

Councillor Martin - QoN - Flammable Cladding

Tuesday, 13 October 2026
Council

Council Member
Councillor Phillip Martin

Public

Contact Officer:
Jo Podoliak, Director City
Community

QUESTION ON NOTICE

Councillor Phillip Martin will ask the following Question on Notice:

'Could the Administration advise how many buildings within the boundaries of the City of Adelaide;

1. Have had flammable cladding removed
2. Have flammable cladding but will not be required to remove it
3. Have flammable cladding that is required to be removed but which has not yet been removed, and, if applicable, what is the schedule for its removal?'

REPLY

1. The total number of buildings within the City of Adelaide (the City) that have been identified as having Aluminium Composite Panel (ACP) or "flammable cladding" on their façade is 116.
2. There are no buildings within the City with a HIGH or EXTREME risk rating that are required to remove combustible cladding.
3. All of the buildings currently on the list are risk rated as either LOW or MODERATE and are not required to remove the ACP.
4. Council is actively monitoring the MODERATE risk rated buildings and expects some MODERATE ratings will be reduced to LOW risk on the back of Council's success enforcing building maintenance compliance. This has been achieved through Council's on-going monitoring and enforcement of the legislated requirement (under the *Planning, Development and Infrastructure Act 2016*) for building owners to annually submit evidence of the undertaking of the required maintenance of the building's essential safety provisions.
5. Risk ratings are determined by the State Government and are set out in the SALSA Risk Assessment Rating table below. The table describes the risk description, immediate action and ongoing action for each category.
6. Forty buildings have had their ratings adjusted through pro-active measures by the building owners to reduce the risk rating from the initial risk assessment.
7. In 2017 the City commenced an audit of residential and assembly buildings in excess of two stories in height that have ACP. The risk assessment of identified buildings within the City currently stands as:
 - 7.1 Residential and Assembly Buildings – 18 buildings rated as MODERATE and 51 buildings rated as LOW.
 - 7.2 Commercial Buildings – 47 buildings – all of which are rated as LOW.

SALSA Risk Assessment Rating

The risk rating provides an understanding of the fire safety issues created through exposure to ACP on a building façade by assessing fire risk, fire systems and exit strategies. Importantly, this identifies the level of urgency for remedial action on buildings where the issues may lead to harm in the event of a fire.

RISK CATEGORY	RISK DESCRIPTION	IMMEDIATE ACTION	ONGOING ACTION
Low	Minimal safety risk.	No immediate action required.	Regular building maintenance as required by state legislation and the annual return to council of maintenance certification if required.
Low - Moderate (treated as Moderate)	See below.	See below.	See below.
Moderate	Fire safety provisions are sufficient to allow safe exit from a building in a façade fire event.	No immediate action required.	As for Low. Also, monitor the installation of any recommended fire safety improvements.
Moderate - High (treated as High)	See below.	See below.	See below.
High	Occupant life safety is not adequate.	Recommended remedial work to be carried out within 12 months to reduce risk to Moderate or Low.	As for post action risk category
High - Extreme (treated as Extreme)	See below.	See below.	See below.
Extreme	Occupant life safety is unsatisfactory.	Immediate remedial action and remedial work required to reduce risk to Moderate or Low.	As for post action risk category.

8. The Table above is an extract from the State Government [Summary of the South Australian Building Cladding Audit Interim Report](#) that explains the audit process, Assessment Risk ratings and action required.

Staff time in receiving and preparing this reply	To prepare this reply in response to the question on notice took approximately 6.5 hours.
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