

Council Meeting Minutes

3 November 2025

Our Vision

*A City which values its heritage, cultural diversity,
sense of place and natural environment.*

*A progressive City which is prosperous, sustainable
and socially cohesive, with a strong community spirit.*

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City of
Norwood
Payneham
& St Peters

1 KAURNA ACKNOWLEDGEMENT	4
2 OPENING PRAYER.....	4
3 CONFIRMATION OF MINUTES OF THE COUNCIL MEETING HELD ON 7 OCTOBER 2025.....	4
4 MAYOR'S COMMUNICATION	4
5 DELEGATES COMMUNICATION	5
6 ELECTED MEMBER DECLARATION OF INTEREST	5
7 ADJOURNED ITEMS	6
8 QUESTIONS WITHOUT NOTICE.....	6
9 QUESTIONS WITH NOTICE	7
9.1 Local Heritage Listed Properties.....	7
9.2 Norwood Oval - Clubrooms & Members Facilities	9
9.3 Traffic Management - First Avenue, St Peters.....	11
10 DEPUTATIONS	13
10.1 St Peters Billabong	13
10.2 St Peters Billabong	14
11 PETITIONS	15
12 NOTICES OF MOTION.....	16
12.1 Parking of Caravans and Boats on Suburban Streets	16
12.2 City of Burnside - Major Public Artwork	18
13 STAFF REPORTS	20
13.1 Progress Report Access & Inclusion Strategy 2024-2028	21
13.2 Stobie Pole Art Approval Process.....	26
13.7 St Peters Billabong - Assessment of Bank Stability.....	32
13.3 Monthly Financial Report - September 2025	38
13.4 Regional Subsidiaries – Audited Financial Statements for the Year Ended 30 June 2025 ...	45
13.5 Financial Results 2024-2025	49
13.6 Norwood Swimming Centre - Renewal Cost Estimate	60
13.8 Schedule of Council Meetings for 2026	66
13.9 Report of the Audit & Risk Committee	69
13.10 Review of Confidential Items	72
14 COMMITTEE REPORTS & RECOMMENDATIONS	74
15 OTHER BUSINESS	75
16 CONFIDENTIAL REPORTS	76
16.1 St Peters Billabong	76
16.2 Land in the Town of Walkerville Council Area	77
16.3 Payneham Memorial Swimming Centre	79
16.4 Review of Confidential Items - Extension of Confidentiality Order	80

16.5	Chief Executive Officer's Key Performance Indicators	81
17	CLOSURE.....	82

The Mayor declared the meeting open at 7:00 pm.

PRESENT

Council Members

Mayor Robert Bria
Cr Kester Moorhouse
Cr Rita Excell
Cr Garry Knoblauch
Cr Hugh Holfeld
Cr Josh Robinson (entered the meeting at 8.17pm)
Cr Kevin Duke
Cr Victoria McFarlane
Cr Scott Sims
Cr Grant Piggott
Cr John Callisto
Cr Christel Mex

Staff

Mario Barone (Chief Executive Officer)
Carlos Buzzetti (General Manager, Urban Planning & Environment)
Lisa Mara (General Manager, Governance & Civic Affairs)
Jenny McFeat (Manager, Governance)
Nick Carr (Manager, Assets & Projects)
Rosanna Busolin (Manager, Community Services)
Allison Kane (Manager, Strategic Communications & Advocacy)
Marina Fischetti (Governance Officer)
Giulia Flowers (Executive Assistant, Chief Executive's Office)
Tina Zullo (Administration Assistant, Governance & Civic Affairs)

APOLOGIES

Cr Connie Granozio

LEAVE OF ABSENCE

Nil

1 KAURNA ACKNOWLEDGEMENT

2 OPENING PRAYER

The Opening Prayer was read by Cr Piggott.

3 CONFIRMATION OF MINUTES OF THE COUNCIL MEETING HELD ON 7 OCTOBER 2025

Cr McFarlane moved:

That the Minutes of the Special Council Meeting held on 27 October 2025 be taken as read and confirmed.

Seconded by Cr Sims and Carried Unanimously.

4 MAYOR'S COMMUNICATION

Tuesday, 7 October	Presided over a Council meeting, Norwood Town Hall
Wednesday, 8 October	Radio interview with Sonya Feldhoff and Jules Schiller, ABC 891
Friday, 10 October	Attended the Eastern Region Alliance (ERA) Mayor's Monthly Breakfast, Adelaide
Monday, 13 October	Attended the Audit and Risk Committee, Norwood Town Hall
Wednesday, 15 October	Attended an Information Session: Quadrennial Public Artwork, Mayor's Parlour, Norwood Town Hall
Wednesday, 15 October	Attended an Information Session: Strategic Directions of Community Services, Mayor's Parlour, Norwood Town Hall
Thursday, 16 October	Attended a Lunch with Ms Cressida O'Hanlon MP, member for Dunstan, Parliament House, Adelaide
Thursday, 16 October	Attended Parliament (House of Assembly) Question Time, Adelaide
Thursday, 16 October	Attended a Teams meeting with the Chief Executive Officer; General Manager, Governance and Civic Affairs; Mr Richard Kelly, Chief Executive Office, Norwood Football Club; and Mr Simon Roberts (Rugby World Cup 2027), Norwood Town Hall
Sunday, 19 October	Attended the Kensington Residents Association 'Pizza in the Park' event, Borthwick Park, Kensington
Tuesday, 21 October	Attended a meeting with Ms Kirby Overton, Partnership Lead, Brand SA, Department of State Development, Adelaide
Tuesday, 21 October	City-wide Business Forum, Mayor's Parlour, Norwood Town Hall
Sunday 26 October	Attended the Memorial Service for Oxi Day, Greek Orthodox Parish of Prophet Elise for Norwood and the Eastern Suburbs, Norwood
Sunday, 26 October	Attended the 100th anniversary of the Solomon family in Maylands, Maylands
Sunday, 26 October	Attended the 180th Anniversary of the Rising Sun, Kensington
Monday, 27 October	Presentation of Mayor's Christmas Card Competition, Mayor's Parlour, Norwood Town Hall
Monday, 27 October	Presided over a Special Council meeting, Norwood Town Hall
Monday, 27 October	Attended an Information Session, Mayor's Parlour, Norwood Town Hall
Monday, 27 October	Attended an Information Session, Mayor's Parlour, Norwood Town Hall
Thursday, 30 October	Attended the KESAB Breakfast with the Minister, Arkaba Hotel, Glen Osmond
Thursday, 30 October	Radio Interview with Will Goodings and David Penberthy, Fiveaa
Saturday, 1 November	Attended the Com.it.Es 2025 'Progetta Donna Awards, Sicilian Sports and Social Club, Klemzig

- **City-wide Business Forum**

Mayor Bria advised the Council that the inaugural City-wide Business Forum held on 21 October 2025, was attended by more than 60 local business owners from across the City. The Mayor advised that those in attendance appreciated the opportunity to meet other business owners, Elected Members and Council staff and learn more about the performance of the Norwood Payneham & St Peters economy and the activities and initiatives being undertaken by Council to support local businesses. Mayor Bria thanked Ms Jane Reilly OAM, Food Secrets of Glynde and Stepney Ambassador and Mr Luke Temme, State Government Office of the Small Business Commissioner, for their presentations at the Forum.

- **West Norwood/Kent Town Ward Supplementary Election**

Mayor Bria advised the Council that he had contacted Councillor-elect Sandy Wilkinson on 29 October 2025, to congratulate him on his election in the West Norwood/Kent Town Supplementary Election. Mayor Bria also advised the Council the Electoral Commission of South Australia (ECSA) has certified the result and Cr Wilkinson will be sworn in on Thursday, 6 November 2025.

5 DELEGATES COMMUNICATION

Nil

6 ELECTED MEMBER DECLARATION OF INTEREST

Mayor Bria declared an interest in relation to Item 13.9.

7 ADJOURNED ITEMS

Nil

8 QUESTIONS WITHOUT NOTICE

Nil

9 QUESTIONS WITH NOTICE

9.1 LOCAL HERITAGE LISTED PROPERTIES

SUBMITTED BY: Cr Mex
ATTACHMENTS: Nil

BACKGROUND

Cr Mex has submitted the following Questions with Notice:

REASONS IN SUPPORT OF QUESTION

Residents of our city are becoming increasingly alarmed at the neglect of local heritage listed properties causing structural damage which eventually lead to demolition applications. In 2023, the Expert Panel for the Planning System Implementation Review heard that there was a "penchant for local heritage places to be neglected and left to deteriorate to enable ease of their demolition".

Accepting that this is occurring, the Expert Panel recommended to amend the Planning and Design Code by refining Performance Outcome 6.1 in the Local Heritage Place Overlay 'to exclude deterioration due to neglect as a supporting factor for demolition, as in State Heritage Place Overlay' (pg 225).

In its response in March 2024, the State Government supported this recommendation as a 'minor and operational recommendation'. However, as reported in the June 2025 implementation program report, this recommendation has still not been implemented.

Can the administration seek advice from Plan SA and provide an update to Council on when this recommendation will be implemented?

RESPONSE TO QUESTIONS

PREPARED BY MANAGER, URBAN PLANNING & SUSTAINABILITY

The recommendation from the Expert Panel in relation to demolition by neglect for Local Heritage Places is being addressed through the *Assessment Improvements Code Amendment*. Consultation on this Code Amendment, which is being prepared by the State Planning Commission, has been finalised and is currently at the final determination stage with the Minister for Planning. This means the policy change should be close to inclusion in the *Planning & Design Code*, although the exact timing has not been provided.

The current policy and the proposed policy wording, reflecting a new test of "*unforeseen events beyond the control of the owner*", is proposed as part of the assessment considerations for demolition of Local Heritage Place. This will be similar in intent to the wording for a State Heritage Place. The proposed wording for inclusion in the Planning & Design Code is set out below in bold text, together with the current wording that is included in the Code:

Current Planning & Design Code Local Heritage
Place Demolition Policy

PO 6.1

Local Heritage Places are not demolished,
destroyed or removed in total or in part unless:

1. the portion of the Local Heritage Place to
be demolished, destroyed or removed is
excluded from the extent of listing that is of
heritage value
or
2. the structural integrity or condition of the
Local Heritage Place represents an
unacceptable risk to public or private safety
and is irredeemably beyond repair.

Proposed Planning & Design Code Local
Heritage Place Demolition Policy

PO 6.1

Local Heritage Places are not demolished,
destroyed or removed in total or in part unless
either of the following apply:

1. the portion of the Local Heritage Place to
be demolished, destroyed or removed is
excluded from the extent of listing that is of
heritage value
or
2. the structural condition of the Local
Heritage Place represents an unacceptable
risk to public or private safety **and results
from actions and unforeseen events
beyond the control of the owner and is
irredeemably beyond repair.** *(or similar
policy wording)*

9.2 NORWOOD OVAL - CLUBROOMS & MEMBERS FACILITIES

SUBMITTED BY: Cr Piggott
ATTACHMENTS: Nil

BACKGROUND

Cr Piggott has submitted the following Questions with Notice:

In respect to the capital project completed to upgrade the Clubrooms, Member's facilities and the Women's facilities at Norwood Oval:

1. When were these projects completed?
2. What was the final cost for these projects?
3. What was Council's final determination of how much Norwood Football Club would be responsible to contribute to the cost of the projects? Please provide the relevant Council Motion.
4. When does Administration intend to secure the payment of the agreed contribution from the Norwood Football Club?
5. How has this contribution been treated in the financial statements of the City of Norwood Payneham & St Peters as at 30 June 2025? Is this amount included in the City's latest Long Term Financial Plan?

REASONS IN SUPPORT OF QUESTION

Nil

RESPONSE TO QUESTIONS PREPARED BY GENERAL MANAGER, GOVERNANCE & CIVIC AFFAIRS

1. When were these projects completed?

Response:

Practical completion of the Project was in June 2023. Following practical completion of the building, a number outstanding matters and defects were required to be resolved and fixed by the main contractor. This process was quite protracted.

2. What was the final cost for these projects?

Response:

The final cost of the Norwood Oval Clubrooms and Members Facilities Redevelopment Project (the Redevelopment Project) was \$11,398,370.63, which includes grant funding totalling \$632, 500, that was received for the Redevelopment Project and all variations.

3. What was Council's final determination of how much Norwood Football Club would be responsible to contribute to the cost of the projects? Please provide the relevant Council Motion.

Response:

The determination of the contribution by the Norwood Football Club was based on the original scope of works and the subsequent variations to the original scope of the Project as requested by the Club as part of the project and/or as required to be undertaken by the Council as the owner of the facility.

There is not one specific Council Motion to this effect. The Council considered both the costs associated with the project through various Council reports and as part of the Council's annual budget process and budget revision process and the costs attributable to both parties.

The final cost of the Redevelopment Project was reported to the Council through its Annual Budget process.

4. When does Administration intend to secure the payment of the agreed contribution from the Norwood Football Club?

Response:

Staff are currently and have been for some months, in discussions with the Norwood Football Club, with the objective to finalising a new lease which will include a repayment schedule for the Club's final contribution towards the Project.

The repayment schedule will form part of the new lease.

At this stage, the Norwood Football Club is considering its position in terms of the arrangements for the repayment schedule.

5. How has this contribution been treated in the financial statements of the City of Norwood Payneham & St Peters as at 30 June 2025? Is this amount included in the City's latest Long Term Financial Plan?

Response:

The Norwood Football Club's contribution has not been included in the Council's Financial Statements as at 30 June 2025, as no formal agreement and payment schedule had been entered into.

Accordingly, the contribution is also not included in the Council's *Long-Term Financial Plan* (LTFP).

Once the payment schedule is formally agreed to, it will be included as an additional cash inflow in the subsequent review of the Long-Term Financial Plan.

9.3 TRAFFIC MANAGEMENT - FIRST AVENUE, ST PETERS

SUBMITTED BY: Cr Excell
ATTACHMENTS: Nil

BACKGROUND

Cr Excell has submitted the following Questions with Notice:

1. What investigations and actions if any, have the Council undertaken in response to issues and concerns raised by residents of First Avenue regarding the speed, parking, and volume of traffic since 2020.
2. What engagement and input have Council Staff had with the State Government's Marden and St Peters Traffic Study and are they aware of how Residents may have the opportunity to provide input into this study

REASONS IN SUPPORT OF QUESTION

Following a number representations from residents along First Avenue, which is also the street where I reside, I am seeking to make the following enquiry to assist to validate the feedback that I have received from residents regarding their interaction with Council on this matter.

RESPONSE TO QUESTIONS

PREPARED BY MANAGER, TRAFFIC & INTEGRATED TRANSPORT

Traffic Management, First Avenue St Peters

From 2020, the Council has undertaken the following investigation into traffic management along First Ave:

- A petition was received by the Council on 6 July 2020, regarding issues of *rat-running*, *traffic volumes*, *vehicle speeds*, and *parking* along First Avenue through the suburbs of St Peters, Joslin, and Royston Park. A traffic investigation was subsequently completed, with a report presented to the Traffic Management and Road Safety Committee. The Committee acknowledged the findings of the investigation, noting that traffic volumes were below 2,000 vehicles per day (vpd) — the threshold prescribed for a local road under Council's *Local Area Traffic Management Policy*. Recent traffic data shows that there has been no change in the traffic volumes along First Ave and traffic volumes remain steady and consistent with the investigation that was presented to the Council's Traffic Management & Road Safety Committee.
- The Marden and Royston Park Local Area Traffic Management (LATM) Study was completed in 2024, focusing on interventions within the local road network, aimed at reducing "rat-running" and discouraging through-traffic, including on First Avenue. While the study's geographic scope did not extend along the entire length of First Avenue, it recommended slow points and landscaped islands be installed on First Ave between Battams Road and Lambert Road, as well as other traffic control measures across the broader local road network. Due to the absence of community support for the broader traffic management measures that were identified within this study, the Traffic Management & Road Safety Committee resolved, at its meeting held on 3 September 2024, to place a hold on the installation of the proposed traffic control devices and proceed only with implementation of the area-wide 40 km/h speed limit, together with investigations into extending the Portrush Road median at the intersections with River Street and Beasley Street to help reduce non-local traffic movements.

- An area-wide 40 km/h speed limit was introduced in June 2025 across the suburbs of St Peters, Joslin, Royston Park and Marden, encompassing the full length of First Avenue. Council staff will undertake a 12-month post-implementation review to assess the effectiveness of the speed limit and identify any locations requiring further investigation or traffic management treatments.
- Investigations subsequently commenced into intersection treatments at Lower Portrush Road / River Street and Lower Portrush Road / Beasley Street, noting that these intersections are under the care and control of the State Government. Council staff later became aware that DIT was leading a traffic study focusing on access points to the arterial road network, with the objective of reducing non-local traffic through St Peters, Joslin, Royston Park, and Marden. These body of work was provided to DIT as part of the traffic study.
- Council staff investigated First Avenue as a parking 'hotspot' in accordance with the Council's On-Street Parking Policy. Parking occupancy surveys were undertaken in 2023, which found that occupancy rates were below the thresholds specified in the Policy for the introduction of parking controls. Council staff subsequently consulted on the proposed removal of some existing parking controls due to the low occupancy rates; however, this was placed on hold following limited community support for the proposed changes.
- Given the hold on the installation of the physical traffic management devices arising from the Marden and Royston Park LATM and the pending outcomes of the DIT study, no further investigations have been undertaken along First Avenue. The Council will be in a more informed position to consider any further traffic management measures on First Avenue following:
 - a) completion of the 40 km/h post-implementation review, and;
 - b) finalisation of the DIT traffic study and implementation.

State Government's Marden & St Peters Traffic Study

Council staff have been liaising with DIT's project lead for the planning study of the arterial roads surrounding Marden, Royston Park, Joslin and parts of St Peters. DIT staff have advised that, as the study remains in its investigation and development phase, internal approvals have not yet been granted to share detailed aspects of the work with external stakeholders, including the Council. Council staff have, however, continued to provide data and technical input to support the study's progression.

As part of this collaboration, the following information has been provided to DIT to inform the study:

- briefing of local issues, opportunities, and challenges;
- traffic count data for all local roads within the study area;
- origin–destination survey results for identified rat-run routes;
- the Marden and Royston Park LATM Study recommendations;
- concept designs for extending the median island on Lower Portrush Road at River Street and Battams Road; and
- advocacy for intersection upgrades along Stephen Terrace.

Council staff understand that DIT will shortly be undertaking a community engagement process, which will provide residents with an opportunity to offer direct feedback to DIT for consideration as part of the study.

10 DEPUTATIONS

10.1 ST PETERS BILLABONG

SPEAKER/S

Ms Joan Sedsman

ORGANISATION/GROUP REPRESENTED BY SPEAKER/S

St Peters Residents Association

COMMENTS

Ms Joan Sedsman has written to the Council requesting that she be permitted to address the Council in relation to the St Peters Billabong.

In accordance with the *Local Government (Procedures at Meetings) Regulations 2013*, Ms Joan Sedsman has been given approval to address the Council.

Ms Joan Sedsman addressed the Council on this matter.

10.2 ST PETERS BILLABONG

SPEAKER/S

Mr Thien Hong

ORGANISATION/GROUP REPRESENTED BY SPEAKER/S

Not Applicable.

COMMENTS

Mr Thien Hong has written to the Council requesting that he be permitted to address the Council in relation to the St Peters Billabong.

In accordance with the *Local Government (Procedures at Meetings) Regulations 2013*, Mr Thien Hong has been given approval to address the Council.

Mr Thien Hong addressed the Council on this matter.

11 PETITIONS

Nil

12 NOTICES OF MOTION

12.1 PARKING OF CARAVANS AND BOATS ON SUBURBAN STREETS

SUBMITTED BY: Cr Mex

ATTACHMENTS: Nil

Pursuant to Regulation 12(1) of the *Local Government (Procedures at Meetings) Regulations 2013*, the following Notice of Motion has been submitted by Cr Mex.

NOTICE OF MOTION

That Council:

1. That the Council resolves to write to the Minister for Infrastructure and Transport, requesting that the State Government investigate amendments to the Road Traffic Act 1961 and/or Road Rules Regulations to provide Councils with greater powers to regulate and enforce restrictions on the long-term parking of boats, caravans, and trailers on residential streets.
2. That staff report back to the Council once a response has been received.

REASONS IN SUPPORT OF MOTION

Residents across the City have expressed growing concern about the long-term storage of boats, caravans, and trailers on local streets, particularly in high-density suburbs with limited kerbside parking and narrow streets.

The current provisions of the Australian Road Rules (as adopted in South Australia) limit a Council's ability to manage this issue, as they primarily restrict vehicles over 7.5 m or 4.5 ton from parking for more than one (1) hour in built-up areas. This Regulation, however, does not adequately address the extended presence of smaller caravans, boats, and trailers that are not technically in breach of the Australian Road Rules.

The long-term, on-street storage of these large items impacts parking availability, road safety (sight lines), amenity, and streetscape character.

Several metropolitan councils, including the City of Charles Sturt, have passed motions urging reform.

A state-level review would ensure consistency across Councils while allowing Councils appropriate flexibility to respond to community expectations.

STAFF COMMENT

A letter as requested in the motion can be prepared.

Cr Sims left the meeting at 7:44 pm.

Cr Mex moved:

That Council:

- 1. That the Council resolves to write to the Minister for Infrastructure and Transport, requesting that the State Government investigate amendments to the Road Traffic Act 1961 and/or Road Rules Regulations, to provide Councils with greater powers to regulate and enforce restrictions on the long-term parking of boats, caravans and trailers on residential streets.*
- 2. That staff report back to the Council once a response has been received.*

Seconded by Cr Excell.

Amendment

Cr Moorhouse moved:

That Council:

- 1. That the Council resolves to write to the Minister for Infrastructure and Transport, requesting that the State Government investigate amendments to the Road Traffic Act 1961 and/or Road Rules Regulations to provide Councils with greater powers to regulate and enforce restrictions on the long-term parking of boats, caravans, trailers and vehicles (other than abandoned vehicles) on residential streets.*
- 2. That staff report back to the Council once a response has been received.*

Seconded by Cr Duke.

The amendment was put and carried.

The motion as amended was put and carried.

12.2 CITY OF BURNSIDE - MAJOR PUBLIC ARTWORK

SUBMITTED BY: Mayor Bria

ATTACHMENTS: Nil

Pursuant to Regulation 12(1) of the *Local Government (Procedures at Meetings) Regulations 2013*, the following Notice of Motion has been submitted by Mayor Bria.

NOTICE OF MOTION

That Council write to the City of Burnside requesting it gives consideration to installing its first major public artwork (as per the City of Burnside Major Art Policy) on the median strip of Prescott Terrace, Rose Park.

REASONS IN SUPPORT OF MOTION

On 10 May 2022, the City of Burnside adopted a Public Art Policy, which is largely based on the City of Norwood Payneham & St Peters Major Public Art Policy.

The City of Burnside's policy makes provision for the creation of a Reserve Fund to allocate \$100,000 annually to fund a commissioned public artwork during the term of each Council, subject to annual budget deliberations.

The Policy also refers to Location Principles for the public artwork:

6.2.1. Sites, where public art is to be displayed should address one of the following:

- *Experience high levels of pedestrian traffic and be part of the City's circulation paths;*
- *Be easily visible and accessible to the public;*
- *Serve to anchor and activate the site;*
- *Enhance the overall public environment and streetscape experience;*
- *Complement natural garden or bush settings;*
- *Help to create a place for reflection and challenge senses, emotions and intellect; and*
- *Establish landmarks and neighbourhood gateways.¹*

To date, the City of Burnside has not installed a major artwork in accordance with its Policy, which gives the City of Norwood Payneham & St Peters the opportunity to engage and encourage our neighbouring Council to install a major art work in a place (Prescott Terrace, Rose Park), which would not only meet a number of these principles but also have a significant visual impact given there will be three major public artworks on Osmond Terrace, Norwood by the August 2026.

A favourable response from the City of Burnside would facilitate the organic development of an 'unofficial' outdoor sculpture gallery along Osmond Terrace and Prescott Terrace, which may be formalised by Council in the future as a strategic approach for public art in this area.

I have raised this proposal informally with Mayor Anne Monceaux, who has expressed an interest but understandably, has advised such as request by this Council would need to be formally considered by her Council.

STAFF COMMENT

Nil

¹ https://www.burnside.sa.gov.au/files/assets/public/v1/about-council/policies-plans-amp-reports/policies/copy-of-ecm_35189264_v1_public_art_policy.pdf

Cr Mex moved:

That Council write to the City of Burnside requesting it gives consideration to installing its first major public artwork (as per the City of Burnside Major Art Policy) on the median strip of Prescott Terrace, Rose Park.

Seconded by Cr McFarlane and carried unanimously.

13 STAFF REPORTS

13.1 PROGRESS REPORT ACCESS & INCLUSION STRATEGY 2024-2028

REPORT AUTHOR: Manager, Community Services
APPROVED BY: General Manager, Community Development
ATTACHMENTS: A

PURPOSE OF THE REPORT

The purpose of this report is to inform the Council on the progress of the Council's *2024 – 2028 Access and Inclusion Strategy* for the period 1 July 2024 – 30 June 2025.

BACKGROUND

The Council's *2024-2028 Access & Inclusion Strategy (the Strategy)*, was adopted by the Council in May 2024 and sets out the key priorities and actions designed to improve the accessibility of Council facilities and services and foster a more inclusive community.

The Strategy is a dynamic document that is subject to continuous monitoring, evaluation, and revision, to reflect progress and respond to emerging community needs. It also establishes reporting obligations to both the Council and the South Australian Department of Human Services. In line with these obligations, annual reports are required to be submitted to the Council and the South Australian Government, the latter forming part of the Council's legislative responsibilities under the *State Disability Access & Inclusion Act (2018)*.

In future, the timing of the Council's Annual Report on the *2024-2028 Access & Inclusion Strategy*, will align with the reporting period for the South Australian Government's reporting cycle, with its next submission scheduled for March-April 2026. This report will also incorporate information on the *Strategy's* performance indicators set by the South Australian Government for Local Government reporting.

This interim report provides a summary of the achievements and progress made to date in implementing the actions outlined in the *Strategy*.

A summary of the status of the *Strategy's* Actions is provided in **Attachment A**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 1: Social Equity

An inclusive, connected, accessible and friendly community.

Objective 1.1: Convenient and accessible services, information and facilities.

Strategy 1.1.2: Ensure Council places, services, facilities, information and activities are inclusive and accessible to people of all abilities.

FINANCIAL AND BUDGET IMPLICATIONS

There are no financial implications associated with this report. Any initiatives or actions that arise in respect to the implementation of the *Strategy*, are considered as part of the Council's Annual Business Plan and Budget process.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Not Applicable

Community

Not Applicable

Staff

Feedback on the status of the Strategy's actions and performance measures has been provided by:

- Manager Marketing and Place Activation;
- Manager, Library Services;
- Manager Urban Planning and Environment;
- Manager, Assets and Projects;
- Project Manager Building and Special Projects;
- Manager Arts Culture and Community Connections.

Other Agencies

Not Applicable

DISCUSSION

The Council's *2024–2028 Access and Inclusion Strategy* has been reviewed to assess its progress against the Strategy's actions for the period 1 July 2024 to 30 June 2025.

The Strategy identified five (5) key priorities to guide the Council's focus over the life of the Strategy. These priorities included:

- accessible environments;
- inclusive communities;
- effective and accessible information;
- informed and supportive work environments; and
- collaboration and leadership.

Each priority area includes a series of actions to be implemented or maintained as ongoing practices or initiatives, along with a set of performance measures to evaluate progress toward achieving the Strategy's goals.

Governance

To support the effective delivery and monitoring of the Strategy, a governance framework was established and a dedicated Steering Group formed.

The Steering Group reflects a 'whole of organisation' approach and comprises representatives from:

- Community Development.
- Chief Executive's Office.
- Urban Planning and Environment.
- Infrastructure and Major Projects.

The Group meets quarterly to oversee progress, address barriers and to ensure the successful implementation of the actions.

Progress and Achievements

The Strategy outlines 64 actions. Throughout the first year of the Strategy's implementation, the Council has made progress towards completing the actions identified in the Strategy. In this regard:

- 32% of actions have been completed, this includes actions designed as ongoing initiatives or practices;
- 37% of actions are in progress; and
- 31% have not yet commenced.

A summary of progress and achievements under each priority is provided below.

Accessible Environments

The Council has continued to improve the accessibility of its public spaces, ensuring that the spaces are safe, inclusive and enjoyable for all community members. Achievements in this area include:

- the redevelopment of Burchell Reserve has incorporated accessibility features such as ramps, accessible pathways, accessible toilets, and a wheelchair-accessible trampoline in the playground;
- Upgrade of the River Torrens Linear Park path to a 2.5–3 km wide shared path with improved wayfinding signage to support all users;
- adopted the Liveable Housing Standards which are now applied to all new building assessments;
- installed 9,000sqm of new footpaths to improve pedestrian walking conditions for all citizens;
- installed 77 mobility ramps and tactile markers as part of the Council's kerb renewal program;
- Norwood Swimming Centre – installation of a Pelican Pool Hoist and Platypus pool steps improving pool access for individuals who use wheelchairs and/or have limited mobility; and
- Koster Playspace upgrade included new accessible play equipment to support inclusive play experiences.

Inclusive Living and Lifestyle

The Council has continued its efforts to improve the accessibility of its lifelong learning, well-being and social programs and services. Key achievements include:

- ensuring all programs are delivered in accessible facilities;
- delivered 38 (876 Sessions) programs, to citizens of diverse ages and backgrounds;
- delivery of digital literacy training for older adults in partnership with Housing Options and the Council's Library Services; and
- established a partnership with Access2Arts to ensure that exhibition displays are accessible to all audiences.

The Council has also expanded its Library Services collections with resources that promote inclusion, including:

- Children's Readers Kit – tailored resources to support young readers;
- Dyslexia-Friendly Books – designed for individuals with reading challenges, featuring larger fonts, tinted backgrounds, and simplified language to enhance readability;
- Screen-Free Audio Players – for children aged 3–10 to enjoy listening to stories without screens; and
- BorrowBox ePress – offers free digital access to a wide range of magazines and newspapers, making reading materials more accessible for citizens with visual impairments, dyslexia, or other learning differences.

Effective and Accessible Communication;

To improve accessibility of information the Council installed an accessibility widget on its website.

This tool enhances digital access through features such as adjustable text size, screen reader compatibility, customizable colour contrast, and text spacing. Specialised accessibility profiles also allow users to tailor their browsing experience according to specific needs, supporting individuals who are motor-impaired, visually impaired, colourblind, or have epilepsy, cognitive, or learning disabilities.

Collaboration and Leadership

The release of the South Australian *Disability Access and Inclusion Plan 2025–2029* (DAIP) in August 2025, established a whole-of-government framework to enhance accessibility and inclusion across State and local government sectors.

The Plan outlines specific actions and performance indicators that both State Government Departments and local councils are required to implement and report on.

Councils without an existing Disability Access and Inclusion Plan will be required to develop a new DAIP that incorporates the actions and performance indicators prescribed by the South Australian Government.

For Councils such as the City of Norwood Payneham & St Peters, which already have an adopted Strategy in place, a review of the Strategy will be required to ensure alignment with the South Australian DAIP actions and performance indicators. The Council has six (6) months from the release date of the South Australian DAIP to complete this review.

As the Council has a legislative obligation to incorporate South Australian DAIP actions into its Strategy, formal re-adoption will not be required. However, the revised *2024–2028 Access and Inclusion Strategy*, which will include the State assigned actions for Local Government will be presented to the Council for information as part of the next Annual Report in April 2026.

CONCLUSION

Progress on the completion of actions in the Strategy has commenced. The upcoming review of the Strategy to align with the South Australian *Disability Access and Inclusion Plan 2025–2029* will further strengthen the Council's commitment to ensuring equitable access and participation for all community members. Through continued implementation, monitoring, and refinement of the Strategy, the Council will continue to improve accessibility and inclusiveness to and within the community.

RECOMMENDATION

That the report be received and noted.

Cr Sims returned to the meeting at 8:00 pm.

Cr Duke moved:

That the report be received and noted.

Seconded by Cr McFarlane.

Amendment

Cr Piggott moved:

- 1. That the report be received and noted.*
- 2. That future reports be modified to list the ongoing actions that are embedded into Council policies and procedures separately, to highlight the focus on the specific new initiatives anticipated by the Strategy.*

Seconded by Cr Knoblauch.

The amendment was put and carried unanimously.

The motion as amended was put and carried unanimously.

13.2 STOBIE POLE ART APPROVAL PROCESS

REPORT AUTHOR: Manager, Arts, Culture & Community Connections
APPROVED BY: General Manager, Community Development
ATTACHMENTS: A-C

PURPOSE OF THE REPORT

The purpose of this report is to seek the Council's approval of Stobie Pole Artwork Guidelines.

BACKGROUND

Stobie pole art is a recognised way to add visual interest to local streets. As the asset owner, (i.e. the Stobie poles) SA Power Networks (SAPN) manage the approval process when requests are made to install artwork on Stobie poles. As a part of this process, SAPN requests applicants to consider obtaining approval from the local council where the pole is located.

The Council's *2024-2027 Arts and Culture Plan* recognised the value of Stobie pole artwork through the inclusion of an action to develop a Stobie pole artwork approval process during 2025.

At an Elected Member Information Briefing held on 28 July 2025, Elected Members were provided with an overview of the proposed process including comparisons of the processes that are used by other Councils.

Subsequent to the presentation at its meeting held on 7 October 2025, the Council resolved the following:

- *That the guidelines for Stobie Pole Art, based on the guidelines prepared by the Town of Walkerville, be endorsed.*
- *That these guidelines be trialled for a 12-month period.*
- *That the matter be deferred until November 2025 to allow the Council to obtain and review the Town of Walkerville's guidelines and bring the matter back in November for decision.*

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 2: Cultural Vitality

A culturally rich and diverse City, with a strong identity, history and sense of place.

Objective 2.1: An artistic, creative, cultural and visually interesting City.

Strategy 2.1.1: Use the arts to enliven public spaces and create a 'sense of place'.

Strategy 2.1.2: Provide opportunities and places for creative expression for all people.

Objective 2.5: Dynamic community life in public spaces and precincts.

Strategy 2.5.3: Provide features or experiences in public spaces, that surprise, encourage reflection or celebrate our community and heritage.

FINANCIAL AND BUDGET IMPLICATIONS

There are no financial and budget implications associated with the Stobie Pole Art approval process.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

An Elected Member Information Briefing was held on 28 July 2025, where Elected Members were provided an opportunity to provide feedback on a draft Stobie pole art approval process.

Community

The need for a transparent process for the Council to review and to provide support for the installation of artwork on Stobie poles was identified during community consultation associated with the development of the *2024-2027 Arts and Culture Plan*.

Staff

Not Applicable.

Other Agencies

A review of eleven (11) South Australian Council's Stobie pole art approval processes has been undertaken to inform the development of the Council's Stobie Pole Art Guidelines.

DISCUSSION

SAPN support the artistic treatment of Stobie poles and recognise the associated impact on the public amenity, SAPN's guidelines for managing requests to apply artwork to a Stobie pole, recognises the role that Local Government plays in responding to community expectations and managing public amenity through street scapes. It achieves this through the inclusion of a requirement within its application process to include support from the relevant local government.

Between October 2023 and October 2025, the Council received six (6) requests to decorate Stobie poles.

Public Amenity

Whilst there is significant community value associated with Stobie pole art it is important that guidelines or policies that govern the Council's consideration of support for the artistic treatment is accessible and easy for potential artists to follow.

However, it must also be acknowledged that Stobie poles are fixed items and represent a prominent feature of the streetscape. In this respect, it is reasonable to assume that any changes to a Stobie pole could have an impact on public amenity, especially for residents in close proximity to the Stobie pole.

The majority of elements that contribute to a streetscape is often of a uniform nature and include footpaths, verges, lighting and so on. This uniformity provides residents with a predictable appreciation of the amenity associated with the place they choose to live.

However, artistic treatments are highly diverse. Whilst the aggregate impact of Stobie pole art has an impact at a neighbourhood or street level, the impact of individual artworks is principally at the household level in close proximity to the location of the associated Stobie pole.

There are approximately 650,000 Stobie poles across South Australia. In this regard, artists, who may or may not be a resident, seeking to use Stobie poles as a medium to display their artwork have enormous flexibility in relation to potential locations. This is in direct contrast to the fixed relationship between a resident and a Stobie pole located in close proximity to their residence.

For this reason, it is recommended that the Council's Stobie Pole Art Guidelines seek to encourage interested artists to engage and seek support from local residents when contemplating a particular Stobie pole. It is envisaged that in the majority of cases, residents are likely to provide their support either directly or passively. However, it should acknowledge that where support is not given, the artist has hundreds of other Stobie poles from which to choose from.

The City of Norwood Payneham & St Peters adopts a number of policies and practices to support the management of streetscapes which collectively result in the realisation of a high standard of public amenity. In this regard, the adoption of the proposed Stobie Pole Art Guidelines will form an additional management practice.

In an effort to ensure that the Guidelines work in a complimentary manner to existing Council policies and practices, a level of internal governance is necessary. Whilst on most occasions this is a highly efficient process, there are instances where the process identifies either an opportunity to further assist an artist e.g. material selection, road safety etc, or, in rare cases, an inconsistency with an existing Council strategy. For example, recently the Council received a request to support to affix numerous corflutes to Stobie poles in proximity to heritage buildings. This request was not supported as it was, amongst other things, inconsistent with the Council's Heritage Plaques Program.

Town of Walkerville Stobie Pole Art Guidelines

At its meeting held on the 7 October 2025, the Council resolved to consider the adoption of the Town of Walkerville's guidelines for decorating Stobie poles. These guidelines mirror SAPN guidelines and do not include a requirement to seek approval from the Council. A comparison of SAPN Guidelines versus the Town of Walkerville Guidelines is included as Attachment D.

This approach provides a highly efficient process for artists and ostensibly removes any Council consideration of an application. The City of Charles Sturt and the Campbelltown City Council have adopted similar approaches.

In the event the Council resolves to adopt the Town of Walkerville's Stobie Pole Art Guidelines, it is suggested that a standard letter of support could be provided on the Council's website which could be easily downloaded by artists at any time.

Whilst this approach is considered highly favourable to potential artists, it does not provide an opportunity for the Council to ensure consistency with other policies and practices designed to achieve a particular standard of public amenity or provide a basis to resolve complaints that arise as a result of the artistic treatment.

Attachment C compares Stobie pole art guidelines across eleven (11) councils in comparison to those proposed to be used by this Council. Broadly, the proposed guidelines tend towards the lower end of administrative requirements. This reflects a direct intent to balance a welcoming environment for potential artists, the interests of residents and a desire to maintain a high level of street amenity.

Refinements to Proposed NPSP Stobie Pole Art Guidelines

Subsequent to the 7 October 2025 Council meeting, the proposed Stobie Pole Art Guidelines have been refined to reflect the role as a guide rather than a basis for compliance. In this regard, the Guidelines now include clarification that:

- artists are only required to demonstrate 'best endeavours' when seeking to engage with immediate residents;
- a commonsense approach should be adopted when applicants are identifying properties that may be impacted by the installation of artwork. On this basis, as a minimum, the Guidelines recommend consulting with residents in proximity to a Stobie pole. For example, if a Stobie pole straddled two properties, the artist would be encouraged to letterbox/door knock two (2) properties on each side of the road, however, it is acknowledged that the actual number of residents who are consulted may vary depending on the location of the Stobie pole; and

- modification of the template letter to residents to advise that support will be assumed in the event that they do not choose to respond to the request (noting that artists may elect to provide their own letter in preference to the Council's template letter). Attachment B reflects the updated neighbour approval template.

Online Application Form

To support and encourage artists, a simple user-friendly online form that is easy to understand, navigate and complete has been developed and will be available on the Council's website. It will also provide an automated receipt of their request and guide the artist through the application process.

The proposed process provides the option for applicants to submit a design sketch with their application, and, where applicable, acknowledge the name of the artist, as well as uploading the approval letter from SAPN.

OPTIONS

The Council may choose to:

1. Adopt the Town of Walkerville's approach and add a page to the Council's website showing only the SA Power Networks (SAPN) process. This approach is not recommended as it does not consider the Council's other policies governing public amenity/street scape, provides no opportunity for oversight and does not provide a basis to respond to the interests of residents in situ of the proposed artwork.
2. Adopt the proposed Guidelines noting improvements subsequent to the 7 October 2025 Council meeting, including clarification that:
 - artists are only required to demonstrate 'best endeavours' when seeking to engage with immediate residents;
 - a commonsense approach should be adopted when applicants are identifying residences that may be impacted by the installation of artwork near their homes. On this basis, as a minimum the guide recommends consulting with residences in proximity to a Stobie pole. For example, if a Stobie pole straddled two residences, the artist would be encouraged to letterbox/door knock two (2) residences on either side of the road, however, it is acknowledged that the actual number of residents may vary depending on the location of the Stobie pole; and
 - modification of the template letter to residents to advise that support will be assumed in the event they do not choose to respond to the request (noting that artists may elect to provide their own letter in preference to the Council's template letter).

This approach is recommended as it provides guidelines that govern the Council's consideration of support for the requested artistic treatment in an accessible and easy to follow process for potential artists

3. Amend the proposed Guidelines and administration process.
4. Not have guidelines to support artists to seek the Council's approval to decorate a stobie pole.

Whilst the absence of guidelines has not precluded artists from seeking the Council's support to apply artistic treatments to Stobie poles, the introduction of guidelines provides improved clarity on how to seek the Council's support, enables integration with the Council's other related policies, encourages community engagement and provides a basis for resolution where a resident(s) is not supportive of the proposed artistic treatment.

CONCLUSION

Recognising the value of the artistic expression on Stobie poles, the proposed *Stobie Pole Art Guidelines* and supporting administration process aims to establish an accessible and straightforward guide to assist artists in seeking the Council's approval to decorate Stobie poles in the City.

RECOMMENDATION

1. That the report be received and noted.
 2. That the Stobie Pole Art Guidelines as contained in Attachment A – Stobie Pole Art Guidelines, be adopted.
-

Cr Robinson entered the meeting at 8.17pm.

Cr Sims moved:

1. *That the report be received and noted.*
2. *That the Stobie Pole Art Guidelines as contained in Attachment A – Stobie Pole Art Guidelines, be adopted.*

Seconded by Cr Mex and carried.

Amendment

Cr McFarlane moved:

1. *That the report be received and noted.*
2. *That the Stobie Pole Art Guidelines as contained in Attachment A – Stobie Pole Art Guidelines, be adopted as amended to include the following:*
 2. *Applicants are to provide evidence that the applicant has sought to communicate with the nearby neighbours (eg. copy of letter provided, record of telephone calls, etc.)*

Seconded by Cr Piggott.

Cr Callisto left the meeting at 8:30 pm.

Cr Robinson left the meeting at 8:30 pm.

Cr Callisto returned to the meeting at 8:33 pm.

Cr Robinson returned to the meeting at 8:33 pm.

The amendment was put and lost.

The original motion was put and carried.

Cr Moorhouse moved:

That Item 13.7 the St Peters Billabong - Assessment of Bank Stability be brought forward for consideration

Seconded by Cr Holfeld and carried unanimously.

13.7 ST PETERS BILLABONG - ASSESSMENT OF BANK STABILITY

REPORT AUTHOR: Assets Manager
APPROVED BY: Manager Assets & Projects
ATTACHMENTS: A – F

PURPOSE OF THE REPORT

The purpose of this report is to seek the Council's endorsement of recommended actions associated with the management of the slope stability of the St Peters Billabong ("the Billabong").

BACKGROUND

Over the period from 1938 until 1980, land was purchased by the former Town of St Peters to create the St Peters River Park and St Peters Billabong.

The development involved the diversion of the River Torrens and the formation of a level area that is available for use as playing fields. The course of the river was reduced by approximately 700 metres.

The body of the water that forms the St Peters Billabong was once part of the River Torrens, which over time formed a natural oxbow in the current location of the St Peters Billabong.

In the late 1970s, work was undertaken to isolate the oxbow, thereby creating the St Peters Billabong.

At the time, the President of the Royal Australian Institute of Architects, BJ Vogt, warned against interfering with the course of the river and called for further studies to be conducted on the proposal as it could worsen erosion. (The Advertiser, 23 March 1974).

Notwithstanding the above, the former Town of St Peters proceeded with the diversion and two (2) weirs were built to control the flow of water and the water level in the new main River channel.

The St Peters Billabong was officially opened on 16 October 1988.

As a result of the amalgamation of the three former Councils (City of Kensington & Norwood, City of Payneham and Town of St Peters), this Council is now the owner of the land on which the St Peters Billabong is located.

As such, the Council has a responsibility to ensure that the St Peters Billabong is appropriately managed and the associated risks (i.e., erosion of the banks, stability of the slope, etc.) are adequately monitored and addressed where and when required.

This report will cover the issues regarding erosion and slope stability. A separate report which discusses governance-related matters, particularly encroachments, is contained within the Confidential section of the agenda for this Council Meeting.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 4: Environmental Sustainability
A leader in environmental sustainability.

Objective 4.2: Generous tree canopy, and sustainable streets and open spaces.

Strategy 4.2.2: Protect, enhance, expand and link public open space.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Information regarding risk management issues associated with this matter is set out in the Discussion section of this report.

CONSULTATION

Elected Members

This matter has been considered by Council on the following occasions:

- Information Briefing Session held on 28 June 2021;
- Information Briefing Session held on 26 February 2024; and
- Information Briefing Session held on 29 September 2025.

Community

Not Applicable.

Staff

General Manager, Governance & Civic Affairs
Manager, Assets & Projects

Other Agencies

Not Applicable.

DISCUSSION

Location

Investigations relating to slope stability focus on the section of the Billabong between the River Street Carpark and Cliff Goodwin Reserve in St Peters. It is situated behind the properties between 12 Eighth Avenue and 16 Eighth Avenue and between 1 River Street and 21 River Street.

A map and photographs of the site are contained in **Attachment A**.

Various geotechnical engineering assessments have been undertaken regarding the slope stability of the Billabong between 2000 and 2025. A summary of the investigations is set out below.

A more detailed summary is contained in **Attachment B**.

Geotechnical Engineering Assessments – 2000

In 2000, the Torrens Catchment Water Management Board proposed to create an urban wetland at the Billabong. The purpose of the project was to increase the flows from Second Creek into the proposed wetland to treat a greater volume of water prior to discharge to the River Torrens.

As part of the feasibility studies for the urban wetland project, a slope stability assessment was undertaken by the geotechnical engineering consultant, Coffey. The primary geotechnical hazard posed to stability of the slope and cliff faces, was found to be erosion, as opposed to localised or global cliff failure. Geotechnical engineering assessments concluded that the estimated slope retreat rate due to erosion, was approximately between one (1) and three (3) metres every 50 years.

To mitigate this risk, the report identified a range of potential engineering options, including retaining walls, soil nailing and erosion matting. However, these options were noted as likely to be costly and highly intrusive and difficult to construct due to restricted site access.

On the basis that cliff retreat through erosion is a natural process, non-engineering approaches were recommended, such as the ongoing monitoring of cliff erosion levels. This “Observational Method” is a recognised geotechnical engineering practice that uses systematic visual inspections to identify early signs of ground or structural instability. Other recommendations included restricting public access between the rear of private properties and the cliff edge and limiting development within nominally ten (10) metres from the top of the cliff (“ten-metre exclusion zone”).

These non-engineering actions were identified as the most appropriate management approaches and is effectively the approach that Council has adopted over the past 25 years within the bounds of its regulatory role.

Geotechnical Engineering Assessments – 2020

In 2019, various concerns and queries from the members of the community relating to public access and encroachments along the top of the slopes, prompted updated geotechnical engineering investigations to be undertaken, to assess any changes in slope conditions since the baseline in 2000.

Studies undertaken in 2020 by Golder (consultants) confirmed that there had been no significant change in slope conditions since 2000, with no greater than one (1) metre of retreat being observed over the 20-year period. This level of natural retreat falls within the parameters of the estimated retreat rates quoted by Coffey in 2000. There was no evidence of significant slope slippage (general or localised).

Similar to the Coffey assessment, Golder considered potential engineering options but ultimately endorsed the non-engineering measures originally proposed in 2000, including ongoing monitoring and restricting public access. Golder noted that the engineering options do not address the primary hazard of erosion and will not eliminate slope retreat caused by erosion.

Geotechnical Engineering Assessments – 2025

The Council allocated funding as part of its 2024-2025 Budget for further investigations of the erosion and slope stability of the St Peters Billabong.

To inform further geotechnical analysis of the erosion and slope stability, FMG (consultants) was engaged to collect and lab-test core samples and develop a report detailing the soil composition of the slopes. The information generated from the report is intended to be an additional input and knowledge base for the ongoing management of the slope stability.

A copy of the report which has been prepared by FMG is contained in **Attachment C**.

Given the number of geotechnical studies undertaken over time, the Council engaged an independent geotechnical engineering expert, Mr Mark Jaksa, who had not previously been involved in the investigations, to review all assessments undertaken since 2000 and provide independent third-party advice.

A copy of the report which has been prepared by Mark Jaksa is contained in **Attachment D**.

The Jaksa report recommended implementing non-engineering measures consistent with all previous reports, including continuation of the monitoring program and restriction of public access. It also identified a possible tension crack near the cliff edge adjacent to 7 River Street, St Peters, which warranted further investigation.

The subsequent investigation of the possible tension crack undertaken by WSP (formerly Golder) did not identify any notable concerns or evidence of increased risk of instability. WSP did however recommend an arborist assessment of three (3) large pine trees in the vicinity. Additionally, the

recommendation of non-engineering measures, including continuation of the monitoring program and restriction of public access, were re-iterated.

A copy of the report which has been prepared by WSP is contained in **Attachment E**.

An independent arborist assessment undertaken by Treesolve, found that two (2) of the trees were in good condition. Although the third (middle) tree was assessed to be in poor condition, the arborist noted that all three (3) trees exhibited significant structural root development along the cliff face.

Treesolve advised that all three (3) trees are providing significant structural integrity to the slopes and their removal would have detrimental effects on the stability of the cliff face and rates of erosion.

Accordingly, no arboricultural works are required or recommended as of September 2025. It is recommended that a tree risk assessment be undertaken for these trees in four (4) years' time (by September 2029).

A copy of the report which has been prepared by Treesolve is contained in **Attachment F**.

Restriction of Public Access

In 2000, the Coffey report recommended restricting public access to the top of the riverbank slopes.

The 2020 Golder study recommended the establishment of an exclusion zone for the public of at least three (3) metres from the slope edge. This measure is critical to ensure the safety of the general public due to the very high potential for serious injury (or worse) from tripping and falling, which is exacerbated by the close vicinity of the steep embankment. Restricting public access also mitigates the risks associated with erosion and slope instability.

The Council must note that every geotechnical investigation undertaken since 2000, has consistently and unequivocally recommended restricting public access to the area behind the River Street and Eighth Avenue properties, between the River Street carpark and Cliff Goodwin Reserve.

Implementation of this restriction is essential to protect public safety and maintain the long-term stability of the slope.

As such, to restrict public access while maintaining access for Council staff to carry out maintenance, fencing is proposed to be installed at the River Street Carpark end. These works are proposed to be undertaken and completed during the current financial year.

It is noted that sufficient signage and fencing is currently in place at the Cliff Goodwin Reserve end and no additional works are currently proposed at this location.

Photographs of the River Street Carpark and Cliff Goodwin Reserve ends are contained in **Attachment A**.

Information for Property Owners

In order to assist the adjacent property owners with information regarding these matters, an information package will be prepared. This will also be made available on the Council's website. If required, a meeting will also be held with the respective property owners.

In addition, the Council will also provide guidelines for property owners who adjoin the Billabong to reduce the risk of overland stormwater runoff (such as from drainage pipes and irrigation systems) adversely affecting the cliff face.

OPTIONS

Not Applicable.

CONCLUSION

All geotechnical reports which have been undertaken over the last 25 years (2000 through to 2025) have recommend the implementation of an ongoing monitoring program to inform the future management of the riverbank and the restriction of public access to this area.

No engineered infrastructure works have been recommended in the short (within the next five (5) years) or medium term (in five (5) to ten (10) years' time). As the banks have remained largely stable for the past 25 years, there is no evidence or trigger to suggest that infrastructure intervention is currently required.

This conclusion, the summary of all previous studies (contained in **Attachment B**) and the recommendations below have been considered and endorsed by both Mr Mark Jaksa and WSP as part of the preparation of this report.

RECOMMENDATION

1. *That the implementation of an ongoing monitoring program (Observational Method), with status reporting to Council every five (5) years, covering the Billabong slopes and condition of the three (3) trees to the rear of the property of 7 River Street, St Peters and the undertaking of interim reporting if required due to monitoring findings be endorsed.*
 2. *That additional fencing to restrict public access to the top of the riverbank slopes, while maintaining access for Council maintenance staff be authorised for installation.*
 3. *That development controls for properties adjoining the river, be continued to be enforced and the State Government be requested to provide greater controls to restrict future development within the ten-metre exclusion zone.*
 4. *That the planning or design of engineered infrastructure to further stabilise or reinforce the banks not be progressed unless a need is triggered by the results of monitoring which provides evidence of instability or significant retreat.*
-

Cr Sims left the meeting at 8:46 pm and did not return.

Cr Knoblauch left the meeting at 8:46 pm.

Cr Knoblauch returned to the meeting at 8:49 pm.

Cr Piggott moved:

1. *That the implementation of an ongoing monitoring program (Observational Method), with status reporting to Council every five (5) years, covering the Billabong slopes and condition of the three (3) trees to the rear of the property of 7 River Street, St Peters and the undertaking of interim reporting if required due to monitoring findings be endorsed.*
2. *That additional fencing to restrict public access to the top of the riverbank slopes, while maintaining access for Council maintenance staff be authorised for installation.*
3. *That development controls for properties adjoining the river, be continued to be enforced and the State Government be requested to provide greater controls to restrict future development within the ten-metre exclusion zone.*
4. *That the planning or design of engineered infrastructure to further stabilise or reinforce the banks not be progressed unless a need is triggered by the results of monitoring which provides evidence of instability or significant retreat.*

Seconded by Cr Duke and carried unanimously.

Adjournment of Council Meeting

At 8.58pm Cr Holfeld moved:

That the Council meeting be adjourned for two (2) minutes.

Seconded by Cr Piggott and carried unanimously.

Resumption of Council Meeting

At 9.02pm the Council meeting resumed.

13.3 MONTHLY FINANCIAL REPORT - SEPTEMBER 2025

REPORT AUTHOR: Chief Financial Officer
APPROVED BY: Chief Executive Officer
ATTACHMENTS: Nil

PURPOSE OF THE REPORT

The purpose of this report is to provide the Council with information regarding its financial performance for the period ended 30 September 2025.

BACKGROUND

Section 59 of the *Local Government Act 1999* (the Act) requires the Council to keep its resource allocation, expenditure and activities and the efficiency and effectiveness of its service delivery, under review. To assist the Council in complying with these legislative requirements and the principles of good corporate financial governance, the Council is provided with monthly financial reports detailing its financial performance compared to its Adopted Budget.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Financial sustainability is as an ongoing high priority for the Council. The Adopted Budget forecast an Operating Surplus of \$754,356 for the 2025-2026 Financial Year.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Not Applicable.

Community

Not Applicable.

Staff

Not Applicable.

Other Agencies

Not Applicable.

DISCUSSION

For the period ended September 2025, the Council's financial performance remained stable, with a year-to-date Operating surplus of \$1,381,511 against a year-to-date Budgeted Operating Surplus of \$1,256,641 resulting in a favourable variance of \$124,870. There are number of variances across income and expense categories, impacting the overall performance and they are set out below. Details outlined in table 1.

TABLE 1 – OVERVIEW OF FINANCIAL PERFORMANCE FOR THE PERIOD ENDED 30 SEPTEMBER 2025

LYTD Actual \$'000		YTD Actual \$'000	YTD Revised Budget \$'000	Var \$'000	Var %
	Revenue				
11,842	Rates Revenue	12,841	12,783	58	0%
712	Statutory Charges	809	786	23	3%
935	User Charges	1,169	1,040	130	12%
1,765	Grants, Subsidies & Contributions	826	647	179	28%
5	Investment Income	3	14	(10)	(75%)
37	Reimbursements	35	18	18	101%
155	Other Income	181	122	59	48%
15,451	Total Revenue	15,866	15,409	457	3%
	Expenses				
4,346	Employee Expenses	4,685	4,812	126	3%
3,567	Contracted Services	3,651	3,329	(322)	(10%)
458	Government Levies	402	402	(0)	(0%)
274	Parts, Accessories and Consumables	317	315	(2)	(1%)
333	Utilities	307	235	(72)	(31%)
251	Insurance	249	267	18	7%
187	Subscriptions, Memberships & Licences	250	247	(3)	(1%)
88	Legal Expenses	94	47	(46)	(98%)
341	Other Expenses	460	427	(33)	(8%)
3,270	Depreciation, amortisation & impairment	3,424	3,424	(0)	(0%)
301	Finance Costs	645	649	3	1%
-	Net Loss - Joint Ventures & Associates	-	-	-	-
13,415	Total Expenses	14,485	14,153	(332)	(2%)
2,036	Operating Surplus/(Deficit)	1,382	1,258	124	10%

Income Variances

Rates Revenue: The variance is not material and is mainly due to fines and interest charges applied to late rate payments.

Statutory Charges: At Q1 2025-2026 variance is not material and is primarily attributed to the timing difference between income phasing in Budget assumptions against Actual results.

User Charges: The increase in user income is primarily attributed to higher hall hire revenue, driven by increased bookings from commercial hirers, community groups, and not for profit organisations, as well as increased bar sales income against budgeted revenue. The bar income is partially offset by associated bar purchases which is a part of expenses of the Council.

Grants, Subsidies & Contributions: The increase in grant income compared to the budget is primarily due to higher than forecasted funding received from the Supplementary Local Roads Program and Local Roads Program. Grant income allocated towards capital costs spent on Private Laneway - Rosemont lane.

Investment Income: The decrease in investment income is primarily due to lower interest earnings on Council's deposits with the LGFA and ANZ bank in line with reduced cash balance. Available cash is transferred to Cash Advance Debenture (CAD) account to reduce finance costs on borrowings.

Reimbursements: An increase in reimbursements mainly due higher cost recovery recharges then budgeted.

Other Income: There is an increase in other income mainly due to insurance rebates and claims above budgeted forecast.

Expenses Variances

Employee Costs: In the first quarter of the year, there is a favourable variance of \$126,186 against budget of \$4,811,501 due to vacant positions that have not yet been filled. While some of these roles are temporarily covered by contract staff, several positions are currently in the recruitment process or already filled during first quarter. Variance may change depending on staff turnover ratio.

Contracted Services: The negative variance of \$322,395 is primarily attributed to higher than budgeted spend on tree maintenance (planting, pruning and removal), unscheduled residential road sweeping, and unplanned building maintenance. Work schedule for future month will be re-assessed to work towards reducing the variance through-out the year.

Utilities: The unfavourable variance of \$72,048 primarily relates to electricity charges. Council recently entered into a new contract with energy retailer “Flow,” which supplies environmentally friendly wind-generated energy. As this is the first year of the contract, annual expenditure was initially budgeted on a straight-line basis. However, it has become evident that costs fluctuate in line with wind generation cycles. Periods between May and September typically produce less wind, resulting in higher charges, while other months experience greater wind generation, leading to lower costs. The full-year expenditure is still expected to remain within budget, and the situation will continue to be closely monitored.

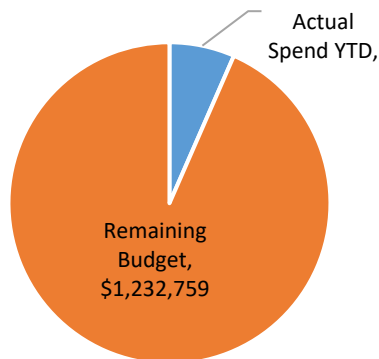
Legal Fees: An unfavourable variance of \$46,361 in legal fees is primarily attributable to higher than budgeted costs associated with multiple lease reviews, title transfers, drafting of development agreements, and the legal advice across various operational and strategic matters.

Other Expenses: A unfavourable variance of \$33,196 which is primarily driven by spend in relation to Precinct Management. This is mainly due to timing of actuals spend and the budget cost spread assumptions. The variance expected to reduce by the end of the year.

PROJECTS OVERVIEW

The Council's financial performance has been based not only on recurring expenses but also on the progress of Operating and Capital projects. Tables 1 and Table 2 below, provide an overview of spending on both Operating and Capital projects, those carried forward from the previous budget year and new projects initiated as part of the 2025-2026 Adopted Budget. At the start of this financial year, significant focus has been placed on completing carried forward projects from the previous budget year. The Carry Forward budget for Work in Progress projects from 2024-2025 was adopted at Council meeting that took place on 7 of October 2025. The Carry Forward budget is not included in the table below as financial data presented as at 30 September 2025.

GRAPH 1: OPERATING PROJECTS



GRAPH 2: CAPITAL PROJECTS

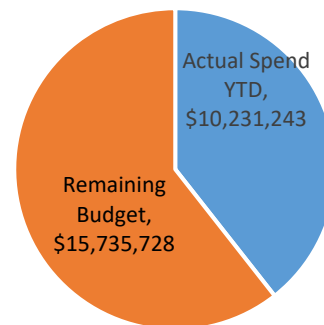


TABLE 2: OPERATING PROJECTS OVERVIEW AS AT 30 SEPTEMBER 2025
(EXCLUDING CARRY FORWARD BUDGETS)

Operating Project Name	Full Year Budget	YTD Actual	% Full Year Budget Utilised	Expected Completion Date
WILLIAM STREET LIGHTING UPGRADE	115,000	-		Jun-26
STREET LIGHTING RENEWAL & UPGRADE	15,000	1,928	13%	Jun-26
VERGE UPGRADE	20,000	-		Jun-26
AUTHORITY UPGRADE	516,000	-		Jun-26
PUBLIC CONSULTATION FOR TRAFFIC MANAGEMENT CONCEPT DESIGNS	40,000	-		Apr-26
ON-STREET PARKING POLICY IMPLEMENTATION IN NORWOOD & KENSINGTON	40,000	2,106	5%	Mar-26
TRAFFIC MANAGEMENT AT NINTH AVENUE CHRISTMAS LIGHTS DISPLAY	50,000	-		Dec-25
URBAN GREENING PROGRAM	10,000	625	6%	Jun-26
URBAN TREE CANOPY REGIONAL MAPPING CONTRIBUTION	10,000	-		Jan-26
DEVELOPMENT OF TREE INVENTORY	20,000	-		Jan-26
40KMP/H SPEED LIMIT IMPEMETATION IN KENSINGTON & FELIXSTOW	45,000	-		Apr-26
PUBLIC HEALTH PLAN	13,000	-		May-26
LIBRARY SERVICES REVIEW	50,000	-		Jun-26
FIRSTVAL FESTIVAL	4,000	4,654	116%	Completed
CULTURALLY DIVERSE EARLY LITERACY PROJECT	3,300	-		Jun-26
ART & CULTURE PLAN YEAR 2 IMPLEMENTATION	25,000	-		Dec-25
2026 AFL GATHER ROUND	200,000	16,725	8%	Apr-26
RAISING THE BAR ADELAIDE	38,000	20,198	53%	Completed
EASTSIDE BUSINESS AWARDS	50,000	-		Apr-26
TOUR DOWN UNDER STAGE	55,000	-		Jan-26
GLYNDE HEAVY VEHICLE TRAFFIC STUDY	-	6,000		Mar-26
IT STRATEGY	-	2,500		Jun-26
HERITAGE PROTECTION OPPORTUNITIES	-	12,600		Jun-26
MARRYATVILLE PRECINCT MASTER PLAN	-	19,205		Completed
TOTAL	1,319,300	86,541	7%	

TABLE 3: CAPITAL PROJECTS OVERVIEW AS AT 30 SEPTEMBER 2025
(EXCLUDING CARRY FORWARD BUDGETS)

Capital Project Name	Full Year Budget	YTD Actual	% Full Year Budget Utilised	Expected Completion Date
RENEWAL PROGRAMM incl TRINITY VALLEY	12,887,016	4,451,766	35%	Jun-26
PAYNEHAM MEMORIAL SWIMMING CENTRE - YEAR 3	11,071,956	4,671,741	42%	Apr-26
ADEY RESERVE PLAYGROUND & ST PETERS CHILDCARE CENTRE & PRE-SCHOOL SHADE SAIL ST	120,000	12,661	11%	Jun-26
KENT TOWN PUBLIC REALM UPGRADE	400,000	151		Dec-25
BUILDING ACCESSABILITY IMPROVEMENTS	100,000	-		Jun-26
QUADRENNIAL ART PROJECT	279,000	-		Jun-26
LANGMAN GROVE SPEED CUSIONS	-	123,717		Dec-25
THE PARADE MASTER PLAN DETAILED DESIGN & CONSTRUCTION	-	20,664		Jun-26
BLACK SPOT GRANT	-	56,487		Jun-26
GEORGE STREET UPGRADE	-	196,399		Jun-26
PRIVATE LANEWAY - ROSEMONT LANE	-	420,406		Completed
	24,857,972	9,953,992	40%	
*SALARY CAPITALISATION	\$ 1,108,999	\$ 277,251		
TOTAL	25,966,971	10,231,243	39%	

STATEMENT OF FINANCIAL POSITION

TABLE 4: STATEMENT OF FINANCIAL POSITION AS AT 30 SEPTEMBER 2025

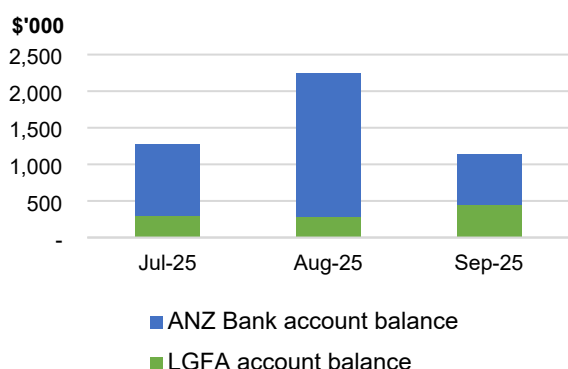
	30 June 2025 Actual \$'000	30 September 2025 Actual \$'000	Movement	
			\$'000	%
ASSETS				
Current Assets				
Bank and Cash	1,986	1,320	666	34%
Accounts receivables	3,548	2,092	1,456	41%
Less: Provision for Bad Debts	(282)	(385)	103	-36%
Total Current Assets	5,252	3,028	2,224	42%
Non-current Assets				
Financial Assets	140	140	-	0%
Investments in Joint Ventures	3,110	3,109	1	0%
Infrastructure, Property, Plant and Equipment	699,867	706,577	(6,710)	-1%
Other Non-current Assets	44,855	44,855	(0)	0%
Total Non-current Assets	747,972	754,682	(6,710)	-1%
Total Assets	753,224	757,710	(4,486)	-1%
LIABILITIES				
Current Liabilities				
Trade and Other Payables	13,153	10,223	2,930	22%
Borrowings	1,171	1,171	(0)	0%
Provisions	3,393	3,452	(59)	-2%
Total Current Liabilities	17,717	14,846	2,871	16%
Non-current Liabilities				
Borrowings	38,978	45,005	(6,027)	-15%
Provisions	398	398	0	0%
Investments in Joint Ventures	741	690	51	7%
Total Non-current Liabilities	40,117	46,092	(5,975)	-15%

Total Liabilities	57,834	60,938	(3,104)	-5%
NET ASSETS	695,390	696,771	(1,382)	0%
EQUITY				
Accumulated Surplus	70,622	70,622	0	
Profit/(Loss) for the year-to-date	-	1,382	(1,382)	
Asset Revaluation Reserves	624,768	624,768	(0)	
TOTAL EQUITY	695,390	696,771	(1,382)	0%

TREASURY

Council's cash balance continues to be maintained at a minimum level, with all available funds transferred to offset the Cash Advance Debenture (CAD) facility to minimise interest and overall financing costs. Borrowings remain below the anticipated level, consistent with the timing and progression of major projects (mainly due to extended completion date for Trinity Valley stormwater project and alignment of payment schedule for Payneham Memorial Swimming Centre. However, with several key activities now underway and project delivery accelerating, it is expected that borrowing levels will continue to increase over the coming months in line with planned funding requirements.

GRAPH 3: CASH BALANCE



GRAPH 4: TOTAL BORROWINGS

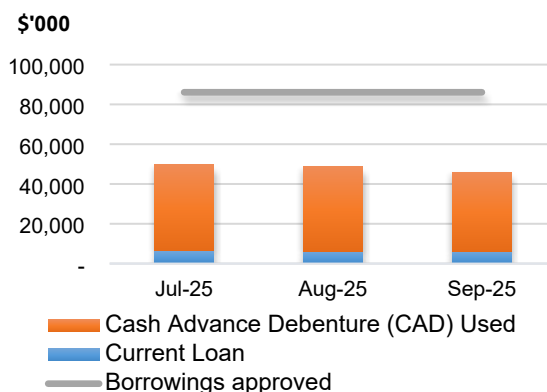


TABLE 5: TOTAL BORROWINGS

	Actual Borrowings as at 30 September 2025	Expected Borrowings as at 30 June 2026
Fixed Rate Loans	\$6,229,509	\$50,341,895
Cash Advance Debenture (CAD)	\$39,946,009	\$28,183,105
Total Borrowings	\$46,175,518	\$78,525,000
Fixed %	13.5%	64.1%
Variable %	86.5%	35.9%

The adopted Budget includes an assumption that \$45,000,000 of borrowings under the Cash Advance Debenture (variable loan) facility will be converted to a Fixed Rate loan by 30 June 2025. This assumption will be re-evaluated and confirmed later in the financial year, taking into consideration prevailing interest rate conditions and overall cash flow requirements.

OPTIONS

Not Applicable. This report is provided for information only.

CONCLUSION

Not Applicable.

RECOMMENDATION

That the report be received and noted.

Cr Knoblauch moved:

That the report be received and noted.

Seconded by Cr Duke and carried unanimously.

13.4 REGIONAL SUBSIDIARIES – AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 30 JUNE 2025

REPORT AUTHOR: Senior Finance Business Partner
APPROVED BY: Chief Executive Officer
ATTACHMENTS: A - D

PURPOSE OF THE REPORT

The purpose of this report is to present the 2024-2025 Audited Financial Statements for the Regional Subsidiaries of which the Council is a Member.

BACKGROUND

Clause 28 of Schedule 2 of the Local Government Act 1999 (the Act), prescribes that a Regional Subsidiary must provide a report to each Constituent Council for the preceding financial year which incorporates the Subsidiaries Audited Financial Statements. This report must be incorporated into the Annual Report of each constituent Council.

The Audited Financial Statements for each of the Regional Subsidiaries of which the Council is a Constituent Member, have been prepared in accordance with the *Local Government (Financial Management) Regulations 2013*.

Section 216 (4) of the *Local Government (Financial Management) Regulations 1999*, requires that:

The Chief Executive Officer of a council must ensure that any audited financial statements of a subsidiary received for the purposes of clause 12 (3) (a) or 28 (2) (a) of Schedule 2 of the Act are laid before the council at the first meeting of the council following their receipt by the Chief Executive Officer on behalf of the council.

The following Audited Financial Statements are attached to this report:

- Eastern Health Authority Inc. as contained in **Attachment A**;
- Eastern Waste Management Authority Inc as contained in **Attachment B**;
- ERA Water as contained in **Attachment C**; and
- Highbury Landfill Authority Inc. as contained in **Attachment D**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not applicable.

FINANCIAL AND BUDGET IMPLICATIONS

There are no financial and budget implications resulting from the preparation of this report.

The financial performance of the Regional Subsidiaries of which this Council is a Member, one accounted for in the Council's Annual Financial Statements which are submitted concurrently.

The Council has included in its reported Operating Surplus, based on the respective ownership shares as detailed in Table 1, a Net Income associated with its Regional Subsidiaries of \$12,874 (2023-2024: \$295,047 Net Loss).

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Cr Piggott is a Board Member of the East Waste Management Authority, ERA Water and the Highbury Landfill Authority.

Cr Moorhouse is a Board Member of the Eastern Health Authority Board of Management.

Community

Not Applicable.

Staff

Not Applicable.

Other Agencies

Not Applicable.

DISCUSSION

Table 1 below sets out the Net Surplus (Deficit) of the respective Regional Subsidiaries for the year ended 30 June 2025, together with the Council's share of the Operating Result which has been accounted for in the Council's 2024-2025 Financial Statements.

TABLE 1: REGIONAL SUBSIDIARY NET SURPLUS/ (DEFICIT)

Regional Subsidiary	Net Surplus / (Deficit)	Councils Share of Net Operating Surplus / (Deficit)	
	\$	Percentage	\$
Eastern Health Authority	191,892	28.12%	53,956
Eastern Waste Management Authority	274,000	12.50%	34,250
ERA Water	(585,102)	33.33%	(195,034)
Highbury Landfill Authority	296,607	40.36%	119,702

Important points to highlight resulting from the 2024-2025 Financial year are:

- **Eastern Health Authority**

The Eastern Health Authority Inc. reported an Operating Surplus of \$199,496. The Authority reported lower User Charges during the year primarily related to lower worksite immunisation and food auditing fees due to fewer worksites, fewer participation in immunisation and a decrease in billable audit hours. This decrease in income was offset by an increase in investment income due to higher cash deposits held and sundry income due to an insurance claim.

During the year, the Authority reported lower Employee Costs as a result of periodic staff vacancies. The Authority also wrote-off Bad and Doubtful Debts of \$47,361 relating to unclaimed fines and inspection fees from prior years. The Authority's Right of Use Asset and Lease Liability calculation was updated in the financial year, to reflect the new building lease entered in January 2025. The life of the lease was extended to reflect the new lease agreement which resulted in the lease liability and Right of Use asset increasing and the corresponding annual Depreciation and Interest recognition (Finance costs) being affected by the new lease conditions.
- **Eastern Waste Management Authority**

The Operating Income Statement shows a year end Net Surplus of \$274,000, which is primarily attributed to higher income from User Charges. The higher User Charges are related to higher waste processing and collection income (\$2.605 million) and higher Other income relating to Bin supply and replacement (\$511k) partially offset by increases in Bin Service Costs, Waste Processing Costs and Maintenance Costs.

During the year, East Waste's Fleet Maintenance Costs increased by \$124,000 as a result of a number of significant vehicle breakdowns coupled with bringing the fleet replacement program back in line. This was offset by decreased spending on fuel expenditure by \$200,000 due to a favourable and stable diesel cost per litre during the year.

The cash balance at the end of the 2024-2025 financial year shows a net increase of \$88,000, noting higher than anticipated Debtors as at 30 June 2025 as a result of invoice timing and payments by members. The Authority reported that the end of the year 2024-2025 is relatively stable and remains at a level that the Administration is comfortable with.
- **ERA Water**

During 2024-2025 irrigation season, South Australia experienced another very dry year, with rainfall of 299mm against a long-term average of 537mm, leading to the second highest volume of water sales (281.4ML) by ERA Water. The highest volume of water sales being 316.7ML in 2023-2024, which was also a particularly dry year.

ERA Water reported an Operating Deficit of \$585,102 for the financial year 2024-2025 (Operating Deficit 2023-2024 \$611,161). ERA Water reported higher User Charges and Other Income due to higher water sales including annual supply charges from Constituent Councils as a result of dry conditions and income from insurance claim for repairs undertaken during the year.

ERA Water also reported a reduction in its Employee Costs offset by an increase in Professional Services during the year due to the changeover from direct employment to contractual based support services. During the year, ERA Water reported higher as average interest rates were higher compared to prior year albeit with a small reduction in total borrowings.

- Highbury Landfill Authority Inc. The Highbury Landfill Authority Inc. reported an Operating Surplus of \$296,607. The surplus was primarily due to the release of Provision funds (\$474,187) to the Profit & Loss Statement as a result of remeasurement adjustments. The Authority has an ongoing obligation to manage the post-closure phase for the landfill in accordance with the South Australian Environment Protection Authority (SA EPA) Guidelines. The minimum post-closure period is 25 years that commenced on 1 July 2009. A provision for the Highbury Landfill has been accrued. A net present value (NPV) calculation has been made by estimating cashflows to manage the Highbury site as set out in the SA EPA Guidelines. The cash outflows have been escalated at an inflation forecast of 2.1% per annum (2024:3.8%) and the discount rate used is equivalent to the 10 year Commonwealth Bond indicative rates as at 30 June 2025. This NPV calculation has been incorporated into the provision and represents the Authority's best estimate of its future liability to manage the Highbury Landfill post-closure phase.

OPTIONS

Not Applicable.

This report is presented for information purposes only.

CONCLUSION

The financial performance of the Regional Subsidiaries of which this Council is a Constituent Member, is accounted for in the Council's Annual Financial Statements which are submitted concurrently.

The Council has included in its reported Operating Surplus, based on the respective ownership shares as detailed in Table 1, a net income associated with its Regional Subsidiaries of \$12,874 (2023-2024: \$295,047 net loss).

RECOMMENDATION

That the report be received and noted.

Cr Robinson moved:

That the report be received and noted.

Seconded by Cr Callisto and carried unanimously.

13.5 FINANCIAL RESULTS 2024-2025

REPORT AUTHOR: Senior Finance Business Partner
APPROVED BY: Chief Executive Officer
ATTACHMENTS: A - C

PURPOSE OF THE REPORT

The purpose of this report is to provide the Council with the 2024-2025 Audited Financial Statements. In addition, a report comparing the Council's Audited Financial Result to the 2024-2025 Adopted Original Budget and the 2024-2025 Audit Completion Report prepared by the Council's Auditors is provided for information.

BACKGROUND

As required by Section 127 of the *Local Government Act 1999* (the Act), the Council must prepare Annual Financial Statements in accordance with the *Local Government (Financial Management) Regulations 2011* (the Regulations).

Regulation 10 of the Regulations requires the Council to prepare and consider a report, no later than 31 December in each year, showing the Audited Financial results for the previous financial year, compared with the Estimated Financial results set out in the Budget, presented in a manner consistent with the Model Financial Statements.

Pursuant to Section 126(4)(a) of the Act, the Audit & Risk Committee (the Committee) is required to review the Council's Annual Financial Statements to ensure that the Statements present fairly the state of affairs of the Council.

The Committee considered the Council's Annual Financial Statements at its Meeting held on 13 October 2025. The Committee recommended that the Annual Financial Statements for the year ended 30 June 2025, be adopted by the Council.

The Council's 2024-2025 Financial Statements comparing the actual result to the 2024-2025 Adopted Original Budget are contained in **Attachment A**.

The Council's 2024-2025 Audited Financial Statements are contained in **Attachment B**.

The 2024-2025 Audit Completion Report prepared by the Council's Auditors, Galpins, is contained within **Attachment C**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

The 2024-2025 financial results reflect a stronger operating position, with income growth outpacing expense increases and delivering an Operating Surplus of \$2.30 million (3.9% of income). This improvement was supported by higher rates revenue, increased grant funding and modest growth in non-rate income, offset by higher depreciation and finance costs. Significant investment of \$43.63 million (excluding grants received specifically for new or upgraded assets) in capital projects was undertaken, with a strong focus on new infrastructure, while some renewal works were deferred to align with project delivery timeframes. Key Financial Indicators highlight a positive operating performance, though Net Financial Liabilities increased due to new borrowings and the asset renewal funding ratio fell below target, reflecting timing adjustments in renewal expenditure. Overall, the Council remains in a sound financial position, while continuing to balance operational needs, service delivery, and investment in community infrastructure.

Compared with the Adopted Budget Operating Surplus of \$229,418, Council's 2024-2025 financial results report a significantly higher operating surplus of \$2.301 million. The variance was predominantly due to the delay in advancement of 85% of the Federal Government 2024-2025 Financial Assistance Grant which was due to be received on 28 June 2024. The Grant, totalling \$1.267 million, was received by the Council on 1 July 2024 and therefore, recognised in the 2024-2025 financial year.

Details of the main drivers of the variances between the 2024-2025 Actual Results and Operating Surplus forecasted in the Adopted Original Budget, are contained in the Discussion Section of this report.

After Capital Items, the Council is reporting a Total Comprehensive Income of \$66.955 million against an Adopted Net Surplus of \$11.697 million, with the favourable variance being driven by revaluation of Infrastructure, Property, Plant & Equipment.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Elected Members and the Audit & Risk Committee have received regular reports on the Council's financial performance throughout the year.

A report on the Annual Financial Statements and Audit Report, was presented and considered by the Council's Audit & Risk Committee on 13 October 2025.

Mayor Bria and Cr Piggott are Members of the Council's Audit & Risk Committee.

Community

Not Applicable.

Staff

Responsible Officers, General Managers and Council's External Auditors.

Other Agencies

Not Applicable.

DISCUSSION

The 2024-2025 Annual Financial Statements have been finalised, providing Council with a comprehensive assessment of its financial performance for the year. This report not only compares actual results against the Adopted Original Budget and identifies year-on-year (YoY) variances, but also highlights key achievements, explains material variances, and assesses the implications for Council's financial sustainability. The analysis offers valuable insights into how effectively the Council has managed its resources, balanced operational and capital priorities, and positioned itself to meet future service delivery and infrastructure needs.

FINANCIAL PERFORMANCE 2024-2025 vs ORIGINAL ADOPTED BUDGET 2024-2025

The 2024-2025 Actual Results are compared to the Original Adopted Budget, as presented in Table 1 and further detailed in **Attachment A**.

TABLE 1: FINANCIAL PERFORMANCE 2024-2025 vs ORIGINAL ADOPTED BUDGET

	Budget 24/25	Actuals 24/25	B vs A variance	B vs A variance
	\$'000	\$'000	\$'000	%
Income				
Rates	47,230	47,346	116	0.2%
Grants	3,121	4,110	989	31.7%
Non-rate Income	6,727	7,694	967	14.4%
Total Income	57,078	59,150	2,072	3.6%
Expenses				
Employee costs	19,485	17,490	(1,996)	-10.2%
Materials, contracts & other expenses	21,910	23,433	1,523	7.0%
Depreciation, amortisation & impairment	13,079	14,376	1,297	9.9%
Finance costs	2,375	1,550	(825)	-34.7%
Total Expenses	56,849	56,848	(1)	0.0%
Operating Surplus/(Deficit)	229	2,301	2,072	903.1%
Capital Expenditure renewals	20,424	9,964	(10,460)	-51.2%
Capital Expenditure new	39,368	33,662	(5,706)	-14.5%
Indicators				
Operating Surplus/(Deficit)	0.4%	3.9%	3.5%	
Net Financial Liabilities	150.9%	87.4%	(63.5%)	
Assets Renewal Funding	170.1%	82.9%	(87.2%)	

Statement of Comprehensive Income

Operating Income & Expenses

The Council delivered an Operating Surplus of \$2.301 million, compared to the Adopted Budget, with forecasted Operating Surplus of \$229,418, which resulted in a favourable variance of \$2.072 million. The major variances (over 5%) from the Adopted Operating Surplus are outlined in Table 2 below.

TABLE 2: MAJOR VARIANCES FROM ADOPTED OPERATING SURPLUS

	Reasons for the Variance	Amount (\$)
INCOME		
Statutory Charges	Statutory Charges were Favourable to the Budget mainly due to higher income derived from Development Assessment fees and Hoarding Licences. This is a result of an increase in both the number Development Applications that have been lodged and approval of more Hoarding Licences for major development projects in the City.	286,355
Grants, subsidies & contributions: Operating	Grant funding received was Favourable to the Adopted Budget due to the delay in receipt of the advance payment for the <i>Financials Assistance Grant for 2024-2025 by the Commonwealth Government</i> , which was expected to be received in June 2024 but received in the 2024-2025 financial year.	1,166,392
Grants, subsidies & contributions: Capital	Grant funding received was Unfavourable to the Adopted Budget due to the timing of the <i>Local Roads and Community Infrastructure (LRCI) Grant</i> .	(177,757)
Investment Income	Investment Income was Unfavourable to the Budget driven primarily by lower interests earned on the Councils deposits with the Local Government Finance Authority (LGFA).	(67,419)
Other Income	Other Income was Favourable to the Adopted Budget driven primarily by: - Local Government Risk Services (LGRS) insurance rebates being higher than forecast, - Receipt of Local Government Finance Authority's annual bonus payments calculated in relation to the average deposit and loan levels held during the financial year, - Other unbudgeted sundry income such as the Street Smart Bulk LED upgrade project refund, Emergency Services Levy refund etc. Reimbursements were favourable to the Adopted Budget driven primarily by: - Insurance re-imbursements for claims made during the year, which was offset by expenditure to replace or repair items subject to the insurance claim.	519,704
Net income/ (loss) joint ventures & associates	Council's share of net income/ loss in joint ventures and associates was Favourable which was mainly attributable to Highbury Landfill Authority Inc. recording a better than forecast profit for the 2024-2025 financial year (\$119,702 compared to the Budget of \$5,250).	275,539
EXPENSES		
Employee costs	Employee costs were favourable against the Adopted Budget due to: - Staff vacancies during the year together with difficulties experienced in recruiting replacement staff. Therefore, to meet staffing needs, contract staff were utilised. - Vacant positions that were budgeted for, combined with the time frame to replace positions which became vacant during the year due to resignations and an extremely tight labour market.	1,995,635

Materials, contracts & other expenses	Materials, contracts & other expenses were unfavourable against the Adopted Budget primarily due to, - Contracted services being Unfavourable mainly due to an overspend in Infrastructure maintenance (kerb, footways surface, traffic signs etc.) and Street Trees contracted services as this was undertaken by contractors/ contract labour hire. Maintenance during the year was temporarily outsourced to contractors. - Utilities being Unfavourable due to the timing of the water charges in May and June 2024, that was invoiced to the Council in July 2024 and higher demand for irrigation due to drier summer season December to February 2025. - Subscription, Memberships & Licences being Unfavourable mainly relating to the overspend on Information Services subscriptions due increases in some subscriptions by more than forecast CPI (such as increase in the annual subscription for Microsoft 365 licences). - Legal fees being Unfavourable due to compliance and regulatory matters that required legal advice during the year. - Unplanned maintenance costs being unfavourable mainly in relation to insurance claims and ad hoc repair and maintenance on buildings.	(1,590,776)
Depreciation, amortisation & impairment	Depreciation expense was greater than anticipated mainly due to impact of Asset Revaluation and unit cost update for Transport class of assets revaluation (discussed in Table 4 of this report).	(1,297,051)
Finance Costs	Finance costs were Favourable to the Adopted Budget primarily due to a lower-than-expected level of borrowings. This was mainly attributed to the timing of in the Trinity Valley Stormwater Upgrade Project and the rephasing of the Payneham Memorial Swimming Centre contract payment plan.	824,821

Capital Expenditure

When compared to the Adopted Original Budget, there is underspend of \$16.16m on Capital Projects for both New and Renewal. This does not represent savings as these unspent funds will be carried forward for the projects to be completed in 2025-2026 Financial year.

Statement of Finance Position (Balance Sheet)

The Net Assets of the Council at 30 June 2024, is \$695 million, against an Adopted Budget of \$613 million, a Favourable variance of \$82 million.

Major reasons for the variance in the Net Assets include:

Assets

Current Assets were Favourable compared to the Adopted Budget by \$2.259 million. This was predominantly due to the Favourable variance which amounted to \$1.486 million in Cash and cash equivalents compared to the Adopted Budget. The variance resulted mainly due to timing of the 2024-2025 Financial Assistance Grant totalling \$1.267 million received by the Council on 1 July 2024 and therefore recognised in the 2024-2025 financial year instead of the 2023-2024 Financial year.

Non-Current Assets were Favourable compared to the Adopted Budget by \$47.604 million. This was mainly due to Other Non-current assets which represent Capital Works-in-Progress as at 30 June 2025 (amount to \$39.149 million) and Infrastructure, Property, Plant & Equipment (\$7.022 million). These variances were mainly as a result of the Payneham Memorial Swimming Centre and the Trinity Valley Stormwater Upgrade Project that are yet to be capitalised.

Liabilities

Current Liabilities were Unfavourable compared to the Adopted Budget by \$2.679 million predominantly due to the Trade and Other Payables. This variance was attributable to an unpaid invoice for \$4.9 million in relation to capital works for the Payneham Memorial Swimming Centre for works performed in June 2025.

Non-Current Liabilities were Favourable compared to the Adopted Budget by \$35.027 million. This was mainly due to the long-term borrowings planned to be drawn down as part of the 2024-2025 Adopted Budget which were not required as at 30 June 2025, due to a revision of the timelines for the Payneham Memorial Swimming Centre and the Trinity Valley Stormwater Upgrade Project.

Borrowings were budgeted based on the assumptions to deliver all Capital Projects included in 2024-2025 Adopted original budget. While each year, new additional loan amounts are approved by the Council, draw-down on the loan facility, occurs on 'as needed' basis. As at, 30 June 2025, changes in Major Capital Projects delivery timeline or phasing (mainly Payneham Memorial Swimming Centre, Trinity Valley and George Street), resulted in borrowings to be at approximately 47% of the total approved Loan Budget for 2024-2025 Financial year.

Statement of Cash Flow

For the 2024-2025 Financial year, the Council is reporting a net increase in Cash and Cash Equivalents of \$988,323. The Council generated \$21.977 million from operating activities, with the funds used to complete the Councils Capital Infrastructure Works Program and the Asset Replacement Program (\$40.872 million). Proceeds from borrowings less principal repayments on Council's borrowings of \$19.885 million used to fund Major Capital projects.

FINANCIAL PERFORMANCE 2024-2025 vs FINANCIAL PERFORMANCE 2023-2024

In the 2024-2025 Financial year, the Council recorded total income of \$59.15 million, an increase of \$6.22 million (12%) compared to previous 2023-2024 Financial year. The growth was driven by higher rate income (\$3.68 million, 8%), a significant increase in grant funding (\$1.90 million, 86%) and growth in non-rate income (\$0.64 million, 9%). The variance in grants was predominantly due to the delay in advancement of 85% of *the Federal Government 2024-2025 Financial Assistance Grant* which was due to be received on 28 June 2024. The Grant totalling \$1.267 million was consequently received by the Council on 1 July 2024 and therefore recognised in the financial year 2024-2025.

Total expenses increased by \$4.02 million (8%), mainly due to higher employee costs (\$0.79 million, 5%) with variance driven by increases in line with the Enterprise Bargaining Agreements as well as impact of vacancies, increased materials, contracts and other expenses (\$0.77 million, 3%), additional depreciation (\$1.53 million, 12%) mainly driven by revaluation of assets and higher finance costs (\$0.94 million, 154%) from new borrowings during 2024-2025. This resulted in an operating surplus of \$2.30 million (3.9% of income), compared with a modest \$0.11 million surplus in 2023-2024.

Key financial indicators show improvement in operating performance (surplus ratio rising from 0.2% to 3.9%), while Net Financial Liabilities increased to 87.4% reflecting new borrowings in the 2024-2025 for the Payneham Memorial Swimming Centre Project and the Asset Renewal Funding Ratio decreased to 82.9%, primarily due to adjustments in the timing of certain renewal works, which were rescheduled to align with the delivery timeframe of another project in the same area.

Infrastructure, property, plant and equipment (8%) and Annual Depreciation (12%) increased comparative to the previous year, which predominantly reflects the outcomes of the Council's asset revaluation that was undertaken during 2024-2025 for the **Transport asset class**, which includes roads,

footpaths, kerbs and related infrastructure. These revaluation adjustments are reported in the Annual Financial Statements and have had a direct impact on the Council's Balance Sheet, through an uplift in the value of infrastructure, property, plant and equipment, as well as on the Income Statement, with higher depreciation expenses flowing through to operating results. This ensures that the Council's financial statements continue to present a fair and accurate value of its asset base and the associated cost of maintaining service delivery over time.

The impact of the Asset revaluations undertaken during the 2024-2025 financial year are detailed below in Table 4.

TABLE 4: IMPACT OF ASSET REVALUATION

Asset Class	Revaluation Increase/(Decrease) \$million	Comments
Land	4.807	Represents a 1.9% increase in Fair Value based on the Local Government Price Index for March 2025.
Buildings and Other Structures	1.275	Represents a 1.9% increase in Fair Value based on the Local Government Price Index for March 2025.
Open space Assets	(0.327)	Represents a 1.4% decrease in Fair Value based on the unit price assessment undertaken by Tonkin Consulting.
Road Infrastructure	40.903	Represents a 39.3% increase in Fair Value based on the unit price assessment undertaken by Tonkin Consulting. The significant increase in revaluation is attributable to a change in the renewal philosophy to use deep lift asphalt as opposed to replacing the pavement with granular material, to meet community expectations.
Kerbing	(1.766)	Represents a 2.8% decrease in Fair Value based on the unit price assessment undertaken by Tonkin Consulting.
Footpaths	13.772	Represents a 48.5% increase in Fair Value based on the unit price assessment undertaken by Tonkin Consulting. The significant revaluation increase is attributable to the increase in maintenance spending since the previous condition and defect assessment on 1 July 2018, which resulted in an overall improvement of condition, therefore reducing the asset consumption.
River Torrens Linear Park	(0.469)	Represents an 20.3% decrease in Fair Value based on the unit price assessment undertaken by Tonkin Consulting. The revaluation increase is due to the high capital works cost for 2023-2024 reconstruction of 10 shared path segments.
Storm-water Drainage	2.802	Represents a 3.4% increase in Fair Value, based on the unit price assessment undertaken by Tonkin Consulting.
Off- Road Carparks	0.282	Represents a 11.5% increase in Fair Value, based on the unit price assessment undertaken by Tonkin Consulting.
Traffic Control Assets	(0.255)	Represents a 4.8% decrease in Fair Value, based on the unit price assessment undertaken by Tonkin Consulting.

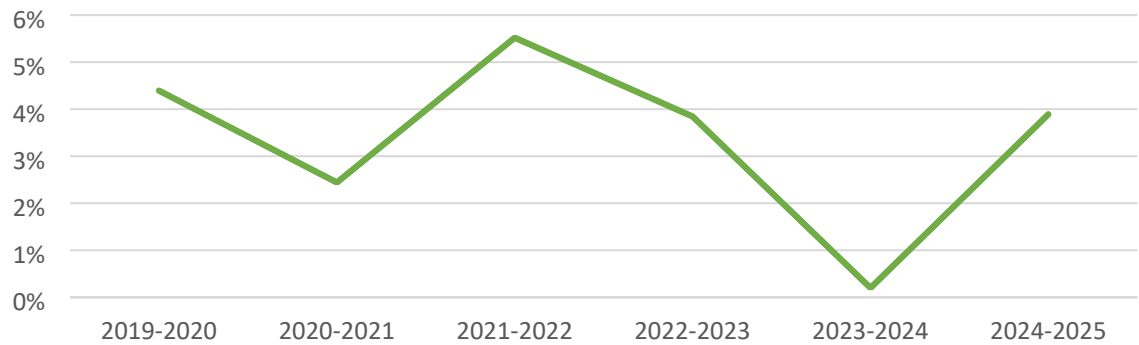
Footbridges	1.789	Represents a 138.1% increase in Fair Value, based on the unit price assessment undertaken by Tonkin Consulting. The Asset Class includes Vehicular Bridges. A review was undertaken for each individual bridge by Tonkins, and it was determined that the current value for the 'waterway' asset is lower than the replacement cost for the asset. Therefore, as part of this Bridge valuation, the Vehicular Bridge Structure component includes an allowance for the expected over-and-above cost.
Total	62.814	

Financial Ratios

Financial indicators represented by the following three (3) Financial Ratios:

- Operating Surplus Ratio (refer to Figure 1);
- Net Financial Liabilities Ratio (refer to Figure 2); and
- Asset Renewable Funding Ratio (refer to Figure 3).

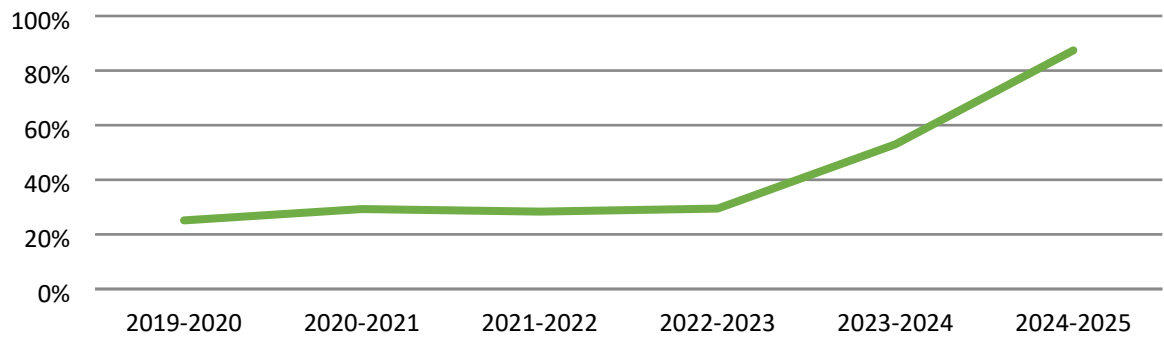
FIGURE 1: OPERATING SURPLUS RATIO



The Long-Term Financial Plan 2024-2034 Target: between 0% and 10%

The Operating Surplus Ratio expresses the Council's Operating Surplus/ (Deficit) as a percentage of Operating Revenue.

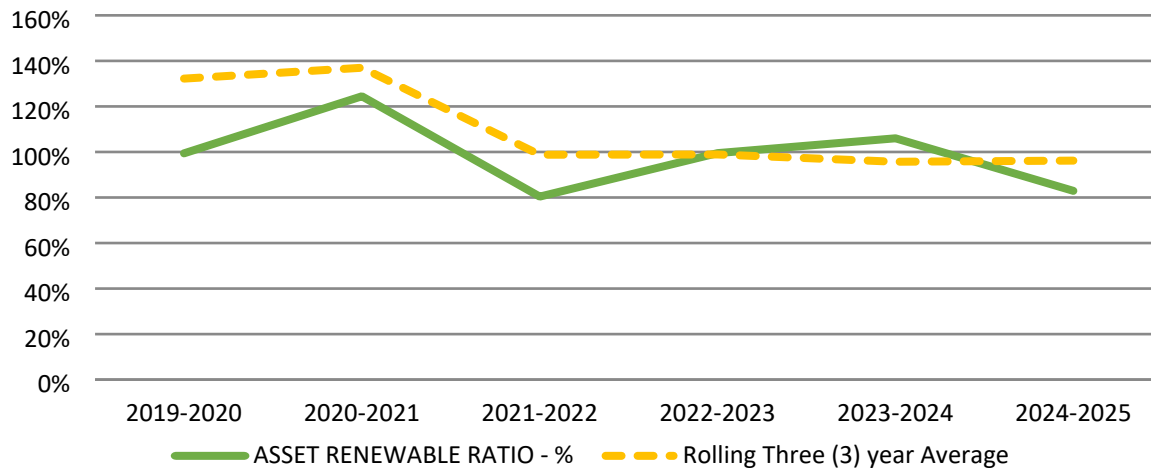
FIGURE 2: NET FINANCIAL LIABILITIES RATIO



The Long-Term Financial Plan 2024-2034 Target: less than or equal to 100%

The Net Financial Liabilities Ratio measures the extent to which the net amount owed by the Council is met by its Operating Revenue. Net Financial Liabilities are represented by Total Liabilities less Current Assets.

FIGURE 3: ASSET RENEWAL FUNDING RATIO



The Long-Term Financial Plan 2024-2034 Target: between 90% and 110% on a 3 year rolling average.

The Asset Renewal Funding Ratio measures whether the Council is renewing or replacing existing physical assets (roads, footpaths, buildings etc.), at the same rate as the stock of assets is “wearing out”. The Asset Renewal Funding Ratio, is measured against the extent of the renewal expenditure that is incurred, compared to the planned renewal expenditure, as set out in the Council Asset Management Plans.

The Council's 2024-2034 Long Term Financial Plan has set a target of between 90% and 110%, on a three (3) year rolling average. In some instances, the Council may be required to accelerate or decelerate the renewal or replacement of its existing asset base.

2024-2025 AUDIT COMPLETION REPORT

The Council's External Auditors, Galpins Trading Pty Ltd, have completed the statutory audit of the Council for the 2024-2025 Financial Year and have issued an Unqualified Audit Report on the Annual Financial Statements for the financial year ended 30 June 2025. A copy of the Audit Opinion is contained in **Attachment C**.

In the Auditors opinion, the financial report prepared by the Council presents fairly, in all material respects, the Council's financial position as at 30 June 2025 and its financial performance for the year ended 30 June 2025 in accordance with the Australian Accounting Standards, *Local Government Act 1999* and *Local Government (Financial Management) Regulations 2011*.

The report identified one Low Risk finding relating to 21 employees with annual leave balances in excess of 300 hours (approximately 2 years of entitlement) and recommended that the Council implement strategies to systematically reduce these leave balances.

OPTIONS

Not Applicable.

CONCLUSION

The Council concluded the financial year with an Operating Surplus of \$2.301 million (2023-2024: \$108,598).

After Capital Items, which includes the impact of assets revaluations and grant funding specifically for asset upgrades or renewals and asset disposals, the Council is reporting a Total Comprehensive Income of \$66.955 million (2023-2024: \$41.944 million).

The Council's Auditor, Galpins, have completed the audit of the Council's Financial Statements and have advised that they will sign an unqualified Independent Auditors' Reports in the form prescribed, upon the Presiding Member of the Audit & Risk Committee signing the "Council Certificate of Audit Independence".

There were no significant issues raised during the audit of this year's Financial Statements which would prevent the Council from adopting the 2024-2025 Financial Statements.

RECOMMENDATION

1. That the comparative analysis of the audited Annual Financial Statements and original adopted 2024-2025 budget as contained in **Attachment A**, be received and noted.
2. That the Annual Financial Statements for the year ended 30 June 2025, as contained in **Attachment B**, be adopted.
3. That the Auditor's Report provided by the Council's Auditors, Galpins Trading Pty Ltd to the Council, regarding to the 2024-2025 Audit Completion Report, as contained in **Attachment C**, be received and noted.

Cr McFarlane left the meeting at 9:41 pm.
Cr McFarlane returned to the meeting at 9:42 pm.

Cr Piggott moved:

1. *That the comparative analysis of the audited Annual Financial Statements and original adopted 2024-2025 budget as contained in Attachment A, be received and noted.*
2. *That the Annual Financial Statements for the year ended 30 June 2025, as contained in Attachment B, be adopted.*
3. *That the Auditor's Report provided by the Council's Auditors, Galpins Trading Pty Ltd to the Council, regarding to the 2024-2025 Audit Completion Report, as contained in Attachment C, be received and noted.*

Seconded by Cr Duke and carried.

13.6 NORWOOD SWIMMING CENTRE - RENEWAL COST ESTIMATE

REPORT AUTHOR: General Manager, Community Development
APPROVED BY: Chief Executive Officer
ATTACHMENTS: A

PURPOSE OF THE REPORT

The purpose of this report is to provide a cost estimate for the renewal of the Norwood Swimming Centre on a "like-for-like" basis.

BACKGROUND

The Council owns and operates both the Norwood Swimming Centre (NSC) and the Payneham Memorial Swimming Centre (PMSC).

The PMSC is currently undergoing a major redevelopment which is expected to be completed in 2026.

The Council's Swimming Centres Long Term Strategy sets out the direction for both the NSC and the PMSC. The key components within the Strategy, include retention of two outdoor pool facilities and the provision of diverse aquatic recreational opportunities, including:

- lap swimming;
- swim coaching/squads;
- learn to swim lessons (private, group and school);
- recreational aquatic play;
- aquatic fitness; and
- community and family gatherings.

The Norwood Swimming Centre (NSC) was opened in the swimming season of 1956-57, comprising an asset reflective of the era, providing a 6-lane outdoor 50 metre pool to principally service recreation and lap swimmers and a smaller outdoor pool mainly utilised for learners and toddlers. The Centre currently operates as a seasonal aquatic facility.

At its meeting held on the 4 August 2025, the Council resolved the following;

That a report be prepared for the Council's consideration that provides concepts and broad costings (based on 2025 prices) for refurbishment of the Norwood Swimming Centre as a public pool, acknowledging that the refurbishment or redevelopment of the Norwood Swimming Centre is not included in the current Long-Term Financial Plan as a major project.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Outcome 1: Social Equity

An inclusive, connected, accessible and friendly community.

Objective 1.1: Convenient and accessible services, information and facilities.

Strategy 1.1.1: Establish community hubs that integrate social support, health, recreational and commercial services, in multi-purpose spaces.

Strategy 1.1.2: Ensure Council places, services, facilities, information and activities are inclusive and accessible to people of all abilities.

Strategy 1.1.3 Design and provide safe, high-quality facilities and spaces for all people.

Objective 1.4: A strong, healthy, resilient and inclusive community.

Strategy 1.4.1: Provide all ages and abilities programs and spaces for sport, recreation and play to support physical and mental wellbeing.

FINANCIAL AND BUDGET IMPLICATIONS

The renewal of the NSC is not currently included as a project in the Council's Long Term Financial Plan (LTFP). Cost estimates for the renewal of the NSC are canvassed in the Discussion section of this report.

RISK MANAGEMENT

A concept plan and cost estimate has been prepared based on a "likefor like" comparison. Whilst it incorporates some modifications to meet the Australian Building Code, it does not reflect a detailed analysis of the site, its listing as a Local Heritage Place, mix and type of assets, community impact or financial sustainability.

The concept plan and cost estimate should be used as an indicative guide only, where the NSC was to be renewed on a "like-for-like" basis.

CONSULTATION

Elected Members

Not Applicable.

Community

Not Applicable.

Staff

Not Applicable.

Other Agencies

Not Applicable.

DISCUSSION

Asset Condition

The Norwood Swimming Centre commenced operation in the mid-1950s and the 50m pool shell is approximately seventy years old, which is twenty beyond the anticipated design life of fifty years. Generally, the Centre reflects its age, both in terms of condition, function, accessibility and commerciality.

Whilst recent repairs have enabled the Centre to continue to operate, there is an increasing risk to the continuity of service due to the age of the facilities.

At the conclusion of the 2022-2023 swimming season, a significant static drop of the water level in the main 50-metre pool was observed, indicating a substantial leak of approximately 100,000 litres of water per day from the pool structure.

In response, short-term urgent repairs were undertaken to ensure the pool was operational for the 2023-2024 season. The repairs included:

- concrete patching to the structure of the pool;
- recaulking construction joints;
- installation of puddle flange bandages to fresh water return inlets;
- resealing of light well pit penetrations;
- fixing and replacing loose and damaged tiles;
- cleaning and removing roots from a soiled water return valve;
- patching and bandaging of cracks; and
- removal of the concrete dive platform.

These repairs to the pool structure have an expected three (3) to five (5) year life.

A report undertaken at that time by MLEI Consulting Engineers noted that:

- there are significant tree roots on both sides of the 50-metre pool which are exacerbating cracks in the pool walls as well as coming through leaking joints between the soiled water return trough and the pool shell;
- movement joints are past their serviceable life and are leaking;
- the soiled water return troughs are no longer within their serviceable design life and the size of the troughs are likely no longer capable of allowing for compliant rates of water turn-over;
- the existing tiled finish is at the end of its serviceable life; and
- the cementitious grout has deteriorated exposing the sharp edges of tiles.

It is possible that over the coming years, the extent of deterioration of the 50-metre pool will result in a failure to the extent that it may be unable to be repaired. Whilst the pool shell can be remediated in a variety of ways, significant intrusion into the pool shell and surrounds would be required, thereby triggering a requirement for the pool to be compliant with the Australian Building Code (e.g. to provide accessibility (*Disability (Access to Premises – Buildings) Standards 2010*) and to meet contemporary water filtration standards.

In addition, it is highly likely that such remediation may also require the supporting infrastructure (e.g. buildings and pedestrian pathways), to be renewed in accordance with the Australian Building Code.

Access and Compliance

Prior to the 2024-2025 swimming season, an access report was completed on the NSC site to identify key issues regarding access for people with a disability and/or mobility restrictions.

Key findings from this report include:

- the NSC is lacking in access and facilities for people with disabilities to both the facility and swimming pool;
- no designated accessible parking spaces are provided on the street adjacent to the facility entrance;
- the entry path has a gradient reported as twice as steep as the maximum gradient allowed;
- a step exists at the entrance door as well as the entrance to the first aid room;
- no accessible unisex toilets are available;
- external access to the female changeroom is via stairs without handrails;
- entrance to the female changeroom incorporates floor drainage and has a narrow path of travel;
- sanitary facilities are outdated with no cubicles or showers for the ambulant disabled;
- hoist access to the pool is broken; and
- no ramp access to the pool.

To address some of the access issues identified, a new hoist and pool steps were purchased and installed at the end of the 2024-2025 swimming season to be utilised by the public from the 2025-2026 swimming season.

Whilst remedies are being investigated to identify cost effective solutions to the other issues identified, a majority would require changes to the buildings and/or swimming pool. This would also trigger a requirement for the asset to be compliant with the Australian Building Code and *Disability (Access to Premises – Buildings) Standards 2010*.

Accessible parking

Accessible parking spaces are typically provided within an off-street car park associated with a facility. As there is no off-street car park serving the NSC, there are currently no accessible parking spaces available on-site. The nearest accessible parking spaces are located within the off-street car park off High Street, approximately 100 metres from the NSC entrance.

Providing accessible parking on-street presents challenges, as full compliance with the requirements of the Australian Standards necessitates wider and longer bays than standard on-street parking spaces to accommodate side or rear loading.

However, the relevant Australian Standard includes a clause allowing local authorities to provide the most accessible design practicable where full compliance cannot be achieved due to site constraints. In this case, it is difficult to provide a fully compliant on-street accessible parking space on Phillip Street adjacent to the NSC. Nevertheless, existing on-street parking spaces could be reallocated as accessible parking spaces with the addition of a kerb ramp to improve accessibility to the NSC.

Local Heritage Place

The NSC complex is listed as a Local Heritage Place, adding to the complexity of any re-development of the facility. With respect to the Local Heritage listing, the Norwood Pool is identified as an important example of a Council swimming centre inspired by the Melbourne Olympics, being the first of its kind erected in South Australia. The development implications arising from its listing as a Local Heritage Place require – all things being equal – the retention and protection of the original form of the building (being the pool and changeroom facility), its setting and all associated original fabric, as viewed from the road. Whilst this does not necessarily preclude a redevelopment, any adaptive re-use of the facility will need to take this into account. Alternatively, the Council could seek to undertake a Planning Code Amendment to seek to remove the heritage listing.

Renewal - Concept Design and Cost Estimate

The design of a redeveloped NSC would likely be significantly influenced by:

- construction of the PMSC and other new aquatic facilities, and their impact on the financial sustainability of the NSC (i.e. the Council may seek to provide a different level of functionality to respond to a broader/alternate range of community interests and improve financial performance);
- contemporary community expectations resulting in the inclusion of new features (e.g. improved carparking, shade etc.);
- a need to meet the Australian Building Code; and
- implications associated with the existing Local Heritage Listing.

As renewal of the NSC is not currently an endorsed Council project in the current Long Term Financial Plan, there is insufficient analysis to determine the scope and cost of renewal.

However, for the purposes of informing the Council on a base cost of renewal, an initial concept design has been developed. Key features of the concept design include:

- "like-for-like" renewal of assets, except where an obvious Australian Building Code requirement necessitates modification;
- inclusion of a ramp to the 50 metre pool design; and
- expanded and relocated plant room.

Illustrations of the existing design and the replacement concept design used to inform the basis of this report are included in Attachment A - Norwood Swimming Centre - Existing Design Versus Replacement Concept Design.

Rider Levett Bucknall (RLB) have been engaged to provide a cost estimate based on the 'replacement concept design' which forecasts a renewal cost of \$17,235,353.00. The cost estimate includes the following assumptions:

1. a complete demolition of the existing NSC;
2. replicates the existing functionality/asset mix of the current NSC;
3. incorporates improvements where necessary to meet the Australian Building Code (e.g. inclusion of an access ramp into the 50 metre pool).

The cost estimate are set out in Table 1 below.

TABLE 1: FIRST ORDER COST ESTIMATES

Element	Cost (\$)
Margins and adjustments (including 10% professional fees, 10% design contingency and 7% construction contingency and 10% Builders Preliminaries and Supervision)	\$5,106,971
Pool construction	\$8,522,420
Demolition, services, grounds etc	\$1,942,962
Plant, change rooms and inground services	\$1,663,000

The cost estimates donot include any costs associated with the opening of the facility, or its operation (e.g. pre-opening costs, pool equipment, technology such as a point-of-sale system, communications and marketing etc)and to not include any associated items such as water slides etc.

OPTIONS

Not Applicable.

CONCLUSION

A concept plan and cost estimate has been prepared based on a "like -for -like" renewal of the NSC. Whilst it incorporates some modifications to meet the Australian Building Code, it does not reflect a detailed analysis of the site, its listing as a Local Heritage Place, mix and type of assets, community impact or financial sustainability. On this basis, RLB have estimated a cost of renewal at \$17,235,353.00.

The concept plan and cost estimate should be used as an indicative guide only.

RECOMMENDATION

That the report be received and noted.

Cr Piggott moved:

- 1. That the report be received and noted.*
- 2. That the Norwood Swimming Centre be considered for inclusion as part of the next iteration of the Council's Long Term Financial Plan.*

Seconded by Cr Robinson.

With leave of the meeting, Cr Holfeld was permitted to speak to the matter again.

The motion was put and the vote was tied.

Upon the casting vote of the Mayor against the motion, the motion was lost.

Cr Duke moved:

That the report be received and noted.

Seconded by Cr Excell and carried.

13.8 SCHEDULE OF COUNCIL MEETINGS FOR 2026

REPORT AUTHOR: Governance Officer
APPROVED BY: General Manager, Governance & Civic Affairs
ATTACHMENTS: A

PURPOSE OF THE REPORT

The purpose of this report is to present the draft 2026 Schedule of Ordinary Council Meetings and the proposed date for the January 2026 Ordinary Council meeting for the Council's approval.

BACKGROUND

Pursuant to Section 81 of the *Local Government Act 1999*, the Council is required to appoint the times and places for Ordinary Meetings of the Council.

Previously and most recently, at its meeting held on 6 November 2023, the Council resolved that Ordinary Meetings of the Council will be held in the Council Chambers, Norwood Town Hall, commencing at 7.00pm on the first Monday of each month, unless otherwise determined by the Council. In addition, the Council has determined that Council Meetings will conclude by 11.00pm.

In the event of a Public Holiday occurring on the first Monday of a month, historically the Council has determined that in such circumstances, all meetings regularly scheduled for the first Monday, will be held on the first Tuesday of the month, unless otherwise determined by the Council.

A draft Schedule of Meetings for 2026 has been prepared for consideration by the Council, based on the convention (ie previous Council resolutions), of conducting Council meetings on the first Monday of the month.

A copy of the Schedule of Meetings for 2026 is contained in **Attachment A**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

Not Applicable.

CONSULTATION

Elected Members

Nil.

Community

Nil.

Staff

Nil.

Other Agencies

Nil.

DISCUSSION

The current arrangements in respect to the scheduling of Council meetings has worked well and in order to ensure consistency and stability, it is recommended that this schedule be followed in 2026, with one (1) exception, that being, the date of the January 2026 Ordinary Council meeting.

To this end, in 2026 the proposed date for the January Council Meeting is 19 January 2026. As per the case in previous years, this provides for a two (2) week gap between the January Ordinary Meeting of the Council and the scheduled Ordinary Council Meeting in February.

The draft Schedule of Council Meetings for 2026, therefore includes Monday, 19 January 2026, as the recommended date of the first Ordinary Meeting of the Council for 2026, however this can be amended to reflect whatever date the Council determines.

During 2026, there are two (2) Ordinary Meetings of the Council which will be affected by a Public Holiday, namely, the April Council Meeting, which is the Easter Monday Public Holiday and the October Council Meeting, which is the Labour Day Public Holiday. Therefore, in keeping with past practice, indicates that the April Council Meeting will be held on Tuesday, 7 April 2026 and the October Council Meeting will be held on Tuesday, 6 October 2026.

OPTIONS

The Council can determine that the January 2026 Ordinary Meeting of the Council be held on Monday, 19 January 2026 and set the Schedule of Ordinary Council meetings as set out in the attached draft 2026 Schedule of Meetings or it can determine an alternative date for the January 2026 Council meeting and an alternative schedule for Council Meetings during 2026.

CONCLUSION

Determination of the times and places for ordinary meetings of the Council, will ensure compliance with the requirements of the *Local Government Act 1999* and enables these dates and times to be communicated to the community.

Consistency of approach to this issue is recommended.

RECOMMENDATION

1. That the first Ordinary Meeting of the Council for 2026, be held on Monday, 19 January 2026, commencing at 7.00pm in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood.
 2. That Council meetings that fall on a Public Holiday, be held on the first Tuesday of the month, in accordance with the draft 2026 Schedule of Council Meetings as contained in Attachment A, commencing at 7.00pm in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood.
 3. That all other Ordinary Meetings of the Council be held on the first Monday of each calendar month, in accordance with the draft 2026 Schedule of Council Meetings as contained in Attachment A.
-

Cr Robinson moved:

1. *That the first Ordinary Meeting of the Council for 2026, be held on Tuesday, 20 January 2026, commencing at 7.00pm in the Council Chambers, Norwood Town Hall, 175 The Parade, Norwood.*
2. *That all other Ordinary Meetings of the Council be held on the first Tuesday of each calendar month.*

Seconded by Cr Duke and carried unanimously.

Cr Moorhouse moved:

That Information and Briefing Sessions be scheduled on Tuesday evenings during 2026.

Seconded by Cr Robinson and carried unanimously.

13.9 REPORT OF THE AUDIT & RISK COMMITTEE

REPORT AUTHOR: Manager Governance
APPROVED BY: General Manager, Governance & Civic Affairs
ATTACHMENTS: A-B

PURPOSE OF THE REPORT

The purpose of this report is to present the Council with the report and Minutes of the meeting of the Audit & Risk Committee held on 13 October 2025.

BACKGROUND

Section 126(8)(a) of the *Local Government Act 1999* (the Act) requires that a Council Audit & Risk Committee must:

'provide a report to the council after each meeting summarising the work of the committee during the period preceding the meeting and the outcomes of the meeting'.

To implement the above requirement and noting that the Council's Audit & Risk Committee (the Committee) undertakes its work during its meetings, the Committee resolved that the Committee's Work Plan will form the basis for such reports to the Council.

In addition to the above, this report also presents the Committee Meeting Minutes to the Council for noting and provides the opportunity for Council decisions based on recommendations from the Committee, where the matter has not been dealt with by way of a separate report to the Council.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not Applicable.

FINANCIAL AND BUDGET IMPLICATIONS

Not Applicable.

RISK MANAGEMENT

The provision of this report to the Council ensures compliance with the Council's legislative obligations.

Supporting the Committee to meet its legislated purpose, functions and activities will provide the required independent assurance and advice to the Council.

CONSULTATION

Elected Members

Elected Members receive the Agenda and Minutes of the Audit & Risk Committee and consider recommendations made by the Audit & Risk Committee to the Council at Council meetings.

Community

Meetings of the Committee are open to the public to attend in accordance with legislative provisions

Staff

The preparation of the Work Plan which informs this report and the Committee Meeting agenda (with reports) is informed by collaboration between the Council's Governance and Finance Units.

Other Agencies

Not Applicable.

DISCUSSION

a. General Report

The current Work Plan of the Committee is contained within **Attachment A**.

A summary of the items which were considered by the Committee at its meeting held on 13 October 2025, is provided below.

The Committee received and noted the Council's Climate Risk Governance Assessment Report which led to discussion in terms of the Council's role in Resilient East, the consideration of integrating climate change adaptation requirements into Council operations as well as the commitment to climate change mitigation by aiming for 'Net Zero' carbon emissions by 2030.

The Committee noted the Council's 2025-2026 Budget Update report which was considered by the Council at its meeting held on 7 October 2025. This report assists the Committee to meet the requirements of Section 126(4)(f) of the Act which is to review the adequacy of the accounting, internal control, reporting and other financial management systems and practices of the Council on a regular basis.

Section 126(4)(c) of the Act requires that the Committee monitor the responsiveness of the Council to recommendations for improvement based on previous audits. A report providing an update on Previous External Audit Recommendations was therefore provided and noted by the Committee. It is intended that such updates will be provided on a twice-yearly basis and combined with updates on the progress of recommendations from previous Internal Audits.

The Committee received and noted a report regarding the 2024-2025 Audited Financial Statements for each of the Regional Subsidiaries of the Council, these being:

- Eastern Health Authority;
- Eastern Waste Management Authority;
- ERA Water; and
- Highbury Landfill Authority.

In addition, the Committee requested that Mr Jeff Tate, General Manager, ERA Water, be invited to attend the next meeting of the Committee, which will be held in February 2026, to present on ERA Water.

Section 126(4)(a) prescribes that one of the legislated functions of the Committee, is to review the Council's Annual Financial Statements to ensure they present fairly the state of affairs of the Council. The Committee therefore considered the Council's 2024-2025 Financial Results and recommended to the Council that the Annual Financial Statements for the year ended 30 June 2025 be adopted.

In addition, the Committee also noted the comparative analysis to the audited Annual Financial Statements and the Council's original adopted 2024-2025 budget as well as noting the 2024-2025 External Audit Completion Report.

The Committee resolved to go into confidence to facilitate the confidential discussion with the Council's External Auditor, Tim Mulhausler from Galpins Pty Ltd. In accordance with Regulation 17B of the *Local Government (Financial Management) Regulations 2011*, all staff present left the Meeting at that time until this discussion had concluded.

As required by Section 125A(2) and Section 126(4)(g)(i)(B) of the Act, the Committee received the Business Continuity Management Internal Audit Report. The Committee Members discussed the volume of work required and were advised that an update would be provided to the February 2026 Meeting of the Committee.

The Council's Chief Financial Officer provided a presentation of the 2026-2027 Budget process which included an overview of the key steps and timeline associated with the preparation of the 2026-2027 Budget and engagement with the Committee.

The final item of business for the Committee was to consider the 2026 Meeting Dates and Work Plan which were approved as presented with the incorporation of the bi-annual review of progress against previous External Audit and Internal Audit findings.

b. Minutes of the Audit & Risk Committee Meeting

The Minutes of the Committee Meeting held on 13 October 2025, including the reports presented are contained in **Attachment B**.

c. Recommendations to the Council

At the Meeting held on 13 October 2025, the Committee made a recommendation to the Council in relation to the Council's Annual Financial Statements as follows:

"that the Annual Financial Statements for the year ended 30 June 2025, as contained in Attachment B be adopted."

This recommendation has been included in the separate report on the Financial Results 2024-2025.

RECOMMENDATION

That the report be received and noted.

Mayor Bria declared a general conflict of interest in this matter as his sister-in-law is an employee of Bentleys (SA). Mayor Bria advised that he would remain in the meeting and take part in the discussion.

Cr Duke moved:

That the report be received and noted.

Seconded by Cr Piggott and carried unanimously.

13.10 REVIEW OF CONFIDENTIAL ITEMS

REPORT AUTHOR: General Manager, Governance & Civic Affairs
APPROVED BY: Chief Executive Officer
ATTACHMENTS: A, B

PURPOSE OF THE REPORT

The purpose of this report is to present information to the Council regarding a review of the Confidential Items which has been undertaken.

BACKGROUND

In accordance with the *Local Government Act 1999* (the Act), Council (and Committee) meetings are open to the public and attendance is encouraged and welcomed.

There are, however, times where the Council (or a Committee), believes it is necessary to exclude the public from the discussion of a particular matter as provided for in Section 90(3) of the Act.

The public will only be excluded when the need for confidentiality outweighs the principle of open decision making.

In addition to the above, the Act requires the Council to specify the duration of the order (ie determine a suitable period for which the item will remain confidential), and either impose a “release” date or event which will trigger the release of the item or a period after which the Council will review the order and determine if in fact the item should remain confidential.

In accordance with the Act, a review of the Council's Confidential Items as at 30 June 2025, has been undertaken. A summary of all Confidential Items is set out in the Register of Confidential Items which details the date of the order, the grounds upon which the order was made and whether or not the document has become public by virtue of the resolution.

A review of the Audit & Risk Committee's Confidential Items has also been undertaken and a separate register for this Committee's Confidential Items has been prepared.

A copy of the Register of Confidential Items is contained within **Attachment A**.

A copy of the Audit & Risk Committee Register of Confidential Items is contained within **Attachment B**.

STRATEGIC DIRECTIONS

CityPlan 2030 Alignment

Not Applicable.

DISCUSSION

Council Confidential Items

A review of the Confidential Items as at 30 June 2025, has been undertaken.

The Council's last review of the Confidential Items was conducted in April 2025, for the period ending 31 December 2024. A total of 16 items have been considered by the Council “in camera” since that time (up 30 June 2025) and these items have been included in the Register of Confidential Items.

Eleven (11) items are no longer confidential by virtue of the Council's original resolution which specified a time and/or an event to trigger the release of the item. The details of these items are contained in Attachment A.

There are eight (8) items that require the Council's consideration. These items will be considered as part of a separate Confidential report.

Audit & Risk Committee Confidential Items

A review of the Audit & Risk Committee Confidential Items as at 30 June 2025 has also been undertaken.

There are no confidential items which require the Council's consideration.

OPTIONS

The annual review in accordance with Section 91(9) of the Act is simply an administrative review. This does not mean that every confidentiality order needs to be remade. The only orders that need to be remade are those where the existing order is due to expire and the documents have been assessed against the relevant ground contained in Section 90(3) and determined to be required to remain confidential.

This report, therefore, is presented to the Council for information purposes only.

CONCLUSION

The review of the Council's (and Committee), confidentiality orders ensures compliance with the legislative requirements as set out in Sections 90 and 91 of the *Local Government Act 1999*.

RECOMMENDATION

That the report be received and noted.

Cr Callisto left the meeting at 10:25pm.
Cr Callisto returned to the meeting at 10:27pm.
Cr Robinson returned to the meeting at 10:27pm.

Cr Duke moved:

That the report be received and noted.

Seconded by Cr McFarlane and carried unanimously.

14 COMMITTEE REPORTS & RECOMMENDATIONS

Nil

15 OTHER BUSINESS

Cr Mex moved:

That Council writes to the Local Government Association of South Australia, requesting the resolution that was made by Council in respect to Item 12.1 of this Agenda, be added as a late item at the Local Government Association of South Australia Annual General Meeting to be held on 20-21 November 2025.

Seconded by Cr Holfeld and carried unanimously.

16 CONFIDENTIAL REPORTS

16.1 ST PETERS BILLABONG

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the Local Government Act 1999, the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.

and the Council is satisfied that the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 3

Under Section 91(7) and (9) of the Local Government Act 1999, the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

Cr Holfeld moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999, the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -*
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - (ii) would, on balance, be contrary to the public interest.*

and the Council is satisfied that the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Knoblauch and carried unanimously.

Cr Holfeld moved:

Under Section 91(7) and (9) of the Local Government Act 1999, the Council orders that the report, discussion and minutes be kept confidential until this matter is finalised.

Seconded by Cr Knoblauch and carried.

16.2 LAND IN THE TOWN OF WALKERVILLE COUNCIL AREA

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.
- (h) legal advice.

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 3

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, discussion and minutes be kept confidential until such time as the matter is finalised.

Cr Knoblauch moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.*
- (h) legal advice.*

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Callisto and carried unanimously.

Cr Callisto moved:

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, discussion and minutes be kept confidential until such time as the matter is finalised.

Seconded by Cr McFarlane and carried unanimously.

16.3 PAYNEHAM MEMORIAL SWIMMING CENTRE

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and
 - (ii) would, on balance, be contrary to the public interest.

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 3

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, discussion and minutes be kept confidential until the matter is finalised, after which time the order will be reviewed.

Cr Callisto moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (b) information the disclosure of which -*
 - (i) could reasonably be expected to confer a commercial advantage on a person with whom the council is conducting, or proposing to conduct, business, or to prejudice the commercial position of the council; and*
 - (ii) would, on balance, be contrary to the public interest.*

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Holfeld and carried unanimously.

Cr Robinson moved:

Under Section 91(7) and (9) of the Local Government Act 1999 the Council orders that the report, discussion and minutes be kept confidential until the matter is finalised, after which time the order will be reviewed.

Seconded by Cr Holfeld and carried unanimously.

16.4 REVIEW OF CONFIDENTIAL ITEMS - EXTENSION OF CONFIDENTIALITY ORDER

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the Local Government Act 1999, the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 3

Under Section 91(7) and (9) of the Local Government Act 1999, the Council orders that the report, discussion and minutes be kept confidential for a period of five years, after which time the order will be reviewed.

Cr Robinson moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999, the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Holfeld and Carried Unanimously.

Cr Robinson moved:

Under Section 91(7) and (9) of the Local Government Act 1999, the Council orders that the report, discussion and minutes be kept confidential for a period of five years, after which time the order will be reviewed.

Seconded by Cr Knoblauch and carried unanimously.

16.5 CHIEF EXECUTIVE OFFICER'S KEY PERFORMANCE INDICATORS

RECOMMENDATION 1

That pursuant to Section 90(2) and (3) of the *Local Government Act 1999* the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

RECOMMENDATION 3

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential for a period of five (5) years, after which time the order will be reviewed.

Cr Duke moved:

That pursuant to Section 90(2) and (3) of the Local Government Act 1999 the Council orders that the public, with the exception of the Council staff present, be excluded from the meeting on the basis that the Council will receive, discuss and consider:

- (a) information the disclosure of which would involve the unreasonable disclosure of information concerning the personal affairs of any person (living or dead).*

and the Council is satisfied that, the principle that the meeting should be conducted in a place open to the public, has been outweighed by the need to keep the receipt/discussion/consideration of the information confidential.

Seconded by Cr Holfeld and carried unanimously.

Cr Sims moved:

Under Section 91(7) and (9) of the *Local Government Act 1999* the Council orders that the report, discussion and minutes be kept confidential for a period of five (5) years, after which time the order will be reviewed.

Seconded by Cr Holfeld and carried unanimously.

17 CLOSURE

There being no further business, the Mayor declared the meeting closed at 11.55pm.

Mayor Robert Bria

Minutes Confirmed on _____
(date)