

Attachment C

Written and Verbal Submissions

Written Submission 1

Ping Liew

11/5/2026

To the City of Adelaide,

I appreciate the opportunity to provide feedback on the Draft 2026/27 Business Plan and Budget.

As a business operator and property stakeholder in the CBD, I believe the current direction does not fully reflect the challenges many city businesses are facing on the ground. While the document speaks strongly about activation, growth, and vibrancy, the reality for many operators is that trading conditions in the city remain extremely difficult outside of peak periods such as Friday and Saturday nights.

One of the major issues is the increasing cost of on-street parking. Parking in the city has become more expensive and less convenient than before, and this discourages customers from entering the CBD — especially families, suburban visitors, and casual diners. Many customers now choose suburban shopping and dining precincts because they perceive the city as too expensive, difficult, or inconvenient to access. This directly impacts hospitality, retail, and service businesses already under pressure from rising wages, utilities, insurance, and rent costs.

If the City genuinely wants to increase visitation and support economic activity, parking policy should encourage movement into the CBD, not deter it. More affordable and flexible parking initiatives, particularly during off-peak periods, would help businesses significantly.

I also believe the City's revitalisation efforts are too concentrated on already established precincts such as Hindley Street and Rundle Mall. There needs to be greater focus on emerging and secondary streets such as Wright Street, Sturt Street, Grote Street, and the southern side of the CBD generally.

There is a very visible southward movement of Chinatown and Asian dining and cultural activity. This should be embraced strategically. Supporting this natural expansion could create a more vibrant, diverse, and economically resilient southern CBD. Instead, many business owners feel investment continues to favour the same traditional entertainment zones while other areas with strong organic growth potential are overlooked.

The southern CBD has the opportunity to become:

- a stronger multicultural destination,
- a late-night dining precinct,
- a tourism drawcard,
- and a more balanced extension of city activity beyond Hindley Street.

Targeted support for these areas through:

- streetscape upgrades,
- lighting,
- public realm improvements,
- cleaner and safer pedestrian environments,
- easier parking access,
- and business incentives

would likely generate far stronger long-term economic outcomes than repeatedly focusing on the same precincts.

City safety also needs to become a significantly higher priority.

As a business owner operating hospitality venues within the CBD, SAPOL regularly attends our restaurants requesting CCTV footage relating to assaults, thefts, anti-social behaviour, and incidents occurring nearby.

This demonstrates the reality that many city businesses are already informally acting as part of the city's surveillance and incident response network.

If the City genuinely wants people to feel safe returning to the CBD — especially families, tourists, students, and suburban visitors — there needs to be substantially greater investment into public CCTV infrastructure throughout the city square.

Council should strongly consider:

- installing CCTV coverage on significantly more street corners,
- increasing monitoring across laneways and secondary streets,
- improving lighting and visibility,
- and integrating smarter safety systems in entertainment and dining precincts.

Public safety is one of the biggest factors influencing whether people choose to visit, dine, shop, or stay in the city at night.

Importantly, these are public spaces. The expectation of privacy in public streets is already limited, and properly managed CCTV systems focused on public safety should not be viewed as an unreasonable privacy concern when balanced against community safety outcomes.

A safer city benefits:

- businesses,
- residents,
- tourists,
- students,
- workers,
- and emergency services alike.

Another major issue impacting CBD businesses is the broader economic environment. With the Reserve Bank of Australia continually increasing interest rates over recent years, borrowing costs for property owners have risen significantly. As a result, many landlords are seeking substantial rent increases simply to keep up with higher mortgage repayments and financing costs.

The problem is that business turnover in the city has not increased at the same pace.

Many businesses are now being squeezed from every direction:

- higher wages,
- higher utilities,
- higher insurance,
- higher supply costs,
- increased council costs,
- and rising rents driven by interest rate pressures.

At the same time, customer traffic and discretionary spending remain inconsistent outside peak periods and major events. This creates an unsustainable environment for many small and medium businesses trying to survive in the CBD.

I would strongly encourage Council to recognise that many business closures are not due to poor operators, but rather due to broader economic conditions combined with declining weekday city activity.

I would also strongly encourage Council to consider temporary council rate relief or waivers for owner-operated small businesses who own their own commercial premises. Many operators invested heavily into the city believing in Adelaide's future, yet they are carrying increasing financial burdens while trading conditions remain weak.

A 2-year partial rates waiver or incentive program for qualifying small businesses could:

- help businesses survive,
- encourage reinvestment,

- reduce vacancies,
- improve streetscape activation,
- and ultimately strengthen Council's long-term rate base.

Finally, I believe Adelaide needs to think more boldly and internationally. Many successful Asian cities — particularly in China, Singapore, Japan, and Korea — actively support business precincts through:

- aggressive activation strategies,
- affordability initiatives,
- transport convenience,
- late-night economy planning,
- flexible zoning,
- integrated cultural precincts,
- and strong government-business collaboration.

Adelaide often feels constrained by overly cautious or traditional approaches that are causing the city to move backwards rather than forwards. The city should not be afraid to trial new ideas, temporary initiatives, or more commercially minded strategies to create energy and growth.

The CBD cannot rely only on major events and weekends. It needs consistent daily vibrancy that supports residents, workers, students, tourists, and local businesses every day of the week.

I encourage Council to place greater emphasis on:

- affordability,
- accessibility,
- decentralised activation,
- support for small businesses,
- emerging precinct development,
- and practical city safety measures.

Adelaide has enormous potential, but the city needs stronger practical support for the businesses and operators who are trying to keep the CBD alive year-round.

Thank you for considering this feedback.

Warm Regards,
Ping Liew

Written Submission 2

Lorena Dubiniecka

11/5/2026

No Rates Increases!

Written Submission 3

Anonymous

15/5/2026

Hi I would like to respond to the email forwarded to me. I support tree planting but only for appropriate non invasive species. Planting is cooling and beautifies the city however when they are invasive they undermine the integrity of near by buildings and how does the council and home owners deal with that? The cost to remedy is a burden and a challenge.

I am aware there is a submission or suggestion that a tribute or commemoration in memory of the selfless work of Sister Janet Mead. The suggestion that Queen St be renamed in her honor. My view is that some form of acknowledgement occur i.e. a mural, mini garden or name appearing prominently along the street. A Janet Mead pathway including raised garden beds and a bench, little oasis in a city street perhaps acknowledging the people close to her that helped her and continue to help and the people whose lives she helped transform.

Recently I attended the Kym Purling Trio Concert

At the Town Hall. I am grateful to attend and it added to my understanding of the immense local talent that we have in Adelaide and the fact that they punch above their weight on the world stage.

What dawned on me was the fact that we expect

to have a State library, a museum, an Art Gallery

but never considered preserving and documenting the powerhouse of music history

that exists in our city and state. It astounds me that collections such as that of the late David Day can be treasured and nurtured so that the rest of us can appreciate music and the contribution of local artists to the States musical tapestry and impact on the world stage. It's as imperative to house and elevate these collections to their rightful place. They should be preserved, displayed and recognized for their irreplaceable value. There is no difference between us preserving and sharing

our botanical, literary, arts, cultural and natural history. So obvious why haven't we acted on this beforehand? Council supporting this project would go along way to acknowledging and preserving this history. What a wonderful project this would be for the State government in further

bolstering the Arts, historical and cultural district not as a token gesture but as a major draw cards

as the other institutions along North Tce. There are numerous examples over seas where music museums draw significant tourism.

I support councils stance of preserving our parklands and not removing healthy significant trees.

Thank you for the opportunity to comment.

Hopefully this is an appropriate place to respond.

Written Submission 4

Andrew Malovka

18/5/2026

Dear Sir/Madam,

Thank you for the opportunity to provide feedback on the Draft 2026/27 Business Plan and Budget.

I appreciate the City of Adelaide's efforts to present the document in a clear and accessible format and to explain how proposed projects, services and priorities are intended to be funded. I also acknowledge the complexity of managing a capital city council which serves not only residents, but also workers, students, visitors and businesses who collectively place significant daily demand on city infrastructure and services.

Overall, I consider the Draft Plan to be strategically sound and generally balanced in direction. I support Council's continued emphasis on asset renewal, disability access improvements, Park Lands investment, climate resilience initiatives and measures intended to support increased residential population within the city.

My comments below are intended to be constructive and are directed primarily toward ensuring that Council maintains a disciplined and clearly prioritised approach to expenditure, with continued emphasis on the efficient delivery of high-quality core municipal services, transparent and measurable project outcomes, and demonstrable value for ratepayers.

Page 3 – "Our Adelaide": The Draft Plan refers to the need to "repair our budget" following ongoing financial pressures affecting Council's ability to renew assets and provide core community services. Given the proposed 5.6% increase in general rates revenue, I encourage Council to expand this section to provide more detailed explanation regarding operational efficiencies already achieved internally, further efficiency measures proposed, and how Council intends to contain growth in operating expenditure over the medium term. The document presently explains why additional revenue is required, but provides less detail regarding what practical cost control measures have been implemented before relying on increased rates revenue. Greater visibility around this issue would assist in building confidence amongst ratepayers that expenditure discipline remains a central consideration.

Page 5 – "Key Investments": I support the strong emphasis on asset renewal and infrastructure investment. However, I suggest Council include additional commentary explaining how project prioritisation decisions are made, particularly where activation, branding or strategic projects compete with core infrastructure renewal and maintenance priorities. From a ratepayer perspective, continued investment in roads, footpaths, lighting, cleanliness, accessibility, maintenance standards and general city presentation should remain central to Council's responsibilities. These are the services most directly experienced by residents, workers and visitors on a daily basis and are fundamental to maintaining confidence in the city as a place to live, work and invest.

Page 6 – Lord Mayor Introduction: The Lord Mayor's introduction appropriately refers to balancing "discipline and ambition". I suggest this section could be strengthened by more directly acknowledging the increasing financial pressures presently affecting residents, apartment owners and businesses within the City of Adelaide, particularly given the cumulative impact of rates, utilities, insurance and strata costs across the CBD and North Adelaide. Acknowledging these pressures more directly would assist in demonstrating that Council recognises the practical financial environment in which many ratepayers are currently operating.

Page 9 – "Strategic Drivers": This section appropriately identifies a range of economic, demographic and global pressures affecting Council operations. I note the reference to community trust and confidence in institutions and government decision-making. In that context, I encourage Council to continue improving transparency around major project expenditure, procurement processes and measurable project outcomes. There would also be value in reducing reliance on broad marketing terminology such as "activation", "vibrancy" and "innovation" unless accompanied by clearly defined and measurable outcomes capable of being readily understood by ordinary ratepayers.

Pages 15–19 – Strategic Priorities: The strategic priorities are generally appropriate. However, many of the identified measures remain aspirational in nature and difficult for ratepayers to objectively assess. References to creating a “welcoming”, “dynamic” and “inclusive” city are important objectives, however there would be value in linking these aspirations more directly to practical service delivery outcomes and measurable indicators. I also encourage Council to ensure that the pursuit of increased residential density is balanced carefully against infrastructure capacity, public open space, heritage protection and long-term liveability outcomes. Population growth should not diminish the qualities that make Adelaide an attractive and liveable capital city in the first place.

Page 18 – “Our Places”: I support the continued investment in the revitalisation of Gouger Street, Hindley Street, Hutt Street, Melbourne Street and O’Connell Street. However, I encourage Council to publish clearer evaluation criteria for these projects, including intended outcomes relating to pedestrian activity, trader confidence, accessibility improvements, public safety and economic performance within those precincts. I also encourage Council to continue close engagement with affected businesses and residents during delivery phases to minimise disruption and ensure practical outcomes aligned with the long-term needs of each precinct.

Page 19 – “Our Corporation”: I strongly support the commitment to reducing the number of matters considered in confidence. As a capital city council managing significant public assets and major strategic projects, maintaining public trust through transparent governance and accessible reporting is particularly important. I also support investment in cybersecurity and digital systems improvements, noting the increasing importance of secure and reliable digital infrastructure across government and public administration. That said, continued investment in technology should also be accompanied by clear reporting on operational benefits, service improvements and efficiencies achieved.

In my view, the Draft Plan sets a generally sound strategic direction for the city and reflects many positive long-term objectives for Adelaide.

My principal concern is ensuring that Council maintains a disciplined and clearly prioritised approach to expenditure, with continued focus on the efficient delivery of high-quality core municipal services, transparent and measurable project outcomes, and demonstrable value for ratepayers, particularly in an environment of rising costs and increasing financial pressure on residents and businesses.

While broader strategic, activation and growth objectives are important to the future of the city, these should not come at the expense of Council’s fundamental responsibilities in maintaining a clean, safe, accessible and well-managed capital city.

Thank you again for the opportunity to provide feedback on the Draft 2026/27 Business Plan and Budget.

Yours sincerely,
Andrew

Written Submission 5

Anna Moeller

Chief Executive Officer, Australian Hotels Association (SA)

aha|sa
Australian Hotels Association (SA)

21 May 2026

Michael Terizakis
Coordinator, Corporate Planning
City of Adelaide - Community Consultation
Draft 2026/27 Business Plan and Budget
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Adelaide SA 5000

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Dear Mr Terizakis

RE: Consultation Feedback – City of Adelaide Draft 2026/27 Business Plan and Budget

The Australian Hotels Association (SA Branch) (AHA|SA) notes the current consultation on the City of Adelaide's (the Council) Draft 2026/27 Business Plan and Budget (2026/27 Draft BP&B), and the Council's request for feedback on the priorities, programs, services and projects that the Council plans to deliver, and the proposed allocation of the Council's budget.

The role of the AHA|SA is to represent and protect the commercial interests of hoteliers throughout South Australia, as such we welcome the opportunity to provide feedback on the 2026/27 Draft BP&B.

The hospitality sector is a major contributor to Adelaide's economy, vibrancy and visitor appeal. Hotels, pubs, bars and accommodation providers play a critical role in activating the city, supporting employment, driving tourism expenditure and contributing to Adelaide's reputation as a leading destination for events, culture and entertainment.

The AHA|SA supports initiatives that strengthen economic activity within the City of Adelaide and encourage increased visitation, overnight stays and consumer spending across the hospitality sector.

The AHA|SA makes the following submissions:

1. Support for Increased Investment in Adelaide Economic Development Agency (AEDA)

The AHA|SA strongly supports increased investment into the Adelaide Economic Development Agency (AEDA).

AEDA plays a vital role in promoting Adelaide as a destination, supporting major events and festivals, encouraging city activation and partnering with industry to increase visitation and economic activity.

The hospitality industry directly benefits from strong investment in destination marketing, business attraction and events. Increased visitation to the city translates into higher occupancy

rates, increased dining and beverage expenditure, greater foot traffic for venues and stronger business confidence across the sector.

Adelaide's reputation as an events and festival city is one of its key competitive advantages. Continued investment in attracting and supporting events is essential to maintaining this position, particularly in an increasingly competitive interstate environment.

The AHA|SA notes that AEDA has received a modest increase in funding within the 2026/27 Draft BP&B, however this increase appears insufficient relative to the important role AEDA plays in supporting economic growth and city activation.

The AHA|SA encourages the Council to consider:

- Increasing investment into AEDA to support destination marketing and promotional campaigns;
- Expanding support for events, festivals and activation initiatives that drive visitation and overnight stays;
- Strengthening partnerships with hospitality and tourism operators to increase consumer spending within the city;
- Supporting initiatives that encourage weekday and off-peak visitation;
- Investing in programs that improve Adelaide's competitiveness as a national and international visitor destination.

Investment in economic activation generates broader economic returns across the city and supports employment, business sustainability and long-term economic growth.

2. Importance of Hospitality to the Adelaide Economy

The hospitality industry is a significant employer and economic contributor within the City of Adelaide.

Hotels and hospitality venues provide:

- Employment opportunities across a wide range of skill levels;
- Tourism and business visitor accommodation;
- Entertainment and social infrastructure;
- Support for conferences, conventions and business events;
- Activation of streets, laneways and precincts across the city.

The continued growth and sustainability of the hospitality sector relies on a strong pipeline of events, tourism promotion and economic activity within the CBD.

Strategic investment through AEDA assists in delivering these outcomes and supports broader confidence in Adelaide as a destination to visit, invest and do business.

3. Public Safety, Amenity and the Night-Time Economy

The AHA|SA supports continued investment in initiatives that enhance public safety, amenity and the overall appeal of the city after dark.

A vibrant and safe night-time environment is critical to supporting visitation, hospitality trade and Adelaide's reputation as a welcoming destination.

The AHA|SA encourages the Council to continue investing in measures that:

- Enhance safety within entertainment and hospitality precincts;
- Improve cleanliness, lighting and overall city amenity;
- Support activation of the city during evening and late-night trading periods;
- Encourage increased visitation and economic activity after dark;
- Strengthen Adelaide's reputation as a safe, vibrant and attractive night-time destination.

Investment in public amenity and city activation supports businesses, workers, visitors and residents, while contributing to a stronger and more vibrant CBD economy.

4. Support for Inner-City Living and Residential Growth

The AHA|SA supports initiatives that promote Adelaide's CBD as an attractive and desirable place to live.

A growing residential population is essential to supporting a resilient, active and sustainable city economy. Increased inner-city living contributes to stronger patronage for hospitality venues, improved economic activity across retail and service sectors and greater activation throughout the week.

The AHA|SA encourages the Council to continue promoting the lifestyle benefits of living within the CBD, including access to hospitality, entertainment, cultural experiences, convenience and amenity.

The AHA|SA supports initiatives that:

- Promote the CBD as a desirable place to live and invest;
- Enhance residential amenity and perceptions of safety;
- Encourage population growth within the city;
- Support a more resilient and activated 24/7 city economy;
- Strengthen the long-term sustainability of businesses operating within the CBD.

A strong residential population supports increased economic resilience and contributes to a more vibrant and connected city.

5. Need for Continued City Activation and Economic Growth

The AHA|SA supports continued efforts by the City of Adelaide to increase city activation and economic growth.

The city continues to face challenges associated with changing consumer behaviour, increased operating costs and strong competition from interstate destinations.

Targeted investment in economic development, events and destination marketing is critical to:

- Encouraging greater visitation to the CBD;
- Increasing length of stay and visitor expenditure;
- Supporting local businesses and employment;
- Enhancing vibrancy and perceptions of safety and activity within the city;
- Supporting recovery and long-term growth across hospitality, tourism and retail sectors.

The AHA|SA encourages the Council to continue prioritising initiatives that create a vibrant, attractive and economically active city centre.

The AHA|SA appreciates the opportunity to provide feedback on the 2026/27 Draft BP&B.

The Association strongly supports increased investment into AEDA to enable greater promotion of Adelaide, stronger support for events and increased collaboration with hospitality and tourism operators.

Strategic investment in destination marketing and city activation delivers significant economic and social benefits for Adelaide and supports the continued growth of the hospitality sector.

The AHA|SA looks forward to continuing to work collaboratively with the Council and AEDA to strengthen Adelaide's position as a vibrant and leading destination for visitors, events and hospitality experiences.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Anna Moeller', with a stylized, cursive script.

Anna Moeller
CEO AHA|SA

Written Submission 6

Anonymous

21/5/2026

Hi

while I can not disagree with most of the planned programme for next financial year, I take issue with the concentration on main streets.

As someone who lives in a side street I can attest to the lack of maintenance in side streets. Mine, in particular, is regularly used for council-approved functions such as street parties and fringe activities but doesn't seem to receive any funding or upgrades, other than to be more and more used as a diversion for main street traffic. For example, almost all service vehicles for Crown Hotel and soon, traffic entering and exiting the proposed development at 254 North Terrace. To accommodate this, parking was removed from the street and replaced with vehicles constantly illegally parking with people visiting the hundreds of residents now residing in apartments with no loading areas.

Since waste collection was privatised, there is no longer any street collection other than to take bins to Rundle Street.

The pavements, however, are used every Tuesday for temporary storage of recyclable rubbish from Rundle Street premises.

Anything not collected is left for local premises to clean up.

Some years ago there was a plan to "green" the street but this was abandoned as it would not permit vehicles from Frome and Rundle Streets to use the street as a thoroughfare.

It seems that planning could be done with a wider lens.

Sincerely

Written Submission 7

Lia

Bio-Mechanics Cycles & Repairs

21/5/2026

Dear City of Adelaide,

I'm writing to you regarding the draft business plan, and as both a daily cyclist and a local bike shop owner. I'm deeply concerned by the number of committed cycling projects that have quietly disappeared from this year's budget, or had their cycling features stripped out entirely.

Projects like the Peacock Rd Cycle Route, Belair-City Bikeway, the Franklin Street crossing, and the Park Lands Trail crossing at Donald Bradman Dr were budgeted last financial year—in some cases with State Bicycle Fund support already secured—and none were delivered. In the meantime, street upgrades on Hutt St and O'Connell St have had cycling infrastructure removed from their designs altogether. I'd also like to flag the Biketober funding: halving the separated bikeways trial budget and rolling it into a one-off event is not the long-term implementation commitment Council indicated it was making in April, which is disappointing.

I understand budgets are tight, but bicycle infrastructure is a cost-effective transport investment, and actively contributes to the mental and physical well-being of residents. People who feel unsafe when they're on a bike are far more likely to stop riding altogether, and proper cycling infrastructure is the fastest way to make riders feel safer on the road. Cutting these kinds of projects in the middle of a cost-of-living crisis also sends the wrong signal to residents who are actively trying to reduce their transport costs. The Council often touts its concern for the environment and that it promotes active travelling; cutting and shelving these projects sends exactly the opposite message.

I'd urge Council to reinstate funding for these committed projects and ensure that future street upgrades include, rather than remove, considered and well-engineered cycling safety features.

Regards,
Lia

Written Submission 8

Daniel Grilli

Spokesperson, Unley Bicycle User Group

22/5/2026



Unley Bicycle User Group

City of Unley, South Australia

City of Adelaide Draft 2026/27 Business Plan and Budget

Please accept this submission from the committee and members of the Unley BUG. This submission is prepared by the Unley BUG Committee on behalf of our 600+ current members to ensure the interests of people who cycle, walk and use mobility aids in, to and through our City are met.

Unley BUG wish to express our concern that funding for two important, previously-announced and funded projects appears to have been excluded from the City of Adelaide's Draft 2026/27 Business Plan and Budget: the **Peacock Rd separated cycle lanes** and the **BPAC for the Park Lands Trail at Glen Osmond Rd**.

Both of the abovementioned projects are intended to improve connection, safety and amenity between the City of Unley's two busiest bikeways (the Mike Turtur Bikeway and the Rugby-Porter bikeway) and the City of Adelaide. With over 1,000+ cyclists using each of these routes each day, they are important connections allowing people in Unley to access the City of Adelaide for work, study, shopping, dining and pleasure.

Unley BUG was excited to learn of the close to \$2 million dollars in state and federal grant funding that these two projects received in 2025 and were eagerly anticipating the imminent delivery of these projects. The Peacock Rd project in particular would synergise well with the current improvements to the end of King William Rd immediately to the south that are currently under construction, which combined with the overpass upgrades being undertaken further along the Mike Turtur Bikeway by the state government, we anticipate will lead to an increase in people on bikes cycling along this route into the city.

We urge the City of Adelaide to re-instate funding for the delivery of these projects in the 2026/27 Business Plan and Budget and look forward to their realisation improving the safety, usability and amenity for these important connections between the City of Unley and the City of Adelaide.

Regards,

Daniel Grilli

Spokesperson

Unley Bicycle User Group

ubug.secretary@gmail.com.au

Written Submission 9

David Elliott
Chair, Bike Adelaide



Advocating for bike friendly communities

The Exchange, Exchange Pl
Adelaide SA 5000
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Michael Terizakis
Coordinator, Corporate Planning
City of Adelaide

22 May 2026

StrategicPlan@cityofadelaide.com.au

City of Adelaide Draft Business Plan & Budget 2026-27

Bike Adelaide is the leading voice engaging with local governments on cycling for transport issues across Greater Adelaide on an ongoing basis. Please accept this feedback on the Draft Budget for 2026-27, noting that our primary interest is in the capital works program.

We note Council's ongoing Strategic Plan priority to triple cycling journeys in the City, and observe a general lack of program implementation to that effect. This has been reflected in many consecutive budgets which include cycling projects which are later significantly delayed, retimed and have funding altered or cut. As demonstrated by Super Tuesday count data, cycling journeys in the City of Adelaide has stagnated over the last few years, and statistically declined this year, given an ongoing lack of consistent investment, few improvements during renewal works, and several ongoing path closures on multiple cycling corridors into the City of Adelaide both by City of Adelaide, and other bodies. Council has maintained a consistently negative course that is failing the overall Strategic Plan aim to triple journeys, and concurrently failing to address the ongoing road safety issues faced by people using bicycles in the City of Adelaide. This budget is yet to demonstrate it will meaningfully alter that trajectory.

From the outset, Bike Adelaide states it is generally supportive of the overall Budget, but is dissatisfied by the proposed capital works budget. We express our disappointment that several projects which were fully funded in the BP&B 25/26 have not only not been delivered or commenced during this financial year, but that many of the same projects have had funding cut in the 25/26 Q3 Budget Review, and funding has not been carried over into this Draft BP&B *despite* Administration advice that these projects are being retimed. Even where our support for budget lines are expressed, it is accompanied by our scepticism of Council's institutional ability to deliver cycling infrastructure projects in the given financial year.

In this Draft BP&B we note the absence of funding (and absence of funds carried forward) for the following projects previously funded in FY25/26:

- PAC at Glen Osmond Rd - Belair Bikeway
- PAC at Sir Donald Bradman Dr - Park Lands Trail
- Separated Bikeway - Peacock Rd

We oppose the exclusion of these projects from the Draft BP&B and urge the reinstatement of the funding set aside in FY25/26 for their delivery, notwithstanding the partial funding for these projects have retained following cuts stipulated in Council's FY25/26 Q3 Budget Review.

Main Streets Revitalisation Program

We express our opposition to the level of funding of the Main Streets Program relating to Hutt St and O'Connell St. In both of these cases cycling safety and amenity has been compromised in the adopted designs, which is contrary to projects' goals of improving street safety and amenity for *all* road users, and noting that this compromise of cyclist safety has occurred despite very healthy community support for cycling infrastructure improvements in both cases. Therefore, the funding for these projects does not reflect the demonstrated needs of many people from across the community and we do not support such expense for road projects that do not improve road safety or access for vulnerable road users.

We express our dissatisfaction at the use of Commonwealth Government urban renewal funding support to conduct what will only amount to asset renewals on Hutt St, contrary to the outcomes of public consultation and to the original concept design for which the funds were approved. The funding for these two particular projects represents the

Council and Administration's deliberate indifference to ongoing road safety issues at these sites which will remain unaddressed.

Pop-up Separated Bikeway Trial Program

We note with further disappointment that the Pop-up Separated Bikeway Trial Program supported by Council in April 2026 at a recommended budget of \$150,000 has been halved in the Draft BP&B. We *support* the inclusion of the Program but we oppose the halving of the original funding. Bike Adelaide expresses the desire that the program funding of \$150,000 be included as originally supported by Council.

Free City Connector

Bike Adelaide does not support the proposed cut to funding the Free City Connector Bus. This is contradiction to the objectives of increasing public transport patronage stated in the Integrated Transport Strategy.

Biketober

Bike Adelaide would be more enthusiastically in support of this initiative if any information about it were made available. Given Council had in FY25/26 defunded Ride2Work Day activities in October encouraging cycling journeys 'because no one asked to keep it', we are pleased to see that a similar initiative would be reintroduced.

Integrated Transport Strategy Implementation

Bike Adelaide supports the ITS Implementation, notwithstanding a lack of information about what exactly will be implemented, noting that other strategic projects aligned the ITS for active transport funded in FY25/26 have not been delivered or funded again in this Draft BP&B. We further note that much of the ITS broadly focuses on maintaining and not in any way inconveniencing car access in the city, with very few strategies related to active transport compared to the breadth of initiatives raised in public consultation. We support the implementation of the ITS notwithstanding the narrowed scope of active transport actions within it.

East-West Bikeway

We note that this item is absent from the Draft BP&B yet some funding for design work is allocated in the FY25/26 Q3 Budget Review, which Bike Adelaide supports. Despite this project being a strategic project in the ITS, we wish to make known our concern that this was not already an initiative funded in FY25/26 or FY26/27 as part of the ITS Implementation given its long history and ongoing community demand for it.

Overall, where active transport projects are present in this budget we are supportive of their inclusion. Regardless of that support for the purposes of consultation, we again reiterate our scepticism that many of these projects will be delivered in the stated financial year noting projects from the previous year are already retimed, and an established pattern in delaying, retiming and redirecting funds from these types of projects.

We trust that you will give this feedback due consideration.

Regards,

David Elliott, Chair of the Committee

Written Submission 10

Wayne Chao

President, Chinatown Adelaide of South Australia Inc.



Chinatown Adelaide of South Australia Inc.

Feedback Submission

Draft 2026/27 Business Plan and Budget

Submitted by Chinatown Adelaide of South Australia Inc. (CASA)

Date: 25 May 2026

To: The Lord Mayor, Elected Members and Administration Team, City of Adelaide

Re: Support for Increased Multi-Year Funding for the Lunar New Year Street Party

Dear Lord Mayor and Elected Members and Administration Team,

On behalf of Chinatown Adelaide of South Australia Inc. (CASA), we thank the City of Adelaide for the opportunity to provide feedback on the Draft 2026/27 Business Plan and Budget.

CASA acknowledges and appreciates the City of Adelaide's ongoing support for multiculturalism, community connection, arts and cultural experiences, city activation and precinct revitalisation as outlined throughout the draft budget document. In particular, we strongly support Council's stated priorities to:

- promote multicultural events and activities in the city
- elevate Adelaide's reputation through exceptional arts and cultural experiences
- create a vibrant, connected and inclusive community
- increase visitation and economic activity across the city
- revitalise main streets and precincts
- strengthen partnerships with community organisations and not-for-profit groups.

The annual Lunar New Year Street Party delivered by CASA directly aligns with these strategic priorities and has become one of Adelaide's most significant multicultural community festivals.

Importance of the Lunar New Year Street Party

The Lunar New Year Street Party is a major cultural celebration held within the Chinatown precinct that attracts tens of thousands of visitors annually from across South Australia, interstate and overseas.

The event delivers substantial benefits to the City of Adelaide through:

- increasing economic activity and visitor spending in the CBD
- driving customer foot traffic to Chinatown businesses and surrounding precincts
- supporting hospitality, retail and tourism sectors
- enhancing Adelaide's reputation as a multicultural and inclusive capital city
- creating a vibrant and welcoming city experience for residents and visitors
- strengthening social cohesion and intercultural understanding
- activating public spaces and revitalising the Chinatown precinct
- contributing to Adelaide's broader events calendar and visitor economy.



Chinatown Adelaide of South Australia Inc.

The festival has become an iconic celebration that showcases Adelaide's multicultural identity and demonstrates the City's commitment to diversity, inclusion and community participation.

Funding Request

CASA currently receives approximately \$25,000 per annum in support from the City of Adelaide through a single-year funding arrangement. Given the scale, importance and continued growth of the event, CASA respectfully requests that Council consider:

A four-year funding commitment of:

\$50,000 per annum from 2027 to 2030

Total funding request:

\$200,000 over four years

This proposed arrangement would align with the current multi-year funding commitment provided to CASA by the South Australian Labor Government for the same period.

A multi-year partnership would provide greater certainty for long-term planning, event development, supplier engagement, sponsorship attraction and strategic growth of the festival.

Rising Costs and Event Sustainability

Like many major community events across Australia, the Lunar New Year Street Party continues to face significant increases in operational costs, including:

- traffic management
- security and public safety
- staging and production
- insurance
- waste management and cleaning
- contractor and supplier expenses
- event infrastructure and compliance requirements.

Without increased support, it will become increasingly difficult for community organisations such as CASA to maintain the scale, quality and safety standards expected of a major CBD event.

The requested increase in funding would assist CASA to:

- maintain the long-term sustainability of the festival
- improve event infrastructure and visitor experience
- expand cultural programming and performances
- strengthen safety and accessibility measures
- enhance marketing and promotion
- increase interstate and international visitor appeal
- deliver stronger economic and tourism outcomes for the City of Adelaide.

Alignment with City of Adelaide Strategic Priorities

The Lunar New Year Street Party strongly supports several objectives identified within the Draft 2026/27 Business Plan and Budget, including:



Chinatown Adelaide of South Australia Inc.

Our Community – Vibrant, connected and inclusive

Council has identified priorities to:

- “Promote multicultural events and activities in our city”
- “Elevate the City’s reputation for exceptional and unique arts and cultural experiences”
- “Enable community-led services which increase wellbeing, social connections and participation”.

Our Economy – Growing, innovative and responsive

Council seeks to:

- increase visitation
- increase spending across the city
- support economic growth and activation.

Our Places – Interesting, purposeful and safe

Council has committed to:

- creating welcoming and dynamic places full of rich and diverse experiences
- revitalising key city precincts including Gouger Street and Chinatown.

The Lunar New Year Street Party actively delivers against all of these objectives.

Conclusion

CASA values its longstanding partnership with the City of Adelaide and remains committed to delivering a high-quality, inclusive and economically beneficial festival for the broader community. We respectfully request that Council consider increasing its support to a four-year funding commitment of \$50,000 per annum from 2027–2030 to ensure the continued growth and sustainability of this important cultural event.

We believe this investment will continue to generate strong economic, social and cultural returns for the City of Adelaide while reinforcing Adelaide’s identity as one of Australia’s leading multicultural cities.

We thank Council for considering this submission and welcome the opportunity to discuss the proposal further.

Yours sincerely,

Wayne Chao
President
Chinatown Adelaide of South Australia Inc.

Written Submission 11

Nick Scarvelis

Resident and Presiding Officer, Magarey Community Corporation

25/5/2026

City of Adelaide Council Meeting 26 May 2026. – Draft Budget

Services

I want to make the case for improving services to people who live in apartment buildings.

My perspective comes from direct experience as an owner/ occupier in a Garden East Apartment for the past 9 nine years, 7 of which I have been the Presiding Officer for the Magarey Community Corporation.

Secondly, I am responding to your aspiration to grow the residential base in our city which will be primarily achieved by encouraging people to buy to live in multi storey apartment dwellings.

In relation to standard council services, I acknowledge that some like waste management collection services, have been adapted to meet the needs of people living in apartment blocks. I predict however, that the challenges will grow exponentially with the predicted growth in the numbers of apartment buildings.

When it comes to street cleaning and general maintenance of community amenity, I am concerned that a reduced workforce and front-line service capacity, impacts disproportionately on residential areas. For example, in the Garden East Precinct which has become a target area for visitor and event activation, the laneways and connector streets like Liberman Close and Charlick Circuit rarely get to feel the spinning brushes of those beautiful street cleaners. Such wonderful machines are kept for the more important task of keeping the commercial sector leaf and litter free.

In relation to grant programs and incentive schemes I think we need to totally overhaul the way such programs and schemes are designed and delivered to meet the needs of the many residents who will be living in apartments in the not-so-distant future.

Let me give just 2 examples. I recently surveyed owners in my building and was able to confirm that 7 of the 29 have installed one or more double glaze windows. However, I also learnt that all had used a Magnetite solution because it was the only one actually available from the list of suppliers provided by the Council. The solution is not one I would use because it limits cleaning options and other window treatments that can be used. I commend the program, but it needs to be redesigned to have the capacity to assist with future retrofitting projects in apartments.

My experience with aspiring to include renewable energy infrastructure into our building has similarly been thwarted over the last 6 years by our inability to meet program guidelines to make good on subsidies and technologies. A 29-storey building currently under construction to the west of our building has put an end to any aspiration regarding

the viability of solar panels on our building. I am still keen to explore battery storage technologies in our precinct, but I am not holding my breath.

Governance

I want to raise awareness of the governance limitations and financial and legal risks facing apartment owners, and in particular owner /occupiers, if strata management systems and related regulatory support structures and services, are not improved to better meet the needs of a rapidly growing apartment owner i.e. (body corporate) population.

Committees need access to training and skills development in relation to liability and risk management, community development, legal and financial literacy, procurement and contract management practices.

We need to review the current legal frameworks which are used to create and guide the practices of Strata and Community Corporations and make changes as required to ensure they are fit for purpose going forward.

I am concerned that a younger demographic will increasingly find the current frameworks inadequate and this will discourage the take up of apartment ownership and living. I am also concerned that we will see more disputes between body corporates and developers and other third parties.

Central to any governance review should be an examination of the structure, capacity, and regulatory context of an expanding strata management services industry in South Australia.

Community Connection - Consultation

I encourage you, the elected members and senior officers, to get out into the apartment community and consult directly with corporation management committees and body corporates to see what is going on and what we might be facing in the future. Assess for yourselves the capacity of committees and the relationships between body corporates and strata management services.

I would like to see a greater emphasis on apartment dwellers through Council's strengthening community connection and strategic commitments programs.

Nick Scarvelis

Resident and Presiding Officer, Magarey Community Corporation (20133)

City of Adelaide Draft Budget – Apartment Residents

1. Design and deliver services to improve liveability standards for people who live in apartments.

<p>Standard Services</p> <ul style="list-style-type: none"> - Maintaining assets - Capital upgrades 	<p>Other services</p> <ul style="list-style-type: none"> - Grants - Incentives - Special initiatives - Strategic commitments
<ul style="list-style-type: none"> - Waste collection - Street cleaning - Greening - Access to parks - Community centres 	<p>Sustainability</p> <ul style="list-style-type: none"> - Retrofitting double glaze - Renewables for apartment buildings

2. Ensure the governance framework for apartment living is working in the best interests of owners and tenants.

<p>State Acts</p> <p>Owner occupiers</p> <p>Investors – tenants</p> <p>Short stay - holiday</p>	<p>Create and guide corporations</p> <p>Owners – body corporate</p> <p>Management Committee</p>
<p>Regulatory</p> <p>Private Sector</p> <p>Cleaning and Caretaking</p>	<p>CBS, LG, SAPOL etc</p> <p>Strata Management Companies</p> <ul style="list-style-type: none"> - Provide advice through Strata Corporation Manager <p>Growth required. Capacity development.</p>

- **Performance**
- **Fairness**
- **Liability**
- **Quality advice**
- **Training and development opportunities**
- **Data management and communication**
- **Modernisation**

3. Apartment residents are fully engaged in Council's planning processes.

Elected members and senior officers consult with:-	Management Committees Body Corporates Strata managers
Strategic initiatives	Data Management Community facilities

Written Submission 12

Andrew Jonats

General Manager, Adelaide Arcade

26/5/2026

I make the following submission on behalf of Adelaide Arcade as its authorised representative.

Adelaide Arcade is home to approximately seventy City of Adelaide (“Adelaide”) businesses. Each year Adelaide Arcade pays the City of Adelaide almost \$500,000 council rates including the Rundle Mall Levy therefore is a significant contributor to the City of Adelaide community and economy.

1. Adelaide Arcade is a significant contributor to the City of Adelaide. The Rundle Mall levy is an additional contribution. Adelaide Arcade demands the Council’s 2026/27 Business Plan & Budget recognises the significant contribution Rundle Mall businesses make to the City of Adelaide and invests in Rundle Mall in addition to the Rundle Mall Levy.
2. Current global economic circumstances necessitate increased investment into economic development to continue to stimulate the City of Adelaide economy.
3. Rundle Mall is the City of Adelaide’s most powerful magnet, attracting over 52 million visits a year and with the emergence of suburban competitors and behavioural shifts to online shopping, its positioning and ability to continue to generate visitation for the City of Adelaide and its businesses must be reinforced.
4. We see the power of experiential events, festivals, and activations, which position Rundle Mall, and by virtue the City of Adelaide, as an appealing destination. Our businesses are reliant on the activity that these events generate for their livelihoods.
5. Rundle Malls creation in 1976 changed the way South Australians interact with the City of Adelaide for the better. The proposed 50th Anniversary events in September not only recognise that but also remind people why they fell in love with Rundle Mall to begin with. Adelaide Arcade strongly supports the City of Adelaide’s investment into 50th anniversary celebrations as it reinforces the City of Adelaide’s brand reputation which has never been more important. Like other events, the 50th Anniversary will have a tremendous positive impact on visitation and expenditure within the City of Adelaide.
6. In addition, there are several challenges facing Rundle Mall most notably around the negative perception of one’s safety and security. The feedback from our businesses is that safety remains one of their biggest concerns and is one of the biggest detractors for customers coming into Rundle Mall. The Council must take a holistic view of the perceived safety problem and prioritise investment accordingly.

Regards

Andrew Jonats
General Manager
Adelaide Arcade

Bruce Djite

SA Executive Director, Property Council of Australia



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26 May 2026

ATT: Michael Terizakis
Coordinator, Corporate Planning
Draft 2025/26 Business Plan and Budget
GPO Box 2252
Adelaide, SA 5001
BusinessPlan@cityofadelaide.com.au

Draft 2026/27 Business Plan and Budget

Dear Lord Mayor, Councillors, and the Chief Executive Officer,

The Property Council welcomes the opportunity to provide feedback on the City of Adelaide's Draft 2026/27 Business Plan and Budget on behalf of its South Australian members.

The Property Council of Australia is the leading advocate for Australia's property industry. Our members are investors, owners, developers, builders and managers of real estate across all major asset classes including commercial, office, residential, industrial, retirement living, hotels and purpose-built student accommodation.

The city of Adelaide sits at the economic heart of South Australia, and its long-term success depends on its ability to attract and retain investment, residents, businesses and talent. The Property Council supports the City of Adelaide's (Council's) ambition for a growing and globally competitive capital city. However, there is an increasing disconnect between the Council's stated economic aspirations and the financial burden being placed on the very sectors expected to deliver that growth.

Financial Sustainability and CBD Competitiveness

The Property Council recognises the financial pressures facing the Council, including the long-term infrastructure renewal challenges identified through the previous year's ESCOSA review process such as the ongoing challenges at Torrens Weir and the Adelaide Bridge. We support prudent investment into core infrastructure, city activation and projects that improve Adelaide's attractiveness as a place to invest, work, live and visit.

However, we are increasingly concerned that the Council's current revenue approach places a disproportionate burden on non-residential ratepayers, despite Council's own strategic objectives relying heavily on private sector investment and economic activity.

Approximately 80 per cent of the Council's rates revenue is contributed by non-residential ratepayers. The business community is not a marginal contributor to the Council's finances, it is the primary financial engine underpinning Council's revenue base. Continued over-reliance on commercial ratepayers to fund structural budget repair is neither equitable nor sustainable over the long term.

The proposed 5.6 per cent general rates revenue increase, combined with cumulative increases over recent years and the now embedded Asset Renewal Repair Fund, represents a significant additional burden on the business community during a period of elevated interest rates, inflation, rising construction costs, subdued business confidence and heightened economic uncertainty from global events.

Every increase to the cost of operating, investing and developing within the CBD negatively impacts Adelaide's competitiveness relative to interstate capital cities and suburban growth corridors. This is particularly important at a time where cities across Australia are aggressively competing for capital, talent and businesses who create local jobs.

Council's Draft Budget rightly identifies aspirations for greater investment, increased visitation, stronger commercial activity, housing growth and revitalised main streets. However, these ambitions risk being undermined if the sectors expected to deliver that growth continue to face increasing financial burdens without corresponding reform and efficiency measures.

Adelaide cannot position itself as a competitive investment destination while simultaneously increasing the cost burden on businesses, investors and property owners.

Sustainable Growth into the Future

The Property Council strongly urges the Council to embrace the most sustainable form of budget repair, being broad growth. Growing the Council's revenue base by successfully attracting more ratepayers (residents and business) would allow the Council to adopt lower rates per ratepayer, whilst simultaneously increasing revenue from the larger overall pool of ratepayers.

Long-term financial sustainability will not be achieved by continually increasing the burden on existing contributors. The Council must materially expedite and grow the city's population, increase its support for development activity and welcome, not threaten greater levels of private sector investment. A growing city is ultimately the strongest form of budget repair.

Council should prioritise policies and partnerships that expand the revenue base, including:

- Stronger partnerships with the private sector. This would involve leveraging private capital and expertise to accelerate city-shaping outcomes rather than relying solely on Council funding. This could include establishing formal public-

private delivery partnerships for precinct revitalisation projects and public realm upgrades or expanding co-investment models for city activation activities.

- Commercialisation opportunities, such as reviewing Council-owned assets and property holdings to identify opportunities for redevelopment or lease optimisation.
- Event-driven economic activity to continue leveraging Adelaide's strengths as an events destination to drive visitation, spending and economic output. This could be done through supporting business-led activation programs in precincts such as Hindley Street and Gouger Street, and develop additional major events outside peak festival periods to increase year-round visitation to the city.

Accelerating Development and Investment

The City's ability to attract investment, support housing delivery and grow its economic base depends not only on planning policy settings, but also on fostering a culture that actively welcomes development and provides confidence to proponents.

Timely, responsive and solutions-focused engagement with industry is essential to maintaining investor confidence and reducing unnecessary project risk. Delays in decision-making, prolonged uncertainty and adversarial responses to development proposals can increase costs, defer investment decisions and ultimately divert capital elsewhere.

The Property Council encourages Council to continue strengthening a development facilitation approach that supports prompt engagement with proponents, clearer pathways through Council processes and greater certainty around delivery outcomes. Council should prioritise strategically aligned, investment-ready projects, particularly those that deliver housing, employment, economic activation and contribute to broadening the city's long-term revenue base.

A competitive capital city must demonstrate that it is open to investment and willing to work constructively with proponents to deliver growth outcomes, rather than creating uncertainty that risks discouraging future development activity.

Prioritising developments ready to proceed will help activate underutilised land, strengthen investor confidence and broaden the City's long-term revenue base. This action should be taken urgently.

To strengthen collaboration between Council and industry, we recommend establishing a dedicated development coordination and prioritisation mechanism led through the Adelaide Economic Development Agency (AEDA), with appropriate resourcing and clear governance arrangements to support implementation and accountability.

Supporting Housing Delivery

The Property Council acknowledges that the Council's Adaptive Reuse City Housing Initiative (ARCHI) is a positive step toward increasing housing supply in the CBD. However, it remains a secondary measure and has not materially increased supply since its introduction. According to publicly available information, only five houses have been delivered under the scheme.

Council would be better served directing these resources toward partnerships on significant mixed-use projects. The Market Square redevelopment is a strong example of effective private sector collaboration and is expected to deliver a substantial boost to housing supply and public amenity in a well-located, desirable part of the CBD.

We encourage Council to:

- identify and unlock underutilised Council-owned assets suitable for highest and best use development, including ageing assets, surface car parks and vacant sites
- partner more proactively with the private sector to accelerate the delivery of housing in the city
- offer incentives and rate relief to encourage development and support off-the-plan sales of apartments, and further support residential growth within the Council area.

Re-Evaluating the Revenue Model

The Property Council is concerned that the City's current revenue model is becoming increasingly reliant on higher contributions from the business community while operating expenditure continues to grow.

Over the last three years, rate revenue of the Adelaide City Council has increased

2023/24: 9.8% (\$12.3m)

2024/25: 7.1% (\$9.8m)

2025/26: 6.9% (\$10.2m)

2026/27 Draft Budget: 7.1% (\$11.2m)

If the Draft 2026/27 City of Adelaide Budget is adopted this will result in a 34.6 per cent increase or \$43.5 million increase in rate revenue over the last four years.

The proposed rates increase is well above CPI and undermines Adelaide's competitiveness as an investment destination.

At the same time, the private sector is being required to absorb substantial increases in financing, labour, insurance and construction costs. Businesses rightly expect the same level of financial discipline and expenditure scrutiny from Council.

The Property Council therefore recommends Council:

- diversify revenue streams to reduce ongoing reliance on commercial ratepayers
- undertake an independent review of Council expenditure to identify efficiencies and cost savings
- curb growth in non-essential operating expenditure, particularly administrative and employee costs
- prioritise investment toward projects and infrastructure that directly support productivity, investment and economic growth
- focus on population and economic growth to broaden the revenue base.

Conclusion

The Property Council supports a bold, growing and globally competitive Adelaide and recognises the importance of long-term financial sustainability.

However, the current trajectory risks placing increasing financial pressure on the very sectors responsible for driving investment, employment, housing delivery and city activation.

Council must ensure its financial strategy aligns with its economic ambitions. Adelaide's future prosperity will be achieved through growth, investment and competitiveness, not through continued over-reliance on the business community to fund structural budget repair. We thank Council for the opportunity to provide feedback and remain committed to working collaboratively to support Adelaide's long-term growth and prosperity.



Bruce Djite
SA Executive Director
Property Council of Australia

Written Submission 14

Ian Horne
Chair, Business Events Adelaide



Level 1, 55 Currie Street
Adelaide, South Australia 5000
Phone 1300 277 774
businesseventsadelaide.com.au

26 May 2026

Community Consultation
Draft 2026/27 Business Plan & Budget
GPO Box 2252
ADELAIDE SA 5001

Dear Mr Terizakas

Business Events Adelaide appreciates the opportunity to comment on City of Adelaide's Draft 2026/27 Budget on behalf of its members.

We were pleased to secure a three-year extension of our Strategic Partnership with the Adelaide Economic Development Agency (AEDA) in May 2025. This continued commitment from the City of Adelaide, combined with increased investment from the State Government, provides the certainty of support needed for *Business Events Adelaide* to strengthen its role as a major contributor to the city's economy through the attraction of domestic and international business events.

This ambition will be further accelerated in 2026/27, with *Business Events Adelaide's* Board having recently endorsing a new three-year Strategy that includes a bold vision for expanding Adelaide's international presence. This aligns strongly with AEDA's aspiration for Adelaide to be a 'magnet city', as outlined in the Budget, and we look forward to playing a key role in helping realise that vision.

Business Events Adelaide has a proven track record of supporting city-based businesses – hotels, restaurants and retailers – working over the time horizon to fill venues in future years. In 2024/25, 149 business events were secured, which will deliver a record \$684 million in economic benefit. With just over a month to go this financial year, we are on track to again attract more than \$600 million of future business, demonstrating a strong return on AEDA's \$316,000 annual investment.

This success has been underpinned by Adelaide's strong positioning as a vibrant, welcoming city. We are becoming increasingly prominent as a safe, affordable and sustainable global destination, with world-class infrastructure and expertise across a range of high-value and knowledge-intensive industries.

We acknowledge the work that Council does as custodians of our great city and recognise the difficult decisions it must make in balancing competing budget priorities to ensure that Adelaide continues to thrive. However, sustained economic growth and strategic investment attraction are essential to ensuring Adelaide's long-term prosperity.

AEDA has been assigned significant responsibility for delivering several marketing and economic outcomes, yet the funding currently allocated does not appear to reflect the scale of that task. Without sufficient investment, there is a real risk that important initiatives designed to support business growth and capitalise on Adelaide's innovation ecosystem will not be fully realised.

It remains our view that AEDA requires greater financial support to effectively lead and deliver on the strategic priorities it has been tasked with. Failure to do so could limit opportunities for economic expansion and diminish the benefits available to city businesses and the broader community.

We strongly encourage Council to consider increasing its investment in AEDA to ensure these critical components of the Budget can be delivered effectively and that Adelaide is positioned to maximise both its economic potential and its global standing.

Our Chief Executive Officer, Damein Kitto, met with two recently elected representatives in April - Councillor Freeman and Councillor Cabada - to demonstrate how *Business Events Adelaide* directly contributes to investment attraction. Both he and I would welcome the opportunity to address Council more broadly.

To arrange this, or if you require any further information, please contact Damien directly on 0401 124 413.

Yours sincerely



Ian Horne
Chair, *Business Events Adelaide*

Elbert Brooks
The North Adelaide Society

SUBMISSION
City of Adelaide
Draft 2026-27
Business Plan
and Budget



THE NORTH ADELAIDE SOCIETY Inc.
email: northadelaidesociety@gmail.com

26 May 2026
by email only

Hon. Lord Mayor
Dr Jane Lomax-Smith AM
Adelaide City Council

per:
ealordmayor@cityofadelaide.com

Chief Executive, City of Adelaide
Attn: Michael Terizakis
Co-ordinator, Corporate Planning

per:
BusinessPlan@cityofadelaide.com.au

CONSULTATION – COMMENTS

The North Adelaide Society Inc. (TNAS) has long been a tenacious community advocate. Like many iterations of the elected City of Adelaide (Council), TNAS supports the business, life, heritage, and liveability of the diverse precincts of the City of Adelaide (CoA) and will continue to engage and work with elected members and its corporate entity in that regard.

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The above topics include numbered comments and points for consideration.

TNAS continues to appreciate opportunities to engage with elected members and staff of the CoA in relation to the many matters of community interest impacted by the Business Plan and Budget 2026-27.

Thank you for the opportunity to comment.¹

¹ Note 1: A matter not addressed by this submission is not to be taken as condoned.

Note 2: The views and information herein are expressed for the purpose of engaging in (a) public, parliamentary, legislative, governance, or public administration consultative processes and political

Consultation

1. The framework included on the CoA webpage is noted.²

Focus

2. The Business Plan and Budget (the BP&B) is concerned with the contemporary, foreseeable, and strategic needs of the diverse macro (large-scale) and micro (people and activities) matters within and affecting the CoA.
 - ✚ While its purpose and intent are important, more significant is the *effectiveness* of resource allocation (i.e., time, people, monetary, environs) within competing and shifting priorities.
 - ✚ The question of *effectiveness* of a proposed plan and budget to equitably achieve the longer term objectives of the diverse interests and communities of the CoA ought to be central to its consideration and content.

Revenue & Expenditure

3. The extent of revenue required is a function of the proposed expenditure, the level of which is a choice to be made by the CoA. The extent of rate revenue is a function of the property rate base, which ought to include the broad diversity of property interests in the CoA.
 - ✚ The demands on the CoA as a capital city council involve the whole spectrum and diversity of property interests and land uses, whether they be business, commercial, residential, cultural, entertainment, environmental, governmental, charitable, religious, or otherwise.
 - ✚ The nature and extent of government and education entities have changed considerably since they were specified as non-rateable. The business of government and education has become BIG business. They are BIG users and landowners/leaseholders within the CoA no different from other business, commercial, or land use interests. Absent voluntary contributions or grant based funding (to effect competitive neutrality), it is questionable in contemporary contexts for rateable properties to in effect cross subsidise the businesses and commercial activities of currently non-rateable land users.
 - ✚ Broad reference to commercial or business interests understates the extent of governmental, university, education, and other non-rateable business and commercial activities that consume or make use of publicly funded resources but are not rateable or are subject to a 50-100% rebate.³

discourse and communication; and (b) public discussion about matter/s of public interest, public and political representative governance, public administration, urban planning and land use, environs and environment, or civic governance, policy and implementation. The content of this submission is not intended to reflect adversely in any manner whatsoever on any person or entity concerned in any way whatsoever with the preparation, design, intent, purpose, content, or presentation of any aspect of the matter/s the subject of this submission.

Note 3: The content of this submission was prepared without the use of 'AI' generated content.

² <https://ouradelaide.sa.gov.au/draft-202627-business-plan-and-budget>

³ This is not to suggest identifying any specific entity or person, simply the nature and extent of business or commercial activities that are in practice not subject to payment of rates.

- ✚ Broad reference to residential land uses overlooks the extent to which that is disproportionately comprised of temporary or short stay residents (e.g., hospitality, students, rental), the needs of whom markedly differ from owner/occupiers.
- ✚ Equitable rate-base reform could be effected over a reasonable period, including non-contributors transitioning into becoming rate payers.
- ✚ Rateability of properties and uses should be capable of differentiation to take account of land use diversity (e.g., activity, use, extent, purpose).
- ✚ The FAQ “Your rates” provides some, but incomplete information.
 - The CoA has used the familiar “Annual Value” method, but it speaks of “average properties values”.
 - It does not indicate the extent of change in the assessed “Annual Value” as between the preceding and current financial years, 2025-26.
 - It does not include the extent of increase for the median residential and commercial property.
 - It notes that the “*rate in the dollar will be adjusted ... following finalisation of property valuations*” (presumably the Annual Values applicable to properties) but it does not indicate what that means in practice.
 - It does not inform about the current and projected extent of increase of non-rateable properties.
 - It does usefully refer to relevant pages of the draft business plan and budget.
 - It is of interest to note that the Draft 2025/26 Business Plan and Budget had also included “*a 5.6% rate revenue increase*”. The FAQ does not appear to include the resultant 2025-26 experience of ratepayers and the CoA vis a vis rate revenue.
- ✚ Capital investment ought to include a greater focus on the effectiveness of the humanistic experience of the investment outcome.
 - It ought to avoid the cost of lost opportunities for effective local contextual, creative and artistic enhancement of the public realm.
 - The cheapest, quickest, easiest is not always the best to effect a long-term humanistic experience.
 - It is both a necessary and effective capital investment to create human interest in the walkability and amenity of footpaths, contextual lighting that is fit for purpose and locality, pedestrian priority street crossings and markings commonly used in other cities, and creating interest and conducive environs within the context of the character and heritage of diverse localities.

Qualitative Measures

4. Quantitative revenue and expenditure ought not be the only measures within the BP&B. Understandably; the amount of expenditure is put as the administrative measure. That may contrast with the community perspective as viewed by the 'person at street level' (i.e., a qualitative measure).
 - ✦ The diversity of interests of people and communities that underpin the life and activities of a capital city are such that monetary measures are but one aspect and do not account for the issue of effectiveness.
 - ✦ Other inputs, outputs, and outcomes (whether economic, social, societal, cultural, environmental, behavioural or otherwise) are no less critical to the strategic and operational purpose and intent of a "business plan and budget".
 - ✦ For example, it is ineffective to permit the use of heat-sink bitumen when policy calls for a reduction or an alternative. It is ineffective for a capital infrastructure budget that states only the 'concrete' cost but does not include the 'carbon' cost nor an adequate component for cultural, creative, innovative and artistic elements. It is ineffective to omit or under-invest in humanising an investment that otherwise is merely utilitarian (e.g., concrete creeks).
 - ✦ Effectiveness of proposed and actual expenditure or allocation of resources ought to be made explicit via a vis intended outcome and its qualitative effectiveness.
 - ✦ The FAQ "Proposed strategic projects" usefully indicates the title and budgeted expenditure. It omits to references the relevant pages of the plan and budget that may provide details. It omits any reference to purpose, intended result, nor anticipated effectiveness.
 - ✦ The allocation of priority and the manner by which that is determined should be made explicit. Similarly, the manner of determining and allocating competing capital and infrastructure investment priorities ought to be explicit or cross-referenced to the applicable source material.
 - ✦ Infrastructure investment ought to include a minimum percentage (e.g., >3%) allocated to ensuring that the outcome includes cultural, creative, innovative and artistic elements of human (or ecological) interest.
 - ✦ The expected humanistic and environmental benefit (or disadvantage) of resource allocation should be made explicit.
 - ✦ The Whole of Project (WoP) Budget for "Capital Projects" is estimated to be \$171.9M without indicated expected future budget impacts or timelines. That is, the WoP is 256% of the total of the past year and current year proposed expenditure, without reference to future timing (i.e. in what subsequent years is the expenditure expected). It is not clear what that means for future decision-making. Are decision makers bound by inclusion in this proposed business plan and budget?

- ✦ While “Outputs for the year ahead” are included for subsidiaries, there is no indication of the expected result, assuming the “output” may be quantitatively or qualitatively measurable or indicated. In any event, service outputs are different from what is sought to be achieved by such “outputs”.
- ✦ Similarly in respect of the various operational aspects (and authorities) within the BP&B. Many of the “outputs” are within the scope of what may colloquially be described as ‘business as usual’. While that may be important work, that is less instructive of the outcome and effectiveness of what is expected to be achieved within the FY.

The Kadaltilla / Adelaide Park Lands Authority is to be the “*trusted voice on the Adelaide Park Lands*” and its “outputs” include laudatory elements. But the “outputs” fail to address the outcomes nor the question of effectiveness in the context of the Park Lands as parklands and vis a vis potential for World Heritage Listing. They do not allude to the diminution of the “*landscape values of the Park Lands*” wrought by the state government in the interests of fly-in-fly-out professional golfers. They do not refer to the failure to “*treat the Park Lands holistically*” as parklands rather than as a land grab for built form land use inconsistent with the Adelaide Park Lands as parklands for contemporary and future generations.

- ✦ The CoA ought to be embarrassed by unsuitable, inappropriate, or neglected structures on the Adelaide Park Lands. It ought to address that which is within its control and exemplify amelioration and minimal (or no) adverse structural, visual or environmental impact.



- ✦ The draft BP&B references that the CoA Strategic Plan includes a “*net increase in biodiversity, habitats, and ecosystems health within the City of Adelaide by 2030*” and “*Support 40% tree canopy cover by 2035*”.⁴ But there is nothing substantive about how that is to be achieved year in year out when the state government is rampantly removing trees, tree canopy, and habitats for its own purposes. A business plan and budget should do as the CoA ‘policy speaks’, to do otherwise undermines credibility and the public interest.
- ✦ To include a reference to a paltry measure to merely “*consider options to increase the 1,850 [local heritage] places*” undermines authenticity.⁵
- ✦ The “City Shaping Portfolio” has critically important and complex functions. It presently ‘speaks’ in generality about its “outputs”. It does not address the difficult issue of effectiveness in the sense of stating that by the end of FY 2026-27 that portfolio expects to look back at and be able to say it had achieved (or not) the explicit targets or matters detailed in a business plan and budget document. The same can be said about the “outputs” described

⁴ “Our Environment – Resilient, protected and sustainable”, at p. 16.

⁵ See at p. 18 of the draft.

in other of the portfolios, irrespective that each has many 'business as usual' or continuously present service delivery obligations.

- ✦ Too many of the foreshadowed “outputs” are the “doing” rather than “achieving”. It is questionable whether they meet the “Our Adelaide. Bold. Aspirational. Innovative.” that *headlines* the draft business plan and budget.⁶ This Council is a refreshing change from its predecessor and engages with much potential; as can also be opined about many of its administrative staff who have considerable competencies and experience. It would be regrettable if the final version does have substantive content consistent with the underpinning *headline* of this and other CoA documents.
- ✦ Improving objective post-implementation assessment would provide a knowledge and experience base and transparency for improving conducive capital investment outcomes that are both cost and public realm effective.

State

5. The State Government has sequestered large parts of the Adelaide Park Lands and assets of the CoA in which the CoA has made investments and engaged in asset improvement. That is lamentable.
 - ✦ The process, consequences and impacts deserve the courage of express attention in the BP&B.
 - ✦ A credible current BP&B ought to include information about intergovernmental impacts on previous plans, conventions and agreements as applicable, and what that may mean for the foreseeable future (i.e. 3 - 5 FYs).
 - ✦ The extent of the state’s removal of trees, understorey, and ecology is capable of objective audit and documentation vis a vis impact on, or differentiation from, pre-existing plans and budgets of the CoA and its subsidiaries, and future FY impacts.

City and urban planning

6. This is a key strategic capability and function of the CoA and the Council. The **Planning and Design Code (PDC)** is the principal instrument and is of considerable community importance.
 - ✦ The PDC epitomises the uncertainties and vagaries of ‘performance-based planning and assessment’. It imperils community understandings about heritage, character, neighbourhoods and localities without affording previous procedural fairness and accountability processes, nor those recommended by past “Expert Panels”. It has immediate effects on the liveability of

⁶ It would be an exercise of governmental puffery if the CoA’s use of those descriptors fell into the misplaced spin in the ilk of ‘transformative health’, ‘protect the Adelaide Park Lands’, and “Green Adelaide” which says “[We’re developing metropolitan Adelaide’s first Urban Greening Strategy to protect Adelaide’s mature trees, green spaces and urban biodiversity](#)”, while state government chainsaws and clears nearly 600 trees and habitat from Parks it excised from the care and custody of the CoA and legislated to itself ownership in “fee simple” with omnipotent ministerial powers.

neighbourhoods and the built form, character and heritage of residential and commercial localities. Completion of an extensive and challenging work programme will be a measure of effectiveness.

- ✚ The **code amendment process** is proffered as a key flexibility of the PDC albeit resource intensive. There is an urgency to make use of that process to conserve and engender the heritage and character of the built form and verdant open spaces and tree lined streets that make the City of Adelaide unique and attractive amongst capital cities. While challenging, the extent to which code amendments produce outcomes sought by the Council will be a measure of effectiveness.

Capital Foresight

7. The next 10-20 years will evidence a transition to various and different forms of active and motorised movement of people, goods and services that will in due course make yesterday's investments in bleak roadways largely obsolete and misspent. Such expenditure remains necessary, but to be bold, aspirational and innovative, the current and ensuing BP&Bs should exhibit a shift in scenario thinking and discourse about a capital city beyond 2036.

- ✚ The budget should include 'seed funding' to invest in positioning the CoA and its functions for a more ambulatory connected and friendly people-city.
- ✚ Investing in conserving and improving that which makes the area of the CoA a humanistic environment, people friendly and its built form imbued with character, heritage and environmental creativity is unlikely to eventuate without allocating resources to future thinking and making use of the intellectual and research capabilities of universities within the CoA and the experiences of overseas cities grappling and experimenting with the issue of future challenges.
- ✚ Future resources will need to include:
 - Assisting main street building owners to maintain the character of building frontages, to encourage frontages being listed
 - Ensuring the inclusion of cultural and creative experiences for which the CoA used to have an exceptional reputation
 - Vastly improving life and movement along footpaths
 - Elevating the humanistic and distinctive experience of life, commerce and environs within the CoA.

8. Implementation follows policy creation. Policy creation is less difficult than policy implementation. Absent the latter, there is no credibility in the former.

- ✚ To implement "Our Adelaide. Bold. Aspirational. Innovative." the BP&B should include resources to achieve:
 - transition to suburban 40kph speed limits presently applicable to other suburban roads in very many other residential areas
 - extending the use of scatter and pedestrian priority crossings

- additional greening and tree canopy
 - reinstatement of awnings and verandas for shade and protection
 - extending pedestrian priority and at grade footpaths across minor streets that are perpendicular with arterial roads
 - support equity and fairness amongst all users of the public realm
 - alternative and trial surfaces (including lighter colours) to replace heat-sink bitumen (especially footpaths, minor lanes and streets, as is happening or being trialled overseas). Why is it that 20+ years ago light asphalt was used with good effect on the ‘parade ground’ but not elsewhere – what has happened to what Adelaide was renowned for: “how can we do this better”, “we can do this more effectively”?
 - a work programme and its infrastructure works in a manner that implements its policies, or at the very least, makes an effective start.
- ✚ Fundamentally, why shouldn’t the residential localities within the CoA have the same safety and amenity of speed limits that operate in residential areas outside the CoA? Fundamentally, why is that the BP&B is not expressed to ensure that it acts in accord with what its policies promote?
 - ✚ Improving comfortable and conducive walkability, local interest footpath experience, built form interest and usage, introduction of artistic/creative/informational elements, and conducive lighting within the context of the character of the locality of the main street will be more productive to the future of the CoA than altering an existing roadway for ever-increasing one-person motorised vehicular traffic that just wants to get through to wherever it wants to go, too often irrespective of everyone else.

Glossary

9. The City of Adelaide is both an area of local government and encompasses a Capital City with a diversity of precincts, duties and obligations, both contemporary and intergenerational.
 - ✚ There ought to be clarity and consistency in the meaning of terminology used across CoA policy and operational documents.
 - ✚ The CoA BP&B ought to include a glossary of expressions (terminology) used in order to clarify what is meant.
 - ✚ The Central Business District (CBD) (p. 2) is not the whole “square mile”, which includes significant residential and diverse cultural precincts and localised main streets quite unlike those within the central retail, business and commercial precincts.⁷
 - ✚ Capital and recurrent expenditure that have accounting meanings are not necessarily understood in those terms in common parlance.

⁷ See [Our Adelaide Our Future City Plan – Adelaide 2036](#) (the City Plan – Adelaide 2036).

- ✚ It is not clear what an expression like “city operations” means; whether it means the function of “City Operations” (p. 40), the general processes and actions that occur within an urban and Park Lands environs, or the activities within the entity of the City of Adelaide.
- ✚ The oft used broad expression of “city” carries different meanings based not only context but also readership; it is vague and ambiguous.
- ✚ A glossary is not an esoteric issue. If the BP&B does not make explicit or explain what is meant by its expressions or ‘terms of art’,⁸ then it fails its most basic requirement for effective communication and understanding.
- ✚ An appropriate glossary would support communication, understanding and consistency of meaning of expressions (i.e., expression should bear meanings consistent with other CoA policy documents).
- ✚ Contemporary document creation enables more detailed listing of contents and indexing. That would facilitate communication, readability, finding relevant information, community participation and understanding, and ease of use.

Content and presentation

10. There were improvements to the form and content of the 2025-26 business plan and budget.

- ✚ Further improvement ought to include highlights from the current FY, targets for the ensuing FY, investment programme with estimated completion dates, and information of the sort included in state budgets papers to facilitate communication with the diverse communities with an interest in the CoA.

TNAS wishes to continue to work together with the elected Council and its corporate CoA to respect, protect, conserve, and extend for future generations the benefits of heritage, culture, environs and humanity of a walkable humanistic City of Adelaide within what were previously iconic, but increasingly diminished, verdant publicly accessible Park Lands. In that respect, we invite tenacity and courage from the CoA.

The North Adelaide Society Inc. (est. 1970)

per: **Elbert Brooks** BA LLB GDLP MBA (for the TNAS Committee)

The North Adelaide Society (TNAS) has a diverse membership (>200) and a long history of advocacy and support for heritage, planning, and civic responsible governance that enables substantive community participation and consultation, and issue-focussed discussion by decision-makers. Respecting heritage and cultural values, and community practical participation in discussions; and improving conservation, liveability and the diverse life of city precincts, creates a sustainable foundation and investment in the future.

⁸ E.g., The City Plan – Adelaide 2036 at least endeavours to explain and differentiate what is meant by expressions that carry different meanings in different contexts. E.g., The City Plan 2036 refers to the CBD as the “economic centre of the city” (p. 92) and defines it in the useful “Glossary” (p. 224) as: “generally the area between North Terrace and Angas Street/Gouger Street and between East and West Terraces that includes the core commercial, retail, institutional and cultural functions of the city”, which functional localities are addressed in that plan.

Written Submission 16

Stephanie Johnston

Kadaltilla/the Adelaide Park Lands Authority member

Submission on Draft 2026/2027 Business Plan and Budget with regard to ongoing funding of the Adelaide and Rural Landscapes World Heritage Bid

Tuesday 26th May 2026

To whom it may concern

Background

This submission notes with concern the lack of a budget allocation in the **Draft 2026/2027 Business Plan and Budget** for the City of Adelaide's World Heritage nomination of Adelaide, its Parklands and Rural Landscapes.

The submission also notes with concern how slow has been the progress of the City of Adelaide's Tentative Listing nomination - and preparation for World Heritage nomination. Other World Heritage bids in Australia – the Flinders Ranges, Victorian Goldfields and now the Burra/Moonta Mining Landscape – have all overtaken Adelaide's bid with regards to progress.

The City of Adelaide needs to get serious about this nomination, if it is to have any hope of building momentum. That means (i) allocating dedicated budget every year, (ii) preparing for finalisation of the Tentative nomination with the oversight of qualified heritage experts following attainment of the Free Prior and Informed Consent (FPIC) of Aboriginal Stakeholder groups and (iii) planning for preparation of the World Heritage nomination dossier, again with appropriate expert oversight.

Many highly qualified people in the heritage community are offering pro bono contributions to overseeing development of the case for World Heritage recognition, but a World Heritage bid needs both elected members and dedicated council staff to coordinate those efforts and to seriously drive the nomination from within Council.

That means:

- 1) Continuing budget allocation for at least one dedicated staff member/FTE to drive the project through 2026 and 2027.
- 2) Appointment of a formal strategic advisory group of World Heritage experts to review Council's Tentative Listing nomination ahead of submission in early 2027, noting that this could be offered pro bono.
- 3) Securing written support from the new state Minister for Environment and new Minister for Adelaide ahead of the Tentative nomination by putting forward the evidence of World Heritage listing economic benefit.
- 4) Promotion of the Tentative Listing submission to the federal department (DCCEEW) and federal environment Minister
- 5) Ongoing promotion of the project and its potential economic benefit to and though other parties such as the Adelaide Economic Development Agency and relevant state agencies and industry organisations.

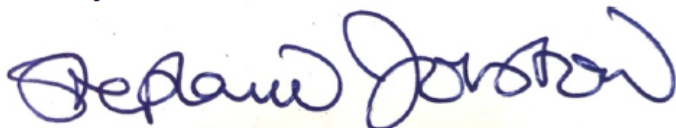
Given how much the Adelaide Park Lands have been under attack lately, elevation to World Heritage status is becoming increasingly important for their long-term promotion and successful management. We also know that World Heritage recognition of Adelaide, its park lands and rural landscapes will bring more overnight stays and hotel beds to the city and tourism regions permanently, beyond the number of overnight stays generated by the series of short-term event "activations" currently being funded and developed.

Request

As a concerned resident of Adelaide and member of Kadaltilla/the Adelaide Park Lands Authority, I therefore respectfully request that Council reinstate a budget line of \$178,000 under the City Operations City Shaping Portfolio to cover one FTE and extra budget to ensure that progress of the bid continues beyond this current Council.

Finally I was only able to get to making this submission on the final day of consultation (Tuesday 26th May), at which point I had passed the deadline for requesting to speak to the submission (that deadline was 5pm Monday 25th May). If there is another opportunity to present to Council on this submission ahead of finalisation of the budget, I would very much appreciate taking that up.

Yours sincerely



Stephanie Johnston

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Written Submission 17

Tim Jackson

Vice President, Adelaide Park Lands Association

26/5/2026

Thank you for the opportunity to provide comment on the Plans.

Adelaide City Council (ACC) Plan

We believe that due to the importance of our Park Lands - a City within a Park - the annual business plan should have a separate program where all proposed actions and costs and revenue - recurrent and non recurring - are identified.

Kadaltilla Authority Plan

We are extremely pleased to see the Art Prize included in the plan.

The ACC funds the Authority in its entirety. The Association believes this cost should be equally shared by the State Government and the Council.

As perhaps the most significant stakeholder we would respectfully suggest that we be involved in the development of the draft plan earlier in future.

Thank you again for this opportunity to provide input.

Tim Jackson

Vice President

Adelaide Park Lands Association

Verbal Submission 1

Transcribed

Andrew Wallace

Adelaide West End Association inc.

26/5/2026

Your really lovely 2036 City Plan highlights the West End as a place having significant opportunity for both sort of economic and just general development in our city. But what we feel as an association is actually missing at this point in time is any funds attached to this Business Plan and Budget that actually enables that work to start to happen.

We have a number of projects that are quite significant projects are at different stages of development that are moving through the city. We have but what's really missing we feel is any sort of joined together thinking around the west end in in total beyond the sort of top level of the actual City Plan.

The Hindley Street project as we know is you're waiting and I know we sort of the eyes start rolling we start sighing and going why will they not fund this we understand the difficulties the relationship around with the state government around this but what is in this budget it's identified as under construction or for construction we know that's possibly imminent with a design around about 70%. But what's missing out of the budget I think is the other layers other layers which require funding around additional consultation and a management plan for actually how you going to deal with the traders when we actually do this work. We don't want to end up with another jetty road on Hindley Street as part of the main commercial artery of our city.

What's also missing is a cultural layer and also an economic development layer to actually take the existing Heley Street which has a million stories. Well, I would argue there is no street in Adelaide that does have many stories as Hindley Street and everyone has a story associated with Hindley Street and it would be a great missed opportunity if in fact we were to you know bring up the public realm quality in that street and didn't tell the stories the layers of occupation of that street before and after settlement is an important thing. We can't see funding allocated at the point in time.

And similarly, it's a street that quite frankly is a mess. From an economic development perspective, from just the business vitality of that that street, it is not in good shape. Yet, it is half of the main commercial spine of our city. It's as long as Rundle Mall and Rundle Street combined. And the whole street should be thriving from one end to other from West Terrace to East Terrace. And Hindley Street isn't at the moment. And so, it needs more help I would argue to actually get attract businesses, work with the existing businesses to actually make it a great place to actually to actually operate. So, these are critical things that we think need to be considered as part of the Business Plan and Budget in the immediate future.

Light Square similarly is identified in the City Plan as a place which you know has potentially developed to provide significant amenity to a community that's growing and will continue to grow in that part of the city but has a community that has very poor access to parkland. So the parklands is, and I don't need to tell any of you in this room, but the parklands are so inaccessible from the northwest corner it's crazy and Light Square is it yet we've got some work has been done to sort of do some traffic studies around there but we still again would call for more really more budget to be allocated to this part of the city to actually bring that plan forward and start to see some results actually happening around line square but what is really critically missing is this thing around join together thinking and one of the thing I think be a really good idea.

I don't think the association would think a good idea is to in fact go back to go forward slightly and we'd ask for funding to be created to reestablish a west end reference group or west end task force that is a collaborative task force between State Government, your best friends, and the city of Adelaide business the Adelaide West End Association, and quite possibly residents as well, as we do have a larger residential population in that city last time along with other key agencies insist institutions such as the university, for which I work, and to actually establish a plan that's based out of the needs of that community for its future in a joined together way because it's not just an expanding university that you've identified.

It's not just the women's and children's hospital and quite frankly the Royal Adelaide Hospital has really not contributed really significantly to the vibrancy of our precinct. It's more likely to be things like the ABC moving onto the edge of our precinct or Trinity, a whole lot more students actually living to our area. So, we need to look really closely as a community in the consultation in collaboration with state government yourselves and other bodies that actually have some agency in our in our area. And that's really what I've come here to request today that you actually consider this as part of the immediate business of this Council moving forward.