



NOTICE

of

ORDINARY COUNCIL MEETING

Pursuant to the provisions of Section 84(1) of the Local Government Act 1999

TO BE HELD IN

**COUNCIL CHAMBERS
PLAYFORD CIVIC CENTRE
10 PLAYFORD BOULEVARD, ELIZABETH**

ON

TUESDAY, 27 JANUARY 2026 AT 7:00 PM

THIS MEETING WILL ALSO BE VIEWABLE AT
<https://www.youtube.com/user/CityOfPlayford>

**SAM GREEN
CHIEF EXECUTIVE OFFICER**

Issue Date: Thursday, 22 January 2026

MEMBERSHIP

MAYOR GLENN DOCHERTY – PRINCIPAL MEMBER

Cr Akram Arifi
Cr Andrew Craig
Cr David Kerrison
Cr Jane Onuzans
Cr Tanya Smiljanic

Cr Marilyn Baker
Cr Shirley Halls
Cr Clint Marsh
Cr Peter Rentoulis
Cr Rebecca Vandepeer

Cr Zahra Bayani
Cr Chantelle Karlsen
Cr Misty Norris
Cr Gay Smallwood-Smith

**City of Playford
Ordinary Council Meeting**

AGENDA

TUESDAY, 27 JANUARY 2026 AT 7:00 PM

1 ATTENDANCE RECORD

1.1 Resignation of Cr Tarr

1.2 Present

1.2 Apologies

1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Ordinary Council Meeting held 16 December 2025 be confirmed as a true and accurate record of proceedings.

3 DECLARATIONS OF INTEREST

4 MAYOR'S REPORT

5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS

6 REPORTS BY COUNCILLORS

6.1 Information Session Record of Attendance9

7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

8 QUESTIONS ON NOTICE

Cr Marsh – Odgers Road and O'Loughlin Road, Virginia

History

The following questions were raised at the Ordinary Council Meeting on 16 December 2025, regarding traffic and impact assessments and traffic movement along Odgers Road, Virginia. Mr Matt Dineen (Senior Manager Development Services) took the questions on notice.

Question

Have staff undertaken a recent traffic or impact assessment in light of the new estate coming online, and any other estates or growth that may affect traffic movement along Odgers Road, Virginia; if so, when was the most recent assessment that considered all relevant impacts on Odgers Road, Virginia?

Answer

Staff advised that traffic and related impacts would have been considered as part of the land division assessment process. While an exact date could not be confirmed, this assessment would have occurred prior to the 2024 presentation provided to Elected Members.

Question

Did that assessment provide any recommendations regarding connecting roads or adjacent connections, recognising the need for people to work, walk, play and move throughout the township?

Answer

This assessment provided by the applicants traffic engineer and then reviewed by Council staff, principally considered the appropriateness of the internal road network, however, makes the following comments relevant to Odgers and O'Loughlin Roads, Virginia:

- Identification of the alignment, local road status, speed environment and pavement width of Odgers Road and O'Loughlin Road, Virginia at 4.5m wide.
- Recognition that the proposed division will upgrade the width of O'Loughlin Road Virginia, by 1m to the frontage of the site as part of their works so as to meet the minimum carriageway width.
- Identification of one (1) recorded road crash on either Odger Road, Virginia or O'Loughlin Road, Virginia between 2016 and 2020, being the most recent reporting period.
- Recommends that the intersection of Odgers and O'Loughlin Roads, Virginia prioritises north/south movements along O'Loughlin Road, Virginia (and the subject development entrance) as opposed to prioritising movements between Odgers and O'Loughlin Roads, Virginia as sought by Council.

Consideration within the division has been made for road connections into surrounding land, but the assessment report did not speak to the broader existing network connections. Such strategic considerations are made at the structure planning stage, through the relevant rezoning of land, as opposed to at a land division by land division assessment. A traffic assessment was undertaken at the time of the rezoning of the land, to which both Odgers Road, Virginia and O'Loughlin Road, Virginia were identified within the study area but not outlined within the identified upgrades. Rather Odgers Road, Virginia and O'Loughlin Road, Virginia were captured under the broader heading of 'Internal Roads (0-15 years)' for a stage by stage consideration.

Cr Kerrison – Odgers Road and O’Loughlin Road, Virginia**History**

The following questions were raised at the Ordinary Council Meeting on 16 December 2025, regarding site assessments and consultation undertaken for this development along Odgers Road, Virginia. Mr Matt Dineen (Senior Manager Development Services) took the questions on notice.

Question

Where does Council stand in relation to this development: was a site assessment undertaken, were residents consulted, and how did the development receive approval given the existing conditions?

Answer

The subject land division application was assessed against the State Government’s Planning and Design Code, which does not allow for public consultation to occur for such a development within this zone. A site assessment was undertaken as part of the assessment of the application.

The Planning and Design Code and relevant legislation gives limited consideration to ensuring the external road network meets current standards, rather it considers appropriate connection of the division to an all-weather access road. Consideration is then given to whether a development exceeds volumes expected along a local road, and any impacts of such volumes on intersections. In this instance Odgers Road and O’Loughlin Road, Virginia are currently operating as local roads and facilitating local road movements. The proposed division does not then result in a volume of vehicles exceeding that expected to be catered for within a local road network, i.e. the function of the road does not change and accordingly it is not the responsibility of this development to correct an existing issue.

This approach seeks to ensure that entire network upgrades to current standards do not fall to one applicant. Particularly in growth areas, there will typically be points of constraint as development progresses, to which multiple development impacts, not just the first mover. To pass on such costs to the first developer creates uncertainty in the progression of intended development and an uncertain scope as to the extent of such upgrades. The intent of the Road Infrastructure Deed (or similar mechanisms) is to identify such external road upgrades and put in place the cost share model and pathway for implementation. The Planning and Design Code sits separate to Deeds and similar agreements.

The application received approval as the proposal met the provisions of the Planning and Design Code and through the application process, the applicant met their legal obligations in provision of applicable financial contributions to the Road Deed and upgrade of the site frontage of O’Loughlin Road, Virginia.

Question

With a further 100 or more vehicles expected in the area, what options does Council have to manage the anticipated impacts, and was there any opportunity to require that supporting infrastructure be delivered before development approval was granted?

Answer

As outlined above, the Planning and Design Code gives limited consideration to ensuring the existing local road network meets current standards.

To require that supporting infrastructure be delivered prior to development approval being granted under the current system would require that Council refuse the proposed development. Council does have the ability to refuse a land division application but requires appropriate merit to do so. In this instance the applicant:

- was proposing a residential land division within residential type zoning / land that envisaged such a division at this density
- was ensuring appropriate connection of their division to the existing local road network, inclusive of upgrade to this connection as envisaged by the Planning and Design Code
- was contributing financially to identified local network upgrades as identified within the relevant Virginia Growth Area Road Infrastructure Deed
- was upgrading their O'Loughlin Road, Virginia frontage, relevant to their development stage.

Accordingly, whilst Council is able to refuse development, the applicable policy would not support such a refusal in this instance.

In preventing this from occurring in the future, issues such as this are considered in how we approach and respond to future deed / infrastructure scheme considerations.

Such considerations include:

- ensuring roads such as this are picked up in future agreements, to ensure a clear pathway for upgrade including cost share and timing
- promoting clear sequencing in the progression of growth areas, with defined requirements for the upgrades required at each stage. This limits the ability for multiple growth fronts that can create competing infrastructure priorities. Where a developer seeks to construct out of sequence, they do so with the understanding that any upfront infrastructure costs will be at their expense
- highlighting the need for changes to be made to future agreements such as Infrastructure Schemes without needing to recommence the process.

Council staff have also been reviewing interstate models for growth coordination to inform discussions with the State Government and Council's advocacy positions. Through this review, we have identified opportunities for improvement to relevant planning policy provisions that enable a stronger position in ensuring that infrastructure precedes or closely follows development. We will be working such opportunities through with the State Government.

9 QUESTIONS WITHOUT NOTICE

10 PETITIONS

Nil

11 DEPUTATION / REPRESENTATIONS

Nil

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE**14 COMMITTEE REPORTS**

Nil

15 STAFF REPORTS*Matters for Information*

- 15.1 Budget Update Report (Attachment)11
- 15.2 Mid-Year Review - End of Year Forecast (Attachment)20

16 INFORMAL DISCUSSION

Nil

17 CONFIDENTIAL MATTERS

Nil

18 CLOSURE

Reports by Councillors

6.1 INFORMATION SESSION RECORD OF ATTENDANCE

Contact Person: Sarah Schutz

Information Session Record of Attendance

- The attendance record for Information Sessions held in January 2026 is provided below.

	13 January 2026 Start: 7:00pm	
	Attendance	Attendance Comment
Mayor Glenn Docherty	✓	
Cr Akram Arifi	✓	Arrived 7:03pm
Cr Andrew Craig		Apology
Cr Chantelle Karlsen		Apology
Cr Clint Marsh		Arrived 7:05pm
Cr David Kerrison	✓	
Cr Gay Smallwood-Smith	✓	
Cr Jane Onuzans	✓	
Cr Katrina Tarr		Apology
Cr Marilyn Baker	✓	
Cr Misty Norris	✓	
Cr Peter Rentoulis	✓	
Cr Rebecca Vandeppear	✓	
Cr Shirley Halls	✓	
Cr Tanya Smiljanic	✓	
Cr Zahra Bayani	✓	Arrived 7:01pm

STAFF REPORTS

Matters for Information

15.1 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Tony Lewis

Delegated Authority : Matters for Information

Attachments : 1 [↓](#). Budget Update Report

Purpose

To inform Council on the organisation's financial performance to the end of December 2025.

STAFF RECOMMENDATION

Council notes the Budget Update Report (Attachment 1) for the period ending 31 December 2025.

Relevance to Strategic Plan

Decision-making filter: We will ensure that we meet our legislative requirements and legal obligations.

This item ensures Council meets its legislative requirements under the *Local Government (Financial Management) Regulations 2011* and Section 123(13) of the *Local Government Act 1999*. It also provides transparent financial reporting to the community by illustrating how our Finance Strategy is achieving long term financial sustainability.

Relevance to Community Engagement Policy

There is no requirement to consult the public on this matter.

Background

Council has a responsibility under the *Local Government (Financial Management) Regulations 2011* and Section 123(13) of the *Local Government Act 1999* to consider financial reports on the Council's financial performance and budget position.

Current Situation

Budget Position

A Revised Budget was adopted by Council on 28 October 2025 following the First Budget Review (Resolution 6421). There was an increase of \$0.4M to the overall operating surplus to \$11.1M, and a decrease of \$0.3M to the structural surplus to \$1.7M. Unfavourable movements included decreased Federal Assistance Grant allocation for 2025/26 and increased operating costs associated with additional approved capital. These were offset by an increase in grant funding for Special Local Roads (SLR) not included in the Annual Business Plan.

The table below summarises the impact of budget review:

Operating Position 2025/26	Operating \$000's (Unfav)/Fav	Structural \$000's (Unfav)/Fav
Original Budget	10,682	2,040
Grant Funding (Financial Assistance Grant)	(87)	(87)
Grant Funding (Identified Local Roads Grant)	(77)	(77)
Grant Funding (Special Local Roads Grant)	720	0
Additional Operating Expenses associated with increased Capital	(130)	(130)
Total Value of Changes	426	(294)
Revised Budget Surplus	11,108	1,746

The Net Capital budget decreased in the First Budget Review by \$42.5M to \$60.7M as detailed in the table below:

Capital Budget 2025/26	Revenue \$000's	Expense \$000's	Net Capital \$000's
Original Budget	13,481	116,724	103,243
BR1 Amendments			
Realignment of project budgets	(4,430)	(47,053)	(42,623)
Additional budget request on existing projects	902	677	(225)
New Projects	0	265	265
Total Value of Changes	(3,528)	(46,111)	(42,583)
Revised Capital Budget	9,953	70,613	60,660

Operating Position

Year to Date

The result on 31 December 2025 is an operating surplus of \$4.4M compared with a budgeted surplus of \$3.5M, \$0.9M favourable. This comprises operating income being favourable to budget by \$4.2M mainly due to \$0.5M additional planning application fees, \$0.9M reimbursements, \$2.8M other income and contributions offset by unfavourable operating expenditure of \$3.3M.

The structural surplus of \$0.2M compares with a budgeted structural surplus of \$0.6M for the period. The structural surplus excludes the one-off operating grants/contributions which will fund future infrastructure projects and other one-off items.

Full Year Forecast

As of 31 December 2025, the forecast is an operating surplus of \$4.2M compared with a budgeted operating surplus of \$11.1M, unfavourable by \$6.9M and structural deficit of \$6.5M compared with a budgeted structural surplus of \$1.7M.

This largely reflects the timing difference of the \$9.2M Financial Assistance Grants being received in advance in the prior financial year (June 2025) and higher developer contributions offset by additional material and contractor costs.

Capital Position

As of 31 December 2025, the full year net capital forecast of \$57.3M is \$3.4M less than the net capital budget of \$60.6M.

This is the result of a retiming of capital expenditure due to multiyear projects from 2024/25 that have carried over into 2025/26 and projects that will be continued into 2026/27.

Further detail in relation to this Budget Update Report can be found in Attachment 1.

Debt Position

On 28 October 2025 Council adopted the 2025/26 First Budget Review (Resolution 6421) and approved in accordance with Section 134 of the *Local Government Act 1999*, a maximum borrowing facility of \$150M.

Actual borrowings as of 31 December 2025 were \$64.6M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

Budget Update Report

December 2025

YTD Result as at December 2025

The table below shows the year to date position for income and expense with a year to date net Surplus of \$0.2M (excluding non-structural items) which is unfavourable to YTD Budget by \$0.5M.

	YTD Actual \$'000	YTD Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	61,881	61,831	50	0%	
STATUTORY CHARGES	2,453	1,939	514	27%	Planning application fees, Section 7 searches and dog registrations and parking fines
USER CHARGES	1,881	2,050	(169)	-8%	Reduced Food Co-op user charges and property lease fees
INVESTMENT INCOME	33	45	(12)	(27%)	Interest revenue
REIMBURSEMENTS	1,256	350	906	259%	Reimbursements for Tree Services, court booking system, Aquadome electricity, Planning Services legal fees, TAFE SA external works and SA Water reimbursement
OTHER INCOME	470	246	224	91%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	12,609	9,974	2,635	26%	Uni Study Hub and Special Local Roads grant
Total Income	80,583	76,435	4,148	5%	
Expense					
EMPLOYEE COSTS	28,380	28,205	(175)	(1%)	
MATERIALS CONTRACTS OTHER EXPENSES	27,788	24,426	(3,362)	(14%)	Uni Study Hub, Aquadome subsidy, Youth Hub trial, Strategic Projects, Kerbside Waste and Regulatory Services contractor costs
FINANCE COSTS	1,314	2,306	992	43%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	18,726	17,988	(738)	(4%)	
Total Expense	76,208	72,925	(3,283)	(5%)	
Net Surplus/(Deficit)	4,375	3,510	865		
Non-Structural Items ¹	4,162	2,847	1,315		
Net Structural Surplus/(Deficit)	213	663	(450)		

Notes:

1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on infrastructure projects

Full Year Forecast Result as at December 2025

The table below shows the full year forecasted result for income and expense with a net Deficit of \$6.5M (excluding non-structural items) which is unfavourable to Budget by \$8.2M.

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	124,023	123,772	251	0%	
STATUTORY CHARGES	4,090	3,443	647	19%	Planning application fees, Section 7 searches, dog registrations, parking, bushfire prevention and Building and Compliance fines
USER CHARGES	4,362	4,518	(156)	(3%)	Reduced Food Co-op user charges and property lease fees
INVESTMENT INCOME	57	89	(32)	(36%)	Lower forecast to reflect actuals
REIMBURSEMENTS	1,603	663	940	142%	Reimbursements for Aquadome electricity, tree services, planning Services legal fees, TAFE SA external work and SA Water reimbursement
OTHER INCOME	491	258	233	90%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	27,052	33,667	(6,615)	(20%)	Prepayment of Financial Assistance grant offset by additional grants
NET GAIN - JOINT VENTURES & ASSOCIATES	454	635	(181)	(29%)	
Total Income	162,132	167,045	(4,913)	(3%)	
Expense					
EMPLOYEE COSTS	56,370	55,998	(372)	-1%	Short term Grant funded positions are not budgeted
MATERIALS CONTRACTS OTHER EXPENSES	59,158	56,234	(2,924)	(5%)	Uni Study Hub, Aquadome subsidy and Youth Hub trial, Condition Monitoring, Strategic Projects and Regulatory Services contractor costs
FINANCE COSTS	3,953	6,241	2,288	37%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	38,237	37,268	(969)	(3%)	Reflection of the latest revaluation results
NET LOSS- JOINT VENTURES & ASSOCIATES	196	196	-	0%	
Total Expense	157,914	155,937	(1,977)	(1%)	
Net Surplus/(Deficit)	4,218	11,108	(6,890)		
Non-Structural Items ¹	10,680	9,362	1,318		
Net Structural Surplus/(Deficit)	(6,462)	1,746	(8,208)		
<i>For comparative purposes only</i>					
Adjustment for advance payment of FA Grants	9,181		9,181		
Adjusted Net Structural Surplus/(Deficit)	2,719	1,746	973		

Notes:

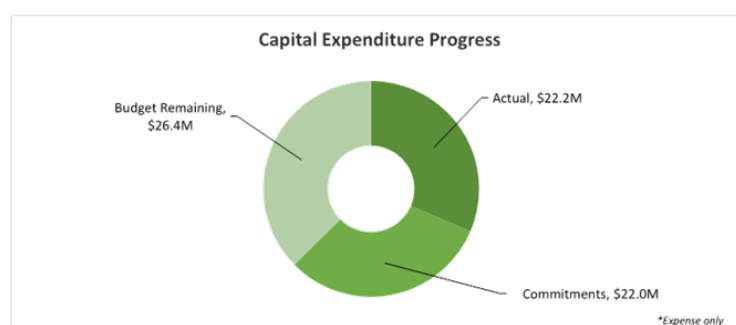
1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on infrastructure projects

Capital Full Year Movement (2025-2026)

The table below shows the full year forecasted net capital expenditure of \$57.3M which is less than Budget by \$3.4M.

	Full Year Forecast	Full Year Budget	Variance Less/ (Greater)	Explanation of variance where considered material
Revenue	(4,759)	(9,953)	5,194	Multiyear projects: Park Road Drainage System, Playford Water Business Expansion and Munno Para Sportsground to continue in 26/27
Expenses	62,040	70,613	8,573	AMP Kerbs and Reseal - one road on hold. Multiyear projects: Dwight Clubrooms and Changerooms now gated to detail design and construction will continue into 2026/27, Developer to carry out work on Stebonheath Rd, Eyre, Renewal vehicles to be ordered, Angle Vale Road West Upgrade stormwater works has an interdependency to DIT road upgrade and forecast savings in Sheedy Road Upgrade
Total Net Capital Expenditure	57,281	60,660	3,379	

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	5,370	5,957	587	Multiyear projects: Dwight Clubrooms and Changerooms now gated to detail design and construction will continue into 2026/27
Fleet	2,534	3,489	955	Vehicles to be ordered
IT	1,267	1,359	92	
Northern CBD	103	118	15	
Other	2,325	2,093	(232)	Development works underway
Playford Alive	2,958	2,955	(3)	
Parks	6,525	7,779	1,254	Multiyear projects: Munno Para Sportsground to continue in 2026/27
Stormwater	2,969	2,491	(478)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Streetscapes	9,786	11,079	1,293	Developer to carry out work on Stebonheath Rd, Eyre
Transport	22,019	23,139	1,120	AMP Kerbs and Reseal - one road on hold, Angle Vale Road West Upgrade stormwater works has an interdependency to DIT road upgrade and forecast savings in Sheedy Road Upgrade
Wetlands	1,425	201	(1,224)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Total Net Capital Expenditure	57,281	60,660	3,379	

Capital Expenditure Progress as at December

Borrowings/Investment Summary (2025/2026)

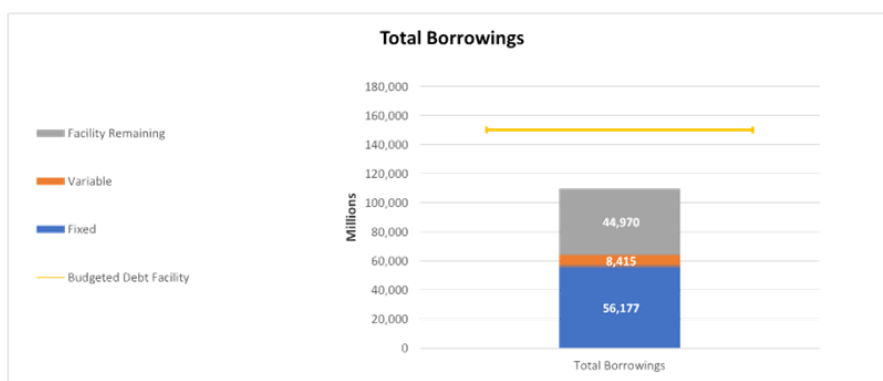
Debt Mix:

As at December 2025 the balance of Council's short-term investments is \$0.2M.

Council's total borrowings as at the end of December 2025 are \$64.6M, comprising \$56.2M in fixed rate borrowings and \$8.4M of variable rate borrowings, total facilities accumulate to \$109.6M.

Total borrowings, net of repayments, have decreased by \$1.4M from \$66.0M in the prior month. This is consistent with Council's capital spend timing and receipts.

The LTFP has a budgeted debt facility of \$150.0M based on the assumption of full delivery of capital programs and an allowance for Treasury cash flow management. These borrowings fall within the approved budget, Council's adopted financial indicators and the LTFP. Forecasted Debt as at 30 June 2026 is \$85.0M.



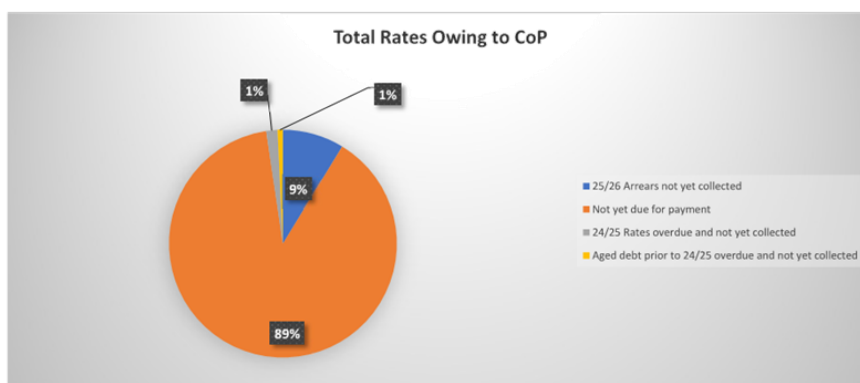
Rates Recovery:

Rates recovery has a direct impact on positive cash flow which then correlates to borrowings. By maximising cashflows, less borrowings are required to fund operational expenditure.

Total rates owing of \$57.3M (44.6%) as at December 2025 reflects an decrease of 1.1% compared to December 2024.

8.9% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

0.8% of councils ratepayers have arrangements in place under councils hardship policy.



Budget Update Report

December 2025

Reserves

The reserves are a collation of developer contributions received over a number of periods and are managed as a cash offset against Council's debt. Under legislation, Council is required to apply interest income to the balance in reserves using the RBA average cash rate.

The forecasted balance of reserves as at 30 June 2026 is \$21.3M.

Below is a summary of the forecasted contributions, expenditure and estimated interest as at December 2025.

Reserve	Opening Balance	Forecasted Developer Contributions & State Govt Grants	Forecasted Expenditure	Estimated Interest	Forecasted Closing balance
	\$'000	\$'000	\$'000	\$'000	\$'000
Open Space Reserve	6,269	1,927	(600)	278	7,874
Stormwater Infrastructure Deed - Virginia	(171)			(6)	(177)
Stormwater Infrastructure Deed - Angle Vale	3,044	919	(5)	145	4,103
Stormwater Infrastructure Deed - Playford North Extension	(662)			(24)	(686)
Social Infrastructure Deed - Virginia	238	58		11	307
Social Infrastructure Deed - Angle Vale	2,288	194		91	2,573
Social Infrastructure Deed - PNE	1,545	736		84	2,365
Supplementary Local Roads	2,437	716	(606)	93	2,640
Playford Alive Initiative Fund	671	368	(64)	36	1,011
Urban fund tree	94	33		5	132
Gawler Rail Vegetation Offset	223		(20)	7	210
Other one-off Reserves	1,230		(296)	34	968
	17,206	4,951	(1,591)	754	21,320

Financial Indicators

Financial sustainability is achieved when Council can deliver the services it provides to the community at an agreed and consistent standard across a long period, without the need for significant rate increases or significant service reductions, whilst maintaining inter-generational equity.

Financial sustainability enables Council to:

- Deliver and maintain intergenerational equity
- Maintain a solid and healthy financial position
- Maintain a degree of stability and predictability for future rate increases
- Manage its debt levels

Council has six financial indicators used to measure its financial sustainability.

Financial Indicator	Explanation	Target	Forecast	Adjusted Forecast	Budget	Points to note on indicators outside of target range
Operating Surplus Ratio	Gives an indication of Councils ability to service its operations from expected income, while maintaining long term financial sustainability.	Between 1% and 10%	2.6%	7.8%	6.6%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025
Structural Surplus Ratio	Operating Surplus Ratio excluding one off grants, contributions, reserves and investments	Between 1% and 4%	-4.3%	1.7%	1.1%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025
Cash Flow from Operations Ratio*	Measures whether Council is generating enough cash from its operations to cover the replacement of assets over time.	Between 90% and 110%	100.5%	127.7%	115.8%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025 and capital grants/contributions recognised as income
Asset Renewal Funding Ratio	Shows whether or not Council is replacing assets at the rate as required in the Asset Management Plan.	Between 90% and 110%	91.1%	91.1%	99.1%	
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	56.3%	57.1%	56.1%	Adjusted \$9.2M Financial Assistance grant prepaid in June 2025 and capital grants/contributions recognised as income
Interest Expense Ratio	Shows how much discretionary income is used to pay interest on borrowings	Between 0% and 8%	3.2%	3.2%	5.0%	
Adjusted Forecast corrects the distortion created due to accounting treatment of the advance payment of FA Grants allocation, and creates a more accurate basis for comparison.						

15.2 MID-YEAR REVIEW - END OF YEAR FORECAST

Responsible Executive Manager : Luke Culhane

Report Author : Iolanda Calabrese

Delegated Authority : Matters for Information

Attachments : 1 [↓](#). 2025/26 Forecast Financial Statements

Purpose

To inform Council whether the organisation is on track to achieve its financial targets outlined in the budget.

STAFF RECOMMENDATION

Council notes the Mid-Year Review Report and 2025/26 Forecast Financial Statements (Attachment 1).

Relevance to Strategic Plan

Decision-making filter: We will ensure that we meet our legislative requirements and legal obligations.

This item ensures Council meets legislative requirements under the *Local Government (Financial Management) Regulations 2011* and Section 123(13) of the *Local Government Act 1999*. It also provides transparent financial reporting to the community by illustrating how our Finance Strategy is achieving long term financial sustainability.

Relevance to Community Engagement Policy

The Mid-Year Review is principally for internal management purposes and there is no requirement to consult with the community.

Background

In accordance with Regulation 9(1)(b) and (2) of the *Local Government (Financial Management) Regulations 2011*, Council must provide a report showing a revised forecast of each item in the budgeted financial statements and presented in a manner consistent with the Model Financial Statements.

Current Situation

Operating Budget

The results of the Mid-Year Review indicate Council is unlikely to achieve the financial targets outlined in the Revised Budget adopted by Council on 28 October 2025 (Resolution 6421).

Council's approach to budget review is to reflect changes for those items that are ongoing impacts to our base budget and not just a reflection of our current forecasted position.

After adjusting for the timing difference of the \$9.2M Financial Assistance Grant prepaid in FY25, Council remains on track to achieve its financial targets.

The Year-End Operating Result is currently forecast as a surplus of \$4.2M, which is \$6.9M unfavourable to the Budgeted Operating Result of \$11.1M as shown in the table below:

	2025/26 Original Budget \$000	2025/26 Revised Budget \$000	2025/26 Forecast \$000	Variance Fav/(Unfav) \$000
Operating income	165.3	167.0	162.1	(4.9)
Less: Operating expenditure	154.7	155.9	157.9	(2.0)
Operating Surplus	10.6	11.1	4.2	(6.9)

The unfavourable revenue forecast of \$4.9M is mainly due to the \$9.2M Financial Assistance Grant that was prepaid in FY25 offset by additional grant income and planning application fees.

The unfavourable expenditure forecast of \$2.0M is largely due to unbudgeted contributions toward the Uni Study Hub and Youth Hub trial and additional depreciation expense due to external asset revaluation.

Management will continue to monitor the year end forecast and inform Council of improvements or further impacts during the year.

Detailed financial statements are provided in Attachment 1.

Capital Budget

The Net Capital forecast of \$57.3M is \$3.4M less than the Revised Budget.

Capital Income is forecast to be \$5.2M lower than budget due to grants being carried over to 2026/27 and capital expenditure is forecast to be \$8.6M lower than budget. While the net impact of the capital forecast indicates a reduction on the 2025/26 Net Capital Expenditure, this may not result in an adjustment to the full-life budget of the individual projects. Rather it reflects the timing of when expenditure is likely to be incurred, any amounts not expended in 2025/26 may be carried over to 2026/27 as a part of Second Budget Review in March with current indications this could be around \$8.6M.

Further detail is provided in the table below:

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	5,370	5,957	587	Multiyear projects: Dwight Clubrooms and Changerooms now gated to detail design and construction will continue into 2026/27
Fleet	2,534	3,489	955	Vehicles to be ordered
IT	1,267	1,359	92	
Northern CBD	103	118	15	
Other	2,325	2,093	(232)	Development works underway
Playford Alive	2,958	2,955	(3)	
Parks	6,525	7,779	1,254	Multiyear projects: Munno Para Sportsground to continue in 2026/27
Stormwater	2,969	2,491	(478)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Streetscapes	9,786	11,079	1,293	Developer to carry out work on Stebonheath Rd, Eyre
Transport	22,019	23,139	1,120	AMP Kerbs and Reseal - one road on hold, Angle Vale Road West Upgrade stormwater works has an interdependency to DIT road upgrade and forecast savings in Sheedy Road Upgrade
Wetlands	1,425	201	(1,224)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Total Net Capital Expenditure	57,281	60,660	3,379	

Model Financial Statements

As per the *Local Government (Financial Management) Regulations 2011*, the forecast is presented in a manner consistent with the Model Financial Statements in Attachment 1. This includes a revised:

- Statement of Comprehensive Income
- Balance Sheet
- Statement of Changes in Equity
- Statement of Cash Flows
- Uniform Presentation of Finances
- Financial Indicators.

These revised statements show the Original Budget, the Revised Budget (as adopted in October 2025, Resolution 6421) and the full year forecast as at 31 December 2025.

Future Action

Future monthly budget update reports will continue to include updated monthly forecasts for the remainder of the financial year. Information regarding variances to the forecasts will be provided as part of the monthly reports.

Further, it is proposed that the Final Budget Review for the year be presented in March 2026 to give Council adequate time to consider the potential options to mitigate cost pressures or effectively utilise savings, if necessary.

City of Playford
Statement of Comprehensive Income
For the year ended 30 June 2026

Attachment 1

2024/25 Actual \$000's	2025/26 Original Budget \$000's	2025/26 Revised Budget 1 \$000's	2025/26 Mid Year Forecast \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
						INCOME
113,073	123,772	123,772	124,023	251	0%	Rates
4,011	3,443	3,443	4,090	647	19%	Statutory Charges
4,634	4,518	4,518	4,362	(156)	(3%)	User Charges
199	89	89	57	(32)	(36%)	Investment Income
1,353	663	663	1,603	940	142%	Reimbursements
542	258	258	491	233	90%	Other Income
31,570	23,574	24,564	17,992	(6,572)	(27%)	Grants, Subsidies and Contributions - operating
6,719	8,383	9,103	9,060	(43)	(0%)	Grants, Subsidies and Contributions - capital
-	635	635	454	(181)	(29%)	Net Gain - Equity Accounted Council Businesses
162,101	165,335	167,045	162,132	(4,913)	(3%)	TOTAL INCOME
						EXPENSES
50,877	55,998	55,998	56,370	(372)	(1%)	Employee costs
50,040	54,402	56,234	59,158	(2,924)	(5%)	Materials, Contracts & Other Expenses
2,739	6,692	6,241	3,953	2,288	37%	Finance costs
34,074	37,365	37,268	38,237	(969)	(3%)	Depreciation, Amortisation and Impairment
2,599	196	196	196	-	0%	Net Loss - Equity Accounted Council Businesses
140,329	154,653	155,937	157,914	(1,977)	(1%)	TOTAL EXPENSES
21,772	10,682	11,108	4,218	(6,890)	(62%)	Operating Surplus / (Deficit)
(4,867)	-	-	(1,251)	(1,251)	0%	Asset Disposal & Fair Value Adjustments
9,527	11,480	7,539	7,201	(338)	(4%)	Amounts Received Specifically for New or Upgraded Assets
53,977	39,460	39,460	39,460	-	0%	Physical Resources Received Free of Charge
80,409	61,622	58,107	49,628	(8,479)	(15%)	NET SURPLUS / (DEFICIT)
						Other Comprehensive Income
262,554	53,489	53,489	417,945	364,456	681%	Changes in Revaluation Surplus - I,PP&E
-	-	-	-	-	0%	Share of Other Comprehensive Income - Equity Accounted Council Businesses
(269)	-	-	-	-	0%	Other Equity Adjustments - Equity Accounted Council Businesses
-	-	-	-	-	0%	Impairment (Expense) / Recoupments Offset to Asset Revaluation
262,285	53,489	53,489	417,945	364,456	681%	Total Other Comprehensive Income
342,694	115,111	111,596	467,573	355,977	319%	TOTAL COMPREHENSIVE INCOME

City of Playford
Year End Balance Sheet
For the year ended 30 June 2026

Attachment 1

2024/25 Actual \$000's	2025/26 Original Budget \$000's	2025/26 Revised Budget 1 \$000's	2025/26 Mid Year Forecast \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
CURRENT ASSETS						
2,871	1,500	1,500	1,500	-	0%	
7,734	8,143	8,310	8,244	(66)	(1%)	An estimate based on the best available information at the time.
223	286	304	319	15	5%	An estimate based on the best available information at the time.
27	29	29	29	-	0%	
1,280	1,128	1,316	1,385	69	5%	An estimate based on the best available information at the time.
362	4,387	8,787	8,787	-	0%	
12,497	15,473	20,246	20,264	18	0%	
NON-CURRENT ASSETS						
196	167	167	167	-	0%	
16,492	16,810	16,931	16,750	(181)	(1%)	Reduce surplus based on NAWMA BR1 report
2,242,831	2,422,301	2,346,596	2,700,260	353,664	15%	\$417M revaluation uplift
35,815	30,683	35,815	35,815	-	0%	
2,295,334	2,469,961	2,399,509	2,752,992	353,483	15%	
2,307,831	2,485,434	2,419,755	2,773,256	353,501	15%	
CURRENT LIABILITIES						
19,639	16,653	20,606	21,069	463	2%	
4,559	3,559	3,590	3,590	-	0%	
6,376	6,739	6,704	6,704	-	0%	
30,574	26,951	30,900	31,363	463	1%	
NON-CURRENT LIABILITIES						
71,351	140,856	71,418	68,479	(2,939)	(4%)	Capital projects carryout
1,441	1,364	1,376	1,376	-	0%	
72,792	142,220	72,794	69,855	(2,939)	(4%)	
103,366	169,171	103,694	101,218	(2,476)	(2%)	
2,204,465	2,316,263	2,316,061	2,672,038	355,977	15%	
EQUITY						
580,781	634,081	636,354	627,464	(8,890)	(1%)	
1,606,478	1,664,648	1,659,967	2,024,423	364,456	22%	Transport and Street Scape revaluation
17,206	17,534	19,740	20,151	411	2%	Capital spend delay
2,204,465	2,316,263	2,316,061	2,672,038	355,977	15%	

City of Playford
Statement of Cash Flows
For the year ended 30 June 2026

Attachment 1

2024/25 Actual \$000's	2025/26 Original Budget \$000's	2025/26 Revised Budget 1 \$000's	2025/26 Mid Year Forecast \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
Inflows / (Outflows)	Inflows / (Outflows)	Inflows / (Outflows)	Inflows / (Outflows)			
CASHFLOWS FROM OPERATING ACTIVITIES						
Receipts						
113,126 Rates Receipts	123,379	123,289	123,528	239	0%	
4,011 Statutory Charges	3,406	3,297	3,863	566	17%	See Statement of Comprehensive Income
4,952 User Charges	4,501	4,281	4,145	(136)	(3%)	See Statement of Comprehensive Income
32,842 Grants, Subsidies and Contributions	23,583	24,331	17,729	(6,602)	(27%)	See Statement of Comprehensive Income
199 Investment Receipts	89	91	60	(31)	(34%)	See Statement of Comprehensive Income
1,456 Reimbursements	664	658	1,492	834	127%	See Statement of Comprehensive Income
11,086 Other Receipts	354	256	459	203	79%	See Statement of Comprehensive Income
Payments						
(51,089) Payments to Employees	(55,735)	(55,735)	(56,107)	(372)	(1%)	
(56,077) Payments for Materials, Contracts & Other Expenses	(53,353)	(55,117)	(57,289)	(2,172)	(4%)	See Statement of Comprehensive Income
(2,739) Finance Payments	(6,691)	(6,241)	(3,953)	2,288	37%	See Statement of Comprehensive Income
57,767	40,197	39,110	33,927	(5,183)	(13%)	
CASH FLOWS FROM FINANCING ACTIVITIES						
Receipts						
60,427 Proceeds from Borrowings	72,605	63,626	69,288	5,662	9%	Capital carry out into 26/27
26 Proceeds from Bonds & Deposits	-	-	-	-	0%	
Payments						
(75,918) Repayments of Borrowings	(34,413)	(64,413)	(73,013)	(8,600)	(13%)	Capital carry out into 26/27
Repayment of bonds and deposits	-	-	-	-		
(163) Repayment of Finance Lease Liabilities	(112)	(171)	(171)	-	0%	
(15,628)	38,080	(958)	(3,896)	(2,938)	307%	
CASH FLOWS FROM INVESTMENT ACTIVITIES						
Receipts						
1,104 Sale of Replaced Assets	-	-	-	-	0%	
780 Sale of Surplus Assets	18,560	14,160	14,160	-	0%	
7,110 Amounts Received Specifically for New/Upgraded Assets	11,415	7,596	7,187	(409)	(5%)	Capital grant deferral
3,905 Grants utilised for capital purposes	8,445	9,307	9,264	(43)	(0%)	
26 Repayments of Loans by Community Groups	27	27	27	-	0%	
Payments						
(23,618) Expenditure on Renewal/Replacement of Assets	(41,401)	(38,044)	(34,976)	3,068	8%	Multi year projects continuing into 26/27
(30,326) Expenditure on New/Upgraded Assets	(75,323)	(32,569)	(27,064)	5,505	17%	Multi year projects continuing into 26/27
(41,019)	(78,277)	(39,523)	(31,402)	(8,121)	(21%)	
1,120	-	(1,371)	(1,371)	-	0%	
1,751 CASH AT BEGINNING OF REPORTING PERIOD	1,500	2,871	2,871	-	0%	
2,871	1,500	1,500	1,500	-	0%	

City of Playford
Statement of Changes in Equity
For the year ended 30 June 2026

Attachment 1

2024/25 Actual \$000's	2025/26 Original Budget \$000's	2025/26 Revised Budget 1 \$000's	2025/26 Mid Year Forecast \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
ACCUMULATED SURPLUS						
495,110 Balance at end of previous reporting period	575,780	580,781	580,781	-	0%	
80,409 Net Surplus / (Deficit) for Year	61,622	58,107	49,628	(8,479)	(15%)	See Statement of Comprehensive Income
- Adjustments (Correction of Prior Period Errors)	-	-	-	-	0%	
(269) Other Equity Adjustments - Equity Accounted Council Businesses	-	-	-	-	0%	
6,874 Transfer to Accumulated Surplus on Sale of I,PP&E	-	-	-	-	0%	
(1,343) Transfers between Reserves	(3,321)	(2,534)	1,650	4,184	(165%)	Asset revaluation
580,781 Balance at end of reporting period	634,081	636,354	632,059	(4,295)	(1%)	
ASSET REVALUATION RESERVE						
1,350,798 Balance at end of previous reporting period	1,611,159	1,606,478	1,606,478	-	0%	
- Other Comprehensive Income	-	-	-	-	0%	
262,554 Gain(Loss) on revaluation of infrastructure, property, plant & equipment	53,489	53,489	417,945	364,456	681%	Transport and Street Scape revaluation
- Impairment (expense) / recoupments offset to asset revaluation reserve	-	-	-	-	0%	
(6,874) Transfers to accumulated surplus	-	-	-	-	0%	
- Transfers between Reserves	-	-	-	-	0%	
1,606,478 Balance at end of reporting period	1,664,648	1,659,967	2,024,423	364,456	22%	
OTHER RESERVES						
15,863 Balance at end of previous reporting period	14,213	17,206	17,206	-	0%	
- Transfers to accumulated surplus	3,321	2,534	(1,650)	(4,184)	165%	
- Transfers from accumulated surplus	-	-	-	-	0%	
1,343 Transfer between Reserves	-	-	-	-	0%	
17,206 Balance at end of reporting period	17,534	19,740	15,556	(4,184)	(21%)	
2,204,465 TOTAL EQUITY AT END OF REPORTING PERIOD	2,316,263	2,316,061	2,672,038	355,977	15%	
580,781 Accumulated Surplus	634,081	636,354	632,059	(4,295)	(1%)	
1,623,684 Reserves	1,682,182	1,679,707	2,039,979	360,272	21%	
2,204,465 TOTAL EQUITY AT END OF REPORTING PERIOD	2,316,263	2,316,061	2,672,038	355,977	15%	

City of Playford
Uniform Presentation of Finances
For the year ended 30 June 2026

Attachment 1

2024/25 Actual \$000's	2025/26 Original Budget \$000's	2025/26 Revised Budget 1 \$000's	2025/26 Mid Year Forecast \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
113,073	INCOME					
	Rates	123,772	123,772	124,023	251	0%
4,011	Statutory Charges	3,443	3,443	4,090	647	19%
4,634	User Charges	4,518	4,518	4,362	(156)	(3%)
199	Investment Income	89	89	57	(32)	(36%)
1,353	Reimbursements	663	663	1,603	940	142%
542	Other Income	258	258	491	233	90%
6,719	Grants, Subsidies and Contributions - capital	8,383	9,103	9,060	(43)	(0%)
31,570	Grants, Subsidies and Contributions - operating	23,574	24,564	17,992	(6,572)	(27%)
-	Net Gain - Equity Accounted Council Businesses	635	635			
162,101	TOTAL INCOME	165,335	167,045	161,678	(5,367)	(3%)
	EXPENSES					
50,877	Employee costs	55,998	55,998	56,370	372	1%
50,040	Materials, Contracts & Other Expenses	54,402	56,234	59,158	2,924	5%
2,739	Finance costs	6,692	6,242	3,953	(2,289)	(37%)
34,074	Depreciation, Amortisation and Impairment	37,365	37,268	38,237	969	3%
2,599	Net Loss - Equity Accounted Council Businesses	196	196	196	-	0%
140,329	TOTAL EXPENSES	154,653	155,938	157,914	1,975	1%
21,772	Operating Surplus / (Deficit)	10,682	11,107	3,764	(7,343)	(66%)
(9,181)	Net timing adjustment for general purpose grant funding	-	-	-	-	
(6,719)	Less: grants, subsidies and contributions - capital	(8,383)	(9,103)	(9,060)	43	(0%)
5,872	Adjusted Operating surplus/ (deficit)	2,299	2,004	(4,842)	(6,846)	(342%)
	Net outlays on existing assets					
(23,618)	Capital expenditure on renewal and replacement of existing assets	(41,401)	(38,044)	(34,976)	3,068	8%
(116)	Finance lease payments for right of use assets on existing assets	(121)	(184)	(184)	-	0%
34,074	add back Depreciation, Amortisation and Impairment	37,365	37,268	38,237	969	3%
-	add back Proceeds from Sale of Replaced Assets	-	-	-	-	
10,340	Net Outlays on Existing Assets	(4,157)	(960)	3,077	4,037	(421%)
	Net outlays on new and upgraded assets					
(30,326)	Capital Expenditure on New and Upgraded Assets (including Investment Property & Real Estate Developments)	(75,323)	(32,569)	(27,064)	5,505	17%
(62)	Finance lease payments for right of use assets for new and upgraded assets	-	-	-	-	0%
6,719	add back Grants, subsidies and contributions – Capital New/Upgraded	8,383	9,103	9,060	(43)	0%
7,110	add back Amounts Received Specifically for New and Upgraded Assets	11,415	7,596	7,187	(409)	(5%)
780	add back Proceeds from Sale of Surplus Assets : (including Investment Property, Real Estate Developments & non-current assets held for sale)	18,560	14,160	14,160	-	0%
(15,779)	Outlays on New and Upgraded Assets	(36,965)	(1,710)	3,343	5,053	295%
433	NET LENDING / (BORROWING) FOR FINANCIAL YEAR	(38,823)	(666)	1,578	2,244	337%

City of Playford
Financial Indicators
For the year ended 30 June 2026

Attachment 1

2024/25 Actual	Financial Indicator	Explanation	2025/26 Original Budget	2025/26 Revised Budget 1	2025/26 Mid Year Forecast	Target	Comments - Non Adjusted
13.4%	Operating Surplus Ratio	Performance Indicator This ratio expresses Council's operating result as a percentage of Council's total income	6.5%	6.6%	2.6%	1%-10%	Within target
8.2%		<i>Adjusted for FA Grants prepaid grants</i>	N/A	1.2%	7.8%		Within target
10.0%	Structural Surplus Ratio	Performance Indicator This ratio expresses Council's ability to service its operations from expected income, while maintaining long term financial sustainability excluding once-off operating grants and contribution which will be spent on future capital infrastructure.	1.3%	1.1%	-4.3%	1%-4%	\$9.2M financial assistance grant prepaid in FY25
4.0%		<i>Adjusted for FA Grants prepaid grants</i>	N/A	-5.0%	1.7%		Within target
57.1%	Net Financial Liabilities Ratio	Debt Indicator This ratio shows net financial liabilities as a percentage of Total Operating Income.	96.4%	56.1%	56.3%	50%-160%	Within target
69.6%		<i>Adjusted for FA Grants prepaid grants and capital grants that recognised as income</i>	N/A	63.5%	57.1%		Within target
2.3%	Interest Expense Ratio	Debt Indicator Shows how much discretionary income is used to pay interest on borrowings	5.4%	5.0%	3.2%	Between 0% and 8%	Within target
77.9%	Asset Renewal Funding Ratio	Infrastructure Indicator This ratio shows whether or not Council is replacing assets at the rate as required in the Asset Management Plan.	107.8%	99.1%	91.1%	Between 90% and 110%	Within target
186.7%	Cash Flow from Operations Ratio	Infrastructure Indicator Measures whether Council is generating enough cash from its operations to cover the replacement of assets over time.	119.0%	115.8%	100.5%	Between 90% and 110%	Within target
157.0%		<i>Adjusted for FA Grants prepaid grants</i>	N/A	88.6%	127.7%		\$9.2M financial assistance grant prepaid in FY25

