	(128)	–	–	1,393	–	–	–	–	–	–	–	48,485	–	(17,948)	30,537
Infrastructure																								
- Stormwater and Drainage	3	385,017	–	(202,189)	182,828	–	–	(15)	(3,950)	–	–	–	2,958	–	–	–	–	–	–	13,563	394,838	–	(199,454)	195,384
- Bridges	3	253,880	–	(177,000)	76,880	–	–	–	(2,986)	–	–	–	76	–	–	–	–	–	–	2,066	261,082	–	(185,026)	76,056
- Footpaths	3	570,872	–	(253,887)	316,985	–	–	(4,446)	(9,158)	–	–	3,065	7,892	–	–	562	–	–	–	8,266	584,471	–	(261,305)	323,166
- Kerb & Water Table	3	153,659	–	(87,657)	66,002	–	–	(411)	(1,959)	–	–	45	3,143	–	–	8	–	–	–	1,741	159,827	–	(91,258)	68,569
- Public Lighting	3	206,771	–	(76,661)	130,110	–	–	(809)	(6,184)	–	–	7	4,706	–	–	81	–	–	–	3,148	216,084	–	(85,005)	131,079
- Roads	3	456,877	–	(164,549)	292,328	–	–	(2,438)	(9,018)	–	–	–	13,385	–	–	–	–	–	–	7,503	476,077	–	(174,317)	301,760
- Ticket Machines	3	1,825	–	22	1,847	–	–	–	(179)	–	–	–	7	–	–	–	–	–	–	57	1,925	–	(193)	1,732
- Traffic Signals	3	67,902	–	(26,236)	41,666	–	–	(1,330)	(2,733)	–	(219)	–	4,083	–	–	–	–	–	–	2,179	71,464	–	(27,818)	43,646
- Urban Elements	3	62,315	–	(36,599)	25,716	–	–	(266)	(3,369)	–	(33)	–	587	–	–	–	–	–	–	39,241	105,998	–	(44,122)	61,876
- Public Art	3	40,321	–	(484)	39,837	–	–	(15)	(74)	–	–	–	772	–	–	–	–	–	–	3,237	44,278	–	(521)	43,757
Library books		–	2,432	(1,278)	1,154	21	–	–	(597)	–	–	–	278	–	–	–	–	–	–	–	–	1,758	(902)	856
Equipment, Furniture and Fittings		–	25,776	(10,294)	15,482	186	–	–	(3,177)	–	–	–	2,105	–	–	–	–	–	–	–	–	28,155	(13,559)	14,596
Plant and equipment		–	21,253	(11,266)	9,987	–	–	(1,328)	(1,866)	–	–	–	1,967	–	–	–	–	–	–	–	–	18,110	(9,350)	8,760
Civic Collection		–	11,438	–	11,438	–	–	(12)	–	–	–	–	–	–	–	–	–	–	–	–	–	11,426	–	11,426
Total Infrastructure, property, plant and equipment		2,890,371	551,203	(1,331,077)	2,110,497	25,292	64,078	(58,701)	(57,068)	(128)	(360)	3,117	–	26,764	(3,613)	651	(9,464)	1,540	(3,592)	218,318	3,530,122	553,170	(1,765,961)	2,317,331
Comparatives		2,771,422	516,118	(1,319,317)	1,968,223	47,522	53,605	(15,007)	(52,988)	(1,823)	(11,424)	–	(283)	(1,181)	(1,511)	1,262	–	–	–	124,105	2,890,371	551,203	(1,331,077)	2,110,497

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Note 9. Infrastructure, property, plant & equipment and investment property (continued)

Investment property

		as at 30/06/25				Asset movements during the reporting period								as at 30/06/26			
$ '000	Fair Value Level	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount	Asset Additions New / Upgrade	Asset Additions Renewals	WDV of Asset Disposals	WIP Transfers	Tfrs from/(to) Inv. Properties	Revaluation Increments/ Decrements to P&L - Investment Properties (Note 6)	Revaluation Decrements to Equity (ARR) (Note 11)	Revaluation Increments to Equity (ARR) (Note 11)	At Fair Value	At Cost	Accumulated Depreciation	Carrying amount
Buildings and structures	2	4,705	–	–	4,705	–	–	–	–	(1,540)	90	–	–	3,255	–	–	3,255
Total investment property		4,705	–	–	4,705	–	–	–	–	(1,540)	90	–	–	3,255	–	–	3,255
Comparatives		3,065	–	–	3,065	–	–	–	283	–	1,357	–	–	4,705	–	–	4,705

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Note 9. 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 9(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.

Assets are valued at current replacement cost where there is no known market for buildings, infrastructure and other assets. 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

For land which Council has an unfettered right to sell, the "highest and best use" recognises the possibility of the demolition or substantial modification of some or all of the existing buildings and structures affixed to the land. Much of the land under

continued on next page ...

Note 9. Infrastructure, property, plant & equipment and investment property (continued)

Council's care and control is Crown land or has been declared as community land under the provisions of the *Local Government Act 1999*. Other types of restrictions also exist.

For land subject to these restrictions, 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". The reason for the current use of a large proportion of Council's assets being other than the "highest and best use" relates to Council's principal role as the provider of services to the community, rather than the use of those assets for the generation of revenue.

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

Council officers completed the valuation of Park Lands and Open Space assets effective at 30 June 2023, using unit rates and condition assessments obtained during 2022 and 2023, as detailed below. These inputs were reviewed and, where necessary, adjusted to reflect the replacement costs and asset condition at the valuation date.

- Date of valuation: 30 June 2023
- Valuation: Completed by Council officers
- Unit Rates:
  - Irrigation - Rates provided by City Operations team in 2022
  - Playground Equipment - Rates provided by City Operations team in 2022
  - Sportsfields and Sports Equipment - Provided by Rider Levitt Bucknell in 2023
  - Water Features - Provided by Rider Levitt Bucknell in 2023
- Condition audit:
  - Irrigation - Completed by an external contractor in 2022.
  - Playground Equipment - Completed by KICO in 2022
  - Sportsfields and Sports Equipment - Completed by Sproutt in 2023
  - Water Features - Completed by Sproutt in 2023

Assets purchased subsequent to this valuation have been measured at cost.

Land

Land - Other
- Date of valuation: 1 January 2026
- Valuer: Knight Frank Valuation and Advisory South Australia
- Basis of valuation: Fair value was determined using the market approach for saleable land, with reference to comparable market transactions

Community Land
- Date of valuation: 1 January 2026
- Valuer: Knight Frank Valuation and Advisory South Australia
- Basis of valuation: As Community Land is subject to sale restrictions, it is categorised within the Fair Value Level 3 of the fair value hierarchy. The land has been valued at current market value, less adjustments for applicable restrictions on its use and disposal

Land - Crown
- Council has care and control of Crown Land in accordance with the **Adelaide Park Lands Act 2005** and the **Adelaide Park Lands Plan**. This includes:
  - i) the land collectively known as the **Adelaide Park Lands**;
  - ii) **Victoria Square, Light Square, Hindmarsh Square, Hurtle Square, Whitmore Square and Wellington Square**; and
  - iii) **Brougham Gardens and Palmer Gardens**.

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Note 9. Infrastructure, property, plant & equipment and investment property (continued)

- The Adelaide Park Lands support a broad range of environmental, cultural, recreational and social values and activities. As these lands are held for public benefit and are not intended for sale, changes in market values have limited relevance to the delivery of Council services.
- Accordingly, all Crown Land is measured at cost.

Buildings

- Date of Valuation: 1 January 2026

Fair Value Level 2

- Valuer: Knight Frank Valuation and Advisory South Australia
- Valuation Basis: Buildings located on operational or other land are classified as Fair Value Level 2. Fair value was determined using the market or income approach in accordance with AASB 13. The building component is derived as the difference between the improved value and unimproved value of the underlying land and is classified within the lower level of the fair value hierarchy of the inputs used in the valuation. When determining the building valuation consideration was given to the highest and best use of the asset, which in some cases was a development site.
- Market Valuations completed by Knight Frank for 1 January 2026.
- Condition audit: Completed June 2026 by GHD (Central Market) and Lucid Consulting (other level 2 buildings).

Fair Value Level 3

- Valuation: Completed by Council Officers
- Valuation basis: Buildings (other than transportable buildings) located on community land are generally classified as Fair Value Level 3 due to the limited availability of observable market inputs. Fair value is determined using the cost approach, whereby the replacement cost (RC) of a modern equivalent asset is adjusted for physical deterioration, functional obsolescence and economic obsolescence to determine the current replacement cost (CRC).
- Unit Rates: Developed by North Projects for public toilets and Rider Levitt Bucknell for all other buildings for January 2026.
- Condition audit: Completed June 2026 by Sproutt (Public Toilets), GHD (Town Hall) and Lucid Consulting (all other assets)

Leasehold Improvements

- Leasehold Improvements are recognised at cost and depreciated over the shorter of the asset's life or remaining lease term.

Infrastructure

Infrastructure assets are valued based on the current replacement cost of these assets. The current replacement cost is comprised by the gross replacement cost (based on estimated unit costs for which a substitute asset with similar service potential, physical characteristics, dimensions, depth and environmental parameters could be constructed) and accumulated depreciation (based on estimated total and remaining useful lives informed by the condition assessment of the asset, and the planned asset management strategy applicable to the asset).

Details of the most recent comprehensive revaluation for each asset class are provided below. Between comprehensive revaluations, unit rates are adjusted annually using the LGPI Capital Index as the basis for indexation.

Bridges
- Date of Valuation: 30 June 2024
- Valuation: Completed by GHD
- Unit Rates: Provided by GHD using unit rates developed by Rider Levitt Bucknell
- Condition assessment: Performed by GHD completed throughout FY2023/24.

Footpaths
- Date of Valuation: 30 June 2022
- Valuation: Completed by Council officers
- Unit Rates: Supplied by Rider Levitt Bucknell
- Condition assessment: Performed by Infrastructure Management Group for the footpath network in FY2020/21.

Kerb and Water Table
- Date of Valuation: 30 June 2024

continued on next page ...

Note 9. Infrastructure, property, plant & equipment and investment property (continued)

- Valuation: Completed by Council officers
- Unit Rates: Supplied by Rider Levitt Bucknell
- Condition assessment: Performed by Sproutt completed June 2024.

Public Art
- Date of Valuation: 30 June 2026
- Unit Rates: Determined by Theodore Bruce Auctions Pty Ltd based on the fair value of these assets
- Condition Assessment: Theodore Bruce Auctions Pty Ltd completed May 2026.

Public Lighting and Electrical
- Date of Valuation: 30 June 2025
- Valuation: Completed by Council officers
- Unit Rates:
  - Sproutt and Deadshort Electrical provided unit rates for all lighting and electrical assets with the exception of Catenary Systems, which were provided by Ronstan Tensile Architecture
- Condition Assessment:
  - Luminaires, light poles and electrical pits – completed by Sproutt September 2025
  - Bud and catenary lighting – Condition was assessed on an aged based approach due to the short life of the asset
  - Underground Components (cabling and conduits) – Condition was assessed on an age based approach using assumptions from the surrounding assets. No comprehensive condition audit has been undertaken in recent years.

Roads
- Date of Valuation: 30 June 2024
- Valuation: Completed by Council officers
- Unit Rates: Determined using CoA's asphalt contracts to replace the associated road components. Chris Sale Consulting supplied unit rates for non-asphalt treatments and to benchmark asphalt contract calculations.
- Condition assessment: Performed by Infrastructure Management Group completed March 2024.

Stormwater and Drainage
- Date of Valuation: 30 June 2024
- Valuation: Completed by Council officers
- Unit Rates: Supplied by Rider Levitt Bucknell
- Condition audit:
  - Weirs – Completed by GHD for June 2024
  - GPT – completed by Urban Asset Solutions for June 2024
  - Stormwater Network - Due to the long life nature of the asset, aged based assumption has been used for condition.

Ticket Machines
- Date of Valuation: 30 June 2026
- Valuation: Completed by Council officers
- Unit Rates: Based on the most recent contracted rate to replace the ticket machines.
- Condition assessment: As the network was replaced in FY2024/25 the aged based approach has been used for this years' valuation.

Traffic Signals
- Date of Valuation: 30 June 2025
- Valuation: Completed by Council officers
- Unit Rates: Provided by Gridlock Electrical
- Condition assessment: Performed by Gridlock Electrical completed July 2025.

Urban Elements
- Date of Valuation: 30 June 2026
- Valuation: Completed by Council officers
- Unit Rates: Supplied by Rider Levitt Bucknell for simple urban element assets and Sproutt with CSC Consulting for complex urban element assets.
- Condition assessment: Completed by Sproutt for complex and simple assets June 2026.

Plant & Equipment

Plant and equipment is valued at historical cost less depreciation.

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Note 9. Infrastructure, property, plant & equipment and investment property (continued)

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.

Note 10. Liabilities

$ '000	Notes	2026 Current	2026 Non Current	2025 Current	2025 Non Current
(a) Trade and other payables					
Goods and services		6,944	–	9,477	–
Payments received in advance		12,699	15,895	12,592	16,063
Accrued expenses - employee entitlements		5,574	–	3,545	–
Accrued expenses - other		11,206	–	6,415	–
Deposits, retentions and bonds		742	–	388	–
Other		476	–	499	–
Total trade and other payables		37,641	15,895	32,916	16,063
(b) Borrowings					
Loans		–	9,600	–	23,820
Total Borrowings		–	9,600	–	23,820

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

Borrowings as at 30 June 2026 are offset by the Future Fund Reserve of $31,948,988 as disclosed under Note 11b.

(c) Provisions					
Annual Leave Employee Entitlements		7,367	–	6,766	–
Long Service Leave Employee Entitlements		6,833	2,749	6,728	2,076
Other		353	–	383	–
Total provisions		14,553	2,749	13,877	2,076

Notes to and forming part of the Financial Statements

for the year ended 30 June 2026

Note 11. Reserves

$ '000	as at 30/06/25 Opening Balance	Increments (Decrements)	Transfers	Impairments	as at 30/06/26 Closing Balance
(a) Asset revaluation reserve					
Land - other	170,564	91,554	–	–	262,118
Buildings	198,671	42,171	–	(131)	240,711
Infrastructure					
- Stormwater and Drainage	134,297	13,563	826	–	148,686
- Public Art	3,382	3,237	–	–	6,619
- Bridges	80,035	2,066	–	–	82,101
- Footpaths	261,117	8,266	–	3,065	272,448
- Kerb & Water Table	75,615	1,741	–	45	77,401
- Public Lighting	75,928	3,148	–	7	79,083
- Roads	224,628	7,503	–	–	232,131
- Ticket Machines	1,629	57	–	–	1,686
- Traffic Signals	27,784	2,179	–	(219)	29,744
- Urban Elements	29,151	39,241	–	(33)	68,359
Park Land Improvements	826	–	(826)	–	–
Other assets	1,003	–	–	–	1,003
JV's / associates - other comprehensive income	46	128	–	–	174
Total asset revaluation reserve	1,284,676	214,854	–	2,734	1,502,264
Comparatives	1,171,994	124,105	–	(11,424)	1,284,675

$ '000	as at 30/06/25 Opening Balance	Tfrs to Reserve	Tfrs from Reserve	Other Movements	as at 30/06/26 Closing Balance
(b) Other reserves					
Other reserves [i]	14,360	18,500	(911)	–	31,949
Total other reserves	14,360	18,500	(911)	–	31,949
Comparatives	36,630	–	(22,270)	–	14,360

(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.

Note 12. Reconciliation to Statement of Cash Flows

$ '000	Notes	2026	2025
(a) Reconciliation of cash			
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	7a	1,276	2,288
Balances per Statement of Cash Flows		1,276	2,288
(b) Reconciliation of Operating Result			
Net surplus/(deficit)		(44,848)	3,893
Non-cash items in income statements			
Depreciation, amortisation and impairment		61,464	60,332
Fair value adjustments		(90)	(1,357)
Equity Movements in Equity Accounted Investments (Increase) / Decrease		8	(13)
Non-cash asset acquisitions		(651)	(1,262)
Grants for capital acquisitions treated as investing activity		(4,920)	(4,722)
Net (gain)/loss on disposals		58,513	12,904
Interest on Financing Activity		2,481	1,075
		71,957	70,850
Add (less): changes in net current assets			
Net (Increase) / Decrease in Receivables		3,420	7,378
Change in allowances for under-recovery of receivables		942	66
Net (Increase) / Decrease in Inventories		107	55
Net (Increase) / Decrease in Other Assets		(31)	(924)
Net Increase / (Decrease) in Trade & Other Payables		4,203	2,256
Net Increase / (Decrease) in Unpaid Employee Benefits		601	(46)
Net Increase / (Decrease) in Other Provisions		748	(4,857)
Net cash provided by (or used in) operations		81,947	74,778

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Note 12. Reconciliation to Statement of Cash Flows (continued)

$ '000	2026	2025
(c) Reconciliation of Liabilities Arising from Financing Activities		
Borrowings and Lease Liabilities		
Opening Balance	74,386	44,395
Net Proceeds from/(Repayments of) Borrowings	(14,220)	23,820
Non-Cash Lease Additions	1,543	22,466
Non-Cash Lease Terminations	–	(10,883)
Non-Cash Accretion of interest	2,481	1,075
Lease Payments	(6,247)	(6,487)
Closing Balance	57,943	74,386
Non-cash financing (other)		
Bonds & Deposits		
Opening Balance	388	240
Bond / Deposit Proceeds Received/(Repayments Made) During the Year	162	148
Total Liabilities from Financing Activities	58,493	74,774

(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	60,400	46,180

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

Note 13. Financial instruments

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 8.50% (2025: 9.15%). 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.

Terms and conditions:

continued on next page ...

Note 13. Financial instruments (continued)

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.

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Note 13. Financial instruments (continued)

$ '000	Due < 1 year	Due > 1 year and ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
Financial assets and liabilities					
2026					
Financial assets					
Cash and cash equivalents	1,276	–	–	1,276	1,276
Receivables	22,235	81	525	22,841	22,675
Other financial assets	100	301	–	401	401
Total financial assets	23,611	382	525	24,518	24,352
Financial liabilities					
Payables	24,200	–	–	24,200	24,200
Non-current borrowings	–	–	9,600	9,600	9,600
Lease liabilities	5,076	14,951	98,443	118,470	48,343
Total financial liabilities	29,276	14,951	108,043	152,270	82,143
Total financial assets and liabilities	52,887	15,333	108,568	176,788	106,495
2025					
Financial assets					
Cash and cash equivalents	2,288	–	–	2,288	2,288
Receivables	26,163	79	536	26,778	26,620
Other financial assets	18,500	360	–	18,860	18,860
Total financial assets	46,951	439	536	47,926	47,768
Financial liabilities					
Payables	19,936	–	–	19,936	19,936
Non-current borrowings	–	–	23,820	23,820	23,820
Lease liabilities	6,279	17,551	97,904	121,734	50,566
Total financial liabilities	26,215	17,551	121,724	165,490	94,322
Total financial assets and liabilities	73,166	17,990	122,260	213,416	142,090

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

	2026		2025	
$ '000	Weighted Avg Interest Rate	Carrying Value	Weighted Avg Interest Rate	Carrying Value
Other variable rates	5.07%	9,600	5.26%	23,820
		9,600		23,820

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.

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Note 13. 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 7 and 8 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 both fixed and variable interest rate borrowings and investments. Cash flow fluctuations are managed holistically in seeking to minimise interest costs over the longer term in a risk averse manner.

Note 14. Capital expenditure and investment property commitments

$ '000	2026	2025
Capital commitments		
Capital expenditure committed for at the reporting date but not recognised in the financial statements as liabilities:		
Buildings	9,218	6,237
Drainage & Waterways	1,334	3,195
IT Corporate System	18	80
Lighting & Electrical	1,321	941
Park Lands & Squares	401	712
Plant & Equipment	689	473
Streetscapes	2,935	4,971
Transportation	4,036	5,919
Urban Elements	2,206	454
	22,158	22,982
These expenditures are payable:		
Not later than one year	22,158	22,982
	22,158	22,982

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.

(a) Right of use assets

$ '000	Buildings	Total
2026		
Opening balance	49,208	49,208
Additions to right-of-use assets	561	561
Adjustments to right-of-use assets due to re-measurement of lease liability	981	981
Depreciation charge	(4,267)	(4,267)
Adjustment to right-of-use asset due to early termination of lease	–	–
Balance at 30 June	46,483	46,483
2025		
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
Depreciation charge	(5,521)	(5,521)
Adjustment to right-of-use asset due to early termination of lease	(9,369)	(9,369)
Balance at 30 June	49,208	49,208

(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	2026	2025
Balance at 1 July	50,566	44,395
Additions	561	75
Adjustment to lease liabilities due to lease modifications	981	22,374
Adjustment to lease liabilities due to early termination	–	(10,866)
Accretion of interest	2,481	1,075
Payments	(6,247)	(6,487)
Balance at 30 June	48,342	50,566
Classified as:		
Current	2,700	3,314
Non-current	45,643	47,252

The maturity analysis of lease liabilities is included in Note 13.
The Council had total cash outflows for leases of $6.247m.

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Note 15. Leases (continued)

$ '000	2026	2025
The following are the amounts recognised in profit or loss:		
Depreciation expense of right-of-use assets	4,267	5,521
Interest expense on lease liabilities	2,481	1,075
Expense relating to short term leases	789	333
Expense relating to leases of low-value assets	68	62
Variable lease payments	842	777
Total amount recognised in profit or loss	8,447	7,768

(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 4.

Rentals received, and outgoings reimbursed, in relation to Investment Property are also disclosed in Note 4. 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 7 and 8.

$ '000	2026	2025
Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:		
Not later than one year	8,437	7,782
Later than one year and not later than 5 years	32,847	18,522
Later than 5 years	32,818	27,021
	74,102	53,325

Note 16. Superannuation

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 (12.00% in 2025/26; 11.50% in 2024/25). 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 2024/25) 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.

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 2026	Council's Share of Net Income 2025	Council's Share of Net Assets 2026	Council's Share of Net Assets 2025
Council's share of net income				
Joint ventures	(8)	13	5,392	5,065
Total Council's share of net income	(8)	13	5,392	5,065

(i) Joint ventures, associates and joint operations

(a) Carrying amounts

$ '000	Principal Activity	2026	2025
The Brown Hill and Keswick Creeks Stormwater Board	Implementation & oversight of stormwater infrastructure	5,392	5,065
Total carrying amounts - joint ventures and associates		5,392	5,065

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 2026	Interest in Operating Result 2025	Ownership Share of Equity 2026	Ownership Share of Equity 2025	Proportion of Voting Power 2026	Proportion of Voting Power 2025
The Brown Hill and Keswick Creeks Stormwater Board	8.00%	8.00%	8.00%	8.00%	20.00%	20.00%

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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 2026	2025
Opening Balance	5,065	4,066
Share in Operating Result	(8)	13
Share in the Capital Funding/Grants for New/Upgraded Assets & Asset Disposals	(113)	666
New Capital Contributions	320	320
Share in other comprehensive income	128	–
Council's equity share in the joint venture or associate	5,392	5,065

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
Adelaide Central Market Authority (ACMA)	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 2026	Ownership 2025	Voting Rights 2026	Voting Rights 2025
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 of 20 years. The lease contains payment terms of $1 per annum and is deemed a "Peppercorn" lease.

ACMA contracts staff from Council with the on-charge totalling $1,729,831 (2025: $1,443,661) for the year.

Council, as the parent entity, has provided an equity contribution of $1,351,958 (2025: $167,929) 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.

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Note 17(b). Controlled entities (continued)

Name of Operation/Entity	Principal Activity and Place of Business
Adelaide Park Lands Authority (APLA)	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 2026	Ownership 2025	Voting Rights 2026	Voting Rights 2025
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 2025-26 totalled $241,280 (2024-25: $306,399).

Other disclosures
APLA contracts staff from Council with the cost totalling $154,326 for the year (2025 $153,855)

Name of Operation/Entity	Principal Activity and Place of Business
Adelaide Economic Development Agency (AEDA)	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 2026	Ownership 2025	Voting Rights 2026	Voting Rights 2025
Council's Interest in Subsidiary	100%	100%	100%	100%

Other disclosures
The Adelaide Economic Development Agency contracts staff from the City of Adelaide. The cost of these services was $4,518,881 (2025: $4,182,801).

In the period an amount of $8,716,615 (2025: $8,412,973) was received by the Agency as contribution from the City of Adelaide.

Note 18. Non-current assets held for sale and discontinued operations

Details of assets and disposal groups

As at 30 June 2026, Council are intending to contribute land located at 218-232 Flinders Street to the City East Housing Development. As this is expected to settle in the next 12 months, the land has been classified as held for sale in the financial statements.

$ '000	2026	2025
(i). Carrying Amounts of Assets and Liabilities		
Assets		
Infrastructure, property, plant and equipment	9,464	–
Total assets	9,464	–
Net assets	9,464	–

Note 19. Contingencies & Assets / Liabilities Not Recognised in the Statement of Financial Position

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.

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Note 19. Contingencies & Assets / Liabilities Not Recognised in the Statement of Financial Position (continued)

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 $1,254,849 as at 30 June 2026 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.

Note 20. Events after the Reporting Date

Events that occur after the reporting date of 30 June 2026, 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 on which the final financial report was certified under regulation 15 of the *Local Government (Financial Management) Regulations 2026* as the date these General Purpose Financial Statements were "authorised for issue".

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

Note 21. 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, 20 persons were paid the following total compensation:

$ '000	2026	2025
The compensation paid to key management personnel comprises:		
Short-term employee benefits	2,231	2,025
Post-employment benefits	198	168
Long-term benefits	–	1
Total	2,429	2,194

Compensation paid excludes reimbursement of expenses incurred on behalf of Council

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Note 21. Related party transactions (continued)

Receipts from key management personnel comprise:

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 $21,311
- LGFA for whom M. Sedgman, CEO, is Board Chair - Interest and special distributions received from LGFA of $193,822
- Mary Couros, Councillor, received a grant payment to the value of $4,500 under the Sustainability Incentives Scheme.
- Australia Day Council for whom Carmel Noon, Deputy Lord Mayor, is a member of the management committee / board – received $110,000 from CoA
- Adelaide Festival Board, for whom Carmel Noon, Deputy Lord Mayor, is a member of the management committee / board - received $159,500 from CoA
- Business Event Adelaide for whom Carmel Noon, Deputy Lord Mayor, is a member of the management committee / board – received $457,000 from CoA

Note 22. Capital City Development and Economic Development (Unaudited)

Expenditure incurred in accordance with the Capital City Committee Capital City Development Program per Section 34(1)(a) of the *City of Adelaide Act 1998* totalled $40.8m for 2025-26 (2024-25: $62.8). This represents 14.69% (2024-25: 23.53%) of total expenditure for the year ended 30 June 2026.

In accordance with the requirements of the *City of Adelaide Act 1998* per Section 34(1)(b), expenditure of $20.0m (2024-25: $19.1m) was incurred for works, services and activities that directly related to Council's economic development program. This represents 7.21% (2024-25: 6.94%) of the total expenditure for the year ended 30 June 2026.

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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL REPORT

To the members of City of Adelaide

Opinion

We have audited the accompanying financial report of City of Adelaide (the Company) and its subsidiaries (the Council), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and cash flow statement 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 presents fairly, in all material respects, the financial position of the Council as at 30 June 2026, and its financial performance and its cash flows for the year then ended in accordance with the 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 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 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 subsidiaries including Adelaide Park Lands Authority, Adelaide Central Market Authority, Adelaide Economic Development Agency and the Annual Report of The Brown Hill and 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 (including the Australian Accounting Interpretations), the *Local Government Act 1999* and the *Local Government (Financial Management) Regulations 2011* and for such internal control as Council determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

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In preparing the financial report, Management is responsible for assessing the Council'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 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 responsibility 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 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.

As part of an audit of the financial report in accordance with 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 of the financial report 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 Council's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.
- Conclude on the appropriateness of Council'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 Council'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 Council 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.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS



Tim Muhlhausler CA, Registered Company Auditor
Partner

23 September 2026

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& Business Consultants

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INDEPENDENT ASSURANCE REPORT ON THE INTERNAL CONTROLS

To the members of City of Adelaide

Opinion

We have audited the compliance of City of Adelaide (the Council) with the requirements of Section 125 of the *Local Government Act 1999* in relation only to the internal controls established by the Council to ensure that financial transactions relating to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities for the period 1 July 2025 to 30 June 2026 have been conducted properly and in accordance with law.

In our opinion, the Council has complied, in all material respects, with *Section 125 of the Local Government Act 1999* in relation to internal controls established by the Council in relation to the receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities so as to provide reasonable assurance that the financial transactions of the Council have been conducted properly and in accordance with law for the period 1 July 2025 to 30 June 2026.

Basis for opinion

We conducted our engagement in accordance with applicable Australian Standards on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* and ASAE 3150 *Assurance Engagements on Controls*, issued by the Australian Auditing and Assurance Standards Board, in order to state whether, in all material respects, the Council has complied with Section 125 of the *Local Government Act 1999* in relation only to the internal controls specified above for the period 1 July 2025 to 30 June 2026. ASAE 3000 also requires us to comply with the relevant ethical requirements of the Australian professional accounting bodies.

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

The Council's responsibility for internal controls

The Council is responsible for implementing and maintaining an adequate system of internal controls, in accordance with Section 125 of the *Local Government Act 1999* to ensure that the receipt, expenditure and investment of money, acquisition and disposal of property, and incurring of liabilities have been conducted properly and in accordance with law.

Our independence and quality management

We have complied with the independence and other 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.

Auditor's responsibility

Our responsibility is to express an opinion on the Council's compliance with Section 125 of the *Local Government Act 1999* in relation only to the internal controls established by the Council to ensure that financial transactions relating to receipt, expenditure and investment of money, acquisition and disposal of property and incurring of liabilities have been conducted properly and in accordance with law, based on our procedures. Our engagement has been conducted in accordance with applicable Australian Standards on Assurance Engagements ASAE 3000 *Assurance Engagements Other than Audits or Reviews of Historical Financial Information* and ASAE 3150 *Assurance Engagements on Controls*, issued by the Australian Auditing and Assurance Standards Board, in order to state whether, in all material respects, the Council has complied with Section 125 of the *Local Government Act 1999* in relation only to the internal controls specified above for the period 1 July 2025 to 30 June 2026. ASAE 3000 also requires us to comply with the relevant ethical requirements of the Australian professional accounting bodies.

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

An assurance engagement on 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.

Limitation of use
This report has been prepared for the members of the Council in accordance with Section 129 of the *Local Government Act 1999* in relation to the internal controls specified above. We disclaim any assumption of responsibility for any reliance on this report by any persons or users other than the members of the Council, or for any purpose other than that for which it was prepared.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS



Tim Muhlhausler CA, Registered Company Auditor
Partner

23 September 2026

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 2026, the Council's Auditor, Galpins 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*.

George Anthony Spartalis
Acting Chief Executive Officer

Mark Davies
Presiding Member, Audit and Risk Committee

Date: 23 September 2026

Galpins
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& Business Consultants

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AUSTRALIA + NEW ZEALAND

CITY OF ADELAIDE

GENERAL PURPOSE FINANCIAL STATEMENTS
For the year ended 30 June 2026

Statement by Auditor

I confirm that, for the audit of the financial statements of City of Adelaide (the Company) and its subsidiaries (the Council) for the year ended 30 June 2026, I have maintained my independence in accordance with the requirements of APES 110 – *Code of Ethics for Professional Accountants (Including Independence Standards)*, 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*.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS

Tim Muhlhausler CA, Registered Company Auditor

Partner

23 September 2026

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Adelaide Central Market Authority

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2026

Adelaide Central Market Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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Adelaide Central Market Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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 2026 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.

George Anthony Spartalis
CITY OF ADELAIDE
ACTING CHIEF EXECUTIVE OFFICER

Theo Maras AM
ADELAIDE CENTRAL MARKET AUTHORITY
CHAIR

Date: 23/9/26

Adelaide Central Market Authority

Statement of Comprehensive Income

for the year ended 30 June 2026

$ '000	Notes	2026	2025
Income			
User Charges	4a	5,553	5,468
Grants, Subsidies and Contributions	4b	12	50
Reimbursements	4c	-	8
Other Income	4d	109	144
Total Income		**5,674**	**5,670**
Expenses			
Materials, Contracts & Other Expenses	5a	6,981	5,969
Depreciation, Amortisation & Impairment	5b	42	39
Finance Costs	5c	3	1
Total Expenses		**7,026**	**6,009**
Operating Surplus / (Deficit)		(1,352)	(339)
Net Surplus / (Deficit)		(1,352)	(339)
Total Comprehensive Income		(1,352)	(339)

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 3

Adelaide Central Market Authority

Statement of Financial Position
as at 30 June 2026

$ '000	Notes	2026	2025
ASSETS			
Current Assets			
Cash and Cash Equivalents	6a	-	-
Trade & Other Receivables	6b	482	319
Inventories	6c	64	50
Other Current Assets	6d	53	15
Subtotal		599	384
Total Current Assets		**599**	**384**
Non-Current Assets			
Right-of-use Assets	12	39	81
Other Non-Current Assets	7	121	87
Total Non-Current Assets		**160**	**168**
TOTAL ASSETS		759	552
LIABILITIES			
Current Liabilities			
Trade & Other Payables	8	723	475
Lease Liabilities	12	36	37
Subtotal		759	512
Total Current Liabilities		**759**	**512**
Non-Current Liabilities			
Lease Liabilities	12	-	40
Total Non-Current Liabilities		**-**	**40**
TOTAL LIABILITIES		759	552
Net Assets		-	-
EQUITY			
Accumulated Surplus		(2,315)	(963)
Other Reserves	9	2,315	963
Total Equity		-	-

Adelaide Central Market Authority

Statement of Changes in Equity
for the year ended 30 June 2026

$ '000	Notes	Accumulated Surplus	Other Reserves	Total Equity
2026				
Balance at the end of previous reporting period		(963)	963	-
Restated Opening Balance		**(963)**	**963**	-
Net Surplus / (Deficit) for Year		(1,352)		**(1,352)**
Other Comprehensive Income				
- Parent Contribution		-	1,352	**1,352**
Other Comprehensive Income	9a	-	1,352	**1,352**
Total Comprehensive Income		**(1,352)**	**1,352**	-
Transfers between Reserves		-		-
Balance at the end of period		**(2,315)**	**2,315**	-
2025				
Balance at the end of previous reporting period		(624)	795	**171**
Restated Opening Balance		**(624)**	**795**	**171**
Net Surplus / (Deficit) for Year		(339)		**(339)**
Other Comprehensive Income				
- Parent Contribution		-	168	**168**
Other Comprehensive Income	9a	-	168	**168**
Total Comprehensive Income		**(339)**	**168**	**(171)**
Balance at the end of period		**(963)**	**963**	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 5

Adelaide Central Market Authority

Statement of Cash Flows
for the year ended 30 June 2026

$ '000	Notes	2026	2025
Cash Flows from Operating Activities			
Receipts			
User Charges		5,553	5,468
Grants, Subsidies and Contributions (operating purpose)		12	50
Reimbursements		-	8
Other Receipts		(63)	331
Payments			
Materials, contracts & other expenses		(6,810)	(5,983)
Net Cash provided by (or used in) Operating Activities	10	**(1,308)**	**(126)**
Cash Flows from Investing Activities			
Receipts			
Nil			
Payments			
Nil			
Net Cash provided by (or used in) Investing Activities		-	-
Cash Flows from Financing Activities			
Receipts			
City of Adelaide Contribution		1,352	168
Payments			
Repayment of principal portion of lease liabilities		(44)	(42)
Net Cash provided by (or used in) Financing Activities		**1,308**	**126**
Net Increase (Decrease) in Cash Held		-	-
plus: **Cash & Cash Equivalents at beginning of period**		-	-
Cash & Cash Equivalents at end of period	10	-	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 6

Adelaide Central Market Authority

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

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Adelaide Central Market Authority

Notes to and forming part of the Financial Statements
for the period ended 30 June 2026

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* dated 25 September 2026.

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 the Authority.

1.5 Going Concern

Under the *Local Government Act 1999*, all liabilities incurred or assumed by the Authority are guaranteed by the City of Adelaide (the Council).

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.

Note 1. Summary of Material Accounting Policies (continued)

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.

All receivables are reviewed as at the reporting date and adequate allowance made for amounts the receipt of which is considered doubtful. Most receivables relate to stall holder leases and are secured in part by bank or director's guarantees.

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.

5 Inventories

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

6 Payables

6.1 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.

6.2 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 as the case may be.

Note 1. Summary of Material Accounting Policies (continued)

7 Employee Benefits

The Authority does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

8 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.

8.1 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, as follows:

Buildings	3 years

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

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.

Note 1. Summary of Material Accounting Policies (continued)

8.2 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.

9 GST Implications

In accordance with Interpretation Abstract 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.

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 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 2026. These standards have not been adopted by the Authority and will be included in the financial statements on their effective date.

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 the Authority.

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 Disclaimer

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

Notes to and forming part of the Financial Statements

for the year ended 30 June 2026

Note 2. Financial Indicators

$ '000	Amounts 2026	Indicator 2026	Prior Periods 2025	2024
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 / Total Operating Income	(1,352) / 5,674	(24%)	(6%)	2%
This ratio expresses the operating surplus as a percentage of total operating revenue.				
2. Net Financial Liabilities Ratio				
Net Financial Liabilities / Total Operating Income	277 / 5,674	5%	4%	(1%)
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.				

Note 3. Uniform Presentation of Finances

$ '000	2026	2025

The following is a high-level summary of both operating and capital investment activities of the Council 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. 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		
User Charges	5,553	5,468
Grants, Subsidies and Contributions	12	50
Reimbursements	-	8
Other Income	109	144
Expenses		
Materials, Contracts & Other Expenses	(6,981)	(5,969)
Depreciation, Amortisation & Impairment	(42)	(39)
Finance Costs	(3)	(1)
Adjusted Operating Surplus (Deficit) before Capital amounts	**(1,352)**	**(339)**
Net Outlays on Existing Assets		
Finance Lease Payments for Right of Use Assets on Existing Assets (Principal)	(44)	(42)
add back Depreciation, Amortisation and Impairment	42	39
	(2)	**(3)**
Net Outlays on New and Upgraded Assets		
Nil		
Adjusted Annnual Net Impact to Financing Activities (surplus/(deficit))	**(1,354)**	**(342)**

Note 4. Income

$ '000	Notes	2026	2025
(a). User Charges			
Property Lease		4,384	4,393
Property Recovery		1,169	1,075
Total User Charges		5,553	5,468
(b). Grants, Subsidies, Contributions			
Other Grants, Subsidies and Contributions		12	50
Total Other Grants, Subsidies and Contributions		**12**	**50**
Total Grants, Subsidies, Contributions		12	50
(i) Sources of grants			
State Government		12	50
Total		12	50
(c). Reimbursements			
Other		-	8
Total Reimbursements		-	8
(d). Other Income			
Merchandise Sales		71	72
Commission		38	72
Total Other Income		109	144

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 5. Expenses

$ '000	Notes	2026	2025
(a). Materials, Contracts and Other Expenses			
(i) Prescribed Expenses			
Auditor's Remuneration		10	10
Bad and Doubtful Debts		(7)	18
Board Fees		138	142
Subtotal - Prescribed Expenses		**141**	**170**
(ii) Other Materials, Contracts and Expenses			
Contractors		2,007	1,508
Energy		673	731
Maintenance		617	527
Legal Expenses		139	52
Levies Paid to Government - including Landscape levy		34	29
Parts, Accessories & Consumables		66	69
Professional Services		707	457
Advertising and Promotion		234	192
Bank Charges and Cash Collection		8	16
Catering		4	4
Cleaning		903	870
Water		116	117
External Plant Hire		12	1
Insurance		109	96
Minor Plant and Equipment		1	9
Printing, Freight and Postage		62	75
Rates and Taxes		68	57
Security		587	559
Subscriptions		7	3
Training and Development		5	3
Waste Services		467	412
Other		14	12
Subtotal - Other Material, Contracts & Expenses		**6,840**	**5,799**
Total Materials, Contracts and Other Expenses		6,981	5,969

Note 5. Expenses (continued)

$ '000	Notes	2026	2025
(b). Depreciation, Amortisation and Impairment			
(i) Depreciation and Amortisation			
Right-of-Use Assets		42	39
Subtotal		**42**	**39**
Total Depreciation, Amortisation and Impairment		42	39
(c). Finance Costs			
Interest on Leases		3	1
Total Finance Costs		3	1

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 6. Current Assets

$ '000	Notes	2026	2025
(a). Cash & Cash Equivalent Assets			
Cash on Hand and at Bank		-	-
Total Cash & Cash Equivalent Assets		-	-
(b). Trade & Other Receivables			
Accrued Revenues		188	199
Debtors - General		24	53
GST Recoupment		42	18
Prepayments		7	10
Inter-Entity Debtor		242	66
Subtotal		**503**	**346**
Less: Allowance for Doubtful Debts		(21)	(27)
Total Trade & Other Receivables		482	319
(c). Inventories			
Trading Stock		64	50
Total Inventories		64	50
(d). Other Current Assets			
Lease Incentives		53	15
Total Other Current Assets		53	15

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 lease incentives are shown in Note 7. Non-Current Assets

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 7. Non-Current Assets

$ '000	Notes	2026	2025
(a). Other Non-Current Assets			
(i) Other			
Lease Incentives		121	87
Total Other		121	87
Total Other Non-Current Assets		121	87

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 8. Liabilities

$ '000	Notes	2026 Current	2026 Non Current	2025 Current	2025 Non Current
(a). Trade and Other Payables					
Payments Received in Advance		185	-	191	-
Accrued Expenses - Other		323	-	68	-
Trade Payables		215	-	216	-
Total Trade and Other Payables		723	-	475	-

Note 9. Reserves

(a). Other Reserves

	30/06/2025	Parent Contribution	Transfer from Reserve	Other Movement	30/06/2026
City of Adelaide Contribution	963	1,352	-	-	2,315
Total Other Reserves	963	1,352	-	-	2,315
Comparatives	795	168	-	-	963

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.

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 10. Reconciliation to Statement of Cash Flows

$ '000	Notes	2026	2025

(a). Reconciliation of Cash

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	-	-
Balances per Statement of Cash Flows	**-**	**-**

(b). Reconciliation of Change in Net Assets to Cash from Operating Activities

Net Surplus/(Deficit)	**(1,352)**	**(339)**
Non-Cash Items in Income Statements		
Depreciation, Amortisation & Impairment	42	39
Deemed Contribution to (from) City of Adelaide	(1,352)	(168)
	(2,662)	**(468)**
Add (Less): Changes in Net Current Assets		
Net (Increase)/Decrease in Receivables	1,195	320
Change in Allowances for Under-Recovery of Receivables	(6)	17
Net (Increase)/Decrease in Inventories	(14)	(26)
Net (Increase)/Decrease in Other Current Assets	(71)	(23)
Net Increase/(Decrease) in Trade & Other Payables	250	54
Net Increase/(Decrease) in Unpaid Employee Benefits	-	-
Net Increase/(Decrease) in Other Provisions	-	-
Net Increase/(Decrease) in Other Liabilities	-	-
Net Cash provided by (or used in) operations	**(1,308)**	**(126)**

(c). Non-Cash Financing and Investing Activities

Borrowings			
Opening Balance	2i	77	34
Non-Cash Lease Additions		-	84
Non-Cash Accretion of Interest		3	1
Lease Payments		(44)	(42)
Total Liabilities from Financing Activities		**36**	**77**

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 11. Financial Instruments

$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2026					
Financial Assets					
Receivables	433	-	-	433	433
Total Financial Assets	**433**	**-**	**-**	**433**	**433**
Financial Liabilities					
Payables	538	-	-	538	538
Lease Liabilities	41	-	-	41	36
Total Financial Liabilities	**579**	**-**	**-**	**579**	**574**

$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2025					
Financial Assets					
Receivables	291	-	-	291	291
Total Financial Assets	**291**	**-**	**-**	**291**	**291**
Financial Liabilities					
Payables	284	-	-	284	284
Lease Liabilities	40	41	-	81	77
Total Financial Liabilities	**324**	**41**	**-**	**365**	**361**

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.

Note 11. Financial Instruments (continued)

$ '000

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 6 & 7 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.

Note 12. Leases

$ '000	2026	2025

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 5.

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
2026		
Opening Balance	81	81
Adjustments to right-of-use assets due to re-measurement of lease liability	-	-
Depreciation charge	(42)	(42)
Balance at 30 June 2026	39	39
2025		
Opening Balance	36	36
Adjustments to right-of-use assets due to	84	84
Depreciation charge	(39)	(39)
Balance at 30 June 2025	81	81

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

$ '000	2026	2025
Balance at 1 July	77	34
Additions	-	84
Accretion of interest	3	1
Payments	(44)	(42)
Balance at 30 June	**36**	**77**

Note 12. Leases (continued)

The Authority as a Lessee (continued)

$ '000	2026	2025
Classified as:		
Current	36	37
Non Current	-	40

The maturity analysis of lease liabilities is included in Note 10.

The Authority had total cash outflows for leases of $43 534 in 2025-26 (2025: $41,999).

The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	42	39
Interest expense on lease liabilities	3	1
Total amount recognised in profit or loss	**45**	**40**

The Authority as a Lessor

Leases Providing Revenue to the Authority

$ '000	2026	2025
Future minimum rentals receivable under non-cancellable operating leases as at 30 June, are as follows:		
Not later than one year	4,297	4,014
Later than one year and not later than 5 years	21,787	8,285
Later than 5 years	5,137	103
	31,221	**12,402**

Note 13. Events After the Statement of Financial Position Date

Events that occur after the reporting date of 30 June 2026, 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 25/09/26.

The Authority is not aware of any "non adjusting events" that merit disclosure.

Note 14. Related Party Transactions

$ '000	2026	2025
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, 8 persons were paid the following total cumulative compensation which have been included within Board Fees and Contractors in note 5:		
The compensation paid to Key Management Personnel comprises:		
Short-Term Employee Benefits	360	316
Post-Employment Benefits	40	68
Total	400	384

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 $1,729,831 (2025: $1,443,661) for the year.

Council, as the parent entity, has provided an equity contribution of $1,351,958 (2025: $167,929) 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.

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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL REPORT

To the members of Adelaide Central Market Authority

Opinion

We have audited the accompanying financial report of Adelaide Central Market Authority (the Authority), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Certification of 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 2026, and its financial performance and its cash flows for the year then ended in accordance with the Australian Accounting Standards, *Local Government Act 1999* and *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 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 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.

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 that is 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 related 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 misstatements, 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 report.

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As part of an audit of the financial report in accordance with 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, misrepresentation, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit of the financial report in order to design 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 management.
- 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.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS



Tim Muhlhausler CA, Registered Company Auditor
Partner

23 September 2026

Adelaide Central Market Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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 2026, the Council's Auditor, Galpins 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.*

George Anthony Spartalis
Acting Chief Executive Officer
CITY OF ADELAIDE

Theo Maras AM
Chair
ADELAIDE CENTRAL MARKET AUTHORITY

Mark Davies
Presiding Member
CITY OF ADELAIDE AUDIT & RISK COMMITTEE

Date: 23/9/26

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ADELAIDE CENTRAL MARKET AUTHORITY

GENERAL PURPOSE FINANCIAL STATEMENTS
For the year ended 30 June 2026

Statement by Auditor

I confirm that, for the audit of the financial statements of Adelaide Central Market Authority for the year ended 30 June 2026, I have maintained my independence in accordance with the requirements of APES 110 – *Code of Ethics for Professional Accountants (Including Independence Standards)*, 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*.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS

Tim Muhlhausler CA, Registered Company Auditor

Partner

23 September 2026

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Adelaide Economic Development Agency

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2026

Adelaide Economic Development Agency

General Purpose Financial Statements
for the year ended 30 June 2026

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Adelaide Economic Development Agency

General Purpose Financial Statements
for the year ended 30 June 2026

Certification of Financial Statements

We have been authorised by Adelaide Economic Development Agency (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 2026 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's accounting and other records.

Steve Maras
CHAIR
ADELAIDE ECONOMIC DEVELOPMENT AGENCY

George Anthony Spartalis
ACTING CHIEF EXECUTIVE OFFICER
CITY OF ADELAIDE

Date: 23/09/2026

Adelaide Economic Development Agency

Statement of Comprehensive Income

for the year ended 30 June 2026

$ '000	Notes	2026	2025
Income			
Rates	4a	4,166	4,049
User Charges	4b	554	656
Reimbursements	4c	41	-
Other Income	4d	7	7
Grants, Subsidies and Contributions	4e	8,723	8,428
Total Income		**13,491**	**13,140**
Expenses			
Materials, Contracts & Other Expenses	5a	13,113	12,666
Depreciation, Amortisation & Impairment	5b	126	96
Finance Costs	5c	7	7
Total Expenses		**13,246**	**12,769**
Operating Surplus / (Deficit)		245	371
Net Surplus / (Deficit) [1]		245	371
Total Comprehensive Income		245	371

[1] Transferred to Statement of Changes in Equity

Adelaide Economic Development Agency

Statement of Financial Position
as at 30 June 2026

$ '000	Notes	2026	2025
ASSETS			
Current Assets			
Trade & Other Receivables	6a	1,171	1,240
Inventories	6b	26	4
Subtotal		1,197	1,244
Total Current Assets		**1,197**	**1,244**
Non-Current Assets			
Infrastructure, Property, Plant & Equipment	7	137	14
Right-of-use Assets	11a	76	149
Total Non-Current Assets		**213**	**163**
TOTAL ASSETS		1,410	1,407
LIABILITIES			
Current Liabilities			
Trade & Other Payables	8a	443	610
Lease Liabilities	11b	60	73
Total Current Liabilities		**503**	**683**
Non-Current Liabilities			
Trade & Other Payables	8a	-	-
Lease Liabilities	11b	23	85
Total Non-Current Liabilities		**23**	**85**
TOTAL LIABILITIES		526	768
Net Assets		884	639
EQUITY			
Accumulated Surplus		884	639
Total Equity		884	639

Adelaide Economic Development Agency

Statement of Changes in Equity
for the year ended 30 June 2026

$ '000	Notes	Accumulated Surplus	Other Reserves	Total Equity
2026				
Opening Balance		639	-	639
Net Surplus / (Deficit) for Year		245	-	**245**
Total Comprehensive Income		**245**	-	**245**
Balance at the end of period		**884**	-	**884**
2025				
Balance at the end of previous reporting period		268		268
Net Surplus / (Deficit) for Year		371	-	**371**
Total Comprehensive Income		**371**	-	**371**
Balance at the end of period		**639**	-	**639**

Adelaide Economic Development Agency

Statement of Cash Flows
for the year ended 30 June 2026

$ '000	Notes	2026	2025
Cash Flows from Operating Activities			
Receipts			
Rates		4,166	4,049
User Charges		586	645
Grants, Subsidies and Contributions (operating purpose)		8,973	8,428
Reimbursements		41	-
Other Receipts		7	7
Payments			
Materials, Contracts & Other Expenses		(13,515)	(13,075)
Net Cash provided by (or used in) Operating Activities	9a	**258**	**54**
Cash Flows from Investing Activities			
Receipts			
Nil			
Payments			
Expenditure on New/Upgraded Assets		(176)	-
Net Cash provided by (or used in) Investing Activities		**(176)**	**-**
Cash Flows from Financing Activities			
Receipts			
Nil			
Payments			
Repayment of Lease Liabilities (Principal)		(82)	(54)
Net Cash provided by (or used in) Financing Activities		**(82)**	**(54)**
Net Increase (Decrease) in Cash Held		-	-
plus: **Cash & Cash Equivalents at beginning of period**		-	-
Cash & Cash Equivalents at end of period		-	-

Adelaide Economic Development Agency

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

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Note 1. Summary of Material Accounting Policies

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* dated 23 September 2026.

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 Agency'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 estimates or assumptions made in these financial statements that would impact the users' understanding of the financial position of the Agency.

1.5 Economic dependence

Under the *Local Government Act 1999*, all liabilities incurred or assumed by the Agency are guaranteed by the City of Adelaide (the Council). The Agency is reliant on contributions from the City of Adelaide to remain viable. See Note 4 for details of contributions received.

2 The local government reporting entity

The Agency is incorporated under the South Australian *Local Government Act 1999* and has its principal place of business at 25 Pirie Street, Adelaide.

The Agency was established on 14 January 2021 as a subsidiary of the 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.

Note 1. Summary of Material Accounting Policies (continued)

3 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.

3.1 Rates Revenue

Rates are recognised as revenue when the Agency obtains control over these receipts which is the beginning of the rating period to which they relate. Rebates are recognised in the same period as the rates to which they relate.

3.2 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.

3.3 Grant income

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

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. A detailed statement of the accounting policies applied to financial instruments forms part of Note 10.

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

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 Agency includes the cost of all materials used in

Note 1. Summary of Material Accounting Policies (continued)

construction, direct labour on the project and other overhead costs directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

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 Agency for each type of asset. 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 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

6.4 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).

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 (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 as the case may be.

8 Employee Benefits

The Agency does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

Note 1. Summary of Material Accounting Policies (continued)

9 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.

9.1 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.

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

The right-of-use assets are also subject to impairment. Refer to the accounting policies in section 6.4 Impairment.

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.

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.

10 GST Implications

In accordance with Interpretation Abstract 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.

Note 1. Summary of Material Accounting Policies (continued)

11 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.

12 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 2026. These standards have not been adopted by the Agency and will be included in the financial statements on their effective date.

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

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 has determined that there is no expected material impact on the reported financial position or performance.

13 Disclaimer

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

Note 2. Financial Indicators

$ '000	Amounts 2026	Indicator 2026	Prior Periods 2025	2024
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	**245**	**2%**	3%	(0%)
Total Operating Income	**13,491**			
This ratio expresses the operating surplus as a percentage of total operating revenue.				
2. Net Financial Liabilities Ratio				
Net Financial Liabilities	**(645)**	**(5%)**	(4%)	(1%)
Total Operating Income	**13,491**			
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.				

Note 3. Uniform Presentation of Finances

$ '000	2026	2025
The following is a high-level summary of both operating and capital investment activities of the Agency prepared on a modified Uniform Presentation Framework basis.		
All Councils and Council subsidiaries in South Australia have agreed to summarise annual budgets and long-term financial plans on the same basis.		
The arrangements ensure that all Councils and their subsidiaries provide a common 'core' of financial information, which enables meaningful comparisons of each Council's finances.		
Income	13,491	13,140
less Expenses	(13,246)	(12,769)
Operating Surplus / (Deficit)	**245**	**371**
Net Outlays on Existing Assets		
add back Depreciation, Amortisation and Impairment	126	96
Lease liability payments (Principal)	(82)	(54)
Subtotal	**44**	**42**
Net Outlays on New and Upgraded Assets		
Capital Expenditure on New and Upgraded Assets	(176)	-
Subtotal	**(176)**	**-**
Net Lending / (Borrowing) for Financial Year	**113**	**413**

Note 4. Income

$ '000	Notes	2026	2025
(a). Rates Revenues			
Other Rates (Including Service Charges)			
Rundle Mall Separate Rate		4,194	4,076
Less: mandatory rebates		(28)	(27)
Total Other Rates		4,166	4,049
Total Rates Revenues		4,166	4,049
(b). User Charges			
Event Fees		26	71
Rundle Mall		528	585
Total User Charges		554	656
(c). Reimbursements			
Other		41	-
Total Reimbursements		41	-
(d). Other Income			
Merchandise Sales		7	7
Total Other Income		7	7
(e). Grants, Subsidies, Contributions			
Other Grants, Subsidies and Contributions		8,723	8,428
Total Other Grants, Subsidies and Contributions		**8,723**	**8,428**
Total Grants, Subsidies, Contributions		8,723	8,428

In the period, an amount of $8,716,615 (2025: $8,412,973) was received by the Agency as contribution from the City of Adelaide.

(i) Sources of grants		
Other	5	15
City of Adelaide Contribution	8,718	8,413
Total	8,723	8,428

Note 5. Expenses

$ '000	Notes	2026	2025
(a). Materials, Contracts and Other Expenses			
(i) Prescribed Expenses			
Auditor's Remuneration		3	1
Bad and Doubtful Debts		1	5
Board Fees		101	130
Lease Expense - Low Value Assets / Short Term Leases		14	48
Subtotal - Prescribed Expenses		**119**	**184**
(ii) Other Materials, Contracts and Expenses			
Contractors		4,979	4,481
Energy		3	7
Maintenance		10	-
Legal Expenses		27	2
Parts, Accessories & Consumables		10	20
Professional Services		375	239
Sundry		17	21
Advertising and Promotion		2,601	2,720
Catering		17	24
Cleaning		1	6
Communications		-	1
Contractual Expenses		-	7
Water		6	5
External Plant Hire		684	596
Insurance		18	17
Minor Plant and Equipment		27	31
Printing, Freight and Postage		34	23
Rates and Taxes		8	12
Security		510	413
Sponsorships, Contributions and Donations		3,329	3,605
Subscriptions		279	148
Training and Development		29	13
Venue Hire		11	82
Other		18	9
Subtotal - Other Material, Contracts & Expenses		**12,994**	**12,482**
Total Materials, Contracts and Other Expenses		13,113	12,666

Note 5. Expenses (continued)

$ '000	Notes	2026	2025
(b). Depreciation, Amortisation and Impairment			
Right-of-use Assets		73	54
Equipment, Furniture & Fittings	7	53	42
Total Depreciation, Amortisation and Impairment		126	96
(c). Finance Costs			
Interest on Leases		7	7
Total Finance Costs		7	7

Note 6. Current Assets

$ '000	Notes	2026	2025
(a). Trade & Other Receivables			
Debtors - General		31	32
GST Recoupment		60	122
Prepayments		42	20
Inter-Entity Debtor		1,044	1,071
Subtotal		**1,177**	**1,245**
Less: Allowance for Doubtful Debts		(6)	(5)
Total Trade & Other Receivables		1,171	1,240
(b). Inventories			
Trading Stock		7	4
Gift Cards		19	-
Total Inventories		26	4

Adelaide Economic Development Agency

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 7 Infrastructure, Property, Plant & Equipment

	as at 30 June 2025			Asset Movements during the Reporting Period			as at 30 June 2026		
$ '000	At Cost	Accumulated Dep'n	Carrying Value	Asset Additions	Depreciation Expense (Note 5b)	Disposal	At Cost	Accumulated Dep'n	Carrying Value
Plant and Equipment									
Equipment, Furniture & Fittings	125	(111)	14	176	(53)	-	301	(164)	137
Total Infrastructure, Property, Plant & Equipment	**125**	**(111)**	**14**	**176**	**(53)**	**-**	**301**	**(164)**	**137**
Comparatives	125	(69)	56	-	(42)	-	125	(111)	14

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 8. Liabilities

$ '000	Notes	2026 Current	2026 Non Current	2025 Current	2025 Non Current
(a). Trade and Other Payables					
Payments Received in Advance		249	-	31	-
Accrued Expenses - Other		130	-	179	-
Trade Payables		64	-	400	-
Total Trade and Other Payables		443	-	610	-

Note 9. Reconciliation to Statement of Cash Flows

$ '000	Notes	2026	2025
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			
Net Surplus/(Deficit)		**245**	**371**
Non-Cash Items in Income Statements			
Depreciation, Amortisation & Impairment		126	96
Interest on lease liabilities		7	7
		378	**474**
Add (Less): Changes in Net Current Assets			
Net (Increase)/Decrease in Receivables		69	(749)
Net (Increase)/Decrease in Inventories		(22)	2
Net Increase/(Decrease) in Trade & Other Payables		(167)	327
Net Cash provided by (or used in) operations		**258**	**54**
(b). Non-Cash Financing and Investing Activities			
Borrowings and Lease Liabilities			
Opening Balance		158	130
Amounts recognised in Income Statement		-	-
Non-Cash Lease Additions		-	75
Non-Cash Accretion of Interest		7	7
Lease Payments		(82)	(54)
Total Liabilities from Financing Activities		**83**	**158**

Note 10. Financial Instruments

$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2026					
Financial Assets					
Receivables	1,069	-	-	1,069	1,069
Total Financial Assets	**1,069**	**-**	**-**	**1,069**	**1,069**
Financial Liabilities					
Payables	194	-	-	194	194
Lease Liabilities	65	24	-	89	83
Total Financial Liabilities	**259**	**24**	**-**	**283**	**277**

$ '000	Due < 1 year	Due > 1 year & ≤ 5 years	Due > 5 years	Total Contractual Cash Flows	Carrying Values
2025					
Financial Assets					
Receivables	1,098	-	-	1,098	1,098
Total Financial Assets	**1,098**	**-**	**-**	**1,098**	**1,098**
Financial Liabilities					
Payables	579	-	-	579	579
Lease Liabilities	80	88	-	168	158
Total Financial Liabilities	**659**	**88**	**-**	**747**	**737**

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.

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 Agency is the carrying amount, net of any impairment. All Agency investments are made with the SA Local Government Finance Authority via the City of Adelaide and are guaranteed by the SA Government. Except as detailed in Note 6(a) in relation to individual classes of receivables, exposure is concentrated within the City of Adelaide's council boundary, 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 Agency'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 Agency 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 Agency has available a range of bank overdraft and standby borrowing facilities that it can access through the City of Adelaide.

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.

Note 11. Leases

$ '000

The Agency as a Lessee

a) Right of use assets

	Buildings $'000	Total $'000
2026		
Balance at 1 July	149	149
Additions to right-of-use assets	-	-
Adjustments to right-of-use assets due to remeasurement of lease liability	-	-
Depreciation charge	(73)	(73)
Balance at 30 June 2026	76	76
2025		
Opening Balance	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)
Balance at 30 June 2025	149	149

$ '000	**2026**	**2025**
Balance at 1 July	158	130
Additions	-	75
Accretion of interest	7	7
Payments	(82)	(54)
Balance at 30 June	**83**	**158**
Classified as:		
Current	60	73
Non Current	23	85

The maturity analysis of lease liabilities is included in Note 10. The Agency had total cash outflows for leases of $82,486 (2025: $53,668). The following are the amounts recognised in profit or loss:

Depreciation expense of Right-of-Use Assets	73	54
Interest expense on lease liabilities	7	7
Expense relating to short term leases	14	48
Total amount recognised in profit or loss	**94**	**109**

Note 12. Related Party Transactions

$ '000	2026	2025

Key Management Personnel

Transactions with Key Management Personnel

The Key Management Personnel of the Agency include Board Members and General Manager AEDA.
In all, 10 persons were paid the following total compensation which has been included within Board Fees and Contractors in Note 5(a):

The compensation paid to Key Management Personnel comprises:

Short-Term Employee Benefits	340	323
Post-Employment Benefits	42	69
Long-Term Benefits	26	
Total	408	392

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 $4,518,881 (2025: $4,182,801).

In the period an amount of $8,716,615 (2025: $8,412,973) was received by the Agency as contribution from the City of Adelaide.

Note 13. Events After the Reporting Date

Events that occur after the reporting date of 30 June 2026, up to and including the date when the financial statements are "authorised for issue" as detailed in Note 1.1 have been taken into account in preparing these financial statements.

The Agency has adopted the date of receipt of the Auditor's Report as the appropriate "authorised for issue" date relating to these General Purpose Financial Statements.

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

Galpins
Accountants, Auditors
& Business Consultants

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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL REPORT

To the members of Adelaide Economic Development Agency

Opinion

We have audited the accompanying financial report of Adelaide Economic Development Agency (the Agency), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Certification of 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 2026, and its financial performance and its cash flows for the year then ended in accordance with the Australian Accounting Standards, *Local Government Act 1999* and *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 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 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.

Responsibility for the financial report

The Agency 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 Agency determines is necessary to enable the preparation of the financial report that is free from material misstatement, whether due to fraud or error.

In preparing the financial report, the Agency 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 the Agency 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 report

Our objectives are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatements, 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 report.

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As part of an audit of the financial report in accordance with 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, misrepresentation, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit of the financial report in order to design procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Agency's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of the Agency'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 Agency'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 Agency 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.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS



Tim Muhlhausler CA, Registered Company Auditor
Partner

23 September 2026

Adelaide Economic Development Agency

General Purpose Financial Statements
for the year ended 30 June 2026

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 2026, the Council's Auditor, Galpins Trading 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



Mark Davies
PRESIDING MEMBER,
CITY OF ADELAIDE AUDIT & RISK COMMITTEE



George Anthony Spartalis
ACTING CHIEF EXECUTIVE OFFICER
CITY OF ADELAIDE

Date: 23/09/2026

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ADELAIDE ECONOMIC DEVELOPMENT AGENCY

GENERAL PURPOSE FINANCIAL STATEMENTS
For the year ended 30 June 2026

Statement by Auditor

I confirm that, for the audit of the financial statements of Adelaide Economic Development Agency for the year ended 30 June 2026, I have maintained my independence in accordance with the requirements of APES 110 – *Code of Ethics for Professional Accountants (Including Independence Standards)*, 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*.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS

Tim Muhlhausler CA, Registered Company Auditor

Partner

23 September 2026

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Adelaide Park Lands Authority

GENERAL PURPOSE FINANCIAL STATEMENTS
for the year ended 30 June 2026

Adelaide Park Lands Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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Adelaide Park Lands Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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* (SA), *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 2026 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.

George Anthony Spartalis
CITY OF ADELAIDE
ACTING CHIEF EXECUTIVE OFFICER

Date: 23/9/26

Dr Jane Lomax-Smith AM
LORD MAYOR

Date: 23/9/26

Adelaide Park Lands Authority

Statement of Comprehensive Income
for the year ended 30 June 2026

$ '000	Notes	2026	2025
Income			
Grants, Subsidies and Contributions	3	241	306
Total Income		241	306
Expenses			
Materials, Contracts & Other Expenses	4	241	306
Total Expenses		241	306
Operating Surplus / (Deficit)		-	-
Net Surplus / (Deficit)		-	-
Total Comprehensive Income		-	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 3

Adelaide Park Lands Authority

Statement of Financial Position
as at 30 June 2026

$ '000	2026	2025
ASSETS		
Current Assets		
Cash and Cash Equivalents	-	-
Trade & Other Receivables	-	-
Total Current Assets	-	-
Non-Current Assets		
Nil		
Total Non-Current Assets	-	-
TOTAL ASSETS	-	-
LIABILITIES		
Current Liabilities		
Trade & Other Payables	-	-
Total Current Liabilities	-	-
Non-Current Liabilities		
Nil		
Total Non-Current Liabilities	-	-
TOTAL LIABILITIES	-	-
Net Assets	-	-
EQUITY		
Accumulated Surplus	-	-
Asset Revaluation Reserves	-	-
Other Reserves	-	-
Total Equity	-	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 4

Adelaide Park Lands Authority

Statement of Changes in Equity
for the year ended 30 June 2026

$ '000	Accumulated Surplus	Total Equity
2026		
Balance at the end of previous reporting period	-	-
Net Surplus / (Deficit) for Year	-	-
Total Comprehensive Income	-	-
Balance at the end of period	-	-
2025		
Balance at the end of previous reporting period	-	-
Net Surplus / (Deficit) for Year	-	-
Total Comprehensive Income	-	-
Balance at the end of period	-	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 5

Adelaide Park Lands Authority

Statement of Cash Flows
for the year ended 30 June 2026

$ '000	2026	2025
Cash Flows from Operating Activities		
Receipts		
Grants utilised for operating purposes	241	306
Payments		
Materials, contracts & other expenses	(241)	(306)
Net Cash provided by (or used in) Operating Activities	-	-
Net Increase (Decrease) in Cash Held	-	-
plus: **Cash & Cash Equivalents at beginning of period**	-	-
Cash & Cash Equivalents at end of period	-	-

The above Statement should be read in conjunction with the accompanying notes and Material Accounting Policies 6

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Contents of the Notes accompanying the Financial Statements

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3	Income	12
4	Expenses	12
5	Related Party Transactions	13

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 1. Summary of Material Accounting Policies

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* dated 23 September 2026.

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).

1.4 Estimates and assumptions

There are no material estimates or assumptions made in these financial statements that would impact users' understanding of the financial position of the Authority.

1.5 Economic dependence

Under the *Local Government Act 1999*, liabilities incurred or assumed by the Authority are guaranteed by the City of Adelaide.
The Authority is reliant on contributions from the City of Adelaide to remain viable. See note 3 for details of contributions received.

2 The local government reporting entity

The Authority is incorporated under the South Australian *Local Government Act 1999* and has its principal place of business at 25 Pirie Street, Adelaide.

The Authority was enacted on 14 December 2006 as a subsidiary of the City of Adelaide (the 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.

Note 1. Summary of Material Accounting Policies (continued)

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

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.

5 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.

6 Employee Benefits

The Authority does not have any employees. All employees are engaged through the parent entity, the City of Adelaide.

7 Payables

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.

Note 1. Summary of Material Accounting Policies (continued)

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 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 2026. These standards have not been adopted by the Authority and will be included in the financial statements on their effective date.

The following list identifies Standards and Interpretations that were issued but not yet effective at the time of compiling these statements that could be applicable to the Authority.

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 has 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.

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 2. Uniform Presentation of Finances

$ '000	2026	2025

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.

All Councils and their subsidiaries 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		
Grants, Subsidies and Contributions	241	306
Expenses		
Materials, Contracts & Other Expenses	(241)	(306)
Operating Surplus / (Deficit)	-	-
Net Lending / (Borrowing) for Financial Year	-	-

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 3. Income

$ '000	2026	2025
(a). Grants, Subsidies, Contributions		
Other Grants, Subsidies and Contributions	241	306
Total Other Grants, Subsidies and Contributions	**241**	**306**
Total Grants, Subsidies, Contributions	241	306
(i) Sources of grants		
City of Adelaide	241	306
Total	241	306

Note 4. Expenses

$ '000	Notes	2026	2025
(a). Materials, Contracts and Other Expenses			
(i) Prescribed Expenses			
Auditor's Remuneration		2	1
Subtotal - Prescribed Expenses		**2**	**1**
(ii) Other Materials, Contracts and Expenses			
Contractors		154	155
Professional Services		-	26
Advertising and Promotion		32	34
Catering		1	4
External Plant Hire		-	1
Insurance		18	13
Sponsorships, Contributions and Donations		-	15
Sitting Fees		31	42
Superannuation		3	15
Subtotal - Other Material, Contracts & Expenses		**239**	**305**
Total Materials, Contracts and Other Expenses		241	306

Notes to and forming part of the Financial Statements
for the year ended 30 June 2026

Note 5. Related Party Transactions

$ '000	2026	2025

Key Management Personnel

Transactions with Key Management Personnel

The Key Management Personnel of the Adelaide Park Lands Authority include the Board Members. In all, 10 persons were paid the following total cumulative compensation:

The compensation paid to Key Management Personnel comprises:

Short-Term Employee Benefits	31	42
Post-Employment Benefits	3	15
Total	34	57

Other Related party Transactions

The Adelaide Park Lands Authority contracts staff from the City of Adelaide. The cost of these services was $154,326 for the year (2025 $153,855) and has been included within contractors in note 4.

The City of Adelaide provides an annual contribution to the Authority matching the total expenditure incurred during the financial year.

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INDEPENDENT AUDITOR'S REPORT ON THE FINANCIAL REPORT

To the members of Adelaide Park Lands Authority

Opinion

We have audited the accompanying financial report of Adelaide Park Lands Authority (the Authority), which comprises the statement of financial position as at 30 June 2026, the statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, notes comprising a summary of significant accounting policies and other explanatory information, and the Certification of 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 2026, and its financial performance and its cash flows for the year then ended in accordance with the Australian Accounting Standards, *Local Government Act 1999* and *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 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 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.

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 that is 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 related 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 misstatements, 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 report.

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As part of an audit of the financial report in accordance with 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, misrepresentation, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit of the financial report in order to design 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 management.
- 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.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS



Tim Muhlhausler CA, Registered Company Auditor
Partner

23 September 2026

Adelaide Park Lands Authority

General Purpose Financial Statements
for the year ended 30 June 2026

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 2026, the Council's Auditor, Galpins 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.*

George Anthony Spartalis
CITY OF ADELAIDE
ACTING CHIEF EXECUTIVE OFFICER

Mark Davies
PRESIDING MEMBER
CITY OF ADELAIDE
AUDIT & RISK COMMITTEE

Date: 23/9/26

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ADELAIDE PARK LANDS AUTHORITY

GENERAL PURPOSE FINANCIAL STATEMENTS
For the year ended 30 June 2026

Statement by Auditor

I confirm that, for the audit of the financial statements of Adelaide Park Lands Authority for the year ended 30 June 2026, I have maintained my independence in accordance with the requirements of APES 110 – *Code of Ethics for Professional Accountants (Including Independence Standards)*, 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*.

GALPINS ACCOUNTANTS, AUDITORS & BUSINESS CONSULTANTS

Tim Muhlhausler CA, Registered Company Auditor

Partner

23 September 2026

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Brown Hill & Keswick Creeks Stormwater Board

Financial Statements for the year ended - 30 June 2026

Brown Hill & Keswick Creeks Stormwater Board
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Brown Hill & Keswick Creeks Stormwater Board
Certification of financial statements
As at 30 June 2026

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 2026 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
Judith Choate (Sep 16, 2026 13:02:05 GMT+9.5)

Board Member

16/09/2026

Geoff Vogt
Geoff Vogt (Sep 16, 2026 13:44:13 GMT+9.5)

Board Member

16/09/2026

Brown Hill & Keswick Creeks Stormwater Board
Statement of comprehensive income
For the year ended 30 June 2026

	Note	2026 $	2025 Restated $
Income			
Operating contributions	4	860,000	810,000
Investment income and other income	5	476,991	564,438
		1,336,991	1,374,438
Total income		1,336,991	1,374,438
Expenses			
Employee costs	6	(425,168)	(413,353)
Materials, contracts & other expenses	7	(586,048)	(517,108)
Depreciation	9	(419,361)	(275,515)
Finance costs	8	(303)	(211)
Total expenses		(1,430,880)	(1,206,187)
Operating surplus/(deficit)		(93,889)	168,251
Capital Funding (excludes constituent councils)	10	6,109,985	11,439,760
Asset disposal	11	(9,175,547)	(1,471,777)
Net surplus/(deficit) for the year		(3,159,451)	10,136,234
Other comprehensive income			
Items that will not be reclassified subsequently to profit or loss			
Gain on the revaluation of infrastructure and land improvements	19	1,599,052	-
Other comprehensive income for the year		1,599,052	-
Total comprehensive income for the year		(1,560,399)	10,136,234

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 2026

	Note	2026 $	2025 Restated $
Assets			
Current assets			
Cash and cash equivalents	12	15,504,593	9,778,606
Trade and other receivables	13	146,892	1,873,846
Total current assets		15,651,485	11,652,452
Non-current assets			
Infrastructure, property, plant and equipment	14	60,365,684	59,485,490
Intangibles	15	266,183	-
Total non-current assets		60,631,867	59,485,490
Total assets		76,283,352	71,137,942
Liabilities			
Current liabilities			
Trade and other payables	16	8,825,825	6,125,363
Provisions	17	60,316	39,424
Total current liabilities		8,886,141	6,164,787
Non-current liabilities			
Provisions	17	200	15,745
Total non-current liabilities		200	15,745
Total liabilities		8,886,341	6,180,532
Net assets		67,397,011	64,957,410
Equity			
Capital contributions of constituent councils	18	32,319,907	28,319,907
Asset revaluation reserve	19	2,169,442	570,390
Capital funding and grants	20	44,478,126	38,368,141
Accumulated surplus/(deficit)		(11,570,464)	(2,301,028)
Total equity		67,397,011	64,957,410

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 2026

	Capital Contributions of Council $	Capital Funding and Grants $	Asset Revaluation Reserve $	Accumulated Surplus / (Deficit) $	Total equity $
Balance at 1 July 2024	24,319,907	26,928,381	570,390	(997,502)	50,821,176
Net surplus for the year	-	-	-	10,136,234	10,136,234
Other comprehensive income for the year	-	-	-	-	-
Total comprehensive income for the year	-	-	-	10,136,234	10,136,234
Capital contribution of Councils	4,000,000	-	-	-	4,000,000
Transfer to capital funding / grants	-	11,439,760	-	(11,439,760)	-
Balance at 30 June 2025	28,319,907	38,368,141	570,390	(2,301,028)	64,957,410

	Capital Contributions of Council $	Capital Funding and Grants $	Asset Revaluation Reserve $	Accumulated Surplus / (Deficit) $	Total equity $
Balance at 1 July 2025	28,319,907	38,368,141	570,390	(2,301,028)	64,957,410
Net deficit for the year	-	-	-	(3,159,451)	(3,159,451)
Other comprehensive income for the year	-	-	1,599,052	-	1,599,052
Total comprehensive income for the year	-	-	1,599,052	(3,159,451)	(1,560,399)
Capital contribution of Councils	4,000,000	-	-	-	4,000,000
Transfer to capital funding / grants	-	6,109,985	-	(6,109,985)	-
Balance at 30 June 2026	32,319,907	44,478,126	2,169,442	(11,570,464)	67,397,011

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 2026

	Note	2026 $	2025 Restated $
Cash flows from operating activities			
Operating receipts from constituent councils		2,845,884	891,000
Payments to employees		(419,821)	(401,770)
Payments to suppliers		(1,200,470)	(2,577,727)
Interest received		476,991	585,188
Bank fees paid		(303)	(211)
Net cash from/(used in) operating activities	30	1,702,281	(1,503,520)
Cash flows from investing activities			
Payments for New / Upgraded assets		(8,987,698)	(14,403,471)
Payments for intangibles	15	(154,535)	-
Capital funding (excludes constituent councils)	10	9,165,939	8,358,766
Net cash from/(used in) investing activities		23,706	(6,044,705)
Cash flows from financing activities			
Contributions from Constituent Councils	18	4,000,000	4,000,000
Net cash from financing activities		4,000,000	4,000,000
Net increase/(decrease) in cash and cash equivalents		5,725,987	(3,548,225)
Cash and cash equivalents at the beginning of the financial year		9,778,606	13,326,831
Cash and cash equivalents at the end of the financial year	12	15,504,593	9,778,606

The above statement of cash flows should be read in conjunction with the accompanying notes

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 Mitcham, City of Unley and City of West Torrens.

The Board was established by Gazette notice on 27 February 2018 to implement the Stormwater Management Plan (the Plan) prepared by the Constituent Councils and approved by the Stormwater Management Authority.

The Board is responsible for construction, operation and maintenance of stormwater infrastructure delivered under the Plan, along with the implementation of other measures identified in the Plan.

Responsibility for the maintenance and upkeep of existing assets, non-stormwater assets and enhancement assets rests with the relevant property owner, whether a Constituent Council or a private landowner, regardless of who funded the delivery of those assets. Examples of these assets may include footbridges and boardwalks, landscaping, stone cladding, safety fencing, road bridges, service utility infrastructure, and reinstatement works, along with any other ‘value-add’ assets that are delivered by the Board as part of the project.

In some instances, private property owners may also assume responsibility for stormwater infrastructure delivered by the Board where the infrastructure has been constructed under licence without the registration of an Easement or Land Management Agreement. In circumstances where ongoing care, control and management of assets delivered by the Board will rest with the property owner, those assets are transferred to the property owner following completion of construction or upon expiry of the defects liability period.

The Board's Infrastructure Asset and Depreciation Register records the responsibility for ongoing care and control of completed assets.

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 15 September 2026 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.

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 approved by the Board and constituent councils.

Grant revenue

Government grants relating to expenditure are recognised as income over the periods necessary to match the grants with the related costs they are intended to compensate.

Where a grant arrangement contains enforceable and sufficiently specific performance obligations in accordance with AASB 15 and AASB 1058, grant revenue is initially recognised as a contract liability under 'Trade and Other Payables' in the statement of financial position. Revenue is recognised in the statement of comprehensive income as the Board satisfies its performance obligations.

Where these criteria are not met, grant income is recognised in the statement of comprehensive income when the Board obtains control of the grant, it is probable that the associated economic benefits will flow to the Board, and the amount of the 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. Entitlement arises upon the issue of a tax invoice by the Board in accordance with the payment schedule adopted in the Annual Budget.

(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 one of the following measurement categories:

- 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 the statement of profit or loss. Gain or loss on derecognition is recognised in the statement of profit or loss.

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 uncollectible 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

Assets are initially recognised at cost. Assets acquired at no cost or for nominal consideration are initially recognised at their fair value at the date of acquisition.

The cost of an asset includes all costs directly attributable to its acquisition or construction. This includes design, engineering, approvals, materials, project management and other directly attributable costs, together with appropriate allocations of variable and fixed overheads incurred during construction.

Expenditure on the acquisition or construction of non-current assets is capitalised as incurred. Depreciation commences when an asset is complete and available for its intended use.

The Board recognises stormwater infrastructure assets over which it has control in accordance with its Charter and the applicable contractual and tenure arrangements. These assets may be located on land owned by Constituent Councils or private property owners. Where infrastructure is constructed on private land, the applicable tenure arrangements determine the ownership and ongoing care and control of the assets following construction. The location of an asset does not, of itself, determine control. The Board assesses control having regard to its statutory functions, contractual rights and obligations, and the applicable tenure arrangements.

Assets with an estimated useful life exceeding one year are capitalised only where the acquisition or construction cost exceeds the capitalisation thresholds established by the Board's Capitalisation Policy. In determining, and periodically reviewing, these thresholds, consideration is given to the nature of the asset, its estimated useful life and materiality.

The current capitalisation thresholds are:

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, less accumulated depreciation and impairment losses. Fair value is determined following periodic valuations undertaken at intervals not exceeding five years by appropriately qualified personnel and is measured using the current replacement cost approach.

In determining fair value, regard is given to the asset's highest and best use, having regard to any legal, physical or other relevant restrictions affecting its use.

Note 1. Material accounting policy information (continued)

The most recent valuation of stormwater infrastructure assets was undertaken as at 30 June 2026 by Peta Mantzarapis, the Board's Project Director and a Certified Practising Valuer, together with Brett Shuttleworth of Integrated PM, an experienced civil engineer specialising in stormwater infrastructure.

Further information on the determination of fair value is provided in Note 22.

Computer and office equipment are subsequently measured at cost less accumulated depreciation and impairment losses.

Depreciation

Property, plant and equipment, excluding freehold land, is depreciated on a straight-line basis over the asset's 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:

Fixed asset class	**Depreciation rate**
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 September 2025. Any revisions are accounted for prospectively as a change in estimate.

Intangible assets
Intangible assets acquired as part of a business combination, other than goodwill, are initially measured at their fair value at the date of the acquisition. Intangible assets acquired separately are initially recognised at cost. Indefinite life intangible assets are not amortised and are subsequently measured at cost less any impairment. Finite life intangible assets are subsequently measured at cost less amortisation and any impairment. The gains or losses recognised in profit or loss arising from the derecognition of intangible assets are measured as the difference between net disposal proceeds and the carrying amount of the intangible asset. The method and useful lives of finite life intangible assets are reviewed annually. Changes in the expected pattern of consumption or useful life are accounted for prospectively by changing the amortisation method or period.

Preliminary expenses
Costs in relation to preliminary expenses are capitalised as an asset and amortised on a straight-line basis over the period of their expected benefit.

(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.

Note 1. Material accounting policy information (continued)

(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 unused 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 is 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 statement of profit or loss.

(i) Economic dependence
The 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 believes that the member councils and other bodies will continue to support the Board.

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 22.

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 for 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 22.

Note 3. Restatement of comparatives

Correction of error
During the reporting period, the Board identified that certain reimbursements relating to stormwater assets being constructed that will remain under the Board's care, control and responsibility had been incorrectly presented in the prior year. The misstatement was identified in the financial analysis undertaken upon completion of the projects known as Lower Brown Hill Creek packages 1, 2 and 3. Accordingly, the comparative information has been restated to reclassify these amounts to their appropriate line item in the financial statements. This restatement affects the Board's net result, total assets and equity.

Statement of comprehensive income
When there is a restatement of comparatives, it is mandatory to provide a statement of comprehensive income for the affected period, being the year ended 30 June 2025.

	Reported 2025	Restatement	Restated 2025
Capital Funding (excludes constituent councils)	9,792,269	1,647,491	11,439,760
Net surplus for the year	8,488,743	1,647,491	10,136,234

Statement of financial position at the beginning of the earliest comparative period
Where comparative information has been restated, a statement of financial position is presented as at the end of the current reporting period and the end of the preceding comparative period. An additional statement of financial position as at the beginning of the preceding comparative period is required only where the restatement has a material effect on the information presented in that opening statement of financial position. In the current year, the restatement does not have a material effect on the opening statement of financial position as at 1 July 2024. Accordingly, a third statement of financial position has not been presented.

	Reported 30 June 2025	Restatement	Restated 30 June 2025
Infrastructure, property, plant and equipment	57,837,999	1,647,491	59,485,490
Capital funding and grants	36,720,650	1,647,491	38,368,141
Net assets	63,309,919	1,647,491	64,957,410

Note 4. Operating contributions

	2026 $	2025 $
City of Mitcham	172,000	162,000
City of Burnside	172,000	162,000
City of West Torrens	172,000	162,000
The Corporation of the City of Adelaide	172,000	162,000
The Corporation of the City of Unley	172,000	162,000
	860,000	810,000

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 5. Investment income and other income

	2026 $	2025 $
Bank Interest	466,991	564,438
Other Income	10,000	-
	476,991	564,438

Other income includes $10,000 in prize money received under the LGA Mutual Awards.

Note 6. Employee costs

	2026 $	2025 $
Salaries and wages - board	97,049	91,000
Salaries and wages - employee	275,027	265,726
Superannuation contributions	44,649	41,024
Workers compensation	3,096	4,020
Employee entitlement costs	5,347	11,583
Total Employee costs	425,168	413,353

Note 7. Materials, contracts & other expenses

	2026 $	2025 $
Contractor & consultant services	123,084	94,245
Meeting room hire and teleconference	2,351	1,529
Financial services	44,843	45,580
Insurance - mutual liability scheme	56,702	54,002
IT services	7,265	6,039
Legal services	11,685	10,278
Office expenses, printing and postage	2,304	2,613
PR, website and graphic design	17,486	18,716
Professional development	6,867	6,000
Asset operating costs & maintenance	303,229	270,809
Prescribed expenses - audit remuneration	6,000	5,900
Sundry	4,232	1,397
Total Materials, contracts & other expenses	586,048	517,108

Note 8. Finance costs

	2026 $	2025 $
Bank fees	252	211
Interest expenses	51	-
Total finance costs	303	211

Note 9. Depreciation

	2026 $	2025 $
Infrastructure	418,773	275,320
Office equipment	588	195
	419,361	275,515

Note 10. Capital Funding (excludes constituent councils)

Capital contributions of constituent councils are set out in Note 18. Other capital funding has been provided by the Stormwater Management Authority, various Federal grant programs and in the form of Board controlled capital works funded by the City of West Torrens.

	2026 $	2025 $
Stormwater Management Authority	2,302,182	5,332,497
Federal Funding	3,807,803	4,459,772
Gifted Infrastructure - City of West Torrens	-	1,647,491
	6,109,985	11,439,760

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 2024	2,857,975	3,068,005	5,925,980
Capital 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	1,525,478	2,966,999	4,492,477
Capital funding received	4,000,000	5,165,939	9,165,939
Revenue recognised	(2,302,182)	(3,807,803)	(6,109,985)
Income in advance 30 June 2026 (note 16)	3,223,296	4,325,135	7,548,431

Although the capital funding received from the Stormwater Management Authority in FY26 remained consistent with previous years ($4m received in FY24, FY25 and FY26), the amount recognised as revenue in FY26 decreased. This decrease was the result of 1) decreased capital expenditure (due to LBHC Packages 1-3 being completed) and 2) increased Federal funding supplementing the council contributions and Stormwater Management Authority funding.

Note 10. Capital Funding (excludes constituent councils) (continued)

The Authority has been awarded the following Commonwealth Government grants, recorded as Federal funding:

Grant	Value	Year Awarded	To be paid	Projects
Preparing Australian Communities Program	$10m	FY22	FY23 - FY26	LBHC Packages 1-3
Disaster Ready Fund R1	$3.7m	FY24	FY25 - FY27	UBHC 1b Wilberforce
Disaster Ready Fund R1	$2.387m	FY24	FY25 - FY27	UBHC 5 Cross to Hampton
Urban Rivers & Catchments	$4.93m	FY24	FY24 - FY27	Forestville Reserve, Orphanage Park and Betty Long Gardens
Disaster Ready Fund R2	$150k	FY25	FY25 - FY27	Flood Model
Disaster Ready Fund R2	$424k	FY25	FY25 - FY28	UBHC 2 Victoria to Mitchell

The Preparing Australian Communities Program grant agreement was fully paid in FY26 and has now been acquitted.

Note 11. Asset disposal

	2026 $	2025 $
Carrying amount of assets transferred to councils and private property owners	9,175,547	1,468,874
Carrying amount of capital works written off	-	2,903
	9,175,547	1,471,777

Note 12. Cash and cash equivalents

	2026 $	2025 $
Current assets		
Cash at bank and in hand	15,504,593	9,778,606

As at 30 June 2026, cash held includes an amount of $4,760,585 (2025: $5,850,283) which is restricted for the purpose of approved capital development projects (refer to Note 26 'Commitments').

Note 13. Trade and other receivables

	2026 $	2025 $
Current assets		
Trade receivables	61,548	1,212,220
GST receivable	27,115	609,399
Accrued interest receivable	41,294	35,506
Prepayments	16,935	16,721
	146,892	1,873,846

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 14. Infrastructure, property, plant and equipment

	2026 $	2025 Restated $
Non-current assets		
Infrastructure - at independent valuation and at cost	56,418,032	39,377,153
Infrastructure - accumulated depreciation	(1,180,662)	(761,889)
	55,237,370	38,615,264
Computer equipment - at cost	4,213	4,213
Less: Accumulated depreciation	(3,237)	(2,649)
	976	1,564
Capital works-in-progress	5,127,338	20,868,662
	60,365,684	59,485,490

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 $	Office Equipment $	Total $
Balance at 1 July 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	-	-
Adjustment	886,600	760,891	-	1,647,491
Write off of assets	(2,903)	-	-	(2,903)
Disposals	(293,790)	(1,175,083)	-	(1,468,873)
Depreciation expense	-	(275,321)	(195)	(275,516)
Balance at 30 June 2025	20,868,662	38,615,264	1,564	59,485,490
Additions	8,987,200	499	-	8,987,699
Transfers in/(out)	(24,728,524)	24,616,876	-	(111,648)
Revaluation increments	-	1,599,052	-	1,599,052
Disposals	-	(9,175,548)	-	(9,175,548)
Depreciation expense	-	(418,773)	(588)	(419,361)
Balance at 30 June 2026	5,127,338	55,237,370	976	60,365,684

The adjustment relates to reimbursement income received from City of West Torrens for upgrade of assets that will remain under the Board's care, control and responsibility. The $886,600 reimbursement for Capital Works in Progress relates to channel stiffening and covered culvert upgrades for LBHC Package 3 and the $760,891 reimbursement for Infrastructure relates to channel stiffening for LBHC Package 1.

Asset valuations
A valuation assessment and review of the Infrastructure Asset and Depreciation Register has been undertaken as at 30 June 2026 by:

- Peta Mantzarapis, the Board's Project Director. Peta is a qualified Certified Practising Valuer with 20+ years of experience in the valuation of assets and the preparation of asset valuations and depreciation registers for financial reporting purposes; and
- Brett Shuttleworth of Integrated PM, who also acts as the Board's technical advisor. Brett is an engineer with 20+ years of experience in the planning, design, construction and lifecycle management of stormwater infrastructure assets.

Note 14. Infrastructure, property, plant and equipment (continued)

This combined expertise provides both valuation and engineering input to ensure that the asset descriptions, componentisation, useful lives, replacement costs and depreciation assumptions appropriately reflect the nature and condition of the Board's infrastructure assets.

The 30 June 2026 revaluation has been undertaken having regard to:

- the replacement cost of the infrastructure assets;
- the condition and remaining useful life of each asset;
- current construction methodologies and unit rates where applicable;
- the functional characteristics of each asset; and
- the Board's adopted useful lives contained within the Asset Capitalisation Policy.

Useful lives and depreciation have been applied using the straight-line depreciation method prescribed by the Policy, with infrastructure assets allocated to the relevant asset classes and useful life ranges.

The Infrastructure Asset and Depreciation Register has been prepared in accordance with the Board's Asset Capitalisation Policy and AASB 116 and provides an appropriate basis for recognition, measurement and depreciation of the Board's infrastructure assets for the purposes of the 2025/26 financial statements.

	2026 $	2025 $
Capital works-in-progress		
Lower Brown Hill Creek - Package 1	-	4,291,934
Lower Brown Hill Creek - Package 2	-	4,486,011
Lower Brown Hill Creek - Package 3	-	6,390,122
Lower Brown Hill Creek - Package 4	85,944	-
Lower Brown Hill Creek - Package 5	74,387	-
Upper Brown Hill Creek Area 1b Wilberforce	244,065	61,194
Upper Brown Hill Creek Area 1d Forestville Reserve	115,888	46,693
Upper Brown Hill Creek Area 2 Victoria to Mitchell	31,401	-
Upper Brown Hill Creek Area 2 Orphanage Park	168,733	67,560
Upper Brown Hill Creek Area 3 Percy to Regent	37,991	-
Upper Brown Hill Creek Area 3a Millswood	-	4,223,464
Upper Brown Hill Creek Area 5 Cross to Hampton	1,850,695	116,417
Upper Brown Hill Creek Area 6 Betty Long Gardens	1,466,458	110,648
Flow Diversions	139,738	50,933
Flood Model	-	111,648
Reference Design	912,038	912,038
	5,127,338	20,868,662

Note 15. Intangibles

	2026 $	2025 $
Non-current assets		
Intangible assets in progress - Flood Model	266,183	-

Note 15. Intangibles (continued)

Reconciliations
Reconciliations of the written down values at the beginning and end of the current and previous financial year are set out below:

	Intangible assets in progress $	Total $
Balance at 1 July 2024	-	-
Balance at 30 June 2025	-	-
Transfers in	111,648	111,648
Additions	154,535	154,535
Balance at 30 June 2026	266,183	266,183

Note 16. Trade and other payables

	2026 $	2025 $
Current liabilities		
Trade payables	1,262,368	1,604,896
Accrued expenses	6,000	5,900
Credit card	(329)	(595)
PAYG payable	6,605	12,515
Superannuation payable	2,750	10,170
Payments received in advance (capital grants)	7,548,431	4,492,477
	8,825,825	6,125,363

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.

Note 17. Provisions

	2026 $	2025 $
Current liabilities		
Provision for annual leave	21,314	39,424
Long service leave	39,002	-
	60,316	39,424
Non-current liabilities		
Provision for long service leave	200	15,745
	60,516	55,169

Note 18. Capital contributions of constituent councils

	2026 $	2025 $
City of Mitcham	3,231,991	2,831,991
City of Burnside	3,878,389	3,398,389
City of West Torrens	15,836,754	13,876,754
Corporation of the City of Adelaide	2,585,593	2,265,593
Corporation of the City of Unley	6,787,180	5,947,180
Total Contributions by Owners	32,319,907	28,319,907

	2026 $	2025 $
City of Mitcham Movement Table		
Opening balance	2,831,991	2,431,991
Contributions	400,000	400,000
	3,231,991	2,831,991

	2026 $	2025 $
City of Burnside Movement Table		
Opening balance	3,398,389	2,918,389
Contributions	480,000	480,000
	3,878,389	3,398,389

	2026 $	2025 $
City of West Torrens Movement Table		
Opening balance	13,876,754	11,916,754
Contributions	1,960,000	1,960,000
	15,836,754	13,876,754

	2026 $	2025 $
Corporation of the City of Adelaide Movement Table		
Opening balance	2,265,593	1,945,593
Contributions	320,000	320,000
	2,585,593	2,265,593

	2026 $	2025 $
Corporation of City of Unley Movement Table		
Opening balance	5,947,180	5,107,180
Contributions	840,000	840,000
	6,787,180	5,947,180

Note 18. Capital contributions of constituent councils (continued)

Capital contributions of constituent councils are payments received for investing in infrastructure. The proportionate funding contributions of the constituent councils are presented in the Board's Charter. The annual contributions are determined through the Long Term Financial Plan and Annual Budget, which are approved by both the Board and constituent councils.

Summary of capital contributions of constituent councils during the year:

	2026 $	2025 $
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
	4,000,000	4,000,000

Note 19. Asset revaluation reserve

	2026 $	2025 $
Infrastructure and land improvement		
Opening balance 1 July	570,390	570,390
Net increment/(decrement)	1,599,052	-
Closing balance 30 June	2,169,442	570,390

Note 20. Capital funding and grants

	2026 $	2025 $
Opening balance	38,368,141	26,928,381
Transfer from accumulated surplus	6,109,985	11,439,760
	44,478,126	38,368,141

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 21. 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

Note 21. Financial instruments (continued)

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 was 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:

	2026 $	2025 $
Financial assets		
Held at amortised cost		
Cash and cash equivalents (due less than 1 year) (refer Note 12)	15,545,887	9,814,112
Trade and other receivables (due less than 1 year) (refer Note 13)	105,598	1,838,340
Total financial assets	15,651,485	11,652,452

	2026 $	2025 $
Financial liabilities		
Held at amortised cost		
Trade payables (refer Note 16)	1,262,368	1,632,886

Remaining contractual maturities
The table below reflects the undiscounted contractual maturity analysis for financial liabilities:

Note 21. Financial instruments (continued)

2026	Weighted average interest rate %	1 year or less $	Between 1 and 2 years $	Between 2 and 5 years $	Over 5 years $	Remaining contractual maturities $
Non-derivatives						
Non-interest bearing						
Trade payables	-	1,262,368	-	-	-	1,262,368
Total non-derivatives		1,262,368	-	-	-	1,262,368

The timing of expected outflows is not expected to be materially different from contracted cashflows.

Note 22. Fair value measurement

Fair value is 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. Fair value is determined on the assumption that the transaction occurs in the principal market for the asset or liability or, in the absence of a principal market, in the most advantageous market.

In measuring fair value, the Board uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available, maximising the use of relevant observable inputs and minimising the use of unobservable inputs.

For non-financial assets, fair value reflects the asset's highest and best use, having regard to its physical characteristics and any legal or other restrictions on its use.

Assets and liabilities measured at fair value are classified according to the following hierarchy, based on the lowest level input that is significant to the measurement:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities.
- 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.

The classification of assets and liabilities within the fair value hierarchy is reviewed at each reporting date.

Fair value measurements are undertaken by suitably qualified internal personnel or independent external specialists with relevant expertise, depending on the nature and significance of the valuation. Valuation methodologies, significant assumptions and key inputs are reviewed at each reporting date to ensure that fair values remain appropriate.

Fair value hierarchy

The Board's stormwater infrastructure assets are measured at fair value and are classified as Level 3 assets within the fair value hierarchy.

There is no active market for these specialised infrastructure assets. Accordingly, fair value is determined using the current replacement cost approach, which reflects the cost of replacing the existing asset with a modern equivalent asset that provides equivalent service potential.

The current replacement cost methodology comprises:

- estimating the current cost of constructing a modern equivalent asset using current construction rates, material costs, labour costs and other directly attributable costs; and
- deducting accumulated depreciation based on the asset's current replacement cost, estimated residual value and remaining useful life.

The principal assumptions adopted in determining current replacement cost include:

Note 22. Fair value measurement (continued)

- current construction costs for comparable infrastructure;
- estimated quantities of materials and labour;
- engineering design standards applicable to a modern equivalent asset;
- residual values; and
- estimated remaining useful lives.

As the valuation relies on significant unobservable inputs and professional judgement, changes in these assumptions may have a material effect on the reported fair values. Accordingly, all stormwater infrastructure assets are classified as Level 3 assets.

Note 23. 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:

	2026 $	2025 $
Short-term employee benefits	325,500	311,726
Post-employment benefits	39,060	35,849
	364,560	347,575

Note 24. Remuneration of auditors

During the financial year the following fees were paid or payable for services provided by the auditor of the Board:

	2026 $	2025 $
Audit remuneration	6,000	5,900

Note 25. 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 2026 (30 June 2025 : None).

Note 26. Commitments

	2026 $	2025 $
Contracted commitments		
Lower Brown Hill Creek Packages 1-3	-	5,483,127
Lower Brown Hill Creek Packages 4-5	268,749	-
Upper Brown Hill Creek Commonwealth Funded (marked with * below)	-	178,048
Upper Brown Hill Creek Area 1b Wilberforce*	96,562	-
Upper Brown Hill Creek Area 1d Forestville Reserve*	28,386	-
Upper Brown Hill Creek Area 2 Victoria to Mitchell*	401,273	-
Upper Brown Hill Creek Area 2 Orphanage Park*	64,427	-
Upper Brown Hill Creek Area 3 Percy to Regent	71,972	-
Upper Brown Hill Creek Area 3 Millswood	-	38,798
Upper Brown Hill Creek Area 5 Cross to Hampton*	3,056,035	-
Upper Brown Hill Creek Area 6 Betty Long Gardens*	642,129	-
Flood Model	56,052	137,810
Operating	75,000	12,500
Total contracted commitments	4,760,585	5,850,283

All contracted commitments noted above are expected to be paid within the next twelve months.

Note 27. Related parties

Key management personnel
Disclosures relating to key management personnel are set out in note 23.

There were no transactions with related parties during the current or 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 2026 (2025: Nil).

Note 28. 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 29. Events after the reporting period

No matter or circumstance has arisen since 30 June 2026 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.

Note 30. Reconciliation of net surplus/(deficit) to net cash from/(used in) operating activities

	2026 $	2025 Restated $
Net surplus/(deficit) for the year	(3,159,451)	10,136,234
Adjustments for:		
Depreciation and amortisation	419,361	275,515
Capital funding / grants	(6,109,985)	(11,439,760)
Net loss on disposal of non-current assets	9,175,547	1,471,777
Change in operating assets and liabilities:		
Decrease/(increase) in trade and other receivables	1,727,167	(1,102,109)
Decrease in accrued revenue	-	20,750
Increase in prepayments	(213)	(2,229)
Increase in employee benefits	5,347	11,583
(Decrease)/ increase in trade and other payables (excluding income in advance relating to capital grants)	(355,492)	(875,281)
Net cash from/(used in) operating activities	1,702,281	(1,503,520)

Brown Hill & Keswick Creeks Stormwater Board
Certification of auditor independence
As at 30 June 2026

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 2026, 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 2026 made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22(3) Local Government (Financial Management) Regulations 2026.

Judith Choate
Judith Choate (Sep 16, 2026 13:02:05 GMT+9.5)

Judith Choate
Board Member

16/09/2026

Geoff Vogt
Geoff Vogt (Sep 16, 2026 13:44:13 GMT+9.5)

Geoff Vogt
Board Member

16/09/2026

Brown Hill and Keswick Creeks Stormwater Board

Certification of Auditor Independence

for the year ended 30 June 2026

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 2026, 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 .....

Date 21 / 08 /2026

Brown Hill and Keswick Creeks Stormwater Board

Certification of Auditor Independence

for the year ended 30 June 2026

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 2026, 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 21 / 8 /2026

Brown Hill and Keswick Creeks Stormwater Board

Certification of Auditor Independence

for the year ended 30 June 2026

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 2026, 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.

Matt Pears
CEO, City of Mitcham



Date 21/8/2026

Brown Hill and Keswick Creeks Stormwater Board

Certification of Auditor Independence

for the year ended 30 June 2026

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 2026, 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 01/ 09 /2026

Brown Hill and Keswick Creeks Stormwater Board

Certification of Auditor Independence

for the year ended 30 June 2026

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 2026, 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 21 / 08 /2026

DeanNewbery

Chartered
Accountants

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North Adelaide SA 5006

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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 and Keswick Creeks Stormwater Board for the year ended 30 June 2026, 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 2026* made under that Act.

This statement is prepared in accordance with the requirements of Regulation 22 (5) *Local Government (Financial Management) Regulations 2026.*

Samantha Creten

Director

DEAN NEWBERY

31 August 2026

DeanNewbery

Chartered Accountants

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Dean Newbery
ABN: 48 007 865 081

Independent Auditor's Report

To the members of the Brown Hill Keswick Creek Stormwater Board

Opinion

We have audited the accompanying financial report of the Brown Hill Keswick Creek Stormwater Board (the Authority), which comprises the statement of financial position as at 30 June 2026, 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 2026, 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.

Liability limited by a scheme approved under Professional Standards Legislation

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

17 September 2026

Report on Financial Results for City of Adelaide
Statement of Comprehensive Income
for the year ended 30 June 2026

$ '000	2025-26 Actual	2025-26 Adopted Budget	Variance		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual	2021-22 Actual
Income									
Rates Revenues	**154,817**	**154,908**	**(91)**	**0%**	Largely driven by an increase in objections	**144,084**	**135,538**	**124,957**	**121,350**
Statutory Charges	**18,083**	**17,809**	**274**	**2%**	Due to higher level of expiations (combining expiations, late payment fees and FERU) $0.850m and Temporary Parking Controls $0.240m offset by City Works Permits ($0.402m), Commercial Income 10 gig ($0.300m) and Sundry permits ($0.084m)	**17,193**	**15,598**	**12,160**	**10,208**
Parking Fees	14,208	13,431	777	6%	On street parking machine income favourable to original budget, quarterly forecasts recognised ongoing change throughout year	13,370	12,913	11,393	10,302
Property Lease	12,100	11,821	279	2%	Increase is a result of additional income due to Advertising Income, and lower vacancies across the city	11,824	11,002	8,933	9,727
Adelaide Aquatic Centre Charges	-	-	-		NA	169	6,701	6,545	5,526
North Adelaide Golf Course	3,838	5,405	(1,567)	-29%	Reduced activity as a result of the transfer of ownership to State Government from 27 April 2026, and operating a reduced Course.	4,940	4,679	3,624	3,554
Adelaide Town Hall	3,601	2,608	993	38%	Primarily driven by stronger venue hire and event activity. The completion of the Town Hall preservation works increased venue availability and supported higher levels of event activity (catering) during the year. Income also increased significantly from $2.330m in 24/25, reflecting the improved trading capacity following completion of the works.	2,330	2,367	2,194	1,434
Event Fees	1,096	732	364	50%	Major event fees favourable $0.112m, reimbursements for Sheffield Shield celebration, East End Unleashed and Adelaide fashion week (all offset by expenses) $0.123m. Other variances include Community Centre Hire, minor events in the Park Lands and Flags and Banner income	1,011	1,013	223	138
Off-Street Parking	36,256	32,818	3,438	10%	Higher than anticipated income Car Parks $3.157m and Event Parking $0.197m, along with favourable variances in Management fees	33,639	31,784	30,804	27,911
Property Recovery	2,648	1,577	1,071	68%	Electricity recovery favourable $0.461m, other recovery CoA $0.316m, ACMA $0.239m, and Property Leasing $0.063m favourable	2,149	2,259	1,737	3,087
Nursery	999	906	93	10%	Higher than anticipated income from green waste and mulch sales	982	881		
Other User Charges	1,220	1,011	209	21%	Individually immaterial items including Park Lands Event Fees and Rundle Mall Concession Income	971	836	1,463	1,453
Total User Charges	**75,966**	**70,309**	**5,657**	**8%**		**71,385**	**74,435**	**66,916**	**63,132**
Grants, Subsidies and Contributions	**6,740**	**4,896**	**1,844**	**38%**	Due to additional grants received for Jeffcott Street through the Special Local Roads Program of $1.0m, increase to the Park Lands Related Activity Grant of $0.209k and timing of the receipt of the Financial Assistance Grant funding $408k.	**6,820**	**8,638**	**7,696**	**9,375**
Investment Income	**504**	**171**	**333**	**195%**	Due to Investment Property Income $0.153m, Fair Value increase of Investment Properties $0.113m as well as interest on cash positive balances	**1,048**	**1,265**	**1,146**	**341**
Reimbursements	**1,747**	**181**	**1,566**	**865%**	Private works reim $0.761m, NAGC $0.508m and Community Corp fees $0.217m	**1,659**	**1,639**	**1,164**	**934**
Other Income	**1,469**	**695**	**774**	**111%**	Due to an increase in insurance & other recoupments $0.409m, the recognition of the tree development fund for contributions made to align to planting outcomes $0.235m, and an increase Commission and merchandise sales $0.062m	**988**	**1,292**	**1,436**	**366**
Net Gain - Equity Accounted Council Businesses	**-**	**-**	**-**	**0%**		**13**	**3**	**10**	**-**
Total Income	**259,326**	**248,969**	**10,357**	**4%**		**243,190**	**238,408**	**215,485**	**205,706**
Expenses									
Employee Costs	**86,357**	**90,792**	**4,435**	**5%**	Due to vacancies across the organisation offset by an increase in temporary labour.	**80,062**	**77,786**	**72,478**	**69,092**
Contractors	24,553	13,003	(11,550)	-89%	Due to an increase in temporary labour $6.594m (including apprentices), WIP Provision $1.437m as well as external contractors for Events mainly remediation $0.789m, Horticulture $0.475m, Business Systems Roadmap $0.708m, NYE $0.586m, SAPN Park 21W $0.450m, City Library $0.403m. Many of these budgets sit in Professional Services	22,409	24,701	15,947	14,558
Maintenance	7,053	7,527	474	6%	Significant savings for Computer Software maintenance due to reallocation of budget for IM Road Map from computer software maintenance to contractors and subscription	10,687	9,267	9,044	8,144
Legal Expenses	1,744	1,332	(412)	-31%	Additional spend in relation to court costs to recover expiations and other late payments $0.170m, People Services $0.109m and other legal matters $0.133m.	1,479	1,716	1,587	1,428
Levies Paid to Government - including NRM levy	2,693	2,337	(356)	-15%	Includes Land Tax and Emergency Services Levy of ($0.292m) for property recovery on leased land	3,117	2,317	2,546	2,346
Parts, Accessories & Consumables	3,889	4,309	420	10%	Under spend across the organisation for consumables $0.236m mostly across City Operations, cost of goods $0.169m as a result of changes at the North Adelaide Golf course. Other Supplies and Services $0.181m offset by Decorations for AEDA ($0.188m)	4,376	5,354	5,416	5,892
Professional Services	6,998	7,645	647	8%	Major variances relate to reduced spend across Property Asset Management $0.328m, reallocation of spend for New Year's Eve $0.581m and City Activations $0.082m to align to the nature of the expenditure. Offset by an increase in professional services to deliver Strategic Projects $0.353m in line with the increase in Strategic Project funds provided during the year.	6,009	6,348	6,710	3,932
Advertising and Promotion	3,665	4,735	1,070	23%	Largely driven by reduced spend within AEDA $0.759m and Consolidated Marketing funding of $0.316m	3,684	3,786	3,644	4,068
Bank Charges and Cash Collection	936	914	(22)	-2%	In line with budget	865	971	1,103	1,034
Catering	1,761	1,440	(321)	-22%	Primarily driven by higher-than-budgeted catering expenditure at Adelaide Town Hall. The higher expenditure reflects increased catering activity following completion of the Town Hall preservation works and increased venue availability. This was accompanied by stronger catering income, with ATH catering revenue $0.390m favourable to budget, partially offsetting the higher expenditure.	941	1,334	1,226	880
Cleaning	2,493	2,470	(23)	-1%	In line with budget	2,457	2,848	2,671	2,962
Energy and Water	8,877	9,033	156	2%	In line with budget	9,300	9,315	9,149	7,857
Insurance	3,168	2,800	(368)	-13%	Asset Mutual Fund insurance expense increased by approximately $0.300m (22%) in FY25-26 compared to FY24-25 and was approximately $0.250m unfavourable to budget.	2,681	2,897	2,528	2,237
Security	2,596	2,328	(268)	-12%	Increase in services, partially due to additional events run in FY25-26 and additional patrol services (24/7) for council properties as well as new contract signed in 25/26 financial year	2,273	2,452	2,255	2,025
Sponsorships, Contributions and Donations	6,639	6,332	(307)	-5%	Primarily driven by Heritage incentive scheme grants ($0.540m) and Australia Day Sponsorship ($0.100m) offset by Adaptive Re-use grant $0.223m.	7,324	8,238	11,348	10,829
Subscriptions	7,165	6,371	(794)	-12%	Largely driven by the reallocation of Information Management software licenses and subscriptions reallocated from Maintenance.	2,371	1,697	1,779	1,684
Waste Services	4,123	4,056	(67)	-2%	In line with budget	3,592	3,742	3,593	1,673
Other expenses	3,893	7,781	3,888	50%	Individually immaterial items	8,681	9,264	8,756	6,216
Total Materials, Contracts & Other Expenses	**99,809**	**84,413**	**(15,396)**	**-18%**		**92,246**	**96,247**	**88,076**	**77,765**
Depreciation, Amortisation & Impairment	**61,464**	**64,506**	**3,042**	**5%**	Reduced depreciation through the impact of the transfer of ownership of the North Adelaide Golf Course to State Government, remeasurement of right of use assets, and the delivery of the 2025-26 capital program.	**60,332**	**55,008**	**52,287**	**56,568**
Finance Costs	**2,483**	**717**	**(1,766)**	**-246%**	Increase in finance costs associated with leases following remeasurement of right of use assets	**1,075**	**891**	**952**	**1,277**
Net loss - Equity Accounted Council Businesses	**8**	**-**	**8**	**-**		**-**	**-**	**-**	**27**
Total Expenses	250,121	240,428	9,693	4%		233,715	229,932	213,793	204,729
Operating Surplus / (Deficit)	**9,205**	**8,541**	**664**	**8%**		**9,475**	**8,476**	**1,692**	**977**
Physical Resources Receive Free of Charge	**651**	**-**	**651**		Gifted Assets	**1,262**	**464**	**2,280**	**373**
Asset Disposal & Fair Value Adjustments	**(58,423)**	**-**	**(58,423)**	**-100%**	Includes the carrying amount (remaining useful lives) of assets renewed or directly replaced in the period, as well as the disposal of assets surplus to requirements and/or legislative changes	**(11,547)**	**(6,160)**	**(14,747)**	**(658)**
Amounts Received Specifically for New or Upgraded Assets	**3,719**	**8,018**	**(4,299)**	**-54%**	Due to reduced grant funding recognised on Assets still under construction including Minru Wirra (Park 21 West) $2.3m, Belair-City Bikeway/Adelaide Park Lands Trail $1.2m and Park 27B $1.1m	**4,703**	**5,521**	**6,655**	**3,411**
Net Surplus / (Deficit)	(44,848)	16,559	(61,407)	-371%		3,893	8,301	(4,120)	4,103
Other Comprehensive Income									
Changes in Revaluation Surplus - I,PP&E	**214,726**	**-**	**214,726**		The movement represents an accounting adjustment for the comprehensive revaluation of Land & Buildings and Urban Elements Asset Classes, as well as desktop indexation for the remainder of the Infrastructure asset classes.	**124,105**	**158,673**	**(6,328)**	**84,305**
Share of other comprehensive income - equity accounted council businesses	**15**		**15**		Share of Brown Hill Brown Hill and Keswick Creeks Stormwater Board other Comprehensive income from external grant funding received	**666**	**2,125**		
Impairment (expense) / Recoupments offset to Asset Revaluation Reserve	**2,734**		**2,734**		Due to the recoupment of previously impaired assets	**(11,424)**	**-**	**(41,967)**	
Rehabilitation Provision recognised directly in the asset revaluation reserve	**-**		**-**			**-**	**(4,950)**		
Net actuarial gains/(losses) on CCASP sub-fund	**-**	**-**	**-**	**-**		**-**	**-**	**-**	**(206)**
Total Other Comprehensive Income	**217,475**	**-**	**217,475**			**113,347**	**155,848**	**(48,295)**	**84,099**
Total Comprehensive Income	172,627	16,559	156,068	942%		117,240	164,149	(52,415)	88,202

Statement of Financial Position
as at 30 June 2026

$ '000	2025-26 Actual	2025-26 Adopted Budget	Variance		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual	2021-22 Actual
ASSETS									
Current Assets									
Cash and Cash Equivalents	1,276	800	476	60%	Cash on hand as at 30 June	2,288	2,077	871	2,984
Trade & Other Receivables	26,047	20,847	5,200	25%	Timing, overdue debtors are pursued and put on a payment plan where necessary. Aged debt is provided for in doubtful debts.	29,860	38,314	22,049	15,774
Other Financial Assets	100	-	100	100%	Current component of shared equity loans	60	-	10,633	-
Inventories	642	741	(99)	-13%	Lower level of stock on hand	749	804	741	541
Non-Current Assets Held for Sale	9,464	-	9,464	-	Land associated with City East	-	-	26,000	5,965
Other Current Assets	-	-	-	-		45,500	18,500		
Total Current Assets	37,529	22,388	15,141			78,457	59,695	60,294	25,264
Non-Current Assets									
Financial Assets	750	755	(5)	-1%	In line with budget	752	932	838	466
Equity Accounted Investments in Council Businesses	5,392	4,706	686	15%	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	5,065	4,066	1,618	1,412
Other Non-Current Assets	121	-	121	100%	Deferred Rent as a result of lease incentives provided	87	26,153	44,452	42,473
Infrastructure, Property, Plant & Equipment	2,317,331	2,134,740	182,591	9%	Movements in the capital program, including revaluations offset against asset sales.	2,110,497	2,009,872	1,823,299	1,906,716
Right of Use Assets	46,483				Right of Use Assets now reported separately for Leased Properties	49,208			
Investment Property	3,255	3,197	58	2%	Investment Properties.	4,705	3,065	2,910	2,870
Total Non-Current Assets	2,373,332	2,143,398	229,934			2,170,314	2,044,088	1,873,117	1,953,937
TOTAL ASSETS	2,410,861	2,165,786	245,075			2,248,771	2,103,783	1,933,411	1,979,201
LIABILITIES									
Current Liabilities									
Trade & Other Payables	37,641	24,281	13,360	55%	Timing of grants received in advance for projects to be delivered in future years of $7.3m (see above). As well as an increase in creditors and accrued expenses due to the timing of receipt of invoices	32,916	30,087	33,165	24,286
Borrowings (Finance Leases)	2,700	5,264	(2,564)	-49%	Due to movement in remeasurement and number of property leases	3,314	5,077	4,844	4,842
Provisions	14,553	17,381	(2,828)	-16%	Largely employee provisions	13,877	18,858	13,636	13,605
Total Current Liabilities	54,894	46,926	7,968			50,107	54,022	51,645	42,733
Non-Current Liabilities									
Trade & Other Payables	15,895	15,731	164	1%	Includes the liability for the long term lease extension, which will be amortised over the life of the lease	16,063	16,232	293	293
Borrowings	9,600	50,074	(40,474)	-81%	Borrowings were significantly lower than anticipated due to the improved operating result, as well as the timing of spend on Capital Works.	23,820	-	7,519	8,000
Borrowings (Finance Leases)	45,643	22,658	22,985	101%	In line with FY24-25	47,252	39,318	43,913	46,041
Provisions	2,749	2,109	640	30%	Largely employee provisions	2,076	1,998	1,977	1,655
Total Non-Current Liabilities	73,887	90,573	(16,686)			89,211	57,548	53,702	55,989
TOTAL LIABILITIES	128,781	137,499	(8,718)			139,318	111,570	105,347	98,722
Net Assets	2,282,080	2,028,287	253,793			2,109,453	1,992,213	1,828,064	1,880,479
EQUITY									
Accumulated Surplus	747,867	824,521	(76,654)		A result of the Net Surplus position. Refer to Statement of Comprehensive Income	819,753	783,588	781,667	792,262
Asset Revaluation Reserves	1,502,264	1,171,995	330,269		Movement as a result of revaluations in the period	1,292,526	1,171,995	1,018,226	1,066,618
Future Fund Reserve	31,949	31,771	178			14,360	36,630	28,171	21,599
Total Other Reserves	31,949	31,771	178			14,360	36,630	28,171	21,599
Total Council Equity	2,282,080	2,028,287	253,793			2,126,639	1,992,213	1,828,064	1,880,479

Financial Indicators
for the year ended 30 June 2026

$ '000	2025-26 Actual	2025-26 Adopted Budget	Variance	Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual	2021-22 Actual
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	9,205			Favourable position to budget as a result of an increase in operating revenue outweighing the increase in operating expenditure.	9,475	8,476	1,692	977
Total Operating Revenue	259,326				243,190	238,408	215,485	205,706
This ratio expresses the operating surplus as a percentage of total operating revenue.	3.5%	3.4%			3.9%	4%	0.8%	0.5%
2. Net Financial Liabilities Ratio								
Net Financial Liabilities	100,609			Result of the increase in Trade and Other Payables as at 30 June 2026 when compared to the budget.	106,358	70,247	70,956	79,498
Total Operating Revenue Less NRM Levy	259,312				243,190	238,408	215,485	205,706
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.*	39%	35.0%			44%	29%	33%	39%
3. Asset Sustainability Ratio								
Net Asset Renewals	68,356				51,655	52,667	36,913	29,987
Infrastructure & Asset Management Plan required expenditure	72,660			In line with the budget on a cash basis	60,564	56,018	50,501	65,854
Net asset renewals expenditure is defined as net capital expenditure on the renewal and replacement of existing assets, and excludes new capital expenditure on the acquisition of additional assets.	94%	93.5%			85%	94%	73%	46%

Report on Financial Results for Adelaide Central Market Authority

Statement of Comprehensive Income

for the year ended 30 June 2026

$ '000	Actual	Budget	Variance		Commentary	2024/25 Actual	2023/24 Actual	2022/23 Actual
Income								
Property Lease	4,384	4,401	(17)	0%	Due to lower occupancy than budgeted in the Market	4,393	4,260	3,804
Property Recovery	1,169	1,027	142	14%	Recovery of outgoings from Tenants. Increase due to recovery for stallholder improvements.	1,075	1,099	843
Hall & Equipment Hire	-	-	-	0%		0	2	-
Reimbursements	-	-	-	100%		8	-	-
Grants, Subsidies and Contributions	12	-	12	100%	Trader Sustainability grant received	50	-	-
Other Income	109	217	(108)	-50%	Less Merchandise sales compared to the budget to exclude sales of gift cards and less commissions income due to less online sales	144	125	128
Total Income	**5,674**	**5,645**	**29**			**5,670**	**5,486**	**4,775**
Expenses								
Auditors Remuneration	10	12	2	17%		10	10	9
Bad and Doubtful Debts	(7)	-	7		Provision of $9k for bad debts mainly due to traders entering into administration offset by ($16k) reduce on prior financial year's provision due to traders made payments in 26/27 financial year	18	10	-
Board Fees	138	124	(14)	-11%	Board Fees now include superannuation for independent members	142	122	113
Contractors	2,007	1,981	(26)	-1%	Contractors include employees seconded from the City of Adelaide. Increase is due to spending in strategic project of Market Expansion Operational Preparedness	1,508	1,235	1,130
Energy	673	882	209	24%	Savings in electricity costs	731	608	598
Maintenance	617	487	(130)	-27%	Increased Building and Electrical Maintenance.	527	425	339
Legal Expenses	139	302	163	54%	Less legal costs in strategic project of Market Expansion	52	17	16
Levies Paid to Government - including Landscape levy	34	30	(4)	-13%	Higher emergency service levy than budget	29	28	27
Parts, Accessories & Consumables	66	131	65	50%	Less merchandise sales due to excluding gift cards	69	57	43
Professional Services	707	718	11	2%	Less Consultancy spend for strategic project of Market Expansion	457	289	114
Advertising and Promotion	234	198	(36)	-18%	Increase associated with Market Expansion project	192	200	125
Bank Charges and Cash Collection	8	2	(6)	-	Merchant Fees	16	11	12
Cleaning	903	842	(61)	-7%	Increase in monthly cleaning charges	870	1,011	967
Water	116	138	22	16%	Water in line with prior year	117	118	111
Insurance	109	105	(4)	-4%	Assets insurance premium cost for ACMA was significantly higher than anticipated.	96	112	52
Printing, Freight and Postage	62	69	7	10%	Cost include delivery charges for ACMA Online.	75	66	73
Rates and Taxes	68	69	1	1%	Payroll Tax lower than anticipated.	57	52	38
Security	587	600	13	2%	Less spend under Market Expansion project	559	553	519
Waste services	467	399	(68)	-17%	Higher than budgeted monthly rubbish expenses	412	377	328
Other	43	87	44	51%	Individually insignificant expenses	32	57	37
Depreciation, Amortisation & Impairment	42	42	-	-	Right of Use Asset for lease space entered into for the ACMA online	39	39	39
Finance Costs	3	3	-	-	Interest on lease liability	1	1	2
Total Expenses	**7,026**	**7,221**	**195**			**6,009**	**5,398**	**4,692**
Operating Surplus / (Deficit)	**(1,352)**	**(1,576)**	**224**			**(339)**	**88**	**83**
Total Comprehensive Income	**(1,352)**	**(1,576)**	**224**			**(339)**	**88**	**83**

Report on Financial Results for Adelaide Central Market Authority

Statement of Financial Position
as at 30 June 2026

$ '000	Actual	Budget	Variance		Commentary	Actual	Actual	Actual
ASSETS								
Current Assets								
Trade & Other Receivables	482	358	124	35%	Debtor balances have been tightly managed. The Actual balance includes timing of receipts and payments from CoA (inter-company)	319	464	276
Inventories	64	31	33	106%	Merchandise stock on hand	50	24	31
Other Current Assets	53	15	38	100%	Current portion of the rent relief incentives, amortised over the lease terms	15	36	72
Total Current Assets	**599**	**404**				**384**	**524**	**379**
Non-Current Assets								
Right of Use Assets	39	39	-	-	New lease entered into during the period for the ACMA online space.	81	36	75
Other Non-Current Assets	121	72	49	68%	Non-Current portion of the rent relief incentives, amortised over the lease terms	87	43	29
Total Non-Current Assets	**160**	**111**				**168**	**79**	**104**
Total Assets	**759**	**515**				**552**	**603**	**483**
LIABILITIES								
Current Liabilities								
Trade & Other Payables	723	475	248	52%	An increase in accrued expenses compared to budget due to the timing of the receipt of invoices	475	398	323
Lease Liabilities	36	40	(4)	-	Current portion of the Lease Liability for the cool room and storage for the online market.	37	34	39
Total Current Liabilities	**759**	**515**				**512**	**432**	**362**
Non-Current Liabilities								
Lease Liabilities	-	-	-	-		40		38
Total Non-Current Liabilities	**-**	**-**				**40**	**-**	**38**
Total Liabilities	**759**	**515**				**552**	**432**	**400**
Net Assets	**-**	**-**				**-**	**171**	**83**
EQUITY								
Accumulated Surplus	(2,315)	(2,539)	224			(963)	(624)	(712)
Other Reserves	2,315	2,539	(224)			963	795	795
Total Equity	**-**	**-**				**-**	**171**	**83**

Report on Financial Results for Adelaide Economic Development Agency

Statement of Comprehensive Income

for the year ended 30 June 2026

$ '000	Actual	Budget	Variance		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual
Income								
Rundle Mall Levy	4,166	4,138	28	1%	Movement due to lower level of objections.	4,049	3,918	3,889
User Charges	554	390	164	42%	Concessions income on Rundle Mall of $528k and Adelaide Fashion Festival $26k	656	625	560
Reimbursements	41	-	41	100%	Recovery of Commercial Events and Festival Sponsorship payments related to events that did not eventuate $38k and other minor items $3k	-	2	7
Other Income	7	-	7	100%	Includes Merchandise sales	7	12	11
Grants, Subsidies and Contributions	5	-	5	100%	ASEAN Business Forum contribution $5k and Rundle Mall 50th Anniversary grant $1k	15	30	17
Grants, Subsidies and Contributions	8,718	9,131	(413)	-5%	A lesser contribution of $8,718k was required from the City of Adelaide due to the underspend in employee costs and strategic projects	8,413	8,891	9,833
Total Income	13,491	13,660	(169)			13,140	13,478	14,317
Expenses								
Auditor's Remuneration	3	3	-	0%	Includes External Audit of the Financial Statements	1	1	47
Bad and Doubtful Debts	1	-	(1)	-100%	Provision for doubtful debts raised in FY26	5	(5)	5
Board Fees	101	123	22	18%	Due to vacancies on the board during the year. Budget assumed 5% increase to board fees.	130	81	97
Lease Expense - Short Term Leases	14	55	41	-100%	Budget assumed month-to-month lease for Rundle Mall Storage however this is recognised as a Right of Use Asset. Actual spend relates to venue hire for events	48	42	36
Contractors	4,979	5,332	353	7%	All AEDA staff are employees of the City of Adelaide, seconded to AEDA. The movement includes employees vacancies as well as underspend in strategic projects.	4,449	4,172	4,813
Advertising and Promotion	2,777	3,407	630	18%	Lower level of advertising to budget offset by additional spend in staging hire, security and subscriptions. Spend includes Rundle Mall $1,415k, Adelaide Fashion Week $515k and Marketing and PR $291k.	2,720	2,787	2,727
External Plant Hire	684	293	(391)	-133%	Staging hire for events held within Rundle Mall	596	741	708
Professional Services	375	379	4	1%	Spend in line with expectations	239	293	397
Security	510	318	(192)	-60%	Additional security expenditure arose from new security contract	413	549	380
Sponsorships, Contributions and Donations	3,329	3,346	17	1%	Spend in line with expectations	3,605	4,532	4,434
Subscriptions	279	215	(64)	-30%	Subscription spend offset by underspend in advertising against budget.	148	40	50
Other Expenses	61	137	76	55%	Individually immaterial items	312	189	361
Depreciation, Amortisation & Impairment	126	48	(78)	-163%	Depreciation for Christmas decorations held by AEDA as well as Right of Use Asset for the Rundle Mall storage.	96	58	33
Finance Costs	7	4	(3)	-75%	Interest expense associated with lease liability for Right of Use Asset under AASB16	7	3	-
Total Expenses	13,246	13,660	414			12,769	13,483	14,088
Operating Surplus / (Deficit)	245	-	245			371	(5)	229
Total Other Comprehensive Income	-	-	-			-	-	-
Total Comprehensive Income	245	-	245			371	(5)	229

Report on Financial Results for Adelaide Economic Development Agency

Statement of Financial Position

as at 30 June 2026

$ '000	Actual	Budget	Variance		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual
ASSETS								
Current Assets								
Trade & Other Receivables	1,171	491	680	138%	An increase in debtors and prepayments compared to budget due to the timing of the payment and receipt of cash at 30 June	1,240	491	864
Inventories	26	4	22	550%	Merchandise stock on hand (now including Gift Cards)	4	6	4
Total Current Assets	1,197	495				1,244	497	868
Non-Current Assets								
Infrastructure, Property, Plant & Equipment	137	-	137	-	Purchase of Rundle Mall Equipment (Christmas decorations)	14	184	98
Right-of-Use Assets	76	76			Right of use Asset	149		
Total Non-Current Assets	213	76				163	184	98
Total Assets	1,410	571				1,407	681	966
LIABILITIES								
Current Liabilities								
Trade & Other Payables	443	486	(43)	-9%	A decrease in creditors and accrued expenses compared to budget due to the timing of the receipt of invoices	610	283	693
Lease Liabilities	60	73	(13)	0%	Right of use Asset - Lease liability	73	43	-
Total Current Liabilities	503	559				683	326	693
Non-Current Liabilities								
Lease Liabilities	23	12	11	-	Right of use Asset - Lease liability	85	87	-
Total Non-Current Liabilities	23	12				85	87	-
Total Liabilities	526	571				768	413	693
Net Assets	884	-				639	268	273
EQUITY								
Accumulated Surplus	884	-	884		Surplus relates to Rundle Mall	639	268	273
Other Reserves	-	-	-			-	-	-
Total Equity	884	-				639	268	273

Report on Financial Results for Adelaide Park Lands Authority

Statement of Comprehensive Income
for the year ended 30 June 2026

$ '000	Actual	Budget	Variance		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual
Income								
Grants, Subsidies and Contributions	241	323	(82)	-25%	Grant income received to match expenditure.	306	234	181
Total Income	**241**	**323**	**(82)**			**306**	**234**	**181**
Expenses								
Auditors Remuneration	2	2	-	0%		1	1	1
Contractors	154	185	31	17%	Kadaltilla staff are employees of the City of Adelaide. The 25/26 Budget included 0.25 FTE Admin Support role which remained vacant for the year resulting in savings of $28k.	155	139	96
Catering	1	4	3	75%	Favourable variance of $3k due to catering services being under utilised. The 25/26 budget provided for catering across 12 board meetings; however, only 10 meetings were held and meeting durations were shorter than originally anticipated.	4	2	-
Professional Services	-	-	-			26	6	23
Advertising and Promotion	32	26	(6)	-23%	Launch of new Instagram social media platform resulted in increased advertising and promotion fees.	34	21	3
Sponsorships, Contributions & Donations	-	-	-		Biennial grant to be provided in FY27.	15	-	15
Insurance	18	18	-	0%	Insurance premium costs.	13	21	16
Minor Plant and Equipment	-	-	-			-	2	-
Legal Fees	-	3	3	100%		-	1	-
Sitting Fees	34	74	40	54%	The 25/26 budget provided for 10 meetings and 2 special meetings, with full board attendance and 6 hour duration assumed. Actual expenditure was lower than budget as only 10 meetings were held and sitting fees are payable only to attending board members based on the duration of the meetings.	57	40	26
Other	-	11	11	100%	The budget included a provision to accommodate potential unforeseen expenditure and contingencies during the year. As these anticipated costs did not eventuate, actual expenditure was lower than budget.	1	1	1
Total Expenses	**241**	**323**	**82**			**306**	**234**	**181**
Operating Surplus / (Deficit)	-	-	-			-	-	-
Net Surplus / (Deficit)	-	-	-			-	-	-
Total Comprehensive Income	-	-	-			-	-	-

Report on Financial Results for Adelaide Park Lands Authority

Statement of Financial Position
as at 30 June 2026

$ '000	Actual	Budget		Commentary	2024-25 Actual	2023-24 Actual	2022-23 Actual
ASSETS							
Total Assets	-	-			-	-	-
LIABILITIES							
Total Liabilities	-	-			-	-	-
Net Assets	-	-			-	-	-
EQUITY							
Total Equity	-	-			-	-	-

Experience Adelaide Visitor Centre – Deed of Variation

Tuesday, 13 October 2026
Council

Program Contact:
Michael Rossi, Acting General Manager Adelaide Economic Development Agency

Approving Officer:
Rebecca Hayes, Acting Chief Operating Officer

Strategic Alignment - Our Economy

Public

EXECUTIVE SUMMARY

The City of Adelaide has entered into a Project Deed with the Libraries Board of South Australia (the **Board**) to use the Institute Room for the Experience Adelaide Visitor Centre. Funded through the Adelaide City Deal, the project includes a Council contribution towards the fit-out and construction works.

Under the authority delegated by Council on 9 August 2022, the Lord Mayor and Chief Executive Officer executed the Project Deed on 6 August 2026, and the Common Seal was affixed. At that time, the Board was still procuring a construction contractor.

Following completion of procurement, the quoted fit-out and base building costs exceeded the estimates used to set the original funding caps in the Project Deed. The Crown Solicitor's Office has therefore prepared a Deed of Variation to increase Council's contribution from $700,000 to $959,882 (GST exclusive).

All other terms of the Project Deed remain unchanged. The revised construction-phase contribution remains within the whole-of-project budget, with the $300,000 client-held (CoA) contingency fully available.

Council is asked to authorise the Lord Mayor and Chief Executive Officer to execute the Deed of Variation and approve the affixing of the Common Seal.

The report provides the supporting background, actions completed to date and current project status.

RECOMMENDATION

THAT COUNCIL

1. Approves the affixation of the Common Seal of the Council to the Deed of Variation document in Attachment A to Item 16.4 on the Agenda for the meeting of the Council held on 13 October 2026, with the affixation to be attested by the Lord Mayor and Chief Executive Officer.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Economy Adelaide's unique experience and opportunities attract visitors to our City.
Policy	Not as a result of this report.
Consultation	The Adelaide Economic Development Agency (AEDA) Board, the State Library of South Australia, the South Australian Tourism Commission, the Australian Government and the Council Members have been consulted on this project.
Resource	Not as a result of this report.
Risk / Legal / Legislative	Not as a result of this report.
Opportunities	Not as a result of this report.
26/27 Budget Allocation	A total budget allocation of $2,635,000 is available comprised of $2,259,000 in the 2026/27 Business Plan and Budget plus $376,000 in carry over from the 2025/26 financial year.
Proposed 27/28 Budget Allocation	Not as a result of this report.
Life of Project, Service, Initiative or (Expectancy of) Asset	5 years as per the Licence Agreement (with a +5 year option).
26/27 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	The Australian Government has committed $4,000,000 for supporting delivery of the new Experience Adelaide Visitor Centre as part of the Adelaide City Deal.

DISCUSSION

Background

1. On 9 August 2022 Council resolved:

   "That Council:

   1. *authorises the Chief Executive Officer or their delegate to negotiate the terms and conditions for a lease for the Experience Adelaide Visitor Centre with the Libraries Board of South Australia for the location within the State Library on North Terrace;*
   2. *delegates to the Chief Executive Officer the authority to execute the Memorandum of Lease and associated documentation; and*
   3. *authorises the Lord Mayor and Chief Executive Officer to affix the Common Seal of the Council to the Memorandum of Lease and associated documentation."*

2. On 6 August 2026, the Lord Mayor and Chief Executive Officer executed the Project Deed (Link 1) between the Corporation of the City of Adelaide (the **Council**) and the Libraries Board of South Australia (the **Board**) under the Common Seal.

3. The contributions in the executed Project Deed were capped at $700,000 for Council and $180,000 for the Board, based on estimates for the fit-out and base building works. Allowances for construction contingency, professional consultant fees and the Ventia management fee sat outside those caps but within City of Adelaide's whole of project budget at $4,000,000.

4. The ongoing annual operating costs of $385,994 (excluding GST) are included in the 2026/27 Business Plan and Budget. The ongoing allocation has increased from the 2025/26 budget to fund additional casual salaries required for expanded responsibilities, longer opening hours and operation seven days a week. In addition, the project budget will fund a Service Level Agreement for the first year of operations, including technical assistance, to cover anticipated establishment and initial support costs.

5. The breakdown below illustrates the current project budget forecast

Category	Total Forecast (ex GST)
Fit-out and Construction	$959,882.00
Digital Design & Production	$1,069,260.01
AV Hardware	$629,683.84
Architectural & Construction Design	$492,367.52
Project Management & Delivery	$365,146.07
Professional & Legal Consultants	$66,200.00
Signage, Projection & ICT	$110,000.00
TOTAL	**$3,692,539.44**
Project Budget	$4,000,000.00
Remaining Budget	**$307,406.56**

Key Terms and Agreed Position

6. The Deed of Variation (Attachment A) makes one amendment to the Project Deed: it varies at the financial contributions specified in clause 3.1. All other terms of the Project Deed remain unchanged.

7. Council's contribution will increase to $959,882 (GST exclusive). This amount comprises the quoted construction cost of $804,859 for the fit-out and base building works; the Ventia management fee and construction contingency allowance, both of which are calculated against and increase with the construction cost; and unchanged professional consultant fees.

8. The revised construction-phase contribution of $959,882 remains within the whole-of-project budget. The $300,000 client-held contingency is not affected by the variation and remains fully available.

9. The Board's contribution will increase to $258,866 (GST exclusive).

10. The revised contributions are hard caps, and neither party can be required to contribute more than its stated amount. Payments will continue to be made as progress reimbursements against contractor invoices. Any change to the project scope or budget requires Council's agreement through the Project Control Group.

Next Steps

11. Upon execution, Council will return the signed Deed of Variation to the State Library of South Australia for execution by the Libraries Board of South Australia. Fully executed copies will be retained in Council's records management system.

DATA AND SUPPORTING INFORMATION

Link 1 – Visitor Information Centre Project Deed

ATTACHMENTS

Attachment A – Deed of Variation

- END OF REPORT -

DATED **DAY OF** **2026**

DEED OF VARIATION

BETWEEN

LIBRARIES BOARD OF SOUTH AUSTRALIA

AND

THE CORPORATION OF THE CITY OF ADELAIDE

Government of South Australia

CROWN SOLICITOR
Level 17, 10 Franklin Street
Adelaide SA 5000

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ANNEXURE A Copy of Project Deed

DEED OF VARIATION dated day of 2026

BETWEEN:

LIBRARIES BOARD OF SOUTH AUSTRALIA, a body corporate pursuant to the *Libraries Board Act 1982* (SA) of North Terrace, Adelaide SA 5000 (**Board**)

AND

THE CORPORATION OF THE CITY OF ADELAIDE, a body corporate pursuant to the *Local Government Act 1999* (SA) of Colonel Light Centre, 25 Pirie Street, Adelaide SA 5000 (**Council**)

BACKGROUND:

A. The Board and the Council entered into a Project Deed dated 6 August 2026 in relation to the Board undertaking construction works on a portion of its premises, upon which the Council intends to subsequently use to operate a visitor information centre ("**Project Deed**").

B. The parties have now agreed to vary the Project Deed and to record this variation in this Deed.

IT IS AGREED:

1. **DEFINITIONS AND INTERPRETATION**

1.1 In this Deed:

1.1.1 "**Deed**" means this deed of variation between the Board and the Council.

1.1.2 "**Effective Date**" means the date of this Deed.

1.1.3 "**Project Deed**" means the deed described as the Project Deed in Background A of this Deed, a copy of which is annexed to this Deed and marked "Annexure A".

1.1.4 All words and expressions defined in the Project Deed shall have the same meanings in this Deed.

1.1.5 The Board and the Council agree that the matters referred to in the Background under this Deed are true and correct in every material particular and that the Background shall form part of this Deed.

2. VARIATION OF THE PROJECT DEED

2.1 With effect from the Effective Date, the Project Deed is varied as follows:

2.1.1 Clause 3.1. is deleted and replaced with:

3.1 The parties acknowledge that they will be making the following contributions to the Project:

*3.1.1 the Board, up to $258,866 (GST exclusive) (**Board's Financial***

*3.1.2 the Council, up to $959,882 (GST exclusive) (**Council's Financial Contribution**)*

*(together, **Financial Contributions**)*

3. CONFIRMATION OF THE PROJECT DEED

Subject only to the variations contained in this Deed and such other alterations (if any) as may be necessary to make the Project Deed consistent with this Deed, the Project Deed remains in full force and effect and will be read and construed and be enforceable as if the terms of this Deed were inserted in the Project Deed by way of addition or substitution (as the case may be).

4. COSTS OF THIS DEED

Each party must pay its own costs arising from the preparation, negotiation and execution of this Deed.

5. MISCELLANEOUS

5.1 Disclosure Of Government Contracts

5.1.1 The Board may disclose this Deed in either printed or electronic form and either generally to the public, or to a particular person as a result of a specific request.

5.1.2 Nothing in this clause detracts from:

(a) the Council's obligations under any other provision of this Deed; or

(b) the provisions of the *Freedom of Information Act 1991* (SA).

5.2 Auditor General

Nothing in this Deed derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1987* (South Australia).

5.3 Governing Law

5.3.1 This Deed shall be governed by and construed in accordance with the laws applicable in South Australia.

5.3.2 The parties submit to the exclusive jurisdiction of the courts of South Australia in respect of matters arising out of or in connection with this Deed.

5.4 Variation

A variation or modification of this Deed must be in writing and signed by each party.

5.5 **Severability**

If any provision of this Deed is held by any competent authority to be invalid or unenforceable in whole or in part the validity of the other provisions of this Deed and the remainder of the provision in question shall not be affected.

5.6 **No Waiver**

No waiver by any part of any breach of this Deed by the other party shall be considered as a waiver of any subsequent breach of the same or any other provisions.

5.7 **Counterparts**

This Deed may be executed in any number of counterparts. All counterparts taken together will be taken to constitute one agreement.

EXECUTED AS A DEED

Executed by the Board

THE COMMON SEAL of)
THE LIBRARIES BOARD OF SOUTH AUSTRALIA)
was hereunto affixed)
in the presence of:)

……
Witness – signature

……
Print name

Executed by the Council

THE COMMON SEAL of)
THE CORPORATION OF THE CITY OF ADELAIDE)
was hereunto affixed in accordance with the)
Local Government Act 1999 (SA) in the)
presence of:)

…… ……
Lord Mayor – *signature* Chief Executive Officer – *signature*

…… ……
Print name Print name

ANNEXURE A

Copy of Project Deed

DATED 6th DAY OF August 2026

VISITOR INFORMATION CENTRE

PROJECT DEED

BETWEEN

LIBRARIES BOARD OF SOUTH AUSTRALIA

(the Board)

AND

CORPORATION OF THE CITY OF ADELAIDE

(the Council)

Government
of South Australia

CROWN SOLICITOR
Level 17, 10 Franklin Street
Adelaide SA 5000

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ANNEXURE 1 Visitor Centre Licence

ANNEXURE 2 Plan of Premises

DEED dated day of 2026

PARTIES:

LIBRARIES BOARD OF SOUTH AUSTRALIA of North Terrace, Adelaide SA 5000 (**Board**).

AND

THE CORPORATION OF THE CITY OF ADLEAIDE, of Colonel Light Centre, 25 Pirie Street, Adelaide SA 5000 (**Council**)

BACKGROUND:

A. The Crown owns the land comprised and described in Crown Record Volume 5759 Folio 861 (**the Land**). The Land is dedicated for State Library purposes and is under the care, control and management of the Board pursuant to the *Crown Land Management Act 2009* (SA). The Board administers the State Library building on the Land (**the Building**).

B. The Council wishes to use a portion of the Building (**the Premises**) to operate a visitor information centre (**Permitted Use**).

C. The parties have agreed that, to enable the Council to use Premises for the Permitted Use, the Board will undertake the Works at the Premises.

D. Contemporaneously with the execution of this Deed, the parties have agreed to enter into a licence agreement for the Council to occupy the Premises for the Permitted Use which will commence upon the Practical Completion of the Works (**Visitor Centre Licence**).

E. The parties record the terms of their agreement in respect of the undertaking of the Project in this Deed.

IT IS AGREED:

1. **DEFINITIONS AND INTERPRETATION**

1.1 **Definitions**

In this Deed unless the contrary intention appears:

1.1.1 **Act** means the *Planning, Development and Infrastructure Act 2016*;

1.1.2 **Authority** means any Minister, agency, authority, board, council, department, statutory authority or public official exercising a Commonwealth, State or municipal or local government statutory or regulatory function;

1.1.3 **Authority Approval** means any authorisation, approval, certificate, consent, decision, licence, permit, registration, ruling, or requirement, (including without limitation any consent or approval of a relevant Authority pursuant to the Act) of any Authority;

1.1.4 **Board** means the Libraries Board of South Australia, and includes that party's successors and permitted assigns;

1.1.5 **Board's Financial Contribution** has the meaning given in clause 3.1.1;

1.1.6 **Board's Representative** means the person specified at Item 3 in the Schedule or such other person appointed by the Board and notified to the Council in writing;

1.1.7 **Builder** means the builder or contractor who will carry out the Works, as engaged by the Board;

1.1.8 **Building** means the State Library buildings and other improvements (including without limitation car parking, fencing and landscaping) on the Land;

1.1.9 **Business Day** means Monday to Friday (excluding public holidays under the *Public Holidays Act 2023*);

1.1.10 **Change in Law** means:

(a) any amendment, repeal, modification or enactment of any Law;

(b) any change in the interpretation or application of any Law applicable in South Australia resulting from a decision of any court of competent jurisdiction or any Government body; or

(c) the imposition of a requirement for any consent, authorisation, registration, licence, or permit;

1.1.11 **Commencement Date** means the date specified at Item 1 in the Schedule;

1.1.12 **Council** means the Corporation of the City of Adelaide;

1.1.13 **Council's Financial Contribution** has the meaning given in clause 3.1.2;

1.1.14 **Council's Representative** means the person specified at Item 4 in the Schedule or such other person appointed by the Council and notified to the Board in writing;

1.1.15 **Defects Liability Period** means a period of twelve (12) months from Practical Completion;

1.1.16 **End Date** means the date specified at Item 2 in the Schedule;

1.1.17 **GST** means GST within the meaning of the GST Act;

1.1.18 **GST Act** means *A New Tax System (Goods and Services Tax) Act 1999* as amended (Cth);

1.1.19 **Insolvency Event** means in respect of the Council:

(a) a receiver, receiver and manager, liquidator, provisions liquidator, trustee, administrator, controller, inspector appointed under any companies or securities legislation, or similar official

is appointed in respect of that party or any of its property, or any security over any substantial part of its assets is enforced;

(b) the party ceases to carry on all or substantially all of its business, is unable to pay its debts when due, or is deemed unable to pay its debts under any law, or makes an assignment for the benefit of, or enters into or makes any arrangements or compromise with, that party's creditors or threatens to do so, or stops payments to its creditors generally;

(c) the party is, becomes, or is deemed to be insolvent or bankrupt;

(d) a distress, attachment or other execution is levied or enforced upon of commenced against any substantial; part of its assets and is not stayed within 14 days.

1.1.20 **Laws** means any statute, regulation, ordinance, by-law or subordinate legislation in force from time to time in South Australia, whether made by the State or Federal government or by a local government council, and includes the common law as applicable in South Australia from time to time;

1.1.21 **National Construction Code** means the National Construction Code that applies in South Australia, as amended from time to time, produced and maintained by the Australian Building Codes Board.

1.1.22 **Permitted Use** has the meaning attributed under the Visitor Centre Licence;

1.1.23 **PCG** means the Project Control Group established pursuant to clause 3;

1.1.24 **Practical Completion** in the context of the Works means that stage when:

(a) the Works are completed and commissioned in accordance with the Works Specification except for minor omissions and minor defects:

(i) which do not prevent the Works from being reasonably capable of being used for their intended purpose having regard to the nature and sensitivity of that purpose; and

(ii) the rectification of which will not prejudice the convenient use of the Premises;

(b) those compliance or commissioning tests relating to the Works which are required by law to be carried out and passed before the Premises may be occupied or the Works can be regarded as having reached completion have been successfully carried out and passed;

(c) a certificate of occupancy is issued by a qualified and licensed building certifier certifying that the Premises are safe for occupancy and for the for the commencement of the Visitor Centre Licence; and

1.1.25 **Premises** means the area of the Building highlighted in green on the plan in Annexure 2;

1.1.26 **Professional Services Contractor** means each person with whom the Board engages for design, documentation or administration services in relation to the Works;

1.1.27 **Project** means the carrying out and completion of the Works in accordance with Works Specification and all other matters contemplated by this Deed in pursuance of the Council occupying the Premises for the Permitted Use;

1.1.28 **Project Budget** means the aggregate of the Board's Financial Contribution and the Council's Financial Contribution;

1.1.29 **Tax Invoice** has the meaning attributed in the GST Law;

1.1.30 **Taxable Supply** has the meaning attributed in the GST Law; and

1.1.31 **Visitor Centre Licence** means the licence to be granted to the Council to use the Premises for the Permitted Use in substantially the same form as the licence comprising Annexure 1.

1.1.32 **Works** means the base building and fit-out works to the Premises in accordance with the Works Specification;

1.1.33 **Works Contract** means a building and/or services contract between the Board and a Builder or Professional Services Contractor to undertake the Works;

1.1.34 **Works Cost** means, except as otherwise provided in this Deed, any cost, charge, expense, outgoing, payment, third party claims or other expenditure of any nature (including direct internal project management and other costs required to be included for accounting capitalisation purposes), incurred by the Board in considering, preparing for and undertaking the Works (whether anticipated or not and whether incurred before or after the date of this Deed) including, without limitation, the following (to the extent so incurred or so arising):

(a) all amounts payable to each consultant in connection with the Works (including Professional Services Contractors);

(b) all amounts payable to the Board's Builder under or in connection with the corresponding Works Contract;

(c) all other advisor fees incurred in connection with the Works; and

(d) all costs incurred in connection with obtaining all necessary Authority Approvals; and

1.1.35 **Works Specification** means the specification for the Works as approved by the parties in accordance with clause 4.2.

1.2 General Interpretation

In this Deed unless the contrary intention appears:

1.2.1 the Annexures and Schedule form part of and are incorporated in this Deed;

1.2.2 any consent of the Board or the Council required under the provisions of this Deed means prior consent in writing which may not be unreasonably withheld or delayed or given subject to unreasonable conditions;

1.2.3 headings are for convenience of reference only and do not affect the construction or interpretation of the provisions of this Deed;

1.2.4 reference to a statute Act code or other Law includes its regulations and other instruments enacted under it and any amendment consolidation re-enactment or replacement of them;

1.2.5 words importing the singular include the plural and vice versa and words importing one gender include the other genders;

1.2.6 each and every provision or part of a provision of this Deed shall, unless the context requires, be read and construed as a separate and severable provision and as separate and severable parts so that if any provision or part is void or unenforceable for any reason then such provision or part shall be severed and the remainder read and construed as if the severed provision or part is omitted;

1.2.7 an agreement, representation or warranty by or in favour of two or more persons binds, or is for the benefit of them, jointly and severally;

1.2.8 any reference to a person shall be deemed to include a body corporate and vice versa;

1.2.9 mentioning anything after including, includes or including does not limit what else might be included; and

1.2.10 a provision of this Deed must not be construed to the disadvantage of a party because that party (or its advisers) was responsible for the preparation of that provision or this Deed.

2. TERM

This Deed commences on the Commencement Date and ends on the End Date, subject to any early termination.

3. FUNDING THE PROJECT

3.1 The parties acknowledge that they will be making the following financial contributions to the Project:

3.1.1 the Board, up to $180,000 (GST exclusive) (**Board's Financial Contribution**)

3.1.2 the Council, up to $700,000 (GST exclusive) (**Council's Financial Contribution**)

(together, **Financial Contributions**)

3.2 The Project Budget is the aggregate of the parties' Financial Contributions.

3.3 Neither party is obliged to increase its Financial Contribution unless that party agrees otherwise.

4. PROJECT CONTROL GROUP (PCG)

4.1 Establishment of PCG

4.1.1 The parties acknowledge that a Project Control Group (**PCG**) has been established by the parties for the Project.

4.1.2 As at the date of this Deed, the PCG comprises:

(a) two members appointed by the Board; and

(b) two members appointed by the Council.

4.1.3 The parties will not alter the composition of the PCG as described in clause 4.1.2, except by written agreement of both parties.

4.2 Role of the PCG

The role of the PCG includes the following:

4.2.1 to prepare the Works Specification, which will be agreed by the parties in writing prior to the commencement of the Works;

4.2.2 to prioritise guide and monitor the completion of the Works by the Board in accordance with the Works Specification;

4.2.3 to monitor and manage the Project Budget;

4.2.4 to determine and analyse risks to the Project and formulate strategies and plans to manage those risks;

4.2.5 to make recommendations on matters outside the authority of the PCG to the appropriate person;

4.2.6 to ensure that the necessary Authority Approvals for the Works and the Works are obtained by the Board and are in place and that the necessary processes and policies of Government are adhered to;

4.2.7 to communicate the roles and responsibilities to all Project team members; and

4.2.8 to oversee the development of plans to manage changes in scope and design.

4.3 Chair and frequency

Meetings of the PCG shall be chaired by the Board and shall be held on a monthly basis (or otherwise as reasonably required by the Board or the Council) from the date of this Deed unless the Board's Representative and the Council's Representative determine otherwise.

4.4 Minutes

The Board must keep minutes of each meeting of the PCG and must provide a copy of the minutes to the Council's Representative as soon as practicable after each meeting but in any event no later than three (3) Business Days after the meeting has been held.

5. BOARD TO PROCURE WORKS

5.1 Board to engage Builder

The Board will engage a Builder and other Professional Services Contractors to carry out and deliver the Works pursuant to contracts and other arrangements as the Board deems appropriate.

5.2 Completion of the Works

5.2.1 The Board will ensure that the Works are constructed:

(a) in accordance with the Works Specification;

(b) in a proper and workmanlike manner to reach Practical Completion;

(c) subject to the Works Specification, using materials of good quality and suitable for their intent and purpose and consistent with the standard and quality of the Works Specification;

(d) in compliance with all Authority Approvals required for or issued for the Works; and

(e) in accordance with the National Construction Code.

5.2.2 The Board will be responsible for obtaining all Authority Approvals necessary for construction of the Works (including change of use, if required) and for ensuring that any conditions imposed by the Authority Approvals are met.

5.2.3 If the Council notifies the Board of any defects, omissions or faults in the Works and that notice is received during the Defects Liability Period, the Board must procure the rectification of the relevant defects, omissions or faults by the Builder or a Professional Services Contractor in accordance with the Works Contract as soon as reasonably practicable after receiving that notice.

5.2.4 The Board will hold the benefit of all warranties received pursuant to the Works Contract on trust for the Council.

5.3 Payment of Council's Financial Contribution

5.3.1 The Council will pay the Council's Financial Contribution by way of instalments to the Board, the timing of which will be aligned with when the Board receives invoices from the Builder and/or Professional Services Contractor under the Works Contracts (**Contractor Invoices**).

5.3.2 Upon receipt of a Contractor Invoice, the Board is entitled to issue a tax invoice to the Council for a proportion of the Council's Financial Contribution equal to the proportion the amount of the relevant Contractor Invoice bears to the total value of all Works Contracts. The Council must pay this amount within 30 days of receiving it.

5.3.3 Notwithstanding any other provision of this Deed, if the Council fails to pay an invoice issued by the Board under clause 5.3.2 in accordance with, including at the times required by, this Deed and the Council does not remedy that failure within 5 Business Days of the Board providing the Council with written notice requiring it to do so:

(a) the Council will be in material breach of this Deed; and

(b) without limiting the Board's other rights, if any, at law or in equity, the Board will not be obliged to undertake or continue the Project and the Board may terminate this Deed by written notice to the Council in accordance with clause 13.1.

6. VARIATIONS TO WORKS SPECIFICATION

6.1 The parties will not make a variation to the Works Specification without the approval of the other (as the case may be).

6.2 If a variation to the Works Specification is required to:

6.2.1 comply with any Authority Approval;

6.2.2 ensure that the total of the Works Costs incurred or forecasted to be incurred by the Board does not exceed the Project Budget are not exceeded; or

6.2.3 otherwise becomes necessary to give effect to the construction of the Works,

then the parties must meet through the PCG to agree the variation (both in terms of the scope and likely cost implication) before it is undertaken.

6.3 If the parties cannot agree on a proposed variation to the Works Specification, the parties will follow the dispute resolution procedure set out in clause 12.

7. VISITOR CENTRE LICENCE

The Council agrees and acknowledges that the Visitor Centre Licence for the Premises will be of no legal effect unless and until it has paid in full the Council's Financial Contribution to the Board under clause 5.3.

8. RIGHTS PERSONAL TO COUNCIL

The Council's rights and obligations under this Deed are personal and are not capable of assignment, and the Council will continue to remain liable for all its obligations pursuant to this Deed.

9. GST

9.1 The amount payable by the Recipient to the Supplier for, or in connection with, a Taxable Supply under this Deed does not include any GST unless it is expressly stated to be GST inclusive.

9.2 The Recipient must pay the Supplier an additional amount on account of GST equal to the amount payable by the Recipient for the relevant Taxable Supply multiplied by the prevailing GST rate.

9.3 The additional amount is payable at the same time as when the amount for the relevant Taxable Supply is required to be paid by the Recipient to the Supplier but in any event, not before the Supplier has provided the Recipient with a tax invoice which is in an approved form for GST purposes.

9.4 To the extent that the amount for a Taxable Supply consists of the reimbursement of costs and expenses incurred by the Supplier, in this Deed those costs and expenses are deemed to be exclusive of the amount of any

refund or input tax credit of GST to which the Supplier is entitled as a result of incurring the cost or expense.

9.5 The Council acknowledges and represents that:

9.5.1 it is registered pursuant to the *A New Tax System (Australian Business Number) Act 1999* (Cth) and that its ABN has been disclosed to the Board; and

9.5.2 it is registered pursuant to GST Law.

10. NO WAIVER

10.1 Delay

No delay or omission to exercise any right power or remedy accruing to the Board or Council on any continuing breach or default under this Deed shall:

10.1.1 impair any such right power or remedy of the Board or Council; and

10.1.2 be construed to waive any such continuing breach or default or an acquiescence in this Deed.

10.2 Other Breach

No waiver of any single breach shall be deemed a waiver of any other breach or default.

10.3 Written Notice

Any waiver permit consent or approval of any breach or default under this Deed or any waiver of any term or condition of this Deed must be given by written notice and shall be effective only to the extent specified in such notice.

11. REMEDIES

All remedies under this Deed or by law or otherwise afforded to the Board or the Council shall be cumulative and not alternative.

12. DISPUTE RESOLUTION

12.1 Either party may, in the case of genuine urgency, seek immediate interlocutory relief or an interim remedy.

12.2 If a dispute arises between the Board and the Council (including between the Board's Representative and the Council's Representative) under a provision of this Deed or in relation to any aspect of or issue concerning the Works then:

12.2.1 each party will submit a dispute to one of its senior officers who has not previously been involved in the dispute (**Negotiators**) within seven (7) days of a dispute arising;

12.2.2 the Negotiators must meet as soon as practicable to resolve the dispute but if the Negotiators cannot resolve the dispute within fourteen (14) days of its reference to them then each of the Negotiators will prepare a written summary of his or her attempts to resolve the dispute and refer that summary to:

(a) for the Board, the Director State Library; and

(b) for the Council, the Chief Executive Officer

(**Executive Negotiators**)

12.2.3 the Executive Negotiators must meet as soon as practicable to resolve the dispute but in any case within ten (10) Business Days of its reference to them and each party will authorise and inform its Executive Negotiator sufficiently so that he or she can undertake that meeting without detailed reference to another person.

12.3 Notwithstanding the existence of a dispute, each party must continue to perform its obligations under this Agreement.

13. TERMINATION

13.1 Termination by Board

The Board may terminate this Deed if:

13.1.1 the Council commits a material breach of this Deed and such breach is incapable of remedy, or such breach is capable of a remedy and the Council has failed to remedy the breach within thirty (30) Business Days (or such reasonable period having regard to the type of breach required to be remedied) of receipt of written notice from the Board; or

13.1.2 an Insolvency Event occurs in respect of the Council;

and such right of termination of this Deed shall be without prejudice to any other right or remedy which the Board has for any prior breach or default of the terms in this Deed.

13.2 Termination by Council

The Council may terminate this Deed if the Board commits a material breach of this Deed and such breach is incapable if remedy, or such breach is capable of a remedy and the Board has failed to remedy the breach within thirty (30) Business Days (or such reasonable period having regard to the type of breach required to be remedied) of receipt of written notice from the Council and such right of termination of this Deed shall be without prejudice to any other right or remedy which the Council has for any prior breach or default of the terms in this Deed.

14. SURVIVAL

Despite termination or expiry of this Deed, this clause 14 and clauses 7 (Visitor Centre Licence), 9 (GST) 11 (Remedies) 12 (Dispute Resolution), 15 (Disclosure of Deed), 16 (Auditor-General) and 17 (Costs) and any other clauses that by their nature remain in force, shall survive.

15. DISCLOSURE OF THIS DEED

15.1 The Council agrees to disclosure of this Deed in accordance with DPC Circular 27 as amended from time to time (a copy of which is available at https://www.dpc.sa.gov.au/resources-and-publications/premier-and-cabinet-circulars).

15.2 Nothing in this clause 15 derogates from:

15.2.1 the Council's obligations and other provision of this Deed; or

15.2.2 the provisions of the *Freedom of Information Act 1991* (SA).

16. AUDITOR-GENERAL

Nothing in this Deed derogates from the powers of the Auditor-General under the *Public Finance and Audit Act 1997* (SA).

17. COSTS

Each party shall bear their own costs of and incidental to the preparation, perusal, negotiation and execution of this Deed, the Visitor Centre Licence (and any extension or renewal) and any other documents to be entered into by the parties contemplated by this Deed.

18. NOTICES

18.1 Form of Notice and Services

Without prejudice to any other means of giving notice any notice required to be served under this Deed shall be sufficiently served or given:

18.1.1 if to the Board, by hand delivery, post, email to the Board at:

Director
State Library of South Australia
GPO Box 419
Adelaide SA 5001

18.1.2 if to the Council by hand delivery, post or facsimile transmission or email to:

General Manager
Adelaide Economic Development Agency
GPO Box 2252
Adelaide SA 5001

or to the Board's or Council's respective appointed solicitors.

18.2 Time of Service by Hand Delivery

A notice by hand delivery shall be deemed to be served or given at the time when it is hand delivered.

18.3 Time of Service by Post

A notice by post shall be deemed to be served or given at the time when it ought to be delivered in the due course of post.

18.4 Service by Email

A notice by email is deemed served or given:

18.4.1 when the relevant email appears in the sender's sent log with properties disclosing an appropriate routing; and

18.4.2 the sender does not receive a message from the system operator to the effect that the relevant email was undeliverable.

19. MISCELLANEOUS

19.1 Variations

No variation of this Deed shall be valid unless made in writing and executed in the same manner as this Deed.

19.2 Ancillary Matters

The parties agree to execute and perform all acts deeds matters and things as may be required to give effect to the provisions of this Deed.

19.3 Entire Agreement

19.3.1 The covenants, terms conditions, the Schedule and the Annexures of this Deed (or as expressed or contained in any deed agreement or document referred to in this Deed) comprise the whole of the agreement between the parties in respect of its subject matter.

19.3.2 Subject to the exceptions set out in clause 19.3.1, the parties agree and declare that no further or other covenants terms or conditions shall be deemed to be implied in this Deed or to arise between the parties by way of collateral or other agreement by reason of any representation warranty or undertaking given or made by either party to the other on or prior to the execution of this Deed and the existence of any such implication or collateral or other agreement is by this Deed negatived.

19.4 Severance

If any provision or part of this Deed shall be for any reason unlawful invalid or unenforceable the offending provision or part of it shall be severed from this Deed without affecting the validity or enforceability of the remainder of this Deed.

19.5 Governing Law

19.5.1 This Deed is governed and construed in all respects in accordance with the law of the State of South Australia and the Commonwealth of Australia.

19.5.2 The parties submit to the jurisdiction of the Courts of the State of South Australia and the Commonwealth of Australia in respect of all matters arising under or relating to this Deed provided that any proceedings issued in the Courts of the Commonwealth of Australia are issued in the Adelaide Registry of any such Court.

19.6 Non Merger

The provisions of this Deed shall not merge on the commencement or the execution of the Visitor Centre Licence but shall continue in full force and effect after such commencement or execution.

19.7 Delegation

Unless expressly excluded by any provision of this Deed, any consent, any notice, any consultation or any other thing which pursuant to the terms of this

Deed is required to be given, done or performed by either party (other than a variation of the terms of this Deed) may for the purposes of this Deed be properly given, done or performed by the representative of the party required by this Deed to consult, give such consent, notice or do such other thing.

20. **COUNTERPARTS**

This Deed may be executed in counterparts by the parties, each of which will be deemed to be an original and all of which taken together will constitute one and the same agreement, provided that this Deed will be of no force and effect until the counterparts are exchanged.

EXECUTED AS A DEED

Executed by the Board

THE COMMON SEAL of)
THE LIBRARIES BOARD OF SOUTH AUSTRALIA)
was hereunto affixed)
in the presence of:)



.....
Witness – signature

.....
Print name

JOANNE CYS, ACTING CHAIR

Executed by the Licensee

THE COMMON SEAL of)
THE CORPORATION OF THE CITY OF ADELAIDE)
was hereunto affixed in accordance with the)
Local Government Act 1999 (SA) in the)
presence of:)



.....
Lord Mayor – *signature*

JANE LOMAX-SMITH
.....
Print name

.....
Chief Executive Officer – *signature*

MICHAEL SEDGMAN
.....
Print name

SCHEDULE

Item 1 **Commencement Date**

The date the last of the parties executes this Deed.

Item 2 **End Date**

The later of:
Twelve months after the Works have reached Practical Completion
or
the expiry of the Defects Liability Period

Item 3 **Board's Representative**

Associate Director, Strategic Projects
State Library of South Australia

Item 4 **Council's Representative**
Executive Manager, Marketing and Tourism
Adelaide Economic Development Agency

ANNEXURE 1

Visitor Centre Licence

DATED DAY OF 2026

LICENCE AGREEMENT

BETWEEN

LIBRARIES BOARD OF SOUTH AUSTRALIA

("Board")

-AND-

THE CORPORATION OF THE CITY OF ADELAIDE

("Licensee")

Government
of South Australia

CROWN SOLICITOR
Level 17, 10 Franklin Street
Adelaide SA 5000

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SCHEDULE 2 VISITOR INFORMATION SERVICES
ANNEXURE A RULES AND REGULATIONS
ANNEXURE B PLAN
ANNEXURE C SPECIAL CONDITIONS
ANNEXURE D PROJECT DEED

AGREEMENT dated day of 2026

PARTIES:

LIBRARIES BOARD OF SOUTH AUSTRALIA, a body corporate pursuant to the *Libraries Act 1982* (SA), of North Terrace, Adelaide, South Australia 5000 (**Board**)

AND

THE CORPORATION OF THE CITY ADELAIDE, a body corporate pursuant to the *Local Government Act 1999* (SA), of Colonel Light Centre, 25 Pirie Street, Adelaide, South Australia 5000 (**Licensee**)

BACKGROUND:

A. The Crown owns the land comprised and described in Crown Record Volume 5759 Folio 861 (**Land**). The Land is dedicated for State Library purposes and is under the care, control and management of the Board pursuant to the *Crown Land Management Act 2009* (SA).

B. The Board administers the State Library building on the Land (**Building**).

C. The Board provides library and information-based services to the public and have identified an area within the Building to provide to the Licensee to operate its visitor experience centre.

D. The Board and the Licensee intend to separately establish an Operating Agreement to provide a framework for the operation and management of the Shared Areas and other programs and activities in the Building.

E. The Board agrees to grant the Licensee an exclusive licence to use the areas of the Building which are shaded green on the plan in Annexure B (**Premises**) and a non-exclusive licence to use the areas of the Building which are shaded orange in Annexure B (**Shared Areas**) for the purpose of providing visitor information services and other ancillary purposes of the Licensee as set out in this Agreement.

F. Contemporaneously with the execution of this Agreement, the Board and the Licensee have entered into a Project Deed which provides for the Board to undertake works in the Building required by the Licensee prior to the Commencement Date.

G. The Board and the Licensee intend to continue to cooperate in the administration of this Agreement with the objective of assisting each other in delivering services to the public and fostering good relations with all occupants and users of the Building.

IT IS AGREED:

1. **INTERPRETATION**

In this Agreement unless the contrary intention appears:

1.1 **Annual Licence Fee** means the amount specified in Item 6 of Schedule 1 as adjusted, reviewed or varied from time to time in accordance with the provisions of this Agreement;

1.2 **Authority** means any Minister, agency, authority, board, council, department, statutory authority or public official exercising a Commonwealth, State or municipal or local government statutory or regulatory function;

1.3 **Authority Approval** means any authorisation, approval, certificate, consent, decision, licence, permit, registration, ruling or requirement of any Authority (including without limitation any consent or approval of a relevant Authority pursuant to the *Planning, Development and Infrastructure Act 2016*);

1.4 **Board** means the Libraries Board of South Australia together with its successors and assigns;

1.5 **Board's Fixtures and Fittings** means the Board's fixtures and fittings installed or situated in the Building, including but not limited to plant and equipment, furniture, floor coverings, light fittings and window treatments;

1.6 **Board's Representative** means the person nominated in writing to the Licensee by the Board as the Board's Representative;

1.7 **Building** means the building described in Item 1 of Schedule 1 of which the Premises, Shared Areas and Common Areas form part;

1.8 **Commencement Date** means the date specified in Item 2 of Schedule 1;

1.9 **Common Areas** means those areas of the Building provided by the Board for common use by tenants, occupiers and invitees, including entrances, passageways, lifts, foyers, stairways, landscaped areas, toilet facilities and any other facilities designated by the Board as common areas from time to time;

1.10 **CPI** means consumer price index number published by the Australian Bureau of Statistics for All Groups (Adelaide) or the index which replaces it under clause 5.2.2;

1.11 **CPI Review Date** means the dates specified in Item 7 of Schedule 1;

1.12 **Current CPI** means the CPI for the last published month ending before the relevant CPI Review Date;

1.13 **Default Interest Rate** means a rate of interest equal to the Large Business Variable Indicator Lending Rate published on the Reserve Bank of Australia's webpage entitled "*Lenders' Interest Rates*" published 25 business days after the end of each month by the Reserve Bank of Australia, for the month in which interest commences to be payable pursuant to the relevant provision of this Agreement;

1.14 **Expiry Date** means the date specified in Item 3 of Schedule 1;

1.15 **Financial Year** means any period of twelve (12) consecutive calendar months commencing on the 1st day of July that year and ending on the 30th day of June next following;

1.16 **Further Term** means the further term of this Agreement specified in Item 5 of Schedule 1 if this Agreement is extended in accordance with clause 4.2.1;

1.17 **GST** means the tax imposed by the GST Law;

1.18 **GST Law** has the meaning attributed in the *A New Tax System (Goods and Services Tax) Act 1999* (Cth);

1.19 **Initial Term** means the period of five (5) years commencing on the Commencement Date and expiring on the Expiry Date;

1.20 **Input Tax Credit** has the meaning attributed in the GST Law;

1.21 **Land** means the whole of the land comprised in Crown Record Volume 5759 Folio 861 and includes the Building and all the Board's Fixtures and Fittings and chattels in or on the Building and all the services and any alterations, additions or improvements made to the Building from time to time;

1.22 **Licensee** means The Corporation of the City of Adelaide;

1.23 **Licensee's Representative** means the person nominated in writing by the Licensee to the Board as the Licensee's Representative;

1.24 **Operating Agreement** means the agreement for the operation and management of the Shared Areas, intended to be developed by the Board and the Licensee within 12 months of the execution of this Agreement;

1.25 **Outgoings** means:

1.25.1 all rates and taxes imposed on the Premises including water and sewer rates and emergency services levy but excluding council rates and State land tax (if applicable);

1.25.2 all financial institutions duty and any other tax or duty payable in respect of this Agreement, the Premises or any business conducted on the Premises;

1.25.3 the cost of routine servicing, preventative maintenance, management and repairs in relation to the Premises and its facilities and the costs and charges incurred pursuant to any service. management and maintenance agreements (including costs and charges incurred in relation to the cleaning services provided in accordance clause 13 and any security services provided in accordance with clause 7) ;

1.25.4 the cost of maintaining, repairing and replacing the electrical and plumbing services;

1.25.5 all insurance premiums payable by the Board in respect of the Premises

1.25.6 all costs and charges incurred by the Board in installing, operating, maintaining, repairing and testing all legally required firefighting, fire protection and the fire alarm systems servicing the Premises; and

1.25.7 all charges for gas, electricity, and water consumed in or on the Premises and telephones servicing the Premises,

but does not include any amounts:

1.25.8 for structural repair or other work of a capital nature;

1.25.9 for replacement or renewal of a capital nature;

1.25.10 for obtaining or installing new services; or

1.25.11 which are not for the benefit of the Building or are not reasonably or properly incurred;

1.26 **Permitted Use** means the purpose specified in Item 4 of Schedule 1;

1.27 **Practical Completion** has the meaning given in the Project Deed;

1.28 **Premises** means the areas of the Building which are shaded green on the plan in Annexure B;

1.29 **Previous CPI** means for a CPI Review Date, the CPI number for the last published quarter ending before the last CPI Review Date;

1.30 **Project Deed** means the deed entered into between the Board and the Licensee on or around the same date as this Agreement in substantially the same form as the deed comprising Annexure D;

1.31 **Shared Areas** means the areas of the Building which are shaded orange on the plan in Annexure B;

1.32 **Taxable Supply** has the meaning attributed in the GST Law;

1.33 **Tax Invoice** has the meaning attributed in the GST Law;

1.34 **Term** means the Initial Term and the Further Term or any period during which the Licensee holds over in accordance with this Agreement or otherwise remains in occupation of the Premises or the Shared Areas;

1.35 **Visitor Information Services** means those listed in Schedule 2;

1.36 **Works** has the meaning given in the Project Deed;

1.37 reference to a statute shall include all amendments for the time being in force and any other statute enacted in substitution therefore and the regulations or by-laws for the time being under that statute and any notice demand order direction requirement or obligation to that statute or those regulations or by-laws and the expressions "statute" "Act" and "Act of Parliament" shall mean any State or Federal statute and the regulations or by-laws for the time being in force and any notice demand order direction requirement or obligation issued made given or imposed under or pursuant to any statute regulation or by-law;

1.38 words importing the singular shall embrace the plural and words importing one gender shall embrace the other genders and vice versa respectively;

1.39 any reference to a person shall be deemed to include a corporate body and vice versa;

1.40 all moneys payable by the Licensee to the Board under this Agreement shall be recoverable as a debt or as licence fee in arrears and if no date or time for payment is specified shall be payable on demand;

1.41 any consent where it is required by this Agreement from the Board shall mean prior consent in writing which shall not be unreasonably withheld or granted subject to unreasonable conditions;

1.42 anything which the Licensee is required to do under this Agreement shall be done at the cost in all things of the Licensee and to the reasonable satisfaction of the Board;

1.43 headings are for convenience of reference only and shall not affect the construction or interpretation of the covenants of this Agreement;

1.44 none of the covenants and powers implied in an Agreement under the *Real Property Act 1886* (SA) as amended shall apply to this Agreement, save so far as the same are embodied in the covenants and powers herein expressed, and such implied covenants and powers are accordingly hereby expressly negatived and excluded; and

1.45 any special conditions in Annexure C will apply to this Agreement and in the event of any inconsistency with the terms and conditions in the body of this Agreement, then those special conditions will prevail.

2. THE LIBRARIES ACT 1982 (SA)

Nothing in this Agreement limits, restricts or otherwise hinders the exercise of the Board's powers pursuant to the *Libraries Act 1982* (SA).

3. GENERAL RIGHTS AND RESERVATIONS

3.1 Subject to the terms and conditions of this Agreement, the Board grants to the Licensee and the Licensee accepts for the duration of the Term:

3.1.1 an exclusive right for the Licensee and its agents, contractors, employees and invitees to access, use and occupy the Premises for the Permitted Use; and

3.1.2 a non-exclusive right for the Licensee and its agents, contractors and employees to access and use the Shared Areas for the Permitted Use in common with the Board and the agents, contractors, employees and invitees of the Board; and

3.1.3 a non-exclusive right to access and use the Common Areas in common with the Board, the agents, contractors, employees and invitees of the Board, other tenants and licensees of the Board, the general public and any other person who has rights to access and use the Common Areas from time to time.

3.2 The Licensee acknowledges and agrees that:

3.2.1 the Board is the custodian of the Land and reserves all authority and rights concerning the control and management of the Land and the Building;

3.2.2 the Board reserves the right to make, modify and enforce reasonable rules and regulations with regard to the Land and the Building;

3.2.3 in exercising its rights to access and use areas of the Building pursuant to this Agreement, the Licensee must comply with all reasonable directions of the Board; and

3.2.4 the Shared Areas and Common Areas may be accessed and used by any other person that has a right to access and use the Shared Areas and the Common Areas.

4. TERM

4.1 Term

This Agreement commences on the Commencement Date and shall expire on the Expiry Date.

4.2 Further Term

4.2.1. Provided that during the Initial Term there is no existing material breach of the Licensee's obligations set out in this Agreement the Licensee may extend this Licence for the further term specified in Item 5 of Schedule 1 (**Further Term**) on written notice to the Board (which notice must be given not less than six (6) months before the expire of the current term) and if such notice is given then the Board must extend the Agreement for the further term.

4.2.1 The extension of the Term pursuant to clause 4.2.1:

4.2.1.1 must be on the same terms and conditions of this Agreement (subject to clause 5.3.7) but excluding the option to extend the Term for a further term; and

4.2.1.2 shall be at the expense of the Licensee in all things, including the Board's reasonable costs.

5. LICENSEE'S COVENANTS

The Licensee covenants and agrees with the Board that throughout the continuance of the Term the Licensee shall comply with all of the terms and conditions of this Agreement.

5.1 Annual Licence Fee

Subject to clause 5.2, the Licensee must pay the Annual Licence Fee as set out in Item 6 of Schedule 1.

5.2 Licence Fee Review

5.2.1 On each CPI Review Date during the Term of this Agreement, the Annual Licence Fee for the next year shall be determined by multiplying the Annual Licence Fee payable immediately preceding the relevant CPI Review Date by the following fraction:

$$\frac{X}{Y}$$

Where:

'X' is the CPI in respect of the quarter ending immediately preceding the relevant CPI Review Date; and

'Y' is the CPI in respect of the quarter ending immediately preceding the Commencement Date or the date on which the Annual Licence Fee was last varied (as the case may be),

and the Annual Licence Fee so determined shall take effect on and from the relevant CPI Review Date.

5.2.2 If during the Term either the Commonwealth of Australia ceases to publish the Consumer Price Index for Adelaide (All Groups) or the

basis of calculating the Consumer Price Index for Adelaide (All Groups) is substantially changed then the parties may request a relevant expert agreed on between them, or, failing agreement between the parties, a relevant expert nominated by the President or Acting President of the Law Society of South Australia to determine the Annual Licence Fee as at the relevant CPI Review Date on a basis as near as practicable to that which would have applied had the Consumer Price Index for Adelaide (All Groups) still been available or appropriate.

5.2.3 In any Annual Licence Fee reviews to CPI pursuant to this Agreement any increase in the Annual Licence Fee must be reduced to the extent that the CPI reflects the impact of the GST with the intention that the Licensee does not effectively pay the GST twice pursuant to this Agreement.

5.3 **Outgoings**

5.3.1 Subject to clause 5.3.7, the Licensee must pay all Outgoings when they fall due for payment during the Term.

5.3.2 If the Outgoings are paid by the Board, the Board must provide the Licensee with a statement setting out the amount which the Board calculates to be payable by the Licensee, including copies of relevant accounts or assessment notices, if requested by the Licensee.

5.3.3 Except in the case of manifest error, the Licensee must pay to the Board within twenty-eight (28) days following receipt of the statement or assessment notice the amount payable by the Licensee pursuant to that notice.

5.3.4 If any of the Outgoings are not separately assessed in respect of the Premises but are payable in respect of the Building, then the amount of those Outgoings is the amount that represents the proportion which the nett lettable area of the Premises bears to the nett lettable areas of the Building as determined in accordance with clause 42.

5.3.5 If a dispute arises between the Board and the Licensee as to whether:

(a) any cost, expense, fee or charge is an Outgoing of the Premises; or

(b) as to anything relating to the determination, calculation or payment of the Outgoings of the Premises, either party may refer the matter for determination by a relevant expert agreed by the parties.

5.3.6 If the parties cannot agree on a relevant expert, either party may request the President for the time being of the Law Society of South Australia to nominate a relevant expert. The expert's decision is final and binding on the parties and the expert's fees and expenses must be paid by the Board and the Licensee in equal shares.

5.3.7 If the Licensee exercises its right to extend the Licence for the Further Term in accordance with clause 4.2, then the Licensee is only liable to pay the Further Term Outgoings. The obligations regarding the payment of the Outgoings in clause 5.3.2 to 5.3.6 apply equally to the payment of the Further Term Outgoings.

5.3.8 For the purpose of clause 5.3.7, "**Further Term Outgoings**" means:

5.3.8.1 all charges for gas, electricity and water consumed in or on the Premises and telephones servicing the Premises;

5.3.8.2 costs and charges incurred by the Board in relation to the cleaning services provided in accordance with clause 13 and any security services provided in accordance with clause 7.

6. PERMITTED USE

The Licensee must not without the prior written consent of the Board (which consent must be requested by the Licensee in writing) use or permit to be used the Premises or the Shared Areas, or any part of either of them, for any purpose other than for the Permitted Use and must not permit or suffer the Premises or the Shared Areas, or any part of either of them, to be used for any residential purposes whether temporary or permanent.

7. HOURS OF ACCESS

7.1 In exercising its rights to access and use areas of the Building pursuant to this Agreement, the Licensee must not without the prior written consent of the Board:

7.1.1 access the Building, or cause or permit its agents, contractors, employees or officers to access the Building, outside the hours of access for staff which the Board notifies in writing to the Licensee; or

7.1.2 cause, permit or suffer public access to the Building outside the hours of access for the public designated or notified in writing to the Licensee by the Board.

7.2 Without limiting clause 7.1, if the Licensee requests the Board's consent for extended hours of access, then such consent may be conditional upon the Licensee agreeing to pay additional costs for cleaning and security.

8. OPERATING AGREEMENT

8.1 The Board and the Licensee agree to develop and execute the Operating Agreement to provide a framework for operational collaboration and engagement to work cooperatively in the delivery of services to the public.

8.2 Following the making of the Operating Agreement, the Board and the Licensee must implement and comply with their respective obligations under the Operating Agreement.

9. ASSIGNMENT/SUBLICENSING

9.1 The Licensee shall not assign, sublicense, part with the possession of, mortgage, charge or encumber the whole or part of the Premises or Shared Areas, or permit third parties to engage in commercial operations on the Premises or Shared Areas, without the prior written consent of the Board.

9.2 Any breach of clause 9.1 will be deemed a default of the Licensee under the provisions of this Agreement.

10. **SIGNS**

10.1 The Licensee shall not paint, affix or exhibit any sign, name, writing, advertisement or any other thing upon or outside the windows, doors and external walls of the Premises or Shared Areas without the prior written consent of the Board and shall at the end or other sooner determination of the Term hereby granted remove or paint out or obliterate in a manner to be approved of by the Board any sign, name or writing or other thing which may have been so painted, affixed or exhibited.

11. **DANGEROUS SUBSTANCES**

The Licensee shall not without the prior written consent of the Board store chemicals inflammable liquids, acetylene, gas or alcohol or explosive oils, compounds or substances upon the Premises or Shared Areas and will not use any of such substances or fluids in the Premises or Shared Areas for any purpose.

12. **USE OF FACILITIES**

The Licensee shall not use the lavatories, sewers, wastes or other supply apparatus of the Building for any purpose other than that for which they were constructed and not to do or suffer to be done any act or thing that might choke or otherwise affect or damage the same.

13. **CLEANING**

The Board will supply a service for the routine cleaning of the Building, including the Premises, Shared Areas and the Common Areas, facilities, services and amenities of the Building and the removal of normal daily office waste. The Licensee shall permit the Board's cleaning contractors and their employees to have access to the Premises and Shared Areas at all reasonable times out of ordinary business hours for the purpose of carrying out such routine cleaning.

14. **HEAVY EQUIPMENT**

The Licensee shall not bring upon the Land any heavy machinery or other plant or equipment without the Board's prior written consent and in no event shall any such machinery plant or equipment be of such nature weight or size as to cause or in the reasonable opinion of the Board be likely to cause any structural or other damage to the floors or walls or any other part or parts of the Building.

15. **PROHIBITION AS TO NUISANCE, NOISY TRADE OR BUSINESS**

15.1 The Licensee shall take all reasonable precautions at all times (consistent with its Permitted Use) not to do or permit to be done any act, matter or thing whatsoever at any time in or upon the Premises, Shared Areas or any part of them which shall or may be or grow to the unnecessary annoyance, nuisance, inconvenience, grievance, damage or disturbance of the Board, other licensees or occupiers of the Land, other persons otherwise lawfully on the Land, occupiers or owners of any adjacent premises or any government, municipal or other authorities.

15.2 The Licensee shall not to carry on or suffer to be carried on upon any part of the Premises or the Shared Areas any offensive, noxious, noisy or dangerous trade, business or occupation and shall not use or suffer the Premises or Shared Areas to be used for any illegal or immoral purpose.

16. RULES AND REGULATIONS

16.1 The Licensee shall comply with the rules and regulations annexed at Annexure A, and as amended by the Board from time to time.

16.2 If there is any inconsistency between any of the rules and regulations at Annexure A (including as amended from time to time) and the terms of this Agreement, the terms of this Agreement prevail.

17. REPAIRS, MAINTENANCE AND CLEANING

17.1 Within three (3) months of the Commencement Date, the Board and the Licensee must meet in good faith to determine a maintenance schedule for the Premises.

17.2 The Licensee shall (using contractors approved by the Board) well and sufficiently and substantially repair and maintain the Premises and all alterations or additions made in good repair and condition (fair wear and tear, defects of a structural or capital nature and damage by fire flood lightning storm tempest or other inevitable accident only excepted (save where insurance moneys are irrecoverable in consequence of any neglect or default of the Licensee or any employee agent contractor licensee or invitee of the Licensee)) **PROVIDED THAT** the Licensee shall not be liable to do work of a structural or capital nature except such as may be occasioned by the act, neglect or default of the Licensee (including the negligent use of the Premises by the Licensee).

17.3 The Licensee shall keep and maintain clean and in good order condition and repair the Board's Fixtures and Fittings in the Premises (fair wear and tear, defects of a structural or capital nature and damage by fire flood lightning storm tempest or other inevitable accident only excepted (save where insurance moneys are irrecoverable in consequence of any neglect or wilful default of the Licensee or any employee agent contractor licensee or invitee of the Licensee)) **PROVIDED THAT** the Licensee shall not be liable to do work of a structural or capital nature except such as may be occasioned by the act, neglect or default of the Licensee (including the negligent use of the Premises by the Licensee).

17.4 The Licensee shall make good any damage caused to any part of the Building by any action of the Licensee or its employees, agents or contractors or persons claiming through or under the Licensee.

17.5 The Licensee shall immediately report to the Board all broken glass and all glass scratched or otherwise damaged by graffiti or by any other means, all damaged or broken heating lighting electrical equipment and plumbing installed in the Premises, all damaged doors fastenings windows locks and lost keys, damage to the Board's Fixtures and Fittings and all damaged or worn floor coverings installed in the Premises and shall reimburse to the Board the reasonable cost of fixing or replacing the said items caused by a direct act or negligence of the Licensee or any employee, agent, invitee or contractor.

18. **STATUTORY NOTICES**

The Licensee shall comply with and duly carry out the requirements of all laws and regulations for the time being in force in the State of South Australia relating to heritage, health, buildings, signage or to the type of activity carried on upon the Premises and with all notices, orders or requirements lawfully given or made by any authority or authorities in respect of the Premises or any part of it by or under or in pursuance of any law or laws or regulations for the time being in force in the said State relating to heritage, health, buildings, signage or to the type of activity carried on upon the Premises whether the said notices, orders or requirements or any of them be made upon or given to the Board or to the Licensee **PROVIDED THAT** nothing in this clause contained shall place any obligation on the Licensee to effect any capital or structural alterations or additions to the Premises or Building or to any part of them unless such obligation arises out of the Licensee's specific use of the Premises.

19. **NOTICE OF DAMAGE**

The Licensee shall give prompt notice to the Board of any damage occurring to the Premises and to the water, gas or electricity services from any cause whatsoever.

20. **INSPECTION**

The Board may at all reasonable times upon giving prior notice to the Licensee (except in the case of emergency when no notice is required) enter upon the Premises and view the state of repair and may serve upon the Licensee a notice in writing of any defect for the repair of which the Licensee may be responsible requiring the Licensee within a reasonable time to repair or cleanse the same or otherwise comply with any obligations imposed on the Licensee in accordance with this Agreement and in default of the Licensee so doing it shall be lawful for the Board from time to time to enter and execute the required repairs, cleaning or other obligations of the Licensee as if it were the Licensee and for that purpose the Board together with its respective architects contractors workmen and agents may enter upon the whole or any part of the Premises and there remain for the purpose of doing erecting or affecting any such thing AND any reasonable expenses and costs of carrying out such work shall forthwith be payable by the Licensee to the Board.

21. **RESTRICTION ON ACCESS**

In the event of an emergency, the Board may restrict the Licensee's access and use of the Premises, the Shared Areas and the Common Areas.

22. **BOARD'S REPAIRS**

The Licensee acknowledges that the Board at all times on reasonable notice may enter and carry out repairs, renovations maintenance or alterations to the Premises, the Shared Areas or to the Common Areas or any parts of all such areas in compliance with the Board's obligations (if any) under the provisions of this Agreement or otherwise as deemed necessary or desirable by the Board or pursuant to any request under or direction of any competent authority in respect or any work not the obligation of the Licensee hereunder **PROVIDED ALWAYS** that the Board will endeavour not to cause any undue inconvenience to the Licensee.

23. END OF LICENCE

23.1 The Licensee shall at the expiration or sooner determination of this Agreement:

23.1.1 peaceably surrender and yield up unto the Board the whole of the Premises and every part of it in good and substantial repair order and condition in all respects (fair wear and tear excluded) and clean and free from rubbish;

23.1.2 remove all signs names advertisements or notices painted displayed affixed or exhibited upon to or within the Premises and make good any damage or disfigurement caused by the removal;

23.1.3 if required by the Board, remove all alterations, additions, partitions, equipment and installations erected or installed in the Premises by the Licensee at its cost and make good any damage or disfigurement caused by the removal.

23.2 If the Licensee fails to comply with clause 23.1 then the Board may take such measures as the Board reasonably deems necessary and:

23.2.1 if the Board elects to remove those items in clauses 23.1.2 and 23.1.3 then the Board may recover all costs and expenses from the Licensee as a debt due and owing; or

23.2.2 if the Board elects to retain those items set out in clauses 23.1.2 and 23.1.3 then these will become the property of the Board without any compensation being payable to the Licensee.

23.3 The Licensee will, at its expense and in a proper and tradesman-like manner with materials and colour approved by the Board, repaint those parts of the Premises that were painted at the Commencement Date within the last three (3) months prior to the expiration of the Agreement.

24. ALTERATIONS AND INSTALLATIONS

The Licensee will not, nor will it permit any person to, make any alteration or addition to the Premises or Shared Areas or install any partitioning and/or any equipment in the nature of a fixture or other installation without the prior written consent of the Board and will in the course of such alterations, installations or additions made with the consent of the Board observe and comply with all reasonable requirements of the Board.

25. INSURANCE

25.1 The Licensee warrants that it is a member of the Local Government Association Mutual Liability Scheme (**Scheme**) and is bound by the rules of the Scheme pursuant to the provisions of the *Local Government Act 1999* (SA) and in the event that the Licensee ceases to be a member of the Scheme it will immediately, pursuant to provisions of the *Local Government Act 1999* (SA), effect civil liability insurance to the minimum level of cover prescribed by the regulations.

25.2 The Licensee shall ensure that its sublicensees (excluding any Minister of the Crown or any agency or instrumentality of the Crown) shall at their expense effect and maintain:

25.2.1 a policy of public risk insurance in respect of the Premises in which the limits of public risk shall be not less than **TWENTY MILLION**

DOLLARS ($20,000,000) in respect of any one claim or such further sum as the Board from time to time reasonably requires; and

25.2.2 such other insurance policies (if any) as the Board and the Licensee agree.

25.3 The Licensee is responsible for deciding whether to insure any other risks which have not been covered (either at all or adequately) by the Scheme or to cover any exclusions, conditions or deductibles in the Insurances which it may wish to insure against or cover.

25.4 The Licensee must not at any time do or permit anything to be done in or about the Premises or the Building whereby the Board may become liable to pay any increased rate of premium for insurance for the Premises or the Land or any part of it, or for any other land near the Premises.

25.5 If it can be demonstrated that the Licensee does anything which is a direct cause and makes the Board liable to pay an increased rate of premium for insurance under clause 25.4, the Licensee will pay the Board the amount of the increase immediately upon demand by the Board.

26. BOARD'S OBLIGATIONS

The Board acknowledges and agrees that:

26.1 subject to the Licensee complying with its obligations under this Agreement, the Licensee may occupy and use the Premises without interference from the Board other than in accordance with this Agreement; and

26.2 to the extent the Board may need to exercise any reserved rights under this Agreement, it must at all times take reasonable steps to minimise interference with the Licensee's occupation and use of the Premises.

27. INDEMNITIES

The Licensee shall indemnify and keep indemnified the Board against all actions and suits brought against and all claims and demands made upon and all losses and expenses incurred by the Board as a result of or arising out of:

27.1 the occurrence on the Premises during the said term of any accident or injury to or death of any person or damage or injury to or loss or the property of any person;

27.2 the negligent use misuse waste or abuse by the Licensee or any employee agent sub-licensee or of any other person claiming through or under the Licensee of the water, gas, electricity, oil, lighting and other services and facilities of the Building including the overflow or leakage of water in or from the Premises having originated therein or caused or contributed to by any negligence or default of the Licensee or other persons,

except to the extent that such loss, expense, injury or damage is caused or contributed to by the negligence or default of the Board, its agents, contractors or employees.

28. NO VOID INSURANCE

If the Licensee is not a self-insurer, the Licensee shall not do or suffer or permit to be done in upon or about the Premises or the Land or any part of it anything whereby or

by reason or on account whereof any policy or policies of insurance against loss or damage for the time being subsisting in respect of the Premises or the Land or any part of it may be or become void or voidable or whereby the rate of premium on any insurance shall be liable to be increased.

29. BOARD RELEASE

29.1 The Licensee shall occupy, use and keep the Premises and the Shared Areas at the risk in all things of the Licensee.

29.2 The Licensee hereby releases to the full extent permitted by law the Board, its agents, contractors and employees from all claims and demands of every kind:

29.2.1 resulting from any accident, damage or injury to persons or property occurring therein (including loss or damage to the fixtures or personal property of the Licensee); or

29.2.2 by reason of any defect in the construction of the Premises, the Shared Areas or the Building or any fittings or apparatus or of the failure to operate of any automatic doors, air conditioning plant or other machinery, fire protection services, public utility services or otherwise howsoever;

except to the extent that any claims or demands from any accident, damage or injury or by reason of any defect, failure to operate or otherwise is caused or contributed to by the negligence or default of the Board, its agents, contractors or employees.

30. WORK HEALTH AND SAFETY ACT 2012 (SA)

30.1 The parties must comply with the *Work Health and Safety Act 2012* (SA) and the Regulations made from time to time.

30.2 The Licensee must, when using the Premises and the Shared Areas, comply with all reasonable directions and procedures relating to work health and safety in operation at the Premises and the Shared Areas whether specifically drawn to the attention of the Licensee or as might reasonably be inferred from the circumstances.

31. RATES AND TAXES

The Board covenants and agrees with the Licensee that the Board will pay or cause to be paid such rates and taxes assessed on or in respect of the Premises as are not required to be paid by the Licensee subject always to the provisions of clause 5.3 of this Agreement.

32. REPAIR

The Board will at all times keep the Building in a good and substantial state of repair and condition and ensure all services are kept working effectively and efficiently, except to the extent that the Licensee is obliged to repair and maintain the Premises pursuant to clause 17.

33. TERMINATION

33.1 The Board and the Licensee covenant and agree that if at any time during the occupation of the Premises and Shared Areas by the Licensee:

33.1.1 any Annual Licence Fee, Outgoings or other moneys payable by the Licensee are in arrears for more than thirty (30) days after a notice requiring payment has been forwarded by the Board to the Licensee; or

33.1.2 in case of default by the Licensee in respect of any obligation on the part of the Licensee arising out of any term condition or covenant contained in this Agreement and such default if continued for thirty (30) days or in the case of repairs required to be effected by the Licensee such repairs are not completed within a reasonable time after a notice in respect of it has been forwarded by the Board to the Licensee,

then notwithstanding any prior waiver or failure to take action by the Board or indulgence granted by the Board to the Licensee in respect of any such events whether past or continuing it shall be lawful for the Board or any other person duly authorised by it to terminate this Agreement and to remove or otherwise deal with all Licensee's property found on the Premises or Shared Areas without prejudice to the rights of the Board in respect of any action or other remedy for arrears of the Annual Licence Fee, Outgoings or breach of covenant or damages as the result of any such event.

33.2 The Board's Act of Default means:

33.2.1 a failure by the Board to commence carrying out repairs or maintenance for which it is responsible during the occupation of the Premises or Shared Areas by the Licensee within a reasonable time after notice from the Licensee properly requiring the Board to carry out repairs and maintenance or to proceed diligently to complete those repairs or maintenance; or

33.2.2 a failure by the Board to perform or observe its obligation under this Agreement; and

33.2.3 if that failure is capable of remedy but continues for more than thirty (30) days after the Licensee gives notice to the Board properly requiring the Board to remedy that failure; or

33.2.4 if that failure is not capable of remedy and the Board fails to pay reasonable compensation to the Licensee within 30 days after the Licensee gives notice to the Board of that failure and demanding reasonable compensation for loss or damage incurred by the Licensee as a consequence of the failure.

33.3 If a Board's Act of Default occurs, the Licensee may do either one or both of the following without affecting any pre-existing rights of the Licensee:

33.3.1 by notice to the Board, terminate the Agreement; and

33.3.2 exercise any of its other legal rights.

34. **ESSENTIAL TERMS**

34.1 The Board and the Licensee covenant and agree that each of the covenants by the Licensee which are specified in this paragraph are essential terms of this Agreement:

34.1.1 the covenant to pay the Annual Licence Fee and Outgoings as provided for in clause 5;

34.1.2 clause 9 relating to assignment;

34.1.3 clauses 6 and 10 to 15 inclusive relating to the use of the Premises and Shared Areas by the Licensee;

34.1.4 clauses 16 to 24 relating to the repair, maintenance cleaning, statutory notices, notice of damage, inspection, surrender, removal of fixtures, alterations and installations concerning the Premises and Shared Areas by the Licensee;

34.1.5 clauses 25 to 29 relating to insurance, indemnities and release of the Board;

34.1.6 clauses 3 relating to restrictions on the Licensee's use of the Premises and Shared Areas.

34.2 In respect of the Licensee's obligation to pay the Annual Licence Fee and Outgoings the acceptance by the Board of arrears or of any late payment shall not constitute a waiver of the essentiality of the Licensee's obligation to pay in respect of those arrears or of the late payments or in respect of the Licensee's continuing obligation to pay during the Term.

34.3 The Licensee covenants to compensate the Board in respect of any breach of an essential term of this Agreement and the Board is entitled to recover damages from the Licensee in respect of such breach. The Board's entitlement under this clause is in addition to any other right remedy or entitlement to which the Board is entitled (including the right to terminate this Agreement).

35. **DAMAGES IN RESPECT OF REPUDIATION OR BREACH BY LICENSEE**

The Board and the Licensee covenant and agree that:

35.1 in the event that the Licensee's conduct (whether by way of action or omission) constitutes a repudiation of this Agreement (or of the Licensee's obligations under this Agreement) or constitutes a breach or any essential term contained in this Agreement, the Licensee covenants to compensate the Board for the loss or damage suffered by reason of the repudiation or breach.

35.2 The Board shall be entitled to recover damages against the Licensee in respect of repudiation or breach of covenant for the damage suffered by the Board during the entire Term of this Agreement.

35.3 The Board's entitlement to recover damages shall not be affected or limited by any of the following:

35.3.1 if the Licensee shall abandon or vacate the Premises;

35.3.2 if the Board shall elect to terminate this Agreement;

35.3.3 if the Board shall accept the Licensee's repudiation;

35.3.4 if the parties' conduct shall constitute a surrender by operation of law.

35.4 The Board shall be entitled to institute legal proceedings claiming damages against the Licensee in respect of the entire Term including the periods before and after the Licensee has vacated the Premises and before and after the abandonment, termination, repudiation, acceptance of repudiation or surrender by operation of law referred to in clause 35.3.4 whether the proceedings are instituted either before or after such conduct.

35.5 In the event of the Licensee vacating the Premises whether with or without the Board's consent, the Board shall be obliged to take reasonable steps to mitigate its damages and to endeavour to license the Premises at a reasonable licence fee and on reasonable terms. The Board's entitlement to damages shall be assessed on the basis that the Board should have observed the obligation to mitigate damages contained in this paragraph. The Board's conduct in pursuance of the duty to mitigate damages shall not by itself constitute acceptance of the Licensee's breach or repudiation or a surrender by operation of law.

36. NOTICE OF DEFAULT

The Board and the Licensee covenant and agree that any notice required to be given by either party in the case of a breach of the covenants or conditions under this Agreement shall provide the period of thirty (30) days as the time within which the Licensee is to remedy any such breach or default if it is capable of remedy or to make reasonable compensation in money to the satisfaction of the Board in respect thereof.

37. LEGAL COSTS OF THIS AGREEMENT

The Board and the Licensee agree that each party shall pay their own legal costs (if any) in respect to the preparation or negotiation of this Agreement or any extension of the Term.

38. COSTS

The Board and the Licensee covenant and agree that in addition to the Annual Licence Fee, Outgoings and other moneys reserved by this Agreement the Licensee shall pay on demand:

38.1 such amount (to be paid by the Board or its solicitors or agents) as is reasonably estimated by the Board's architect or engineer and as notified to the Licensee when an application for consent to a proposed dealing is made by the Licensee to be required to comply with the covenants and conditions herein contained and on the part of the Licensee to be performed and observed, including in particular, but without limiting the generality, those relating to the state of repair, cleanliness and painting of the Premises, and including the costs of the architect or engineer to inspect the Premises;

38.2 all moneys expended and expenses reasonably incurred by the Board in consequence of any default on the part of the Licensee in performing or observing any covenant condition or agreement on the part of the Licensee, or in exercising or enforcing (or attempting so to do) any rights or remedies of the Board; and

38.3 the cost of any alterations to the sprinkler or fire alarm installations which may become necessary due to any alteration, installation or addition to the Premises

or the Shared Areas made by or on behalf of the Licensee with the Board's prior written consent.

39. ABATEMENT OF LICENCE FEE

The Board and the Licensee covenant and agree that in the case the Premises or any part of it shall at any time during the Term be destroyed or damaged so as to be unfit for use and the same shall not have been caused by some default on the part of the Licensee and the policy or policies effected by the Board shall not have been vitiated or payment refused in consequence of some act default or neglect of the Licensee then:

39.1 the Annual Licence Fee or a fair and just proportion of it (being an amount mutually agreed upon between the Board and the Licensee but failing agreement an amount determined by a qualified valuer nominated by the Board at a cost to be borne equally between the Board and the Licensee which valuer shall be deemed to act as an expert and not as an arbitrator) according to the damage sustained shall be suspended and cease to be payable whilst and so long as the Premises or any part of it shall be unfit for use as aforesaid;

39.2 if the Board notifies the Licensee in writing that the Board considers reinstatement of the Premises to be impracticable or undesirable, either party may terminate this Agreement upon seven (7) days written notice to the other party;

39.3 if the Board does not notify the Licensee pursuant to clause 39.2 and the Board fails to reinstate the Premises within a reasonable time after the Licensee requests Board in writing to reinstate the Premises, then the Licensee may terminate this Agreement by giving to the Board seven (7) days written notice of such termination;

39.4 termination by either party pursuant to this clause 33 shall be without prejudice to the rights or remedies of either party in respect of any antecedent breach by the other party.

40. HOLDING OVER

The Board and the Licensee covenant and agree that in the event of the Licensee holding over after the expiration or sooner determination of the Term granted by this Agreement with the consent of the Board, the Licensee shall become a monthly licensee only of the Board at a monthly licence fee equivalent to the monthly proportion of the total Annual Licence Fee payable by the Licensee during the immediately preceding period and the operating expenses payable by the Licensee at the expiration or sooner determination of such term and otherwise on the same terms and conditions mutatis mutandis as those in this Agreement so far as applicable and such monthly licence shall be determinable by either party on one month's notice to the other party.

41. INTEREST ON LATE PAYMENT

The Board and the Licensee covenant and agree that if the Licensee shall fail to pay to the Board or the Board's Representative any moneys which are payable by the Licensee to the Board or the Board's Representative in terms hereof within twenty eight (28) days from the due date for the payment, the Licensee shall pay to the Board interest calculated on a daily basis at the Default Interest Rate on so much as remains

unpaid from the due date or dates for the payment until the same shall be actually paid and also upon any judgment which the Board may obtain against the Licensee from the date of any such judgment until the same shall be satisfied.

42. NETT LETTABLE AREA

The Board and the Licensee covenant and agree that the Board and the Licensee agree that for any circumstance where the nett lettable area is relevant for the purpose of administration of this Agreement, the nett lettable area of the Premises and the Shared Areas shall be the area set out in Item 8 of the Schedule, which area may be modified if there are any changes to the Premises or Shared Areas following completion of service design work.

43. EXCLUSION OF WARRANTY OF FITNESS FOR PURPOSE

The Board and the Licensee covenant and agree that the Board does not warrant that the Premises or the Shared Areas will, for the duration of the Agreement be structurally suitable for the type of business that the Licensee intends to carry on.

44. LICENSEE'S FURNITURE AND EQUIPMENT

The Licensee will provide all equipment, furniture, fixtures, workstations and any other movable items that the Licensee requires in order to carry out the Permitted Use.

45. DELEGATION

Unless expressly excluded by any provision of this Agreement, any consent, any consultation or any other thing which pursuant to the terms of this Agreement is required to be given, done or performed by either party (other than a variation of the terms of this Agreement) may for the purposes of this Agreement be properly given, done or performed by the representative of the party nominated in accordance with this Agreement.

46. ENTIRE AGREEMENT

46.1 This Agreement incorporates the attached Schedules and Annexures.

46.2 This Agreement contains the entire agreement between the parties with respect to its subject matter.

This Agreement supersedes any prior agreement, understanding or representation of the parties on the subject matter.

47. PROPER LAW

The laws in force in South Australia, including law with respect to capacity to contract and manner of performance, apply to this Agreement.

48. JURISDICTION OF COURTS

The parties agree that the courts of South Australia will have exclusive jurisdiction to determine any proceedings in relation to this Agreement.

49. NOTICES

49.1 A "notice" means:

49.1.1 a notice in writing; or

49.1.2 a consent, approval or other communication required to be in writing under this Agreement.

49.2 A notice must be signed by or on behalf of the sender addressed to the recipient and:

49.2.1 delivered to the recipient's address as specified in Item 10 of the Schedule; or

49.2.2 sent by prepaid mail to the recipient's address.

49.3 A notice given to a person in accordance with this clause is treated as having been given and received:

49.3.1 on the day of delivery if delivered before 5.00 pm on a working day, otherwise on the next working day; or

49.3.2 if sent by prepaid mail, on the third working day after posting.

50. WAIVER

50.1 Any waiver of any provision of this Agreement is ineffective unless it is in writing and signed by the party waiving its rights.

50.2 A waiver by either party in respect of a breach of a provision of this Agreement by the other party is not a waiver in respect of any other breach of that or any other provision.

50.3 The failure of either party to enforce at any time any of the provisions of this Agreement must not be interpreted as a waiver of such provision.

51. MODIFICATION

Any modification of this Agreement must be in writing and executed by each party.

52. SEVERANCE

If any provision or part of a provision of this Agreement is invalid or unenforceable in any jurisdiction:

52.1 the provision must be read down for the purposes of the operation of that provision in that jurisdiction, if possible, so as to be valid and enforceable; or

52.2 if the provision cannot be read down under clause 52.1, it must be severed if it is capable of being severed, without affecting the remaining provisions of this Agreement or affecting the validity or enforceability of that provision in any other jurisdiction and the parties must consult in good faith to determine whether any amendment or substituted provision is required.

53. TIME OF THE ESSENCE

Time is of the essence in respect of any time, date or period specified either in this Agreement or in any notice served under this Agreement.

54. RELATIONSHIP BETWEEN THE BOARD AND THE LICENSEE

The Board and the Licensee acknowledge and agree that their relationship pursuant to this Agreement shall be exclusively that of independent contractors in the relationship of Board and Licensee in respect of the Premises and the Shared Areas with the several rights, liabilities, duties and obligations set out in this Agreement. Nothing contained in this Agreement shall be deemed or construed to constitute the Board to be a partner, joint venturer, principal, agent, trustee (whether express, implied or constructive) beneficiary, lender, borrower or fiduciary of the Licensee and vice versa.

55. PUBLICITY

The Licensee must not make or permit to be made a public announcement or media release about any aspect of this Agreement unless it has first consulted with the Board regarding such announcement or media release.

56. GST

56.1 Joint Acknowledgements

The Board and the Licensee acknowledge and agree that:

56.1.1 the amount payable by the Licensee to the Board for or in connection with a Taxable Supply pursuant to this Agreement does not include GST; and

56.1.2 The Board (ABN 27 332 976 852) is the government entity administering this Agreement and is registered pursuant to the GST law; and

56.1.3 The Board is entitled to be treated as the maker of any Taxable Supply and the recipient of any Taxable Supply pursuant to this Agreement instead of the Board for the purposes only of the GST law.

56.2 Licensee's Acknowledgements

The Licensee acknowledges and represents that:

56.2.1 it is registered pursuant to the *A New Tax System (Australian Business Number) Act 1999* and that the ABN shown in this Agreement as the Licensee's ABN is the Licensee's ABN; and

56.2.2 it is registered pursuant to the GST law.

56.3 Licensee's Obligations

Subject to the Board complying with its obligations set out in clauses 56.4.1 and 56.4.2, the Licensee shall pay to the Board, on each date the Licensee is required to make a payment for a Taxable Supply pursuant to this Agreement an additional amount equal to the GST payable on the Taxable Supply or component of the Taxable Supply for which that payment is made or such lower amount as the Board reasonably determines from time to time.

56.4 Board's Obligations

56.4.1 Tax Invoice

The Board shall at least five (5) business days before the Licensee is obliged to make a payment pursuant to this Agreement in respect of a

Taxable Supply, provide a Tax Invoice to the Licensee in respect of the relevant Taxable Supply.

56.4.2 Reimbursement

If the Licensee is obliged to reimburse the Board for third party costs and expenses in the nature of Outgoings pursuant to this Agreement, then the Board, when passing those costs and expenses on to the Licensee, shall deduct from the total amount paid or payable by the Board to the supplier in respect of the Outgoing any Input Tax Credit to which the Board is entitled to the extent that it is attributable to that payment.

56.5 **Licensee's Supplies**

If the Licensee makes a Taxable Supply to the Board pursuant to this Agreement, then:

56.5.1 Additional Payment

Subject to the Licensee complying with its obligations set out in clause 56.5.2, the Board shall pay to the Licensee, at the same time the Board pays for that Taxable Supply, an amount equal to the GST payable on the Taxable Supply or such lower amount as the Licensee reasonably determines from time to time; and

56.5.2 Tax Invoice

At least five (5) business days before the Board is obliged to make payment pursuant to this Agreement in respect of a Taxable Supply by the Licensee, the Licensee shall provide a Tax Invoice to the Board in respect of the relevant Taxable Supply.

57. DISPUTE RESOLUTION

57.1 Either party may, in the case of genuine urgency, seek immediate interlocutory relief or an interim remedy.

57.2 Subject to clause 33 and clause 57.1, disputes in relation to this Agreement must be resolved as follows:

57.2.1 each party will submit a dispute to one of its senior officers who has not previously been involved in the dispute (**Negotiators**) within seven (7) days of a dispute arising;

57.2.2 the Negotiators must meet as soon as practicable to resolve the dispute but if the Negotiators cannot resolve the dispute within fourteen (14) days of its reference to them then each of the Negotiators will prepare a written summary of his or her attempts to resolve the dispute and refer that summary to:

57.2.2.1 for the Board, the Director State Library; and

57.2.2.2 for the Licensee, the Chief Executive Officer

(**Executive Negotiator**);

57.2.3 the Executive Negotiators must meet as soon as practicable to resolve the dispute but in any case, within seven (7) days of its reference to them and each party will authorise and inform its Executive Negotiator

sufficiently so that he or she can undertake that meeting without detailed reference to another person.

57.3 Prior to either party commencing legal proceedings in respect of a dispute, the parties must refer the matter to independent mediation which the parties each agree to participate in good faith and share the costs.

57.4 Notwithstanding the existence of a dispute, each party must continue to perform its obligations under this Agreement.

EXECUTED AS AN AGREEMENT

Executed by the Board

THE COMMON SEAL of)
THE LIBRARIES BOARD OF SOUTH AUSTRALIA)
was hereunto affixed)
in the presence of:)

.....
Witness – signature

.....
Print name

Executed by the Licensee

THE COMMON SEAL of)
THE CORPORATION OF THE CITY OF ADELAIDE)
was hereunto affixed in accordance with the)
Local Government Act 1999 (SA) in the)
presence of:)

.....
Lord Mayor – *signature*

.....
Chief Executive Officer – *signature*

.....
Print name

.....
Print name

SCHEDULE 1

PARTICULARS

ITEM 1 **Building**

Means the building situated on the Land commonly known as the State Library of South Australia.

ITEM 2 **Commencement Date**

The date one (1) Business Day after Practical Completion of the Works.

ITEM 3 **Expiry Date**

Five (5) years from the Commencement Date.

ITEM 4 **Permitted Use**

Undertaking the Visitor Information Services.

ITEM 5 **Further Term**

Five (5) years.

ITEM 6 **Annual Licence Fee**

Initial Term

$1.00 payable on demand by the Board.

Further Term

$52,975 (GST exclusive) (calculated as $325 x 163sqm) payable by quarterly instalments in advance by electronic funds transfer to the bank account nominated by the Board to the Licensee in writing.

ITEM 7 **CPI Review Date**

The sixth anniversary of the Commencement Date (if renewed) and every anniversary of the Commencement Date thereafter during the Further Term.

ITEM 8 **Nett Lettable Area – Premises and Shared Areas**

Premises:
Institute Room = 136 sqm (Institute Ground Floor)
Meeting Room = 27 sqm (Institute Ground Floor)

Shared Areas:
Stair Hall = 45 sqm (Institute Ground Floor)
Annex = 18 sqm (Institute Ground Floor)
Tea Kitchen = 11 sqm (Institute Ground Floor)

General Storage = 15 sqm (Institute Basement)

Total = 252 sqm

ITEM 9 **Notices**

Board:

Director
State Library of South Australia
GPO Box 419
Adelaide SA 5001

Licensee:

General Manager
Adelaide Economic Development Authority
GPO Box 2252
Adelaide SA 5001

SCHEDULE 2

Visitor Information Services

The Licensee is responsible for ongoing operational resourcing to deliver visitor information services and programs, including but not limited to:

- Staffing and rostering of trained visitor services personnel during agreed operating hours
- Provision of visitor information, wayfinding, and orientation services for Adelaide and South Australia
- Curation and maintenance of informational displays, digital content, and collateral
- Collection and reporting of visitor data, feedback, and service metrics

ANNEXURE A

RULES AND REGULATIONS

1. The Licensee shall not in any way obstruct or permit the obstruction of the pavement, entry, arcades, vestibules, corridors, passages, halls, elevators, stairways, fire doors and escape doors of the Building or use them or any of them for any other purpose than for ingress or egress.

2. The Licensee shall not cook food other than in any areas of the Building which may be provided therefor and which are approved by the Board for this purpose.

3. No sign, device, fitting, furnishing, ornament or object which is visible from the street or from any other building which is in the opinion of the Board incongruous or unsightly or may detract from the general appearance of the Building shall be erected, constructed or maintained by the Licensee in the Building.

4. The Licensee shall not throw anything out of the windows or doors, down elevator shafts, passages or skylights or into light areas of the Building or deposit waste paper or rubbish anywhere except in proper receptacles or place upon any sill, ledge or other like part of the Premises, Shared Areas or the Common Areas any articles of substance.

5. The Licensee shall not in any way cover or obstruct any air conditioning ducts, outlets, skylights or windows which reflect or admit light or air into any part of the Building and shall not erect any window, blind, screen or awning without the consent in writing of the Board (which consent shall not be unreasonably withheld).

6. The Licensee shall not affix any television or radio mast or antenna to any part of the Building and shall not use or operate any musical instrument, gramophone, radio, amplifier, television set, audio visual or other sound or picture producing equipment in the Premises or in any part of the Building unless such equipment is not audible or visible from outside the Premises or unless such use or operation has been previously approved by the Board.

7. The Licensee will use or permit to be used for the receipt, delivery or other movement of any goods, wares or merchandise or articles of bulk or quantity only such parts of the Premises at such times as the Board may from time to time permit and the Licensee will generally comply with all reasonable requirements of the Board in regard to such matters.

8. The Licensee shall not bring or permit any person to bring or leave in the Building any bicycle, motorcycle or similar machine, except as approved by the Board.

9. The Licensee shall securely fasten all doors and windows of the Premises on all occasions when the Premises are left unoccupied and the Board reserves the right for its agent, caretaker, employees or workmen to enter and fasten the same if left insecurely fastened.

10. If the Board shall supply a key or keys to any public entrance to the building or to any lift in the Building the Licensee shall ensure that such key or all such keys shall at all times remain in the custody of a responsible officer or employee of the Licensee approved by the Board and the Licensee shall not without the prior approval of the Board make, duplicate or copy any such key or keys or suffer or permit to be made, duplicated or copied any such key or keys and if any key or keys supplied by the Board shall be lost the Licensee shall forthwith report such loss to the Board.

11. All keys to every portion of the Building held by the Licensee or any of the Licensee's employees or agents during the occupancy of the Premises and whether the same shall have been supplied by the Board or not shall at all times be the property of the Board and shall be surrendered to the Board at the determination of the Agreement.

12. All electric light bulbs, tubes and globes in the Premises which may become damaged or broken or fail to light shall be replaced either by the Licensee or, at the expense of the Licensee in all things, by the Board (as the case may be).

13. No towels, clothes or other articles shall be hung out of windows or on balconies or upon the roof of the Premises or the Building in which the Premises are contained.

14. No rubbish or waste shall at any time be burned upon or about the Premises or the Building except by the proper use of an incinerator where provided.

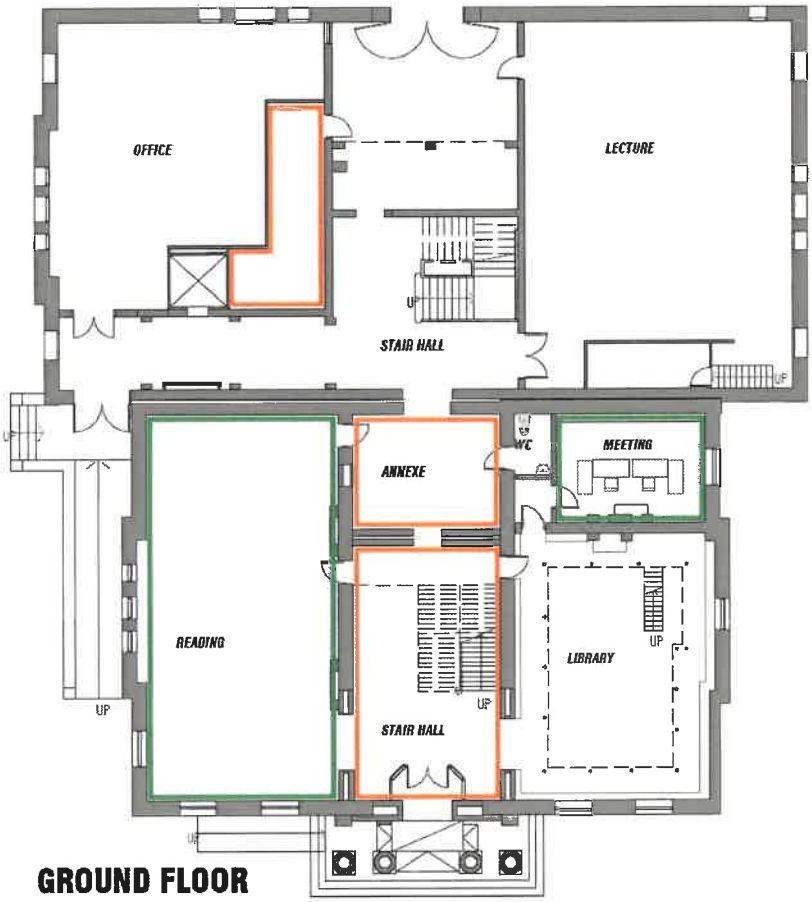
15. The Licensee shall not conduct or permit to be conducted on the Premises or in the Building any auction, bankrupt or fire sale.

ANNEXURE B

PLAN

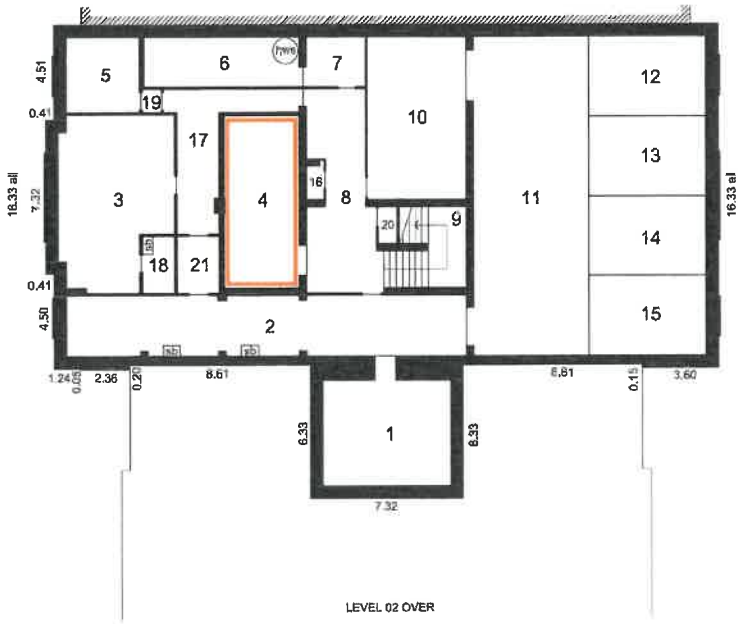
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Shared-use space



GROUND FLOOR
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Shared-use space



ANNEXURE C

SPECIAL CONDITIONS

1. Neither party will be bound by the terms of this Agreement (except this Special Condition) and the Agreement will have no legal effect until the Licensee has complied with all of its obligations to the Board regarding the payment of the Council's Financial Contribution (as that term is defined in the Project Deed).

ANNEXURE D

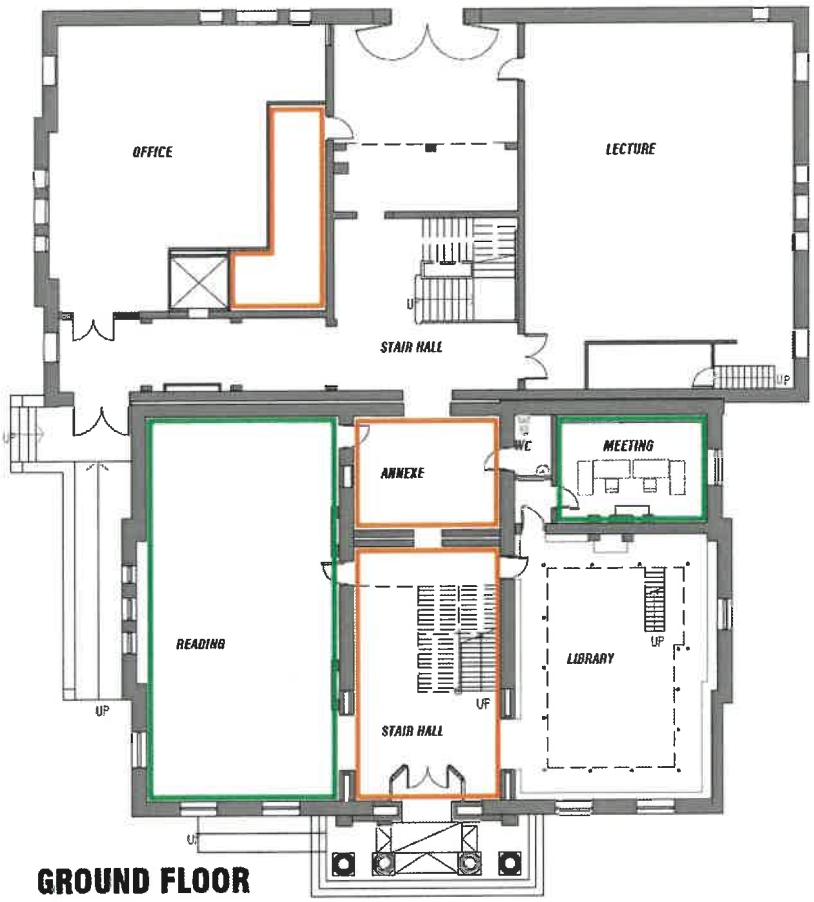
PROJECT DEED

ANNEXURE 2

Plan of Premises

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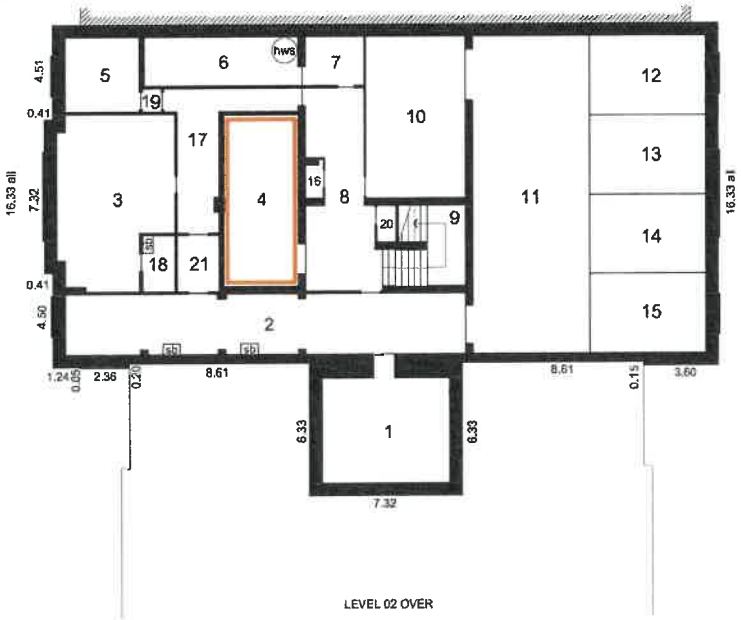
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GROUND FLOOR

1 200 @ A3

Shared-use space



LEVEL 02 OVER

Internal Council Appointments

Tuesday, 13 October 2026
Council

Strategic Alignment - Our Corporation

Program Contact:
Rebecca Hayes, Acting Chief Operating Officer

Public

Approving Officer:
Anthony Spartalis, Acting Chief Executive Officer

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with an update on committee appointments and the office of the Deputy Lord Mayor for the remainder of the Council term as a consequence of the commencement of the *Local Government (Elections) (Periodic Elections) Amendment Act 2026* (SA) (the **Amendment Act**).

The effect of the Amendment Act is to extend the term of the appointment of a member of a council to fill an office of a council until the periodic election in April 2027. Council is not required to take any action should it wish existing appointments and leadership positions to continue for the extended period. However, Council may choose to undertake a new appointment process for any or all Committee Chairs, the Deputy Lord Mayor and other Council representatives.

Given the additional 5–6-month term, Council may consider this an opportunity to enable other elected members to gain valuable leadership and governance experience through these appointments, while ensuring any applicable principles of natural justice are observed by providing current office holders with an opportunity to respond to any proposed changes. All current appointments are listed in **Attachment A.**

RECOMMENDATION

THAT COUNCIL

1. Notes that the appointment of a council member to fill an office of a council is not affected by the holding of periodic elections in 2027 instead of 2026 in accordance with the Local Government (Elections) (Periodic Elections) Amendment Act 2026 (SA).
2. Notes the list of current appointments is contained in Attachment A to Item 16.5 on the Agenda for the meeting of the Council held on 13 October 2026.

IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation Enable effective governance, risk management, accountability and transparency at all times in decision making.
Policy	Code of Practice for Meeting Procedures and Code of Practice for Access to Council and Committee Meetings and Documents
Consultation	Not as a result of this report.
Resource	Not as a result of this report.
Risk / Legal / Legislative	Council and its Committees will conduct business in accordance with the relevant provisions of the *Local Government (Procedures at Meetings) Regulations 2013* (SA), the Code of Practice for Meeting Procedures and relevant policies. The *City of Adelaide Act 1998* (SA) and the *Local Government Act 1999* (SA) contain the provisions utilised by Council to resolve to create the position of Deputy Lord Mayor. The principles of natural justice apply to any decision to remove a Councillor from a paid office (including the office of Deputy Lord Mayor, the presiding member of a council committee, member of the Council Assessment Panel or paid position on a council subsidiary board).
Opportunities	Not Applicable
26/27 Budget Allocation	The annual allowance for a Deputy Lord Mayor as of November 2026 is $51,591.00. The annual allowance for a Council Member as of November 2026 is $34,394.00. If a Councillor is a Presiding Member of a Committee, they receive an additional amount of $8,598.50 per annum. There is no extra allowance for the Lord Mayor or Deputy Lord Mayor for undertaking a Presiding Member role. If a Councillor is a member of the Council Assessment Panel, they receive an additional amount of $550.00 per meeting. For the Adelaide Central Market Authority an additional allowance of $1,287.50 per meeting is payable to Council Members appointed as board members. For Kadaltilla / Adelaide Park Lands Authority an additional $82.78 per hour plus $249.08 preparation fee is payable to Council Members appointed as board members.
Proposed 27/28 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.

26/27 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

Councillor appointment to an office of the Council

1. Pursuant to section 20(4) of the *City of Adelaide Act 1988* (SA) the Council may resolve to have a Deputy Lord Mayor in accordance with the provisions of the *Local Government Act 1999* (SA) (the **Act**).
2. It is the practice of Council to appoint a Deputy Lord Mayor to act in the office of Lord Mayor in the absence of the Lord Mayor and assist the Lord Mayor and the Council in the performance of the Lord Mayor's duties. It has also been the practice to appoint a Deputy Lord Mayor broadly for a period of 12 months.
3. Pursuant to section 41(2) of the Act the membership of a committee will be determined by the Council, and a member of a committee holds office at the pleasure of the Council.
4. Under the *Local Government (Elections) (Periodic Elections) Amendment Act 2026* (SA) (the **Amendment Act**), appointments of a member of a Council to fill an office of a Council previously scheduled to end at the conclusion of the Council's term in November 2026 are automatically extended until the holding of periodic elections in 2027.
5. Notwithstanding this, Council may maintain existing arrangements or formally resolve to make new appointments to an office of Council.
6. Given the additional 6-month term, Council may consider this an opportunity to enable other Council Members to gain valuable leadership and governance experience through these appointments.
7. Council is not required to make further appointments for existing appointments. In the absence of any action by Council, current appointments will continue until the end of the Council term.

Appointment of Councillor to office of Deputy Lord Mayor

8. During the first year of the 2022-2026 Council term, the role of the Deputy Lord Mayor was undertaken by Councillor Martin – 29 November 2022 to 30 November 2023. Following a Council decision on 28 November 2023, Councillor Martin's appointment to Deputy Lord Mayor was extended until 31 December 2023.
9. Between 1 January 2024 and 12 January 2025, the role of Deputy Lord Mayor was undertaken by Councillor Snape.
10. Councillor Elliott was appointed to the position of Deputy Lord Mayor for the period commencing 13 January 2025 and concluding on 31 December 2025. However, on 11 April 2025, in the matter of *Alexander Hyde v Electoral Commissioner of South Australia, Jing Li*, the Court of Disputed Returns made orders resulting in Cr Elliott being removed from the office of Councillor for the Central Ward of the City of Adelaide (and consequently from the position of Deputy Lord Mayor).
11. At its meeting held on 13 May 2025, Council appointed Councillor Martin to the position of Deputy Lord Mayor until the first Council Meeting attended by the newly sworn in Central Ward Council Members. At its meeting held on 9 September 2025, Council approved extending the appointment of Councillor Martin in the position of Deputy Lord Mayor for the period from 10 September 2025 until 23 September 2025.
12. On 23 September 2025, Councillor Snape was appointed to the position of Deputy Lord Mayor for the term 24 September 2025 to 31 December 2025 and Councillor Noon was appointed to the position of Deputy Lord Mayor for the term 1 January 2026 until the conclusion of the Council term in November 2026.
13. Section 9 of the Amendment Act automatically extends the appointment to the office of Deputy Lord Mayor for the remainder of the Council term.

14. The Deputy Lord Mayor is automatically appointed to the following Committees:

    14.1. CEO Performance Review Panel

    14.2. Conduct Committee

    14.3. CEO Selection Panel

    14.4. CEO Tenure Review Committee

15. As of November 2026, in line with the determination of the Remuneration Tribunal, Council Member allowances are:

    15.1. Councillors - $34,394.00. per annum

    15.2. Deputy Lord Mayor - $51,591.00. per annum (1.5 times the annual allowance for Councillors of the City of Adelaide).

16. The level of allowance for the Deputy Lord Mayor recognises the additional role and function of this position and the role it plays in supporting the Lord Mayor and acting in the position when the Lord Mayor is absent.

17. Deputy Lord Mayor – Recommended process for nomination and appointment

    17.1. In the event Council wishes to appoint another Councillor to the office of Deputy Lord Mayor, the principles of natural justice should be observed, with the following steps to be followed prior to any formal resolution by Council to appoint another Council Member to the office of Deputy Lord Mayor:

        17.1.1. The existing Deputy Lord Mayor be formally notified of any proposed changes to their current appointment.

        17.1.2. The Deputy Lord Mayor be granted the opportunity to submit written feedback regarding the potential alteration to their position.

        17.1.3. Any written submissions received be presented to and considered by Council before a vote is taken.

        17.1.4. Council may only pass a formal resolution mandating a change after the natural justice process has been observed.

Appointment of Councillors to other offices of Council

18. Pursuant to section 41(4) of the Act the Council must appoint a person as the presiding member of a committee provision for the appointment of a presiding member.

19. Committee Chairs/Deputy Committee Chairs – allowances

    19.1. A Council Member who is the Chair of a Committee is entitled to a total Council Member allowance of $42,992.50, inclusive of an additional Chair allowance of $8,598.50 per annum.

    19.2. There is no additional entitlement for the Lord Mayor or the Deputy Lord Mayor if they are appointed to the role of a Committee Chair.

20. Committee Chairs/Deputy Committee Chairs – Process for nomination and appointment

    20.1. Committee membership is determined by Council, and members hold office at the pleasure of the Council, meaning there is no statutory entitlement to remain on a committee for a fixed term.

    20.2. As committee membership appointments and removals are a matter of Council discretion, the requirements of procedural fairness or natural justice are not legally mandated.

    20.3. Council may therefore change committee membership at any time, subject to any relevant legislative or policy requirements.

    20.4. Notwithstanding this, if it is proposed to remove a person from chairperson of the committee (which is a paid office) but otherwise retain the person on the committee, the affected member should be afforded a reasonable opportunity to be informed of the proposed change and, where appropriate, to provide their views before a decision is made.

    20.5. In this regard, Council should adopt a process similar to that outlined for the Deputy Lord Mayor prior to a decision being made.

21. Council Members on non-core committees

    21.1. This section refers to the following committees:

        21.1.1. Reconciliation Committee

21.1.2. CEO Performance Review Committee

21.1.3. Council Assessment Panel Selection Panel

21.1.4. Audit and Risk Committee - and proxy

21.1.5. Conduct Committee – proxy only

22. Council may proceed with non-core committee appointments following the process detailed at paragraph 20, as these roles carry no additional financial allowance.

23. Council Members on bodies with a financial component

23.1. Council Members who hold a position on the following bodies receive a financial stipend for their participation:

23.1.1. Council Assessment Panel - an additional allowance of $550 per meeting

23.1.2. Adelaide Central Market Authority - an additional allowance of $1,287.50 per meeting

23.1.3. Kadaltilla / Adelaide Park Lands Authority – an additional $82.78 per hour plus $249.08 preparation fee

23.2. An appointment and removal of a Council Member in relation to CAP is subject to specific requirements as outlined within sections 2.3 and 4 of CAP's Terms of Reference (Link 1).

23.3. The removal of a Board Member from ACMA or Kadaltilla / Adelaide Park Land Authority is subject to specific requirements as per their Charter, which can be found at Link 2 and Link 3 respectively.

23.4. Again, natural justice processes should be followed for the removal of any member from these paid offices.

23.5. It should be noted that AEDA is not included in this report as the AEDA Charter requires the Lord Mayor to be appointed to the Board, unless another Council Member is nominated by the Lord Mayor.

DATA AND SUPPORTING INFORMATION

Link 1 – Council Assessment Panel Terms of Reference

Link 2 – Adelaide Central Market Authority Charter

Link 3 – Kadaltilla / Adelaide Park Lands Authority Charter

ATTACHMENTS

Attachment A – List of current Council Appointments

- END OF REPORT -

List of Council Appointments

1. The Council has resolved to create the position of Deputy Lord Mayor for the Council term, until November 2026.
2. On 11 April 2023 Council resolved to appoint Councillor Martin to be a part of the Adelaide Central Market Authority Board Member Chair and Board Member selection panels for the 2022-2026 Council term.
3. On 30 January 2024 Council resolved to appoint Councillor Siebentritt to the CEO Selection Panel, with no end date specified.
4. On 28 May 2024 Council resolved to appoint Councillor Couros and Councillor Giles to the Adelaide Economic Development Agency Board Selection Panel for the remainder of the 2022-2026 Council term.
5. On 26 November 2024 Council resolved to appoint Councillor Martin to the Adelaide Central Market Authority Board until the conclusion of the 2022-2026 Council term.
6. On 25 February 2025 Council appointed:
    6.1. Councillor Snape as the Chair of the City Community Services and Culture Committee from 1 April 2025 until the conclusion of the Council Term.
    6.2. Councillor Giles as the Deputy Chair of the City Community Services and Culture Committee from 1 April 2025 until the conclusion of the Council Term.
    6.3. Councillor Siebentritt as the Chair of the City Finance and Governance Committee from 1 April 2025 until the conclusion of the Council Term.
    6.4. Councillor Martin as the Deputy Chair of the City Planning, Development and Business Affairs Committee from 1 April 2025 until the conclusion of the Council Term.
7. On 25 February 2025 Council resolved to appoint Councillor Giles to the Audit and Risk Committee for the period of 15 December 2024 until the conclusion of the 2022-2026 Council Term.
8. On 14 April 2025 Council resolved to appoint Councillor Siebentritt to the Adelaide Central Market Authority Board Member Selection Panel from 15 April 2025 until the conclusion of the Council Term.
9. On 23 September 2025, of the following Council Members were appointed to Committee Chairs and Deputy Chairs:
    9.1. Councillor Maher as the Chair of the Infrastructure and Public Works Committee from 24 September 2025 until the conclusion of the Council term in November 2026.
    9.2. Councillor Freeman as the Deputy Chair of the Infrastructure and Public Works Committee from 24 September 2025 until the conclusion of the Council term in November 2026.
    9.3. Councillor Maher as the Deputy Chair of the City Finance and Governance Committee from 24 September 2025 until the conclusion of the Council term in November 2026.
10. On 23 September 2025, Councillor Noon was appointed to the Office of Deputy Lord Mayor for a term from 1 January 2026 until the conclusion of the Council term in November 2026.
11. On 23 September 2025, Council resolved to appoint Councillor Freeman to the Reconciliation Committee for a term from 24 September 2025 until the conclusion of the Council term in November 2026.
12. On 23 September 2025, Council resolved to appoint of Councillor Freeman to the Council Assessment Panel Selection Panel for a term from 24 September 2025 until the conclusion of the Council term in November 2026.
13. On 23 September 2025, Council resolved to appoint Councillor Martin as a proxy member of the Audit and Risk Committee for a term from 24 September 2025 until the conclusion of the Council term in November 2026.

14. On 28 October 2025, Council resolved to appoint Councillor Cabada as a proxy member of the Conduct Committee from 29 October 2025 until the conclusion of the Council term in November 2026.
15. On 25 November 2025, Council resolved to appoint Councillor Snape as the Council Member and Councillor Freeman as the Deputy Council Member to the Kadaltilla / Adelaide Park Lands Authority from 1 January 2026 and expiring at the end of the Council term.
16. On 9 December 2025, Council resolved to appoint Councillor Siebentritt to the CEO Performance Review Committee for a term from 1 January 2026 until the conclusion of the Council term in November 2026.
17. On 9 December 2025, Council resolved to appoint Councillor Freeman as Council Member on the Council Assessment Panel for a term from 1 January 2026 until the conclusion of the Council term in November 2026.
18. On 9 December 2025, Council resolved to appoint Councillor Abrahimzadeh as Deputy Council Member on the Council Assessment Panel for a term from 1 January 2026 until the conclusion of the Council term in November 2026.
19. On 28 July 2026, Councillor Cabada was appointed as alternate Council Member for the AEDA Selection panel for the remainder of the 2022-2026 Council term.
20. On 28 July 2026, Councillor Maher was appointed proxy Council Member for the AEDA Selection Panel for the remainder of the 2022-2026 Council term.
21. On 8 September 2026, Councillor Freeman was appointed as the Chair of the City Planning, Development and Business Affairs Committee from 9 September 2026 until the conclusion of the Council term.
22. On 8 September 2026 Councillor Martin was appointed as a member of the CEO Tenure Review Committee, with no end date specified.

Councillor Couros - MoN - Parking options to support city businesses

Tuesday, 13 October 2026
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Tom McCready, Director City Infrastructure

MOTION ON NOTICE

Councillor Mary Couros will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council requests Administration present the report, including a costed trial proposal, to Council by 8 December 2026.

1. The feasibility of offering up to two hours of free parking at participating UPark facilities when a customer makes a qualifying purchase from a participating City of Adelaide retail or hospitality business, in store. The report should assess validation technology, minimum spend options, business participation, implementation costs and the estimated effect on UPark revenue.
2. An option for customers to collect online purchases from participating city businesses at designated UPark collection points, including the space, staffing, security and access arrangements required.
3. The feasibility and implications of making currently paid on-street parking free on Saturdays and Sundays. This review should assess the effect on Council revenue, parking availability and turnover, residents, businesses and existing parking restrictions, including whether time limits would need to remain in place.
4. Seek input from AEDA, local traders and precinct associations on how the proposals could best support shopping and dining across the city and North Adelaide.
5. Present a costed trial proposal with a commencement date, duration and evaluation process, measuring customer uptake, additional visitation and spending and parking availability.'

ADMINISTRATION COMMENT

1. The proposed motion requests that the Administration prepare a report on the feasibility of car parking incentives to support city businesses.
2. To achieve this through parking validation would require a city-wide program. Key considerations include:
   - 2.1 the cost and complexity for the City of Adelaide
   - 2.2 the level of retailer participation needed to achieve sufficient scale
   - 2.3 the technology and administrative burden on participating retailers
   - 2.4 customer impacts
   - 2.5 the risk of fraud for the City of Adelaide, particularly if retailers are not paying anything for the parking

2.6 in setting proposed tariffs for each of Council's UPark facilities, Council is obliged to and does consider the legislated principles of Competitive Neutrality outlined in the National Competition Policy.

3. Any reduction in parking charges through a validation program, is likely to erode existing revenue. If implemented at scale, much of the discount may benefit customers who would have parked in the city regardless of the incentive, reducing income without generating equivalent additional visitation.

4. Parking revenue makes a significant contribution to the City of Adelaide's financial sustainability and Long-Term Financial Plan (LTFP) and is the City's second-largest source of income after rates.

5. Council has previously considered and implemented a series of initiatives to improve visitation into the city, namely:

   5.1 On 26 April 2017 Council endorsed a 12-month trial from 1 July 2017 for the first hour free parking at Rundle Street UPark

   5.2 On 28 November 2017 Council resolved to implement a first hour free parking initiative for all UParks in the vicinity of Rundle Mall/East End.

   5.3 On 26 June 2018 Council resolved to approve a further extension of first hour free parking at Rundle Street UPark.

   5.4 On 2 March 2019 Council resolved to investigate an automated system for UParks to allow City Businesses to validate a customer's UPark parking ticket.

   5.5 A wide array of parking incentives at the Adelaide Central Market specifically designed to support utilisation, short stay parking (0.5 hrs to 2hrs) over long stay parking (2hrs+). Incentives have included validated customer parking and weekend parking offers to name a few. This has resulted in varying success, noting that UPark Central Market is economically priced compared to other UParks.

6. The above initiatives did not and have not seen a significant increase in visitation.

UPark – Off Street Parking

7. The potential cost of a validation scheme across all UPark stations as described is up to $10 million based on projections for the 2026/27 financial year (in its entirety). This would be equivalent to a council rate increase of 0.63% per $1.0 million of lost revenue or 6.3% for $10.0 million lost revenue for the financial year.

8. Administration is of the view that the provision of 2 hours free parking is not feasible due to the lack of appropriate technology and the impacts to Council's revenue base.

Paid On Street Parking

9. The projected revenue from on street parking generated on weekends is $2.2 million for the current financial year. The lost revenue would be equivalent to a council rate increase 1.38% for the financial year.

Collection Points in Carparks

10. UPark car parks operate automatically with most customer assistance and operations provided remotely from a Central Control Room. On site support is provided by a mobile team. Car parks are fully automated, and no staff are stationed on site at the car parks.

11. There are three car parks which have spaces that could potentially be utilised as collection points for goods purchased online from a city business, subject to investigation of requirements. These are UPark Rundle, UPark Wyatt and UPark Topham. These car parks have secure spaces restricted by City of Adelaide's security system allowing only authorised staff to access the area. Modifications would be required to make the areas suitable and enable secure transfer of parcels.

12. Resourcing with casual staff during standard Rundle Mall opening hours at these three car parks would incur additional expenses of approximately $510,756 per annum based on current pay rates. This is currently unbudgeted and will vary depending on changes to shop opening hours.

13. UPark is currently exploring the option of installing parcel lockers in some of these UParks, which may be a more feasible and secure option.

14. Due to the complexity of the motion, competing priorities and the requirement of a thorough investigation, the Administration will not be able to meet the December 2026 timeline.

15. Should Council resolve to support the proposed motion, a report will be prepared for presentation to Council in Q3 of the 2026/27 financial year, which will reflect engagement with AEDA, local traders and precinct associations.

Should the proposed motion be supported by Council, 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	An external consultant would be engaged to provide advice on how a city-wide parking program could be delivered, including technology and resources required, approximate costs, risks, and mitigation.
Legal advice / litigation (eg contract breach)	Legal advice would be sought regarding Council meeting obligations under the *Local Government Act 1999* (SA) with regard to Competitive Neutrality and the *Road Traffic Act 1961* (SA).
Impacts on existing projects	All relevant UPark Staff are currently fully committed to existing technology projects as per the 2026/27 Business Plan and Budget.
Budget reallocation	Additional resources would need to be funded due to lack of availability of existing staff.
Capital investment	To be defined in the outcome of the report but any Validation Solution at scale may require equipment such as scanners or validation terminals at point of sale. If this wasn't to be paid by retailers this would be an expense in addition to any other technology requirements for Council. Modifications to office space to facilitate a parcel collection point will also require capital investment.
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 4.5 hours.

- END OF REPORT –

Deputy Lord Mayor, Councillor Noon - MoN - City Safe CCTV Network

Tuesday, 13 October 2026
Council

Council Member
Deputy Lord Mayor, Councillor Carmel Noon

Public

Contact Officer:
Ilia Houridis, Director City Shaping

MOTION ON NOTICE

Deputy Lord Mayor, 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 that Administration advised Council on 8 September 2026 that, despite the $3 million CCTV Smart Technology Project completed in 2024, the last full joint City of Adelaide/SAPOL evaluation was undertaken in 2003; that a subsequent search identified an external strategic review undertaken in 2017; and that the City/SAPOL Memorandum of Understanding and Operating Guidelines are currently under review.
2. Requests the Chief Executive Officer to provide Council with the 2017 strategic review and a report outlining:
   - 2.1 its recommendations and their implementation status;
   - 2.2 material changes to the City Safe CCTV Network since 2017, including the 2024 CCTV Smart Technology Project;
   - 2.3 current or emerging gaps and priority areas for CCTV coverage, informed by SAPOL intelligence and relevant feedback from residents, businesses and Precinct Groups;
   - 2.4 the status of the review of the City/SAPOL Memorandum of Understanding and Operating Guidelines, and whether any further review of the governance arrangements is required; and
   - 2.5 whether any further strategic review or targeted gap analysis is required, including proposed scope, indicative cost, timeframe, funding options and opportunities to incorporate future CCTV infrastructure into relevant Main Street, public realm and capital projects.
3. Requests that the report be presented to Council as soon as practicable and, where possible, in time to inform consideration of the 2027/28 FY Business Plan and Budget.'

ADMINISTRATION COMMENT

1. The City of Adelaide owns and maintains the public CCTV system known as the City Safe CCTV Network (CSN). Operation and monitoring of the network is undertaken by the Police Security Services Branch (PSSB), a security monitoring service provider internal to South Australia Police (SAPOL).
2. In addition to the primary use by SAPOL, the Department of Infrastructure and Transport (DIT) accesses the CSN to monitor intersections for the purpose of traffic flow management.
3. Information relating to the City of Adelaide's CCTV systems is confidential and subject to restricted access, so any reviews or gap analysis will not be made publicly available.
4. A Memorandum of Understanding (MoU) and Operating Guidelines between the City of Adelaide Corporation and SAPOL for the CSN have been in place since 2001. The stated purpose of the MoU is to "govern the relationship between the Corporation and SAPOL in its joint management of the CCTV system".

5. A strategic review of the CSN was undertaken by external consultants in 2017. Key stakeholders, including SAPOL and PSSB, were consulted as part of the review. The review identified and assessed the condition and performance of the CSN at the time and reviewed priorities for improved performance and potential new cameras and technologies.

6. Given that SAPOL is the primary user of the City Safe CCTV Network their input to the requested report is paramount and timeframes for delivery will be dependent on their capacity to collaborate and contribute to the report. Preliminary advice from SAPOL follows:

    6.1. SAPOL has estimated that it would take approximately 4-6 months to collate and analyse the requested information and that this work is not currently scheduled by SAPOL.

    6.2. SAPOL has advised that information may include, but not be limited to:

        6.2.1. Crime data

        6.2.2. Community feedback and concerns

        6.2.3. Identification of emerging locations and issues

        6.2.4. Consultation with SAPOL sections including PSSB and Licensing Enforcement Branch (LEB).

7. Should Council resolve to support the proposed motion, the Administration will:

    7.1 Seek confirmation of the status of the 2017 strategic review and the ability to share its contents with Council in part or in confidence.

    7.2 Approach SAPOL to determine their capacity to contribute to the Council's request.

    7.1. Pending external advice, the earliest possible timeframe for delivering a report to the Council is Quarter 3 of 2026/27, noting that this timeframe will likely fall within the local government election caretaker period.

Should the proposed motion be supported by Council, 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	Consultation will be required with SAPOL, PSSB, LEB and DIT. There is also an opportunity to consult with Precinct Groups.
External consultant advice	Not applicable
Legal advice / litigation (eg contract breach)	Legal advice may be sought regarding the reporting of information that may be of a confidential or sensitive nature.
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	Approximately 60 hours of staff time will be required to undertake the activities outlined in this Motion including consultation with SAPOL, PSSB, LEB, DIT and Precinct Groups and prepare a report. This allocation does not account for staff time by external agencies.
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 9.5 hours.

- END OF REPORT –

Deputy Lord Mayor, Councillor Noon - MoN - City Visitation and Parking Options

Tuesday, 13 October 2026
Council

Council Member
Deputy Lord Mayor, Councillor Carmel Noon

Public

Contact Officer:
Tom McCready, Director City Infrastructure

MOTION ON NOTICE

Deputy Lord Mayor, 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. Requests the Chief Executive Officer, in consultation with AEDA and relevant city stakeholders, to investigate and report on options to use Council-controlled parking more strategically to support city visitation and economic activity, including:
    - targeted UPark incentives such as off-peak, evening, weekend, short-stay and validated parking;
    - opportunities for partnerships with retailers, hospitality businesses, Precinct Groups and major property owners, including models where property owners or landlords contribute towards customer parking;
    - better utilisation of underused UPark capacity, including dynamic or demand-based pricing;
    - opportunities to improve the customer experience of on-street parking, including notifications and remote extension of parking sessions where permitted;
    - opportunities to use Council-controlled parking strategically during identified quieter periods or in areas experiencing prolonged disruption, including seasonal downturns and major Main Street, public realm or infrastructure works; and
    - opportunities to strengthen the city's point of difference from suburban shopping centres, including destinations such as the Adelaide Central Market and the city's broader retail, hospitality, cultural and visitor experiences.
2. Requests that the investigation identify any legislative, regulatory, financial or policy constraints relevant to these options, including competitive neutrality, consumer and competition law, commercial and tenancy considerations, and Council's powers and obligations under the *Local Government Act 1999*.
3. Requests that the investigation identify, in consultation with AEDA, priority periods or locations where targeted and time-limited parking initiatives could support visitation and local business activity.
4. Requests that a report be presented to Council within the first quarter in 2027, outlining available options, relevant constraints, pilot or trial opportunities, budget implications and proposed measures of success.'

ADMINISTRATION COMMENT

1. Recent media activity has commented on a decrease of visitation into the city for the period January to March 2026 compared to the same time last year. Discussion centred around impacts to businesses and their viability, noting that the same update also indicated an increase in spending across the city and North Adelaide. Turnover figures increased from the baseline figure of $3.99 billion in 2023 to $4.3 billion in 2025, an increase of 7.8% (total local spend/not inflation adjusted) with the City of Adelaide Gross Domestic Product (GDP) continuing to grow as a proportion of state GDP.
2. This media activity has led to discussions relating to paid parking being one of the contributors to this perception.
3. Advice provided by the Adelaide Economic Development Agency (AEDA) as at August 2026 reflects a broader picture of the current state of the city, beyond just visitation including:
    3.1. Card spending, hotel demand, parking transactions and public transport boardings remain positive or broadly stable, while city-wide foot traffic has moderated year-on-year.
    3.2. Total spending in the city reached $360 million in August 2026, up 4% year-on-year (before adjusting for inflation). Work-hour spending was $198 million, also increasing by 4% year-on-year, while night-time spending was $88 million, broadly stable both year-on-year and compared with the previous month.
    3.3. Public transport validations, comprising Adelaide Railway Entries and bus/tram validations, were 1.5 million in August, 6% higher year-on-year and 9% higher than the previous month.
    3.4. Forward hotel occupancy on the books for August was 55%, up by 3 percentage points year-on-year, while actual occupancy was 73%, in line with August 2025.
    3.5. The city recorded 9.5 million foot traffic movements in August. The city-wide foot traffic was marginally down from the previous month by 1.4%, while Hindley Street and Hutt Street recorded increased visitation by 6%-7% compared to the previous month. Year-on-year comparison reveals 7% less visitation at a city-wide level, while Hutt Street, O'Connell Street and the Market Precinct attracted significant visitation, increasing by 13%-24% compared with August 2025.
4. AEDA advised that there are a number of factors that can influence visitation to the city including:
    4.1. Changes in student activity in the city. StudyAdelaide reports that international student enrolments in South Australia have been declining since 2024 and were around 9% lower year-on-year as at June 2026. Fewer international students can reduce not only campus-related daytime visitation, but also the broader contribution students make to city living, evening activity and spending.
    4.2. At the same time, greater access to online and flexible study options means some local students are visiting city campuses less frequently. With major universities operating city campuses, the combined effect of lower international student numbers and more flexible study patterns is likely contributing to softer daytime visitation.
    4.3. Hybrid and work-from-home arrangements remain a structural factor affecting weekday city visitation. While current South Australia-specific work-from-home data is not available, the ABS reports that nationally, 36% of employed Australians usually worked from home as of August 2025.
    4.4. Cost-of-living pressures are also likely contributing to softer visitation. Higher interest rates, persistent inflation, and elevated fuel and transport costs have reduced household discretionary spending and increased the cost of travelling into the city.
    4.5. Emergence of on-line shopping and impacts to brick and mortar retail.
5. However, although visitation is lower, spending has remained relatively stable year-on-year. This suggests fewer but more purposeful city trips, with visitors maintaining relatively strong spend per visit, consistent with findings from AEDA's 2025 City Workers' Focus Group survey.
6. At the same time, Adelaide's strong calendar of events, conferences and business activity continues to attract interstate and international visitors, supporting hotel occupancy, hospitality and broader city spending.

UPark Initiatives and Information

7. UPark offers discounted parking and targeted promotions during periods of lower occupancy, including evenings and weekends. These offers respond to parking demand and vary by precinct and car park.

8. UPark regularly reviews pricing and products at each car park using analysis of demand, occupancy and product mix. Prices are adjusted across sales channels to maintain availability during peak periods and encourage use when occupancy is lower.

9. UPark partners with city businesses, enabling them to pre-purchase parking for their customers at agreed discounted rates.

10. UPark provides approximately 6,000 of the approximately 28,000 publicly available parking spaces in the CBD, representing about 20% of the current off-street parking market. While this is a significant share, UPark incentives alone are unlikely to generate a material increase in overall city visitation.

11. Previous initiatives, including Driver's Month (Park and Play) and 2-hours free, have not materially increased visitation. Parking promotions delivered in isolation are generally less effective than coordinated investment in, and promotion of, city attractions such as events, cultural experiences, entertainment and retail offers.

12. Parking promotions that are not linked to broader visitation initiatives may simply shift customers from competing car parks to UPark rather than increase overall city visitation. This could reflect a reduction in revenue to both private off-street car parks and the City of Adelaide's revenue and may breach competitive neutrality requirements.

13. Achieving the intent of the Motion on Notice through parking validation would require a city-wide program. Key considerations include the cost and complexity for the City of Adelaide; the level of retailer participation needed to achieve sufficient scale; the technology and administrative burden on participating retailers; customer impacts; and the risk of fraud for retailers and the City.

14. A survey of CBD businesses undertaken in 2019 indicated business interest in paying for customers parking was relatively low in all trading districts. The Rundle Mall precinct had the highest level of interest at between 11 and 13%, followed by Hutt Street and Gouger Street. Most of these survey respondents were willing to pay up to $7.

15. Parking revenue contributes significantly to the City of Adelaide's financial sustainability and Long-Term Financial Plan and is the City's second-largest source of income after rates. Overall parking revenue equates to approximately 24% of Council's income. Revenues collected are allocated to Council's strategic priorities, capital works and Council services.

16. The endorsed 2026/27 Business Plan and Budget forecast annual parking revenue of $66 million, compared with $165 million in rates revenue.

UPark Technology

17. The UPark App supports payment and service options for both on-street and off-street parking. It provides notifications when tickets or bookings are due to expire and, where permitted, allows customers to extend parking sessions remotely.

18. The UPark app supports a seamless experience through licence plate recognition, a Quick Park function that enables customers to repeat a previous parking purchase in a few steps, and pre-booking at UPark facilities.

19. The UPark app utilises leading technology to provide an integrated approach to city parking. Customers can benefit through its use for all paid on-street parking and at all UPark facilities.

20. The UPark app was recognised at the 2025 Parking Australia Excellence in Parking Awards, where UPark received the Outstanding Customer Service award. The app was also a key factor in UPark being named Parking Organisation of the Year at the same event.

21. The Administration is currently working on a project which will further improve the customer journey by consolidating all UPark customers, including on-street parking users, onto a single digital platform.

22. Future investment in the UPark app is planned, including potential enhancements such as dynamic wayfinding. These improvements will be considered through the upcoming 2027/28 Business Plan and Budget process.

23. Should Council resolve to support the proposed motion, the Administration with the support of AEDA, will prepare a report responding to the intent of the motion.

24. The report will be presented to Council within the first quarter of 2027, detailing the investigations and analysis undertaken for Council's consideration.

Should the proposed motion be supported by Council, 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	To be determined.
Legal advice / litigation (eg contract breach)	To be determined.
Impacts on existing projects	To be determined.
Budget reallocation	Subject to Council direction potential flow on effects to revenue budget lines.
Capital investment	To be determined.
Staff time in preparing the workshop / report requested in the motion	75 hours
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.

- END OF REPORT –

Councillor Martin - MoN - 40 KPH Consultation

Tuesday, 13 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Tom McCready, Director City Infrastructure

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;

Asks the Administration to conduct, during November and present to Council in December, a consultation of residents of the streets in lower North Adelaide listed below to gauge their support for a reduction in the speed limit on these residential streets from 50 kph to 40 kph, with a view to requesting the Department of Infrastructure and Transport to support the introduction of the reduced speed limit;

MacKinnon Parade, Finniss Street, Kingston Terrace, Kingston Terrace East, Stanley Street, Old Street, New Street, Jerningham Street, Colley Street, Dunn Street, Arthur Street, Fuller Street. Francis Street East, Francis Street West, Mann Terrace, Sussex Street, East Pallant Street and West Pallant Street. '

ADMINISTRATION COMMENT

1. The Department for Infrastructure and Transport (DIT) is the responsible authority for approving speed limit changes in South Australia, with DIT approval required prior to the implementation of any change to the speed limit.
2. Any consideration of a change to the speed limit is required to be undertaken in accordance with the *Speed Limit Guideline for South Australia* (the Guideline).
3. The Guideline provides for local streets within a defined area to be considered for a 40 km/h 'area' speed limit when the relevant criteria are satisfied.
4. It is considered appropriate that the feasibility of introducing a 40 km/h area speed limit be assessed against the requirements of the Guideline prior to undertaking consultation with local residents and businesses. The Guideline indicates that 40 km/h area speed limits are generally appropriate in precincts where existing speeds are not excessively high. This may include areas where higher-speed streets have been treated with local area traffic management measures, or where speeds are naturally low due to existing road and traffic characteristics.
5. The Guideline also indicates that low mean vehicle speeds prior to implementation of an area speed limit suggest that the speed environment is already self-regulating, with the area speed limit reinforcing the existing speed environment. Conversely, where existing speeds are high, the introduction of an area speed limit alone may not achieve a sufficient reduction in motorist speeds and physical speed management treatments may be required to establish a speed environment consistent with the lower speed limit.

6. A 40 km/h area should also have a clearly defined boundary. Such areas would generally be bounded by arterial roads, other major traffic routes retaining a higher speed limit, or physical or geographic features that restrict the movement of traffic, such as rail corridors, parks or waterways.

7. In the context of lower North Adelaide, the area identified in the proposed motion does not include all streets that would potentially form part of a logical 40 km/h area. A preliminary assessment indicates that consideration would need to be given to all streets within the broader area bounded by Kingston Terrace (inclusive), Mann Terrace (inclusive), MacKinnon Parade (inclusive) and Brougham Place/Frome Road (excluding Brougham Place and Frome Road).

8. Should Council resolve to support the proposed motion, the Administration will prepare a report for consideration by Council assessing the feasibility of a 40 km/h area speed limit in lower North Adelaide against the requirements of the Guideline. This assessment would also include preliminary feedback from DIT as to whether, in principle, DIT would be prepared to consider a proposal for a 40 km/h area speed limit, subject to the proposal satisfying the Guideline requirements and the outcome of community consultation.

9. Due to competing priorities and the need to engage with DIT, the Administration will not be able to meet the timelines suggested in the proposed motion and will respond to Council in Q3 of the 2026/27 financial year.

10. If the assessment identifies that the proposal is consistent with the requirements of the Guideline, subject to Council approval, the Administration will undertake consultation with residents and businesses within the proposed area.

11. The outcomes of that consultation will subsequently be reported to Council for consideration, prior to any request being made to DIT for approval of a change to the speed limit.

Should the proposed motion be supported by Council, 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	Consultation with all residents and businesses within the lower North Adelaide area would commence subject to future Council approval.
External consultant advice	Collection of speed and volume data in relevant streets to assess the suitability of a 40km/h speed limit.
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Reallocation of Traffic and Transport staff time to procure the traffic data collection, undertake data review, prepare report and undertake consultation (if applicable).
Budget reallocation	New budget request: $10,000 operational/strategic project funding for collection of speed and volume data. Implementation of signage, consultation and promotion (costs to be determined).
Capital investment	Not applicable
Staff time in preparing the workshop / report requested in the motion	40 hours
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.

- END OF REPORT –

Councillor Martin - MoN - 2027/28 Draft Budget and Business Plan

Tuesday, 13 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Rebecca Hayes, Acting 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;

Requests the Administration provide the next ordinary meeting of Council with the details of the process for the elected body to begin to develop a draft Business Plan and Budget for the 2027/28 Financial Year to be presented to the newly elected Council at the earliest opportunity after the 2027 election for its consideration and for possible community consultation to assist that Council to adopt a budget and business plan as soon as possible after taking office.'

ADMINISTRATION COMMENT

1. Should Council resolve to support the proposed motion, a report will be brought to the City Finance and Governance Committee on 20 October 2026 outlining the planned process to develop the draft 2027/28 Business Plan and Budget, considering the 2027 election timeframes, an incoming Council, and processes to enable consultation on the draft with the community.

Should the proposed motion be supported by Council, 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	4 hours
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 hours.

- END OF REPORT –

Councillor Couros - MoN - Residential Parking Around North Adelaide Hospitals and Medical Clinics

Tuesday, 13 October 2026
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Tom McCready, Director City Infrastructure

MOTION ON NOTICE

Councillor Mary Couros will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council:

1. Notes concerns that all-day parking demand in residential streets surrounding hospitals and medical clinics in North Adelaide reduces parking availability for residents and their visitors.
2. Requests Administration to review on-street parking in these residential precincts, with particular focus on streets surrounding Calvary North Adelaide Hospital, the Women's and Children's Hospital and nearby medical clinics.
3. Requests that the review:
    a. Identify and map affected residential streets, including neighbouring streets experiencing parking overflow.
    b. Assess parking occupancy, the duration of parking, existing restrictions and resident and visitor permit arrangements.
    c. Consult with surrounding residents about parking difficulties and potential improvements.
    d. Engage with hospitals and medical clinics to consider access needs for patients, carers and staff.
    e. Recommend measures to improve parking availability for residents and visitors, while considering potential displacement into neighbouring streets.
4. Requests Administration to report back to Council within four months with the consultation findings, recommended changes and an implementation timetable.'

ADMINISTRATION COMMENT

1. Should Council resolve to support the proposed motion, a parking occupancy survey will be undertaken for Upper North Adelaide for the area shown in Link 1.
2. The survey will be undertaken on a Wednesday and Saturday at 10am and 1pm on dates to be determined in November 2026.
3. Following the completion of the parking occupancy survey the Administration will engage with:
    3.1. Representatives from Calvary North Adelaide Hospital, the Women's and Children's Hospital to better understand the access needs for patients, carers and staff.

3.2. The North Adelaide Precinct Association (NAPA) to better understand parking difficulties and potential improvements for residents.

4. The Administration will present a report back to Council in the first quarter of 2027 with details of the existing parking arrangements, the findings of the parking occupancy surveys and consultations, the possible options to address any issues, recommendations and proposed further consultation (if required).

Should the proposed motion be supported by Council, 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	Direct consultation with Calvary North Adelaide Hospital, the Women's and Children's Hospital and North Adelaide Precinct Association.
External consultant advice	Parking occupancy survey undertaken by external provider.
Legal advice / litigation (eg contract breach)	Not applicable
Impacts on existing projects	Reallocation of Traffic and Transport staff time to procure the parking occupancy survey, undertake data review, undertake consultation and prepare report.
Budget reallocation	Budget allocation required for operational/strategic project funding (survey / external consultant) estimated at $30,000.
Capital investment	Not as a result of this report.
Staff time in preparing the workshop / report requested in the motion	75 hours
Other	Not as a result of this report.
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.

- END OF REPORT –

Councillor Freeman - MoN - Relocation of The Mill Arts Organisation

Tuesday, 13 October 2026
Council

Council Member
Councillor Eleanor Freeman

Public

Contact Officer:
Tom McCready, Director City Infrastructure

MOTION ON NOTICE

Councillor Eleanor Freeman will move a motion and seek a seconder for the matter shown below to facilitate consideration by the Council:

'That Council

1. Notes that The Mill has operated a community arts organisation on Angas Street since 2013, but currently under a lease including a 6-month demolition clause due to the site being earmarked for redevelopment of an aged care apartment complex.
2. Requests the Administration to meet with representatives of The Mill in 2026 to discuss potential opportunities to relocate into City of Adelaide owned or leased buildings, or into future redevelopments.'

ADMINISTRATION COMMENT

1. The Administration notes that The Mill has operated from Angas Street since 2013 and has lease conditions which includes a 6-month redevelopment clause in favour of the landlord.
2. The Administration notes that The Mill has written to the Lord Mayor and Council Members on 14 September 2026 outlining their request.
3. The Administration advises that there are no available Council owned or leased buildings that would meet the requirements of The Mill.
4. Should Council resolve to support the proposed motion, the Administration will meet with representatives of The Mill, prior to responding in writing to their letter.

Should the proposed motion be supported by Council, 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
Staff time in receiving and preparing this administration comment	To prepare this administration comment in response to the motion on notice took approximately 4 hours.

- END OF REPORT –

Councillor Couros - QoN - Use of Regulation 29 during the current Council term

Tuesday, 13 October 2026
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Rebecca Hayes, Acting Chief Operating Officer

QUESTION ON NOTICE

Councillor Mary Couros will ask the following Question on Notice:

'Regulation 29 of the Local Government (Procedures at Meetings) Regulations 2013 concerns improper or disorderly behaviour and member interruptions, including objections to words used, points of order and lack of quorum.

Since the commencement of the current Council term:

1. How many times has regulation 29 been invoked at a Council or Council committee meeting, whether or not a formal motion followed?
2. For each occasion, please provide:
    - the meeting date;
    - the person who invoked regulation 29 and the seconder
    - any motions that followed including the mover, seconder and voting outcome for each member; and

    If individual votes were not recorded, please state this and provide the voting information available.
3. Please provide a summary for each member showing:
    - the number of times they invoked or moved a matter under regulation 29;
    - the number of times they seconded a related motion; and
    - the number of times they voted in favour.

    Please identify each member who did so more than once and provide their total for each category.
4. Please benchmark this information against the councils of Unley, Prospect and Norwood Payneham St Peters for the same period by providing, for each council:
    - the number of occasions on which regulation 29 was invoked at a council or committee meeting;'

The Lord Mayor has determined that this question not be answered on the basis that it is improper in accordance with Regulation 9(6) of the *Local Government (Procedures at Meetings) Regulations 2013*.

- END OF REPORT –

Councillor Maher - QoN - Status of the development of the new Kerbside and Parking Management Policy

Tuesday, 13 October 2026
Council

Council Member
Councillor Patrick Maher

Public

Contact Officer:
Tom McCready, Director City Infrastructure

QUESTION ON NOTICE

Councillor Patrick Maher will ask the following Question on Notice:

'What is the status of the development of the new Kerbside and Parking Management Policy?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Deputy Lord Mayor, Councillor Noon - QoN - City Parking Supply and Utilisation

Tuesday, 13 October 2026
Council

Council Member
Deputy Lord Mayor, Councillor Carmel Noon

Public

Contact Officer:
Tom McCready, Director City Infrastructure

QUESTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will ask the following Question on Notice:

‘1. Of the approximately 56,000 car parking spaces commonly referenced as being available across the City of Adelaide, what is the source of that figure and approximately how many are available for general public use, as distinct from private, residential, employee, government, permit, loading or other restricted parking?

2. How many parking spaces are currently provided through Council’s UPark facilities and, based on existing utilisation data, are there particular periods, facilities or areas where material spare capacity regularly exists?

3. Since 2023, what changes have been made to the operating hours of Council-controlled paid on-street parking, including the extension of evening paid parking hours?

4. What existing parking incentives, concessions or products are currently available to encourage visitation to the city, and does Council currently use periods of lower parking demand or spare UPark capacity to support city visitation or economic activity?’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Deputy Lord Mayor, Councillor Noon - QoN - Local Area Plans and City Plan – Adelaide 2036

Tuesday, 13 October 2026
Council

Council Member
Deputy Lord Mayor, Councillor Carmel Noon

Public

Contact Officer:
Ilia Houridis, Director City Shaping

QUESTION ON NOTICE

Deputy Lord Mayor, Councillor Carmel Noon will ask the following Question on Notice:

'Noting that Council endorsed City Plan – Adelaide 2036 on 10 September 2024, establishing a spatial and local area framework for the future growth and development of the City of Adelaide, and noting that the Local Area Plan provisions contained in section 53 of the Statutes Amendment (Planning, Infrastructure and Other Matters) Act 2025 have not yet commenced:

1. To what extent does City Plan - Adelaide 2036, together with Council's Housing Strategy and other relevant adopted strategies, already align with the Local Area Plan framework contemplated by proposed section 245A?
2. Of the actions and initiatives identified through City Plan – Adelaide 2036:
    a. which have been completed;
    b. which are currently being progressed; and
    c. which remain to be commenced?
3. Has Administration engaged, or does it propose to engage, with the Department for Housing and Urban Development, the State Planning Commission or the Minister for Planning regarding how the work already undertaken through City Plan - Adelaide 2036 may be recognised should the Local Area Plan provisions commence, including:
    a. whether City Plan could form the substantive basis of any future Local Area Plan; and
    b. the potential application of the full or partial exemption provisions contained in proposed section 245A(5)?
4. Should the Local Area Plan provisions commence, what additional strategic planning, consultation, Planning and Design Code amendments, resourcing or other work is anticipated to be required of the City of Adelaide?
5. How could any future Local Area Plan process be used to advance implementation of City Plan – Adelaide 2036 and avoid duplication of work already undertaken?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Maher - QoN - Driver's Month Update

Tuesday, 13 October 2026
Council

Council Member
Councillor Patrick Maher

Public

Contact Officer:
Tom McCready, Director City Infrastructure

QUESTION ON NOTICE

Councillor Patrick Maher will ask the following Question on Notice:

‘Can the Administration please provide an update on the outcomes of 'Driver's Month' (Item 17.6, 11 August 2020)? Relevant information to provide in responding to this question would include a summary of what was delivered and an outcomes analysis of such things as parking data and visitation data, before, during, and since, and the costs of the program, including the cost of any promotional material such as 'Happy Driver's Month!' banners.’

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Martin - QoN - Supplementary Voter Roll

Tuesday, 13 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

In the context of the 2025 decision of the Court of Disputed Returns pertaining to the previous City of Adelaide elections, recent legislative changes to eligibility to vote in the 2027 elections and the City of Adelaide's responsibility to inform the public about them, can the Administration advise the Council on:

1. Initiatives implemented to inform the public of the changes and the process for registering for inclusion on the Supplementary Voter Roll for eligible electors,
2. Progress to date on those initiatives and the numbers of registrations to the Supplementary Voter Roll, and
3. What other organisations, if any, are actively promoting the legislative changes to their stakeholders and how the City of Adelaide is assisting them?

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Martin - QoN - Flammable Cladding

Tuesday, 13 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Jo Podoliak, Director City Community

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Could the Administration advise how many buildings within the boundaries of the City of Adelaide;

1. Have had flammable cladding removed
2. Have flammable cladding but will not be required to remove it
3. Have flammable cladding that is required to be removed but which has not yet been removed, and, if applicable, what is the schedule for its removal?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Maher - QoN - Walkable Live Music Circuit project

Tuesday, 13 October 2026
Council

Council Member
Councillor Patrick Maher

Public

Contact Officer:
Jo Podoliak, Director City Community

QUESTION ON NOTICE

Councillor Patrick Maher will ask the following Question on Notice:

'What is the status of the development of the Walkable Live Music Circuit project?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Freeman - QoN - Declining Foot Traffic

Tuesday, 13 October 2026
Council

Council Member
Councillor Eleanor Freeman

Public

Contact Officer:
Anthony Spartalis, Chief Operating Officer

QUESTION ON NOTICE

Councillor Eleanor Freeman will ask the following Question on Notice:

'In response to recent media reports about declining foot traffic in the City of Adelaide since 2023, can the Administration confirm the corresponding metrics and trends for:

- Spending and nominal expenditure
- State Gross Regional Product (GRP)
- Number of registered businesses
- Activity levels and activity score
- Aggregated parking utilisation (on-street and off-street)
- Public transport validations
- Foot traffic broken down by key precinct and/or Main Street.'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councilllor Freeman - QoN - Pop-Up Cycling Trial

Tuesday, 13 October 2026
Council

Council Member
Councillor Eleanor Freeman

Public

Contact Officer:
Tom McCready, Director City Infrastructure

QUESTION ON NOTICE

Councillor Eleanor Freeman will ask the following Question on Notice:

Can the Administration confirm when an update will be provided back to Council on the Pop-Up Cycling Trial, including:

- Installation of temporary bikeway infrastructure on key network routes
- Provision of secure bicycle parking in strategic locations, including eBike charging facilities
- Improved cycling network legibility through online communications, mapping, and wayfinding

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Freeman - QoN - Biketober 2026

Tuesday, 13 October 2026
Council

Council Member
Councillor Eleanor Freeman

Public

Contact Officer:
Tom McCready, Director City Infrastructure

QUESTION ON NOTICE

Councillor Eleanor Freeman will ask the following Question on Notice:

'Can the Administration confirm the activities that are occurring in the City of Adelaide during October 2026 to promote cycling, walking and wheeling as part of Biketober, Ride2Work Day and the Australian Walking and Cycling Conference?'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Councillor Couros - QoN - ARCHI expenditure and outcomes

Tuesday, 13 October 2026
Council

Council Member
Councillor Mary Couros

Public

Contact Officer:
Ilia Houridis, Director City Shaping

QUESTION ON NOTICE

Councillor Mary Couros will ask the following Question on Notice:

'Can Administration provide a breakdown of expenditure and outcomes achieved through the ARCHI initiative since its commencement, including:

1. Total expenditure by financial year, identifying grants, staffing, consultants and other program costs.
2. The number of buildings that were identified to be concerted to residential use and the number of completed homes delivered.
3. The number of conversions approved or funded but not yet completed, and their anticipated completion dates.
4. How the results achieved compare with the initiative's objectives and targets.'

The Lord Mayor will provide a reply at the meeting, the reply and question will be included in the Minutes of the meeting.

- END OF REPORT –

Exclusion of the Public

Agenda Item 23

Tuesday 13 October 2026

Council

Program Contact:
Rebecca Hayes, Acting Chief Operating Officer

Approving Officer:
Anthony Spartalis, 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 Question on Notice seeking consideration in confidence

24.1 Confidential - Councillor Couros – QoN – Local Heritage Assessment [section 90(3) (m) of the Act]

For the following Committee Report to Council seeking consideration in confidence

25 Confidential Advice of the Kadaltilla / Adelaide Park Lands Authority – 24 September 2026 [section 90(3) (b) & (d) of the Act]

26 Confidential Recommendations of the City Planning, Development and Business Affairs Committee – 6 October 2026 [section 90(3) (a) of the Act]

27 Adjourned Business - Confidential Recommendations of the Conduct Committee – 2 September 2026 [section 90(3) (a) of the Act]

The Order to Exclude for Items 24.1, 25, 26 and 27:

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 24.1

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (m) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 13 October 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 24.1 [Confidential - Councillor Couros – QoN – Local Heritage Assessment] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

   Grounds and Basis

   This Item is confidential as the material presented contains information regarding potential new local heritage places to be included in a future draft Code Amendment that is not appropriate to be made public prior to the commencement of public engagement, due to the identification of individual properties in the draft Code Amendment.

   The disclosure of information in this report could reasonably breach confidentiality of information prior to public engagement on the draft Code Amendment.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 13 October 2026 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 - Councillor Couros – QoN – Local Heritage Assessment] 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)(m) of the Act.

ORDER TO EXCLUDE FOR ITEM 25

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 13 October 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 25 [Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority – 24 September 2026] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

   Grounds and Basis

   This report and its attachments contain commercial information submitted by proponents through a competitive EOI process, including proposed uses, commercial terms, financial information, operating models and business proposals.

   Administration is proposing to commence lease negotiations with a preferred proponent. Disclosure of the submissions, McGees Property's commercial assessment or Council's proposed negotiating position before the process is concluded could prejudice the commercial position of the proponents, confer a commercial advantage on another party and prejudice Council's ability to negotiate an appropriate commercial outcome.

   Public Interest

   The Council is satisfied that the principle that the meeting be conducted in a place open to the public is outweighed in the circumstances by the need to protect the integrity of the EOI process and prospective lease negotiations.

   Disclosure before the commercial process is concluded could provide other parties with access to commercially sensitive information and adversely affect Council's negotiating position and the commercial position of the proponents. Public disclosure can be reconsidered following the conclusion of the commercial process and review of the confidentiality order.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 13 October 2026 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 25 [Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority – 24 September 2026] 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 26

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (b) & (d) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 13 October 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 26 [Confidential Recommendations of the City Planning, Development and Business Affairs Committee – 6 October 2026] listed on the Agenda in a meeting open to the public would on balance be contrary to the public interest.

   Recommendation 1 - Grounds and Basis

   This Item is confidential as it contains commercial information of a confidential nature relating to current EOI submissions from contractors and ongoing negotiations regarding the extension of the current contract.

   The disclosure of information in this report could reasonably be expected to prejudice Council's commercial position and confer a commercial advantage on third parties ahead of the RFT process.

   Public Interest

   The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information could prejudice ongoing commercial negotiations and reduce competitive tension ahead of the RFT release.

   Recommendation 2 - Grounds and Basis

   This item contains certain information of a confidential nature (not being a trade secret) the disclosure of which could reasonably expect to confer a commercial advantage on a person with whom the Council is conducting business, prejudice the commercial position of the Council in respect to its assets and strategic land holdings, and that of adjacent landowners.

   The disclosure of information in this report could reasonably prejudice the position of Council and third parties as it includes specialist information including legal advice provided to Council and others on a confidential basis.

   Public Interest

   The Council is satisfied that the principle that the meeting be conducted in a place open to the public has been outweighed in the circumstances because the disclosure of this information may result in release of confidential information of Council and adjacent landowners that are of a financial, legal and strategic nature.

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 13 October 2026 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 26 [Confidential Recommendations of the City Planning, Development and Business Affairs Committee – 6 October 2026] 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 27

THAT COUNCIL:

1. Having taken into account the relevant consideration contained in section 90(3) (a) and section 90(2) & (7) of the *Local Government Act 1999 (SA)*, this meeting of the Council dated 13 October 2026 resolves that it is necessary and appropriate to act in a meeting closed to the public as the consideration of Item 27 [Adjourned Business - Confidential Recommendations of the Conduct Committee - 2 September 2026] 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 concerning confidential complaints under section 90(3)(a) of the *Local Government Act 1999* (SA).

2. Pursuant to section 90(2) of the *Local Government Act 1999 (SA)* (the Act), this meeting of the Council dated 13 October 2026 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 27 [Adjourned Business - Confidential Recommendations of the Conduct Committee - 2 September 2026] 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.

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 24.1 – Confidential – Councillor Couros – QoN – Local Heritage Assessment

      6.1.1 Is not subject to an Existing Confidentiality Order.

      6.1.2 The grounds utilised to request consideration in confidence is section 90(3)(m) of the Act

         (m) information relating to a proposal to prepare or amend a designated instrument under Part 5 Division 2 of the *Planning, Development and Infrastructure Act 2016* (SA) before the draft instrument or amendment is released for public consultation under that Act.

   6.2 Information contained in Item 25 – Confidential Advice of the Kadaltilla/ Adelaide Park Lands Authority – 24 September 2026

      6.2.1 Is subject to Existing Confidentiality Orders dated 24/9/2026.

      6.2.2 The grounds utilised to request consideration in confidence is section 90(3)(b) & (d) of the Act

         (b) information the disclosure of which –

            (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or prejudice the commercial position of the council; and

            (ii) would, on balance, be contrary to the public interest.

         (d) commercial information of a confidential nature (not being a trade secret) the disclosure of which—

            (i) could reasonably be expected to prejudice the commercial position of the person who supplied the information, or to confer a commercial advantage on a third party; and

            (ii) would, on balance, be contrary to the public interest.

6.3 Information contained in Item 26 – Confidential Recommendations of the City Planning, Development and Business Affairs Committee – 6 October 2026

6.3.1 Is subject to Existing Confidentiality Orders dated 6/10/2026.

6.3.2 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.

6.4 Information contained in Item 27 - Adjourned Business - Confidential Recommendations of the Conduct Committee - 2 September 2026

6.4.1 Is subject to an Existing Confidentiality Order dated 2/9/2026.

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 personal affairs of any person (living or dead);

ATTACHMENTS

Nil

- END OF REPORT -

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