

City of Adelaide 2025/26 Annual Report

Strategic Alignment - Our Corporation

Public

Tuesday, 20 October 2026

City Finance and Governance
Committee

Program Contact:

Rebecca Hayes, Associate
Director Governance & Strategy

Approving Officer:

Anthony Spartalis, Chief
Operating Officer

EXECUTIVE SUMMARY

The purpose of this report is to seek adoption of the City of Adelaide's 2025/26 Annual Report, which presents its and its subsidiaries' performance, achievements and planned outcomes as measured in the 2025/26 Business Plan and Budget, in delivering on the City of Adelaide Strategic Plan 2024-2028, to its community and stakeholders.

The Annual Report for the City of Adelaide and subsidiaries, alongside quarterly reporting, drives transparency and accountability to our community and stakeholders on services, functions and projects supporting our city and its people to thrive.

An Annual Report is a requirement of the *Local Government Act 1999* (SA) (the Act). It must include any associated Council subsidiary annual reports, including Council and subsidiary Financial Statements, and must be considered and adopted by Council before 30 November each year.

The City of Adelaide 2025/26 Annual Report (**Attachment A**), along with the 2025/26 Annual Report of the Audit and Risk Committee (Presiding Member's Annual Report) (**Attachment B**), and the board approved subsidiary annual reports for; Adelaide Central Market Authority (**Attachment C**), Adelaide Economic Development Agency (**Attachment D**), Kadaltilla / Adelaide Park Lands Authority (**Attachment E**) and Brown Hill and Keswick Creeks Stormwater Board (**Attachment F**), were presented to the Audit and Risk Committee on 16 October 2026 and will be presented to the Council meeting of 27 October 2026 for adoption.

RECOMMENDATION

The following recommendation will be presented to Council on 27 October 2026 for consideration

THAT THE CITY FINANCE AND GOVERNANCE COMMITTEE RECOMMENDS TO COUNCIL

THAT COUNCIL

1. Adopts the City of Adelaide 2025/26 Annual Report as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
2. Adopts the 2025/26 Audit and Risk Committee Presiding Member's Annual Report as contained in Attachment B to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
3. Adopts the Adelaide Central Market Authority 2025/26 Annual Report as contained in Attachment C to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
4. Adopts the Adelaide Economic Development Agency 2025/26 Annual Report as contained in Attachment D to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
5. Adopts the Kadaltilla / Adelaide Park Lands Authority 2025/26 Annual Report as contained in Attachment E to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.

Committee held on 20 October 2026.

6. Notes that no amendments be made to the Kadaltilla / Adelaide Park Lands Authority 2023–2028 Strategic Plan.
 7. Adopts the Brown Hill and Keswick Creeks Stormwater Board 2025/26 Annual Report as contained in Attachment F to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
 8. Notes the 2025/26 Consolidated Financial Statements of the City of Adelaide, and the Financial Statements of the Adelaide Central Market Authority, Adelaide Economic Development Agency, Kadaltilla / Adelaide Park Lands Authority and Brown Hill and Keswick Creeks Stormwater Board were presented to the Audit and Risk Committee at Agenda Item 6.2 of its meeting of 23 September 2026, and that the Audit and Risk Committee recommended to Council that they be included in the adopted Annual Report.
 9. Authorises the Chief Executive Officer or delegate to make minor or technical amendments to the City of Adelaide 2025/26 Annual Report as contained in Attachment A to Item 7.2 on the Agenda for the meeting of the City Finance and Governance Committee held on 20 October 2026.
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IMPLICATIONS AND FINANCIALS

City of Adelaide 2024-2028 Strategic Plan	Strategic Alignment – Our Corporation The Annual Report is the City of Adelaide’s report to the community and stakeholders on its performance, achievements and planned outcomes as measured in the Business Plan and Budget, in delivering on the City of Adelaide Strategic Plan 2024-2028.
Policy	Not as a result of this report
Consultation	Not as a result of this report
Resource	Not as a result of this report
Risk / Legal / Legislative	Compilation and presentation of the City of Adelaide Annual Report is consistent with the legislative requirements of annual reporting to the community set out in the <i>Local Government Act 1999</i> (SA). Copies of the Annual Report must be submitted to the Parliamentary Librarian of South Australia, the State Library of South Australia, and the National Library of Australia by 30 November 2026, and the SA Local Government Grants Commission by 31 December 2026. There are no expected risks associated with the completion of the legislative process.
Opportunities	The production and promotion of the Annual Report will further enable Council to transparently share its achievements.
26/27 Budget Allocation	Not as a result of this report
Proposed 27/28 Budget Allocation	Not as a result of this report
Life of Project, Service, Initiative or (Expectancy of) Asset	Not as a result of this report
26/27 Budget Reconsideration (if applicable)	Not as a result of this report
Ongoing Costs (eg maintenance cost)	Not as a result of this report
Other Funding Sources	Not as a result of this report

DISCUSSION

1. In accordance with Section 131 of the *Local Government Act 1999* (SA) (the Act), a council must adopt an annual report for the financial year ending on the preceding 30 June, on or before 30 November.
2. The City of Adelaide 2025/26 Annual Report (Annual Report) must include material and information on the matters specified in Section 126, Section 131, Schedule 2 and Schedule 4 of the Act, including financial reporting and statements, legislatively required Council and Corporation practices, an annual report for any subsidiary, an annual report for the Audit and Risk Committee, and achievements against Strategic Management Plans and the Business Plan and Budget.
3. As highlights in the Annual Report (**Attachment A**), the City of Adelaide:
 - 3.1. **Delivered the 2025/26 Business Plan and Budget** within adopted parameters, with a final end of year operating position of \$9.205 million, and a Capital Works program of \$89.163 million – consisting of an Asset Renewal program of \$64.078 million, and a New and Upgrade program of \$25.085 million. Additionally, all ten Annual Priorities identified in the 2025/26 Business Plan and Budget were completed.
 - 3.2. **Strengthened housing growth and affordability** by progressing the City East Housing Project, which will deliver approximately 1,000 dwellings, including affordable apartments, in the east of the city; completing an assessment of vacant and underutilised properties; continuing the Adaptive Reuse City Housing Initiative (ARCHI), with 12 active funding agreements supporting 17 dwellings and a strong pipeline of projects indicating up to a further 522 dwellings and 667 beds (well in excess of target). ARCHI has also progressed research that underpins planning reforms that will support further city-based housing development.
 - 3.3. **Invested in major city infrastructure and revitalisation**, including completion of 88 O'Connell; progress on the Market Square hotel and residential tower; commencement of Melbourne Street wombat crossings; continued Mainstreet Revitalisation projects across Hindley Street, Gouger Street, Hutt Street, Melbourne Street and O'Connell Street; and opening UPark Bowden as UPark's first location outside the CBD.
 - 3.4. **Advanced environmental sustainability and biodiversity** through continued delivery of the Integrated Climate Strategy 2030, planting 205 street trees across Adelaide and North Adelaide, progressing public electric vehicle charging infrastructure, creating and converting underutilised areas to green space, and completing management and monitoring plans for seven Key Biodiversity Areas in the Adelaide Park Lands.
 - 3.5. **Supported Adelaide's economy and investment attraction** by promoting Adelaide nationally and internationally as a place to learn, work, invest and visit; supporting entrepreneurship and business growth through Adelaide Economic Development Agency (AEDA) and strategic partnerships; expanding access to economic data and insights; and launching the Rundle Mall 50th Anniversary program, celebrating the Mall's enduring social, cultural and economic role.
 - 3.6. **Strengthened community connection, culture and accessibility** through a year-round program of multicultural festivals, exhibitions, public art and cultural partnerships; strengthened international cultural relationships through a Memorandum of Understanding with the City of Athens; supported Adelaide's UNESCO City of Music status; and relocated the City Library alongside the State Library of South Australia.
 - 3.7. **Celebrated major achievements and industry recognition**, including awards for the Rymill Park Lake Redevelopment, UPark, ARCHI, workplace safety and Exercise "London's Burning"; environmental recognition for the Biodiversity Team; and Adelaide Central Market being ranked Australia's number one food market and third in the world.
4. The Annual Report (**Attachment A**), along with the 2025/26 Audit and Risk Committee Presiding Member's Annual Report (**Attachment B**), and the board approved subsidiary annual reports for; Adelaide Central Market Authority (**Attachment C**), Adelaide Economic Development Agency (**Attachment D**), Kadaltilla / Adelaide Park Lands Authority (**Attachment E**) and Brown Hill and Keswick Creeks Stormwater Board (**Attachment F**), were presented to the Audit and Risk Committee on 16 October 2026 and will be presented to the Council meeting of 27 October 2026 for adoption.
5. In accordance with section 6.4 of the Kadaltilla / Adelaide Park Lands Authority Charter ([Link 2](#)), an annual review of the contents of the Kadaltilla / Adelaide Park Lands Authority Strategic Plan 2023-2028 ([Link 1](#)) is undertaken and approved by Council. This review is undertaken together with the development of the Kadaltilla / Adelaide Park Lands Authority Annual Report. The 2025/26 review identified:
 - 5.1. Messages from the Presiding Member and Deputy Presiding Member remain relevant.
 - 5.2. The role of Kadaltilla / Adelaide Park Lands Authority in the Governance of the Adelaide Park

Lands remains unchanged.

- 5.3. The strategy content remains consistent with the strategic priorities and objectives of Kadaltilla / Adelaide Park Lands Authority.
- 5.4. Noting the Adelaide Park Lands Management Strategy – Towards 2036 was finalised in August 2025, it is proposed that the Strategic Plan 2023-2028 priority projects are revisited as part of the annual review for 2026/27.
- 5.5. No amendments are recommended as a consequence of the 2025/26 annual review process.
6. Audited 2025/26 financial statements for the City of Adelaide and those for Adelaide Central Market Authority, Adelaide Economic Development Agency, Kadaltilla / Adelaide Park Lands Authority, and Brown Hill and Keswick Creeks Stormwater Board, were presented to the Audit and Risk Committee on 23 September 2026. The Audit and Risk Committee recommended that the Consolidated Financial Statements of the City of Adelaide, and the Financial Statements of City of Adelaide subsidiaries and the Brown Hill and Keswick Creeks Stormwater Board be included in the adopted Annual Report. This recommendation was noted by Council at its meeting on 13 October 2026.
7. Audited financial statements for the City of Adelaide and each of the subsidiaries, and that of Brown Hill and Keswick Creeks Stormwater Board was received by Council at its meeting on 13 October 2026 ([Link 3](#)). The audited financial statements will be included in the respective annual reports after adoption of this report.
8. A copy of the finalised Annual Report documents will be submitted to the Parliamentary Librarian of South Australia, the State Library of South Australia, and the National Library of Australia by 30 November 2026. A copy will be provided to the South Australian Local Government Grants Commission by 31 December 2026.
9. Once adopted, the Annual Report will be available on Council's website, with copies available at Council's Customer Centre and Libraries.

DATA AND SUPPORTING INFORMATION

Link 1 - [Kadaltilla / Adelaide Park Lands Authority Strategic Plan 2023-2028](#)

Link 2 - [Kadaltilla / Adelaide Park Lands Authority Charter](#)

Link 3 - [2025/26 Financial Statements](#)

ATTACHMENTS

Attachment A – City of Adelaide 2025/26 Annual Report

Attachment B – Audit and Risk Committee Presiding Member's 2025/26 Annual Report

Attachment C – Adelaide Central Market Authority 2025/26 Annual Report

Attachment D – Adelaide Economic Development Agency 2025/26 Annual Report

Attachment E – Kadaltilla / Adelaide Park Lands Authority 2025/26 Annual Report

Attachment F – Brown Hill and Keswick Creeks Stormwater Board 2025/26 Annual Report

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