



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, 24 FEBRUARY 2026 AT 7:00 PM

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

A handwritten signature in blue ink that appears to read 'Sam Green'.

SAM GREEN

CHIEF EXECUTIVE OFFICER

Issue Date: Thursday, 19 February 2026

MEMBERSHIP

MAYOR GLENN DOCHERTY – PRINCIPAL MEMBER

Cr Akram Arifi

Cr Marilyn Baker

Cr Zahra Bayani

Cr Andrew Craig

Cr Shirley Halls

Cr Chantelle Karlsen

Cr David Kerrison

Cr Clint Marsh

Cr Misty Norris

Cr Jane Onuzans

Cr Peter Rentoulis

Cr Gay Smallwood-Smith

Cr Tanya Smiljanic

Cr Rebecca Vandepieear

**City of Playford
Ordinary Council Meeting**

AGENDA

TUESDAY, 24 FEBRUARY 2026 AT 7:00 PM

1 ATTENDANCE RECORD

- 1.1 Present
- 1.2 Apologies
- 1.3 Not Present

2 CONFIRMATION OF MINUTES

RECOMMENDATION

The Minutes of the Ordinary Council Meeting held 27 January 2026 be confirmed as a true and accurate record of proceedings.

3 DECLARATIONS OF INTEREST

4 MAYOR'S REPORT

Presentation of Certificate of Service to Cr Katrina Tarr.

5 REPORTS OF REPRESENTATIVES OF COUNCIL ON OTHER ORGANISATIONS

6 REPORTS BY COUNCILLORS

- 6.1 Information Session Record of Attendance 8

7 REPORTS OF REPRESENTATIVES (CONFERENCES & TRAINING PROGRAMS)

8 QUESTIONS ON NOTICE

Cr Kerrison – Craigmore Suburb Sign, Yorktown Road

History

At the Ordinary Council Meeting on 27 January 2026 Cr Kerrison asked the below question without notice.

Question

Residents have raised that there used to be a Craigmore suburb sign (as you are entering Craigmore up Yorktown Road) which seems to have been removed during the construction of the new roundabout (corner of Adams Road) – is the sign going to be replaced?

Answer

There is no record in the Asset Register of a Craigmore suburb sign being present in this location prior to the construction of the new roundabout at Yorktown Road / Adams Road. In reviewing NearMaps and Google Maps photos over previous years, no sign is present in this location. A new Craigmore suburb sign was installed in 2023 on Yorktown Road approximately 1.2km away adjacent Luscombe Road. This sign is still present.

Cr Kerrison – Sign on Eagles Nest Road**History**

At the Ordinary Council Meeting on 27 January 2026 Cr Kerrison asked the below question without notice.

Question

There is a sign on Eagles Nest Road (just before Eagles Nest South coming up from Gawler) which was recently taken out by a car accident. It was laying on the roadside for a period of time, and it has subsequently been removed, presumably by Council. Can I please be assured that the sign will be replaced?

Answer

The sign on Eagles Nest Road was removed in mid-January, with an order for a replacement placed shortly after. Our supplier anticipates the new sign will be ready for installation around mid-March.

A similar sign on Kentish Road was also recently damaged and has been removed. This sign will be replaced at the same time.

Cr Misty Norris – Abandoned vehicle on Gayland Road, Elizabeth Downs**History**

At the Ordinary Council Meeting on 27 January 2026, Cr Norris asked the below question without notice.

Question

Are we able to get an update on the removal of an abandoned vehicle on Gayland Road, Elizabeth Downs?

Answer

The abandoned vehicle on Gayland Road, Elizabeth Downs, was investigated by Council officers. Following this investigation, appropriate action was taken and the vehicle was subsequently removed from the location.

9 QUESTIONS WITHOUT NOTICE**10 PETITIONS**

Nil

11 DEPUTATION / REPRESENTATIONS

Nil

12 MOTIONS ON NOTICE

Nil

13 MOTIONS WITHOUT NOTICE**14 COMMITTEE REPORTS****Strategy and Services Committee - 10 February 2026***Matters which cannot be delegated to a Committee or Staff*

14.1 Amendment to Delegations Register (Attachments).....10

Matters which can be delegated to a Committee or Staff but the Council has decided not to delegate them

14.2 Community Support and Grant Program - 2025/26 Building Spaces Support - Original Kalara Reserve Clubrooms (Attachments).....64

15 STAFF REPORTS*Matters which cannot be delegated to a Committee or Staff*

15.1 Corporate Governance Committee - Independent Member Appointment (Attachment)91

Matters for Information

15.2 Corporate Governance Committee Communique (Attachment)105

15.3 Budget Update Report (Attachment)109

15.4 Second Budget Review 2025/26 (Attachment).....118

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 Information Session Record of Attendance for February 2026 is provided below.

	10 February 2026 Start: 7:40pm		17 February 2026 Start: 7:10pm	
	Attendance	Attendance Comment	Attendance	Attendance Comment
Mayor Glenn Docherty	✓		✓	
Cr Akram Arifi	Apology		✓	
Cr Andrew Craig	✓	Left at 8:19pm	Apology	
Cr Chantelle Karlsen	Apology		✓	Via Zoom
Cr Clint Marsh	✓		✓	
Cr David Kerrison	✓		✓	
Cr Gay Smallwood-Smith	✓		✓	
Cr Jane Onuzans	✓		✓	
Cr Marilyn Baker	✓		✓	
Cr Misty Norris	✓		Apology	
Cr Peter Rentoulis	✓		✓	
Cr Rebecca Vandepeear	✓		✓	Via Zoom
Cr Shirley Halls	✓		✓	
Cr Tanya Smiljanic	✓		✓	
Cr Zahra Bayani	✓		✓	Via Zoom

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

***Matters which cannot be
delegated to a Committee or Staff***

14.1 AMENDMENT TO DELEGATIONS REGISTER**Responsible Executive Manager :** Sam Green**Report Author :** Skye Burbidge**Delegated Authority :** Matters which cannot be delegated to a Committee or Staff**Attachments :**

- 1[.1](#). Disability Inclusion Act 2018
- 2[.2](#). Dog and Cat Management Act 1995
- 3[.3](#). Expiation of Offences Act 1996
- 4[.4](#). Local Government Act 1999
- 5[.5](#). Instrument A - Instrument of Delegation under the Planning Development and Infrastructure Act 2016
- 6[.6](#). Instrument B - Instrument of Delegation under the Planning Development and Infrastructure Act 2016

PURPOSE

To provide Council with an opportunity to review new delegations and updates to existing delegations to ensure they align with legislative amendments and requirements under relevant Acts and regulations.

STAFF RECOMMENDATION

The Council makes the following amendments to its Delegations Register:

1. Delegations made under the *Disability Inclusion Act 2018*, *Dog and Cat Management Act 1995*, *Expiation of Offences Act 1996*, and the *Local Government Act 1999* (the Act).
 - 1.1. In accordance with Section 44(1) of the Act, Council endorse the following variations to Council's delegations made to the person occupying the position of Chief Executive Officer:
 - *Disability Inclusion Act 2018* (Attachment 1)
 - *Dog and Cat Management Act 1995* (Attachment 2)
 - *Expiation of Offences Act 1996* (Attachment 3)
 - *Local Government Act 1999* (Attachment 4)

In exercise of the power contained in Section 44 of the Act, the powers and functions under the above Acts and specified in Attachments 1, 2, 3 and 4 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 1, 2, 3 and 4, subject to the conditions and/or limitations specified herein or within Attachments 1, 2, 3 and 4.

- 1.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44(4)(b) and 101 of the Act as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachments 1, 2, 3, and 4.

2. Delegations made under the *Planning, Development and Infrastructure Act 2016*.
 - 2.1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachments 5 and 6 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 5 and 6, subject to the conditions and/or limitations specified herein or within Attachments 5 and 6.
 - Instrument A - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 5)
 - Instrument B - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 6)
 - 2.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or within Attachments 5 and 6.
 - 2.3. That the Instruments of Delegation marked Attachments 5 and 6 be included in the Delegations Register.

COMMITTEE RECOMMENDATION**6486**

The Council makes the following amendments to its Delegations Register:

1. Delegations made under the *Disability Inclusion Act 2018*, *Dog and Cat Management Act 1995*, *Expiation of Offences Act 1996*, and the *Local Government Act 1999* (the Act).
 - 1.1. In accordance with Section 44(1) of the Act, Council endorse the following variations to Council's delegations made to the person occupying the position of Chief Executive Officer:
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In exercise of the power contained in Section 44 of the Act, the powers and functions under the above Acts and specified in Attachments 1, 2, 3 and 4 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 1, 2, 3 and 4, subject to the conditions and/or limitations specified herein or within Attachments 1, 2, 3 and 4.

- 1.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44(4)(b) and 101 of the Act as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachments

1, 2, 3, and 4.

2. Delegations made under the *Planning, Development and Infrastructure Act 2016*.

2.1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachments 5 and 6 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 5 and 6, subject to the conditions and/or limitations specified herein or within Attachments 5 and 6.

- Instrument A - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 5)
- Instrument B - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 6)

2.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or within Attachments 5 and 6.

2.3. That the Instruments of Delegation marked Attachments 5 and 6 be included in the Delegations Register.

EXECUTIVE SUMMARY

Quarterly amendments to the delegations provided for in the relevant Acts applicable to Local Government are released through the Local Government Association (LGA). The attachments provided are the latest amendments received from the LGA.

A review of delegations is required to be undertaken by Council in accordance with Section 44(6a) of the Act where there have been changes to relevant legislation. Amendments to the Delegations Register cannot be delegated to the Chief Executive Officer (CEO).

1. BACKGROUND

Councils delegate their powers and functions under Section 44 of the Act to enable nominated positions to act on behalf of Council in relation to the specific matters delegated. Delegating powers facilitates the effective and efficient day to day operations and decision-making processes of the Council. Delegations do not remove the power of the Council as an elected (and governing) body to make decisions on the matters they choose to delegate.

While Council may choose to review its delegations at any time, from time-to-time legislation upon which Council's delegations are based on may change. In turn, this requires Council to review its relevant delegations. This report covers the latest amendments that have been released through the LGA since the previous review of delegations in July 2025.

2. RELEVANCE TO STRATEGIC PLAN

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

The review and amendment of Council's Delegations Register will ensure the effective management of delegations and authorisations ensuring legislative compliance.

3. PUBLIC CONSULTATION

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

4. DISCUSSION

The amendments affect a number of Acts but are generally minor in impact, further information for each Act is as follows:

4.1 *Disability Inclusion Act 2018* (Attachment 1)

This Act has three (3) new provisions added to Section 18(3) which relate to allowing the delegated persons to review, vary and publish the varied Disability Access and Inclusion Plan.

4.2 *Dog and Cat Management Act 1995* (Attachment 2)

Contains four (4) changed provisions. Three (3) of these provisions are changes to Section 26 numbering. The fourth provision is a spelling correction to the word 'expiation' in Section 88A(4).

4.3 *Expiation of Offences Act 1996* (Attachment 3)

Has one (1) new provision added to Section 6(3)(b)(ii) to authorise a person in writing to give expiation notices.

4.4 *Local Government Act 1999* (Attachment 4)

Has one (1) new provision under Section 178(7) and three (3) changed provisions under Sections 184 and Section 210.

4.5 Instrument A – Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 5)

Instrument A delegations have 15 new provisions and 54 changed provisions. The changed provisions are mainly minor grammatical and numerical changes with the new provisions as follows:

- State Planning Commission Direction Clause 1(2) – Swimming pool safety inspections
- Clause 6(1) – Section 91 – Eight (8) new clauses which speak to Proposal to Initiate
- State Planning Commission Practice Direction 2 Clause 8(1) – Publication Instructions
- State Planning Commission Practice Direction 2 Clause 11.2 Section 96 – The Draft Amendment
- Section r88 of the *Planning, Development and Infrastructure General Regulations 2017* – Division of land by community title or strata title has four (4) new provisions relating to Division of Land by Community Title or Strata

4.6 Instrument B – Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 6)

Instrument B delegations have two (2) new provisions which affect the Regulations and the State Planning Commission Practice Direction 12 – Conditions. There is one (1) changed provision under Section 7.

5. OPTIONS

Recommendation

The Council makes the following amendments to its Delegations Register:

1. Delegations made under the *Disability Inclusion Act 2018*, *Dog and Cat Management Act 1995*, *Expiation of Offences Act 1996*, and the *Local Government Act 1999* (the Act).

1.1. In accordance with Section 44(1) of the Act, Council endorse the following variations to Council's delegations made to the person occupying the position of Chief Executive Officer:

- *Disability Inclusion Act 2018* (Attachment 1)
- *Dog and Cat Management Act 1995* (Attachment 2)
- *Expiation of Offences Act 1996* (Attachment 3)
- *Local Government Act 1999* (Attachment 4)

In exercise of the power contained in Section 44 of the Act, the powers and functions under the above Acts and specified in Attachments 1, 2, 3 and 4 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 1, 2, 3 and 4, subject to the conditions and/or limitations specified herein or within Attachments 1, 2, 3 and 4.

1.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44(4)(b) and 101 of the Act as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachments 1, 2, 3, and 4.

2. Delegations made under the *Planning, Development and Infrastructure Act 2016*.

2.1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachments 5 and 6 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 5 and 6, subject to the conditions and/or limitations specified herein or within Attachments 5 and 6.

- Instrument A - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 5)
- Instrument B - Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 6)

2.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and*

Infrastructure Act 2016 as the Chief Executive Officer sees fit, unless otherwise indicated herein or within Attachments 5 and 6.

- 2.3. That the Instruments of Delegation marked Attachments 5 and 6 be included in the Delegations Register.

Option 2

The Council makes the following amendments to its Delegations Register:

1. Delegations made under the *Disability Inclusion Act 2018*, *Dog and Cat Management Act 1995*, *Expiation of Offences Act 1996*, and the *Local Government Act 1999* (the Act).

- 1.1. In accordance with Section 44(1) of the Act, Council endorse the following variations to Council's delegations made to the person occupying the Office of Chief Executive Officer with the following amendments:

- *Disability Inclusion Act 2018* (Attachment 1):

- *Dog and Cat Management Act 1995* (Attachment 2)

- *Expiation of Offences Act 1996* (Attachment 3)

- *Local Government Act 1999* (Attachment 4)

In exercise of the power contained in Section 44 of the Act, the powers and functions under the above Acts as amended and as specified in Attachments 1, 2, 3 and 4 of the report titled Amendment to Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 1, 2, 3 and 4, subject to the conditions and/or limitations specified herein or within Attachments 1, 2, 3 and 4.

- 1.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Sections 44(4)(b) and 101 of the Act as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachments 1, 2, 3, and 4.

2. Delegations made under the *Planning, Development and Infrastructure Act 2016*:

2.1. In exercise of the power contained in Section 100 of the *Planning, Development and Infrastructure Act 2016* the powers and functions under the *Planning, Development and Infrastructure Act 2016* and specified in Attachments 5 and 6 of the report titled Amendment to the Delegations Register are hereby delegated on this day, 24 February 2026, to the person occupying the position of Chief Executive Officer, (or person(s) 'acting' in the above mentioned position) except where otherwise indicated herein or within Attachments 5 and 6, subject to the conditions and/or limitations specified herein or within Attachments 5 and 6 with the following amendments.

- Instrument A – Instrument of Delegation under the *Planning, Development and Infrastructure Act 2016* (Attachment 5)

- Instrument B – *Instrument of Delegation under the Planning, Development and Infrastructure Act 2016* – (Attachment 6)

2.2. Such powers and functions may be further delegated by the Chief Executive Officer in accordance with Section 100(2)(c) of the *Planning, Development and Infrastructure Act 2016* as the Chief Executive Officer sees fit, unless otherwise indicated herein or in Attachments 5 and 6.

2.3. That the Instruments of Delegation marked Attachments 5 and 6 be included into the Delegations Register.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

Council may delegate powers conferred under legislation, except where delegation is expressly prohibited. Section 44(3) of the Act identifies those decisions that cannot be delegated.

The recommendation seeks Council approval to delegate relevant powers to the CEO. Where powers are delegated, it is standard practice for the CEO to sub-delegate relevant powers to positions that are responsible for the day-to-day operations of these areas.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision supports Council's zero tolerance approach to non-compliance with applicable legislation by ensuring the effective management of delegations and authorisation processes, and by clearly articulating staff responsibilities when exercising statutory powers.

6.1.2 Financial Implications

There are no financial or resource implications.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

This option provides Council the ability to adopt changes to the Delegations Register with amendments as Council deems appropriate. Any provisions that are not delegated to the CEO must be brought before Council for decision.

6.2.2 Financial Implications

It is unlikely that there will be financial or resource implications with a varied resolution, however this is unknown dependent on the amendments made.

DISABILITY INCLUSION ACT 2018

NOTE - EXPORTED PROVISIONS ARE SEPARATED INTO NEW AND CHANGED GROUPINGS, SORTED BY DELEGATION SOURCE AND SECTION.

NEW Provisions

Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
section 18(3)(a)	Review disability access and inclusion plan to ensure it is consistent with the State Disability Inclusion Plan	Chief Executive Officer		State authority
section 18(3)(b)(i)	Vary the disability access and inclusion plan as necessary to ensure consistency with the State Disability Inclusion Plan	Chief Executive Officer		State authority
section 18(3)(b)(ii)	Publish the varied disability access and inclusion plan	Chief Executive Officer		State authority

Dog and Cat Management Act 1995

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
Dog and Cat Management Act 1995	section 26(6)(b)(i)	Charge fees for registration of dogs or businesses	Chief Executive Officer		council
Dog and Cat Management Act 1995	section 26(6)(b)(ii)	Charge fees for late payment of registration	Chief Executive Officer		council
Dog and Cat Management Act 1995	section 26(6)(b)(iii)	Charge fees for meeting requirements under the Dog and Cat Management Act	Chief Executive Officer		council
Dog and Cat Management Act 1995	section 88A(4)	Receive a statutory declaration from the owner of a vehicle who has received an expiation notice or an expiation reminder given under the Expiration <ins>Expiation</ins> of Offences Act 1996	Chief Executive Officer		council

Expiation of Offences Act 1996

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
Expiation of Offences Act 1996	section 6(3)(b)(ii)	Authorise a person in writing to give expiation notices	Chief Executive Officer		issuing authority

Local Government Act 1999

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
Local Government Act 1999	Section178(7)(b)	By written notice to the owner of the land, inform the owner of the imposition of the requirement under section 178 (4)	Chief Executive Officer		council

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations	Capacity of Council
Local Government Act 1999	section 184(4)(a)(c)	Place a copy of the notice sent to the principal ratepayer in a newspaper circulating throughout the State	Chief Executive Officer		council
Local Government Act 1999	section 184(4)(b)(d)	Leave a copy of the notice sent to the principal ratepayer at a conspicuous place on the land	Chief Executive Officer		council
Local Government Act 1999	section 210(2)(b)	Give public notice to the owner of the private road of a proposed declaration	Chief Executive Officer		council

INSTRUMENT A - INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING & DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF A COUNCIL AS A COUNCIL; A DESIGNATED AUTHORITY; A DESIGNATED ENTITY INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING & DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF A COUNCIL AS A COUNCIL; A DESIGNATED AUTHORITY; A DESIGNATED ENTITY

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction - (Council Swimming Pool Safety Inspections) 2025	clause 1(2)	104. The power pursuant to clause 1(2) of Part 3 of the State Planning Commission Practice Direction (Council Swimming Pool Safety Inspections) 2025 (PD8) to ensure that an inspection under clause 2(1) of Part 2 of PD8 is carried out by a person who has the appropriate qualification, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.	Chief Executive Officer	
Planning, Development and Infrastructure	r 88(3)	75. Division of Land by Community Title or Strata Title 75.1 The power pursuant to Regulation 88(3) of the General Regulations to hold the security supporting a binding arrangement entered into by an applicant under Regulation 88 of the General Regulations.	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017				
Planning, Development and Infrastructure (General) Regulations 2017	r88(4)	75. Division of Land by Community Title or Strata Title 75.2 The power pursuant to Regulation 88(4) of the General Regulations to return the security to the applicant as soon as reasonably practicable after its return is requested by the applicant if: 75.2.1 the Council or delegate is satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied; and 75.2.2 the security has not been transferred to the relevant community corporation or strata corporation in accordance with Regulation 88(5) of the General Regulations.	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations 2017	r 88(4)(a)	75. Division of Land by Community Title or Strata Title 75.3 The power pursuant to Regulation 88(4)(a) of the General Regulations to form the opinion and be satisfied that the condition or requirement in relation to which the arrangement was entered into has been satisfied.	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations	r 88(5)	75. Division of Land by Community Title or Strata Title 75.4 The power pursuant to Regulation 88(5) of the General Regulations, if a condition or requirement in relation to which a binding arrangement was entered into has not been satisfied before the end of the developer control period, to, after the developer control period, transfer the security to the relevant community corporation or strata corporation for the purposes of the corporation using that	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2017		amount to satisfy the condition or requirement.		
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 11.2	96. The draft Amendment 96.2 The power pursuant to clause 11.2 of PD2 where an amendment to a Regional Plan contemplates a complying change under 96.2.1 Section 75(1) of the PDI Act, to include in any recommendation in the Regional Plan Amendment, where applicable: any existing overlay, zone, subzone in the Code within the Affected Area which is proposed to be amended; and 96.2.2 where relevant to the proposed change, an indication of development density and minimum and maximum building heights that may be applied to the Affected Area.	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.3 For Code Amendments an outline of: 91.1.3.1 any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed for amendment; and/or 91.1.3.2 the intended spatial application of an overlay, zone, subzone or technical or numeric variation in the Code over an identified area;	Chief Executive Officer	
State Planning	clause 6(1)	91. Proposal to Initiate 91.1.4. For Regional Plan Amendments:	Chief Executive	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments		91.1.4.1 an outline of any existing text, policies, actions/recommendations or other content in the Regional Plan that is proposed to be amended or inserted; and/or 91.1.4.2details of any proposed changes to existing spatial layers, or the inclusion of new spatial layers;	Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.5A map or description of the Affected Area;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation	clause 6(1)	91. Proposal to Initiate 91.1.6Consultation Requirements 91.1.6.1Information regarding any consultation that has already occurred with respect to the proposed Code Amendment; 91.1.6.2Details of further consultation proposed to be undertaken with respect to the proposed Code Amendment;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
and Amendment of Designated Instruments				
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.7Planning Merit Statement 91.1.7.1A statement detailing how the proposed Amendment relates to strategic directions and outlines desired policy/development outcomes and anticipated residential/ employment yields;	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.8Investigation Information 91.1.8.2For the purposes of a Code Amendment, or where a Regional Plan is proposing a recommendation to alter spatial application of Zones, Overlays or Subzones: (a)infrastructure (road, civil, corridor); (b)service infrastructure (water, wastewater, stormwater, electricity, gas, telecommunications); (c)cultural and heritage significance (search of the Register of Aboriginal Sites and Objects); (d)hazard risk (analysis of relevant policy and site conditions); and/or (e)the extent to which there are social, economic, land use, built form or environmental features that present a barrier to the outcomes sought;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Instruments				
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.9 High-level details of any infrastructure required to support development arising through the proposed Amendment and how that infrastructure will be provided (for example potable water and sewerage connection requirements);	Chief Executive Officer	
State Planning Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments	clause 6(1)	91. Proposal to Initiate 91.1.10 Where known, details of any infrastructure agreement (or agreements) or infrastructure scheme which will need to be established or entered into in connection with the proposed Amendment.	Chief Executive Officer	
State Planning	clause 8(1)	93. Publication Instructions 93.1 The power pursuant to clause 8(1) of PD2 to set out the following in the SA Planning Portal	Chief Executive	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Commission Practice Direction 2 - Preparation and Amendment of Designated Instruments		Publication Instructions – for Initiation: 93.1.1a plain English summary of the proposed Amendment which will be published on the SA Planning Portal; and 93.1.2where possible, an indicative timeframe for the commencement of public consultation.	Officer	

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, <u>Regulations, Planning & Design Code and Practice Directions</u> of Powers of a Council as a Council; a Designated Authority; a Designated Entity (Instrument A)	s7(5)(b)	<p>43. Environment and Food Production Areas – Greater Adelaide 1</p> <p>3.1 The power pursuant to Section 7(5)(b) of the Planning, Development and Infrastructure Act 2016 (the PDI Act), in relation to a proposed development in an environment and food production area that involves a division of land that would create 1 or more additional allotments in an environment and food production area, to concur in the granting of the development authorisation to the development.</p>	Chief Executive Officer	
Planning, Development	r89(1)	747576. General Provisions 74	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
and Infrastructure (General) Regulations 2017		<p><u>7576.1</u>The power pursuant to Regulation 89(1) of the General Regulations to form the opinion that another form of arrangement is satisfactory for the purposes of Section 138(1) of the PDI Act.</p>		
Planning, Development and Infrastructure (General) Regulations 2017	r89(3)	<p><u>747576.1</u>General Provisions <u>74</u></p> <p><u>7576.2</u>The power pursuant to Regulation 89(3) of the General Regulations to provide a certificate which: <u>74</u></p> <p><u>7576.2.1</u>evidences the consent of the Council to an encroachment by a building over other land; and <u>74</u></p> <p><u>7576.2.2</u>sets out: <u>74</u></p> <p><u>7576.2.2.1</u>the date on which any relevant building was erected (if known); and <u>74</u></p> <p><u>7576.2.2.2</u>the postal address of the site.</p>	Chief Executive Officer	
Planning, Development and	r89(6)(b)	<p><u>747576.1</u>General Provisions <u>74</u></p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure (General) Regulations 2017		7576.3 The power pursuant to Regulation 89(6)(b) of the General Regulations to request a written copy of the certificate and plan (or certificates and plans) referred to in Regulation 89(3) of the General Regulations.		
Planning, Development and Infrastructure (General) Regulations 2017	r89(8)	607576. General Provisions 60 7576.4 The power pursuant to Regulation 89(8) of the General Regulations to make submissions to the Commission before the Commission grants an extension of the period prescribed by Regulation 89(7).	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations 2017	r93(1)(b)	757677. Notifications During Building Work 75 7677.1 The power pursuant to Regulation 93(1)(b) of the General Regulations to specify by notice to the building owner and to the licensed building work contractor responsible for carrying out the relevant building work (if any), when development approval is granted in respect of the work, any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations	r93(1)(c)	757677. Notifications During Building Work 75 7677.2 The power pursuant to Regulation 93(1)(c) of the General Regulations to specify by notice in writing to the building owner on or the before granting of development approval is granted in respect of the work any stage of the building work to which the periods and stages prescribed for the purposes of Section 146(1) of the PDI Act relate.	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2017				
Planning, Development and Infrastructure (General) Regulations 2017	r94(13)	<p>767778. Essential Safety Provisions ⁷⁶</p> <p>7778.1The power pursuant to Regulation 94(13) of the General Regulations to require compliance with Regulation 94(10) of the General Regulations if: ⁷⁶</p> <p>7778.1.1the essential safety provisions were installed ⁷⁶</p> <p>7778.1.1.1under a condition attached to a consent or approval that is expressed to apply by virtue of a variance with the performance requirements of the Building Code; or ⁷⁶</p> <p>7778.1.1.2as part of a performance solution under the Building Code; or ⁷⁶</p> <p>7778.1.2the building has been the subject of a notice under Section 157 of the PDI Act.</p>	Chief Executive Officer	Subject to having a minimum Building Level 23AIBS accreditation.
Planning, Development and Infrastructure	r102(3)	<p>777879. Classification of Buildings ⁷⁷</p> <p>7879.1The power pursuant to Regulation 102(3) of the General Regulations to require an</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
(General) Regulations 2017		<p>application under Regulation 102(1) or (2) of the General Regulations to be accompanied by: <u>77</u></p> <p><u>7879.1</u>such details, particulars, plans, drawings, specifications, certificates and other documents as the delegate may reasonably require to determine the building's classification.</p>		
Planning, Development and Infrastructure (General) Regulations 2017	r102(4)	<p><u>777879</u>.Classification of Buildings <u>77</u></p> <p><u>7879.2</u>The power pursuant to Regulation 102(4) of the General Regulations, to subject to Regulation 102(5) of the General Regulations, assign the appropriate classification under the Building Code to a building if the delegate is satisfied, on the basis of the owner's application, and accompanying documentation, that the building, in respect of the classification applied for, possesses the attributes appropriate to its present or intended use.</p>	Chief Executive Officer	<u>Subject to having a minimum Building Level 23AIBS accreditation.</u>
Planning, Development and Infrastructure (General) Regulations 2017	r102(5)	<p><u>777879</u>.Classification of Buildings <u>77</u></p> <p><u>7879.3</u>The power pursuant to Regulation 102(5) of the General Regulations, if an application under Regulation 102 of the General Regulations is made in respect of an existing Class 2 to Class 9 building, to require the applicant to satisfy the delegate that the provisions of any relevant Ministerial building standard relating to upgrading health and safety in existing buildings has been complied with (to the extent reasonably applicable to the building and its present or intended use).</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (General) Regulations 2017	r102(6)	<p>777879.Classification of Buildings 77</p> <p>7879.4.The power pursuant to Regulation 102(6) of the General Regulations, on assigning a classification to a building (or part of a building) to, if relevant, determine and specify in the notice to the owner under Section 151(3) of the PDI Act: 77</p> <p>7879.4.1the maximum number of persons who may occupy the building (or part of the building); and 77</p> <p>7879.4.2if the building has more than 1 classification—the part or parts of the building to which each classification relates and the classifications currently assigned to the other parts of the building.</p>	Chief Executive Officer	Subject to having a minimum Building Level 23AIBS accreditation.
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103A(1)	<p>647980.Required Documentation 64</p> <p>7980.1The power pursuant to Regulation 103A(1) of the General Regulations to, in relation to an application for the issuing of a certificate of occupancy relating to a Class 1b to 9 (inclusive) building under the Building Code, require the following documentation: 64</p> <p>7980.1.1if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that the conditions have been satisfied; 64</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>7980.1.2if the application relates to the construction or alteration of part of a building and further building work is envisaged in respect of the remainder of the building, such further evidence as the delegate may reasonably require to show – 64</p> <p>7980.1.2.1in the case of a building more than 1 storey – that the requirements of any relevant Ministerial building standard have been complied with; or 64</p> <p>7980.1.2.2in any other case – that the building is suitable for occupation.</p>		
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103A(2)	<p>647980. Required Documentation 64</p> <p>7980.2The power pursuant to Regulation 103A(2) of the General Regulations to, in relation to an application for the issuing on or after 1 July/October 2022/2024 of a certificate of occupancy relating to a Class 1a building under the Building Code, to require the following documentation: 64</p> <p>7980.2.1if the development has been approved subject to conditions, such evidence as the delegate may reasonably require to show that any conditions relevant to the suitability of the building for occupation have been satisfied,</p>	Chief Executive Officer	Subject to having a Building Level 1, 2 or 3 accreditation
Planning, Development and	Regulation 103A(3)	647980. Required Documentation 64	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Infrastructure (General) Regulations 2017		<p><u>7980</u>.3The power pursuant to Regulation 103A(3) of the General Regulations to, other than in relation to a designated building on which building work involving the use of a designated building product is carried out after <u>12JanuaryMarch20242018</u>, dispense with the requirement to provide a Statement of Compliance under subregulation (1)(a) or (2)(a) if –</p> <p><u>64</u></p> <p><u>7980</u>.3.1the delegate is satisfied that a person required to complete 1 or both parts of the statement has refused or failed to complete that part and that the person seeking the issuing of the certificate of occupancy has taken reasonable steps to obtain the relevant certification or certifications; and</p> <p><u>64</u></p> <p><u>7980</u>.3.2it appears to the delegate, after undertaking an inspection, that the relevant building is suitable for occupation.</p>		
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103C(1)(c)	<p><u>658081</u>.Statement of site suitability</p> <p><u>65</u></p> <p><u>8081</u>.1The power pursuant to Regulation 103C(1)(c) of the General Regulations, in relation to a building on a site to which Schedule 8 clause 2A of the General Regulations applies and upon which remediation on the site is necessary, to not grant a certificate of occupancy until a statement of site suitability is issued certifying that the required remediation has been undertaken and the land is suitable for the proposed use.</p>	Chief Executive Officer	
Planning,	Regulation	<u>668182</u> .Report from fire authority	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure (General) Regulations 2017	103D(1)	<p>66</p> <p>8182.1The power pursuant to Regulation 103D(1) of the General Regulations, if – 66 8182.1.1a building is – 66 8182.1.1.1to be equipped with a booster assembly for use by a fire authority; or 66</p> <p>8182.1.1.2to have installed a fire alarm that transmits a signal to a fire station or to a monitoring service approved by the relevant authority; and 66</p> <p>8182.1.2facilities for fire detection, fire fighting or the control of smoke must be installed in the building pursuant to an approval under the Act,</p> <p>to not grant a certificate of occupancy unless or until the delegate has sought a report from the fire authority as to whether those facilities have been installed and operate satisfactorily.</p>		
Planning, Development and Infrastructure (General) Regulations	Regulation 103D(2)	<p>668182.Report from fire authority 66</p> <p>8182.2The power pursuant to Regulation 103D(2) of the General Regulations, if a report from the fire authority is not received within 15 business days, to presume that the fire authority does not desire to make a report.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2017				
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103D(3)	<p>668182.Report from fire authority 66</p> <p>8482.3The power pursuant to Regulation 103D(3) of the General Regulations to have regard to any report received from a fire authority under subregulation (1) before it issues a certificate of occupancy.</p>	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103E(1)(b)	<p>678283.Issue of certificate of occupancy 67</p> <p>8283.1The power pursuant to Regulation 103E(1)(b) of the General Regulations to, on receipt of notification of intended completion of building work under Regulation 93(1)(f) of the General Regulations, determine that the building work will be inspected by an authorised officer.</p>	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations 2017	Regulation 103E(3)(c)	<p>678283.Issue of certificate of occupancy 67</p> <p>8283.2The power pursuant to Regulation 103E(3)(c) of the General Regulations, in respect of a Class 1a building, to determine not to inspect the building work.</p>	Chief Executive Officer	
Planning,	Regulation	688384 .Revocation	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Development and Infrastructure (General) Regulations 2017	103F_	<p>68</p> <p>8384.1The power pursuant to Regulation 103F of the General Regulations to revoke a certificate of occupancy –</p> <p>68</p> <p>8384.1.1if –</p> <p>68</p> <p>8384.1.1.1there is a change in the use of the building; or</p> <p>68</p> <p>8384.1.1.2the classification of the building changes; or</p> <p>68</p> <p>8384.1.1.3building work involving an alteration or extension to the building that will increase the floor area of the building by more than 300m² is about to commence, or is being or has been carried out; or</p> <p>68</p> <p>8384.1.1.4the building is about to undergo, or is undergoing or has undergone, major refurbishment,</p> <p>68</p> <p>8384.1.2if the delegate considers that the building is no longer suitable for occupation because of building work undertaken, or being undertaken, on the building, or because of some other circumstance; or</p> <p>68</p> <p>8384.1.3if the schedule of essential safety provisions has been issued in relation to the building and the owner of the building has failed to comply with the requirements of Regulation 94(10); or</p>		

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>68</p> <p>8384.1.4if the delegate considers –</p> <p>68</p> <p>8384.1.4.1that a condition attached to a relevant development authorisation has not been met, or has been contravened, and that, in the circumstances, the certificate should be revoked; or</p> <p>68</p> <p>8384.1.4.2that a condition attached to the certificate of occupancy has not been met, or has been contravened, or is no longer appropriate.</p>		
Planning, Development and Infrastructure (General) Regulations 2017	r109(1)(b)	<p>7980698485.Mining Production Tenements</p> <p>798069</p> <p>8485.1The power pursuant to Regulation 109(1)(b) of the General Regulations to make submissions to the appropriate Authority and object to the granting of the tenement.</p>	Chief Executive Officer	
Planning, Development	r111(2)	<p>8081708586.Register of Land Management Agreements (Section 193)</p> <p>808170</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
and Infrastructure (General) Regulations 2017		8586.1 The power pursuant to Regulation 111(2) of the General Regulations to establish a register of agreements entered into by the Council under Section 193 of the PDI Act.		
Planning, Development and Infrastructure (General) Regulations 2017	r111(3)	8081708586 . Register of Land Management Agreements (Section 193) 808470 8586.2 The power pursuant to Regulation 111(3) of the General Regulations to include in a register, or provide access to a copy of each agreement entered into by the Council under Section 193 of the PDI Act and such other information the delegate considers appropriate.	Chief Executive Officer	
Planning, Development and Infrastructure (General) Regulations 2017	r112(1)	8482748687 . Authorised Officers and Inspections 818271 8687.1 The power pursuant to Regulation 112(1) of the General Regulations to appoint at least 1 authorised officer under Section 210(1)(b) of the PDI Act: 818271 8687.1.1 who is an accredited professional who is: 818271 8687.1.1.1 an Accredited professional - building level 1; or 848271	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>8687.1.1.2an Accredited professional - building level 2; or 848271</p> <p>8687.1.1.3an Accredited professional - building level 3; or 848271</p> <p>8687.1.1.4an Accredited professional - building level 4; or 848271</p> <p>8687.1.2who holds a current accreditation recognised by the Chief Executive for the purposes of this Regulation; or 848271</p> <p>8687.1.3who holds an approval from the Chief Executive.</p>		
Planning, Development and Infrastructure (Fees,	r5(1)	<p>6683728788.Calculation orof Assessment of Fees 668372</p> <p>8788.1The power pursuant to Regulation 5(1) of the Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019 (the Fees Regulations) in relation to an</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Charges and Contributions) Regulations 2019		<p>application which is duly lodged under a related set of regulations (including via the SA planning portal): 668372</p> <p>8788.1.1to require the applicant to provide such information as the delegate may reasonably require to calculate any fee payable under the Fees Regulations or a related set of regulations; and 668372</p> <p>8788.1.2to make any other determination for the purposes of the Fees Regulations or a related set of regulations (even if the Council is not a relevant authority).</p>		
Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r5(2)	<p>6683728788.Calculation or Assessment of Fees 668372</p> <p>8788.2The power pursuant to Regulation 5(2) of the Fees Regulations, if the delegate acting under Regulation 5(1) of the Fees Regulations, believes that any information provided by an applicant is incomplete or inaccurate, to calculate any fee on the basis of estimates made by the delegate.</p>	Chief Executive Officer	
Planning, Development and Infrastructure (Fees, Charges and	r5(3)	<p>6683728788.Calculation or Assessment of Fees 668372</p> <p>8788.3The power pursuant to Regulation 5(3) of the Fees Regulations to at any time, and despite an earlier calculation or acceptance of an amount in respect of the fee, reassess a fee payable under the Fees Regulations or a related set of Regulations.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Contributions) Regulations 2019				
Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r7	<p>6784738889. Waiver or Refund of Fee 678473</p> <p>8889.1 The power pursuant to Regulation 7 of the Fees Regulations to, as the delegate considers appropriate to do so: 678473</p> <p>8889.1.1 waive the payment of the fee, or the payment of part of the fee; or 678473</p> <p>8889.1.2 refund the whole or a part of the fee.</p>	Chief Executive Officer	
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 5(1)	<p>8990. <u>Initiating Required a Code Amendment Documentation</u></p> <p>8990.1 The power pursuant to clause 5(1) of the State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instrument (PD2), to initiate <u>an Amendment to a Code Designated Amendment Instrument</u> and lodge the following documents <u>to/with</u> the Department via the SA Planning Portal:</p> <p>8990.1.1 a Proposal to Initiate; and</p> <p>8990.1.2 SA Planning Portal Publication Instructions – for Initiation;</p> <p>8990.1.3 <u>Heritage Report with datasheet(s) and analysis of historic themes</u></p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		(relevant proposals only); 89.1.4 Significant Tree Report with description/s and assessment/s (relevant proposals only).		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 5(2)	<p><u>8990. Initiating Required a Code Amendment Documentation</u></p> <p><u>8990.2 The power pursuant to clause 5(2) of PD2 to set out in lodge the Proposal following supporting documents with a proposed Amendment to initiate:</u></p> <p><u>89.2.1 Code Policy</u></p> <p><u>89.2.1.1 an outline of:</u></p> <p><u>(a) any overlay, general development policy, zone, subzone or technical or numeric variation in the Code being proposed;</u></p> <p><u>90.2.1 for amendment proposals involving the listing or removal of a heritage item:</u></p> <p><u>90.2.1.1 a Heritage Report including relevant datasheet(s) and an analysis of historic themes;</u></p> <p><u>and/or</u></p> <p><u>(b)</u></p> <p><u>90.2.2 for proposals involving the intended listing spatial or application removal of an overlay, Significant zone, Tree:</u></p> <p><u>90.2.2.1</u></p> <p><u>Significant subzone Tree or Report technical including or detailed numeric descriptions variation and in the Code over an identified area;</u></p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<u>assessments.</u>		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 5(26)(1)	<p><u>8991. Initiating Proposal to Code Amendment/Initiate</u></p> <p><u>89-291.1</u> The power pursuant to clause 5(26)(1) of PD2 to <u>set include or the following</u> in the Proposal to Initiate:</p> <p><u>89-2.3 State Planning Policies</u></p> <p><u>89-2.391.1.1 Strategic Alignment</u></p> <p><u>91.1.1.1</u> identification of the relevant principles or objectives of <u>the applicable</u> State Planning Policies, <u>and Regional Plan</u>, or other strategic directions, along with an assessment of <u>how the proposed Code Amendment's alignment aligns with those State strategies Planning and Policies policies</u>;</p> <p><u>91.1.2 Scope of amendment</u></p> <p><u>91.1.2.1</u> an outline of the scope of the proposed changes to the designated instrument;</p>	Chief Executive Officer	
State Planning Commission Practice Direction <u>2-2</u> Preparation and	clause 69(1)	<p><u>9094. Preparation Investigations and Preparing a Draft Code Amendment (Prior to Consultation)</u></p> <p><u>90</u></p> <p><u>94.1</u> The power pursuant to clause 69(1) of PD2, to prior to consultation occurring on a draft Code Amendment, <u>Amendments to:</u></p> <p><u>9094.1.1</u> carry out investigations and obtain such information:</p> <p><u>9040.1.1.1</u> as provided in the Proposal to Initiate approved by the Minister;</p> <p><u>9094.1.2</u> as required under any conditions imposed by the Minister under Section 73(5)(b) of</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Amendment of Designated Instruments		the PDI Act; and 9094.1.1.3 as specified by the Commission under Sections 73(6)(e) or 73(6)(f) of the PDI Act;		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 6(10)(2)	<p>9095. Preparation Required of a Draft Code Amendment (Prior to Consultation) Documentation</p> <p>9095.1 The power pursuant to clause 6(10)(2) of PD2, to prior to consultation occurring on a draft Code Amendment:</p> <p>90-1-2 to provide the Department with the following:</p> <p>9095.1.2.1 to support the preparation of the Amendment;</p> <p>95.1.1.1 where new policy content is proposed for a designated instrument, written instructions (in a form acceptable to the Department) that set out the intent of the proposed Code Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Code Amendment; and</p> <p>90 or</p> <p>95.1.2.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Code Amendment;</p> <p>95.1.2 for Agreement publishing on the Planning Portal;</p> <p>95.1.2.1 draft Amendment which describes the proposed changes, including an overview of the investigations;</p> <p>95.1.2.2 publication instructions (in a form acceptable to the Department) to prepare the SA Planning Portal for consultation on the draft Amendment, including any supporting material; and</p> <p>95.1.2.3 the engagement plan prepared (and approved, if required) under these Practice Directions, for the purpose of the Department publishing the engagement plan on the SA Planning Portal.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 5(2)(1)	<p>8992.SpecialInitiatingListingaRequirements – Code AmendmentAmendments</p> <p>89.292.1 The power pursuant to clause 5(2) of PD2 to set out in the Proposal to Initiate:</p> <p>89.2.9 The power pursuant to clause 5(4) of 7(1) of PD2 to, in relation to initiating a Code Amendment which is intended to designate <u>or remove</u> a place as a place of local heritage value, provide a report<u>Heritage Report</u>, which <u>includes</u>:</p> <p>89.2.992.1 includes 1a heritage datasheet for each proposed Local Heritage Place, which includes:</p> <ul style="list-style-type: none"> (a) 92.1.1.1 all relevant property details and descriptions (including images); (b) 92.1.1.2 historical background and thematic analysis; (c) 92.1.1.3 a statement of heritage value; (d) 92.1.1.4 an assessment against the Local Heritage Criteria; and (e) 92.1.1.5 the extent of listing (including any exclusions); <p>89.2.1.2.9.2 includes an analysis of historic themes of importance to the area;</p> <p>89.2.992.1.3 is prepared by a heritage architect, historian or person with similar qualifications, skills or experience; and</p> <p>89.2.992.1.4 is otherwise prepared in accordance with any guidelines prepared and published by the Commission under Section 67(2)(c) of the PDI Act.</p>	Chief Executive Officer	
State Planning Commission Practice	clause 57(2)	<p>8992.SpecialInitiatingListingaRequirements – Code AmendmentAmendments</p> <p>8992.2 The power pursuant to clause 57(2) of PD2 to set out in the Proposal to Initiate:</p> <p>89.2.10 The power pursuant to clause 5(5) of PD2 to, in relation to initiating a Code Amendment</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Direction <u>2-2</u> Preparation and Amendment of Designated Instruments		which is intended to designate <u>or remove</u> a tree (or stand of trees) as a significant tree (or trees), provide a report <u>Significant Tree Report</u> : <u>8992.2-10.1</u> includes relevant details and descriptions of the tree or stand of trees (including images as necessary); <u>8992.2-10.2</u> includes an assessment of the tree (or stand of trees) against the Significant Tree Criteria; <u>8992.2-10.3</u> is prepared by an urban planner, arborist or person with qualifications, skills or experience relevant to the assessment in the report.		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause <u>6(2)(10)(4)</u>	<u>9095. Preparation Required of a Draft Code Amendment (Prior to Consultation) Documentation</u> <u>9095.2</u> The power pursuant to clause <u>6(2) of 10(4)</u> of PD2, where an engagement plan is amended during any period of consultation or any time prior to finalisation of the engagement report under PD2, to provide the Department with the engagement plan (as updated) for the purpose of the Department publishing the updated engagement plan on the SA Planning Portal.	Chief Executive Officer	
State Planning Commission Practice Direction <u>2-2</u> Preparation and	clause <u>7(1)(1)</u>	<u>9196. The Requirements for a Draft Code Amendment</u> <u>9196.1</u> The power pursuant to clause <u>7(1)</u> of PD2 to support a draft Code Amendment by the following <u>additional</u> information: <u>9196.1.1</u> an explanation of the current code policy as it applies to the Affected Area (at the time of preparation of the draft Code Amendment); <u>9196.1.2</u> an explanation of the <u>amendments to the Code policy</u> <u>Amendments</u> proposed for the Affected Area;	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Amendment of Designated Instruments		<p>9196.1.3 an assessment of the strategic planning outcomes intended to be achieved through the draft CodeAmendment, including:</p> <p><u>96.1.3.1for Code Amendments</u> an analysis of the consistency of the draft Code Amendment with the relevant provisions of State Planning Policies, the Regional Plan and <u>an assessment against any other relevant strategic plans or policies; or</u></p> <p><u>9496.1.3.2for Regional Plan Amendments</u>, <u>an analysis of the consistency of the draft Regional Plan Amendment with the relevant provisions of State Planning Policies, the remainder of the Regional Plan and any other relevant strategic plans or policies.</u></p> <p><u>96.1.4 a summary and explanation of the investigations undertaken and how these support the draft CodeAmendment; and</u></p> <p><u>9496.1.5 where relevant</u>, an explanation of any infrastructure or services required to support development facilitated by the proposed CodeAmendment, and an explanation of how and when the infrastructure will be provided.</p>		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 912(1)	<p>9297. Preparation of an Engagement Plan(Prior to Consultation)</p> <p>92</p> <p>97.1 The power pursuant to clause 912(1) of PD2 to prepare an engagement plan that:</p> <p>9297.1.1 meets the principles and performance outcomes of the Charter;</p> <p>9297.1.2 describes the persons or bodies to be consulted on the proposed amendment of the Designated Instrument, which must include any persons or bodies:</p> <p>9297.1.2.1 required to be consulted with under a condition imposed by the Minister under Section 73(5) of the PDI Act;</p> <p>9297.1.2.2 specified by the Commission under Section 73(6)(e) of the PDI Act; and</p> <p>9272.1.2.3 who must be consulted with under the Charter;</p> <p>9297.1.3 outlines any relevant previous engagement undertaken to inform the proposal;</p> <p>9297.1.4 describes the evaluation framework for the engagement.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 9(312)(2)	<p><u>9297. Preparation of an Engagement Plan(Prior to Consultation)</u> <u>92.3</u> <u>97.2</u> The power pursuant to clause 9(312)(2) of PD2 to, in relation to an engagement plan relating to a proposed amendment to the Code or a Design Standard, submit the engagement plan to the Commission or the Minister for approval, if a condition has been imposed by the Minister under Section 73(5) of the PDI Act which requires such approval or an outline consent is being assessed against a relevant amendment in accordance with Practice Direction 18 – Outline Content.</p>	Chief Executive Officer	
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 1013(1)	<p><u>9398. Preparation Required of an Engagement Report (Following Consultation) Documentation</u> <u>9398.1</u> The power pursuant to clause 1013(1) of PD2 to, at the completion of engagement on a proposal to prepare or amend a Designated Instrument, provide the Department with: <u>9398.1.1</u> if amendments to the proposal are required: <u>9398.1.1.1</u> written instructions (in a form acceptable to the Department) that set out any changes to the draft Designated Instrument for the purposes of the Department updating and providing the draft policy for inclusion in the draft Designated Instrument; and/or <u>9398.1.1.2</u> mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Designated Instrument; <u>9398.1.2</u> the updated draft Designated Instrument(s) or amendment to the Designated Instrument(s) in the form of amendment instructions (once finalised by the Designated Entity, incorporating any amendments); and <u>9398.1.3</u> a final engagement report as required under Section 73(7) of the PDI Act and prepared in accordance with PD2, for the purpose of the Department arranging for the</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		engagement report and draft Designated Instrument to be furnished to the Minister.		
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause 40(215)(1)	<p><u>9399. Preparation of an Engagement Report(Following Consultation)</u></p> <p><u>93-299.1</u> The power pursuant to clause <u>40(215)(1) of Part 4</u> of PD2 to set out in an engagement report required under Section 73(7) of the PDI Act:</p> <p><u>93-299.1.1</u> details of the engagement undertaken and how that engagement met the engagement plan and reasons for variations (if any) to the engagement plan;</p> <p><u>93-299.1.2</u> the outcome of the engagement including a summary of the written submissions or feedback received;</p> <p><u>93-299.1.3</u> any proposed changes to the proposal to prepare or amend a Designated Instrument(s) (when compared with the proposal that was engaged on) and the reasons for those proposed changes. <u>This should which specifically indicate indicates:</u></p> <p><u>93-299.1.3.1</u> where changes are proposed to the Designated Instrument(s) based on or as a result of the engagement; and</p> <p><u>93-299.1.3.2</u> any other changes which are proposed based on or as a result of additional investigations or information which was not available when the proposal was released for engagement.</p>	Chief Executive Officer	
State Planning Commission Practice	cl 41(416)(3)	<p><u>94100. Lodgement of Proposal Documentation</u></p> <p><u>94100.1</u> The power pursuant to clause <u>41(416)(3)</u> of PD2 to submit a completed Lodgement Form with the Department via the SA Planning Portal, to commence the process for a proposed</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Direction 2-2 Preparation and Amendment of Designated Instruments		Complying Change.		
State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	cl 41(516)(4)	<p>94100. Lodgement of Proposal Documentation</p> <p>94100.2 The power pursuant to clause 41(516)(4) of PD2 to set out in the Lodgement Form:</p> <p>94100.2.1 Affected Area</p> <p>94100.2.1.1 a map of the Affected Area (confirming its consistency with the boundaries of the map(s) relating to the relevant Regional Plan recommendation);</p> <p>94100.2.2 Code Mapping</p> <p>94100.2.2.1 an outline of:</p> <ul style="list-style-type: none"> (a) any existing overlay, zone, subzone, concept plan or technical and numeric variation in the Code within the Affected Area which is proposed to be amended; (b) the proposed spatial application of any overlay/s and/or amendment/s to the boundary of a zone or subzone; and (c) any associated proposed application of a concept plan/s and/or all relevant technical or numeric variation/s within the Affected Area in connection with the proposed change outlined in clause 41(516)(4)(c)(ii) of PD2; <p>94100.2.3 Regional Plan Recommendation</p> <p>94100.2.3.1 a description of the relevant recommendation/s in the Regional Plan;</p> <p>94100.2.3.2 confirmation that the details outlined in clauses 41(516)(4)(c)(ii) and (iii) of PD2 are consistent with the recommendation in the Regional Plan (where relevant); and</p> <p>100.2.3.3 confirmation that a time period of not more than two years has elapsed since the relevant recommendation in the Regional Plan was given effect pursuant to Section 73(12) of the PDI Act (unless the Commission considers that a longer period shall apply for the purposes</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		of clause 44.16 of PD2).		
State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	clause 40(3)(2)	<p>93.99. Preparation of an Engagement Report (Following Consultation)</p> <p>93</p> <p>99.3 The power pursuant to clause 40(3)(2) of PD2 to also include in the engagement report an evaluation of the effectiveness of the engagement that considers whether:</p> <p>99.399.2.1 the principles of the Charter have been activated/achieved; and</p> <p>99.399.2.2 all mandatory requirements identified in the Charter have been met (where the consultation category is applicable).</p>	Chief Executive Officer	
State Planning Commission Practice Direction 2-2 Preparation and Amendment of Designated Instruments	cl 43(18)(1)	<p>95.101. Final Determination of the Minister</p> <p>95.101.1 The power pursuant to clause 43(18)(1) of PD2 when consultation on a proposed Complying Change is complete, to provide the Department with:</p> <p>95.101.1.1 written instructions (in a form acceptable to the Department) that set out any changes to the Complying Change as it was initially proposed; and/or</p> <p>95.101.1.1.2 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare mapping which is suitable for inclusion in the Code;</p> <p>95.101.1.2 the updated draft proposed Complying Change in the form of amendment instructions (once finalised by the Council, incorporating any changes); and</p> <p>95.101.1.3 if any submissions were received, a consultation report to be furnished to the Commission.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause <u>1318</u> (2)	<p><u>95101</u>.Final Determination of <u>the</u> Minister</p> <p><u>95101</u>.2The power pursuant to clause <u>13138</u>(2) of PD2 to set out in the consultation report in clause <u>1318</u>(1)(c) of PD2 <u>all of the following</u>:</p> <p><u>95101</u>.2.1the outcome of the consultation, including a summary of the written submissions or feedback received; and</p> <p><u>95101</u>.2.2 any proposed changes to the Complying Change (when compared with the proposal that was consulted on) and the reasons for those proposed changes and specifically indicate:</p> <p><u>95101</u>.2.2.1 where changes are proposed to the Complying Change as a result of the consultation; and</p> <p><u>95101</u>.2.2.2 any other changes proposed as a result of additional investigations or information that was not available when the proposal was released for consultation.</p>	Chief Executive Officer	
State Planning Commission Practice Direction <u>2-2</u> Preparation and Amendment of Designated Instruments	clause <u>121419</u> (1)	<p><u>9596102</u>. <u>Early Lodgement Commencement of a Code Amendment Requirement</u></p> <p><u>9596102</u>.1 The power pursuant to clause <u>121419</u>(1) of PD2 to provide a request for early commencement of a Code Amendment under Section 78 of the PDI Act to the Department and include:</p> <p><u>9596102</u>.1.1 explanation, justification and evidence as necessary to demonstrate how early commencement of the <u>Code Amendment</u> is:</p> <p><u>9596102</u>.1.1.1 <u>necessary</u> in the interest of the orderly and proper development of an area of the State; and</p> <p><u>9596</u></p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>102.1.1.2 required for a Code Amendment, that it is required in order to counter applications for undesirable development (which should identify possible future development that would detract from or negate the object of the proposed Code Amendment) ahead of the outcome of consideration of the Code Amendment;</p> <p>9596102.1.2 written instructions (in a form acceptable to the Department) that set out the intent of the proposed Code Amendment for the purposes of the Department writing the draft policy for inclusion in the draft Code Amendment; and</p> <p>9596102.1.3 mapping instructions or a description of the Affected Area (in a form acceptable to the Department) in order to enable the Department to prepare and provide to the Designated Entity, mapping which is suitable for inclusion in the draft Code Amendment.</p>		
State Planning Commission Practice Direction (Council Inspections) 2020	cl2(2)(3)	<p>93829798105. Mandatory Inspections</p> <p>9382</p> <p>9798105.1 The power pursuant to clause 2(2)(3) of Part 2 of the State Planning Commission Practice Direction (Council Inspections) 2020 (PD9) to, in carrying out an inspection under PD9, take all reasonable steps to ensure that each inspection carried out under PD9 includes an inspection and assessment of but not necessarily limited to, the following elements (elements), as may be present (and reasonably accessible) at the time of inspection:</p> <p>9382</p> <p>9798105.1.1 primary structural elements (as defined);</p> <p>9382</p> <p>9798105.1.2 structural framing and roof trusses;</p> <p>9382</p> <p>9798105.1.3 wet areas and waterproofing;</p> <p>9382</p> <p>9798105.1.4.3 barriers to prevent falls;</p> <p>9382</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>9798105.1-5.4 cladding; 9382 9798105.1-6.5 egress provisions; 9382 9798105.1-7.6 bushfire protection systems; 9382 9798105.1-8.7 passive and active fire safety elements; 9382 9798105.1-9.8 private bushfire shelters; and 9382 9798105.1-10.9 performance solutions.</p>		
State Planning Commission Practice Direction (Council Inspections) 2020	cl3(2(1))	<p>94839899106. Additional Inspections 9483 9899106.1 The power pursuant to clause 3(2(1)) of Part 2 of PD9 to consider carrying out an inspection in addition to any specified in clausesubclause2(3) of Part 2 of PD9(additional inspectionsinspection) of PD9 if the Council or delegate has information to indicate that the circumstances warrant it, having regard to the objects of PD9.</p>	Chief Executive Officer	
State Planning Commission Practice Direction (Council Inspections)	cl4(3(4))	<p>958499100107. Inspections Generally 9584 99100107.1 The power pursuant to clause 4(3(4)) of Part 2 of PD9, in relation to building work listed in Schedule 7 of the General Regulations to consider if an additional inspection may be appropriate.</p>	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
2020				
State Planning Commission Practice Direction (Council Inspections) 2020	cl1(2)	<p>9685100101108. General Requirements 9685</p> <p>100.1 The power pursuant to clause 1(2) of Part 3 of PD9 to ensure that an inspection under PD9 and subsequent assessment of each of the applicable elements in clausessubclauses 2(2) and 2(3) of Part 2 of PD9 is carried out by a person who has the appropriate qualifications, skills, knowledge and experience to carry out an inspection assigned to that officer under PD9.</p>	Chief Executive Officer	
State Planning Commission Practice Direction 10 (Staged Occupation of Multi-Storey Buildings) 2020	cl5(2)	<p>9786104109. Conditions that Must be Met for the Staged Occupation of a Partially Completed Building 9786</p> <p>104109.1 The power pursuant to clause 5(2) of the State Planning Commission Practice Direction 10 (Staged Occupation of Multi-Storey Buildings 2020 (PD10) to, agree to partial occupancy of a partially completed multistorey building.</p>	Chief Executive Officer	

INSTRUMENT B – INSTRUMENT OF DELEGATION UNDER THE PLANNING, DEVELOPMENT AND INFRASTRUCTURE ACT 2016, REGULATIONS, PLANNING AND DESIGN CODE AND PRACTICE DIRECTIONS OF POWERS OF A COUNCIL AS A RELEVANT AUTHORITY

Note - Exported provisions are separated into NEW and CHANGED groupings, sorted by Delegation Source and Section.

NEW Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Planning, Development and Infrastructure (Fees, Charges and Contributions) Regulations 2019	r13(3a)	33. Development to be Assessed by Accredited Professional 34.1The power pursuant to Regulation 13(3a) of the Fees Regulations, if an accredited professional has not elected to collect the compliance fee in accordance with Regulation 13(2)(a)(ii) of the Fees Regulations in respect of an application, to collect the fee.	Chief Executive Officer	
State Planning Commission Practice Direction 12 - Conditions	clause 6	35. Notification of Deemed Planning Consent Notice 35.1 The power pursuant to clause 6 of the State Planning Commission Practice Direction 12 – Conditions Consent (PD12), where a person has issued a Deemed Planning Consent Notice (the Notice) to the relevant authority pursuant to Section 125(2) of the PDI Act, to upon receipt of the Notice, provide a copy of the Notice to: 35.1.1any other relevant authority that has given or is considering another development authorisation relating to the same development; and 35.1.2if the application was referred to a prescribed body under Section 122 of the PDI Act – to that prescribed body or bodies; and	Chief Executive Officer	

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
		<p>35.1.3if the owner of land to which the application related is not a party to the application – to the owner of the land; and</p> <p>35.1.4if any person has made a representation to the relevant authority in respect of the proposed development – to that person or persons; and</p> <p>35.1.5in the case of restricted development, the Environment, Resources and Development Court.</p>		

CHANGED Provisions

Delegation Source	Provision	Item Delegated	Delegate	Conditions & Limitations
Instrument of Delegation under the Planning, Development and Infrastructure Act 2016, PlanningRegulations , DevelopmentPlanning and InfrastructureDesign(General) Regulations 2017Code and PlanningPracticeDevelopment and Infrastructure (Fees, Charges and Contributions) Regulations-2019Directions of Powers of a Council as a Relevant Authority (Instrument B);	s7(5)(d)	1.Environment and Food Production Areas – Greater Adelaide 1.2The power pursuant to Section 7(5)(d) of the PDI Act in relation to a proposed development <u>in an environmental and food production area</u> that involves a division of land that would create one or more additional allotments <u>in an environmental and food production area</u> , to, if the proposed development will create additional allotments <u>in an environmental and food production area that are</u> to be used for residential development, refuse to grant development authorisation in relation to the proposed development.	Chief Executive Officer	

COMMITTEE REPORTS

STRATEGY AND SERVICES COMMITTEE

***Matters which can be delegated
to a Committee or Staff but the
Council has decided not to
delegate them***

14.2 COMMUNITY SUPPORT AND GRANT PROGRAM - 2025/26 BUILDING SPACES SUPPORT - ORIGINAL KALARA RESERVE CLUBROOMS**Responsible Executive Manager :** Tina Hudson**Report Author :** Amy Godfrey**Delegated Authority :** Matters which can be delegated to a Committee or Staff but the Council has decided not to delegate them**Attachments :**

- 1[. Community Support and Grant Program Policy](#)
- 2[. Community Support and Grant Program Procedure - Building Spaces Support](#)
- 3[. Community Support and Grant Program - Building Spaces Support Guidelines](#)
- 4[. Expressions of Interest - Recommended](#)
- 5[. Expressions of Interest - Not Recommended](#)

PURPOSE

This report seeks Council endorsement for the successful applicant to occupy the original clubrooms at Kalara Reserve for a three (3) year term as part of the Building Spaces Support category of Council's Community Support and Grant Program.

STAFF RECOMMENDATION

1. Council endorse the Congolese Community of South Australia as successful in the Community Support and Grant Program - Building Spaces Support for use of the original Kalara Clubrooms for a maximum term of three (3) years.
2. Council authorise the Chief Executive Officer to enter into a legal agreement with the successful applicant on Council's behalf.

COMMITTEE RECOMMENDATION**6487**

1. Council endorse the Congolese Community of South Australia as successful in the Community Support and Grant Program - Building Spaces Support for use of the original Kalara Clubrooms for a maximum term of three (3) years.
2. Council authorise the Chief Executive Officer to enter into a legal agreement with the successful applicant on Council's behalf.

EXECUTIVE SUMMARY

The Building Spaces Support category within the Community Support and Grant Program offers subsidised or no-cost accommodation in an identified Council community facility to local community organisations. This category aims to support Council's goal of ensuring services run from Council facilities are contemporary and relevant, and to provide opportunities for new community organisations to gain support from Council to deliver positive outcomes that meet community need.

This round of the Building Spaces Support category for the selected space at the original clubrooms at Kalara Reserve was open for the period 1 September 2025 to 26 September 2025. The space is available for a maximum term of three (3) years. An organisation can re-apply for the next expression of interest process past their three (3) year term and consideration will be given in the assessment criteria to organisations already occupying a space, but ongoing space is not guaranteed.

A total of 11 expressions of interest were received. The Grant Assessment Panel have recommended providing the available space to the Congolese Community of South Australia. This organisation was assessed to have best met eligibility and priority criteria set out in the Community Support and Grant Program – Building Spaces Support Guidelines (Attachment 3).

1. BACKGROUND

Council regularly receives requests for support from local community groups, including requests for building and oval spaces. The Building Spaces Support category within the Community Support and Grant Program offers subsidised or no-cost accommodation in an identified Council community facility to local community organisations to support with building their service and deliver positive community outcomes that meet community need. Community groups may be encouraged to share facilities where applicable to maximise utilisation and community benefit.

The Grant Assessment Panel have provided a recommendation in line with the eligibility and priorities set out in the current Community Support and Grant Program Policy (Attachment 1), Community Support and Grant Program Procedure - Building Spaces Support (Attachment 2) and Community Support and Grant Program - Building Spaces Support Guidelines (Attachment 3). The Grant Assessment Panel included the following Council staff:

- General Manager - City Services
- Senior Manager - Ageing & Inclusion
- Senior Manager - Families & Young People
- Manager - Property; and
- Manager - Connection & Inclusion.

2. RELEVANCE TO STRATEGIC PLAN

Community theme 3: Fostering collaboration and connection to each other.

Building Spaces Support provides low or no-cost buildings (when available) for community groups and organisations to deliver locally based programs, events and activities and to connect to the wider community in which the building is located.

Community theme 4: Activating and facilitating welcoming community spaces and events.

Building Spaces Support offers financial support to community organisations, groups or associations to deliver activities, programs and events across the City of Playford region that increase social inclusion, build community capacity and strengthen connections while activating venues and spaces in Playford.

3. PUBLIC CONSULTATION

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

4. DISCUSSION

- 4.1 The original clubrooms at Kalara Reserve were identified as an optimal space for the Building Spaces Support category after new clubrooms were recently built on site for Licensee Andrews Farm Soccer and Community Club and sub-tenant clubs Andrews Farm Cricket Club and the Adelaide Dragons Soccer Club.
- 4.2 Council received a total of 11 expressions of interest from local community groups for the space.
- 4.3 The Grant Assessment Panel assessed applications against the priorities and eligibility criteria outlined in the Community Support and Grant Program - Building Spaces Support Guidelines (Attachment 3), with additional consideration given to:
 - whether the building is fit for purpose for the services/activity to be delivered
 - the proportion of participants accessing services who reside in the City of Playford
 - the applicant's ability to demonstrate a longer-term service delivery model
 - existing relationships with the community and other local organisations
 - the applicant's financial capacity to fund operational costs (e.g cleaning, utilities).
- 4.4 The Congolese Community of South Australia was assessed by the Grant Assessment Panel as best meeting the above criteria and priorities and has therefore been recommended for use of the identified space.
- 4.5 The Grant Assessment Panel's recommendation would result in the space being used at near maximum capacity each week. The recommended community group also has strong relationships with many local community groups and is open to sharing the space where capacity permits.
- 4.6 To ensure the successful community group delivers positive outcomes that meet community need, entities successful in the provision of space under the Building Spaces Support category are required to submit an annual report to Council's Community Grants and Administration Officer including:
 - a summary of activities and initiatives delivered
 - evidence of participation/volunteer numbers and hours of use
 - evidence of achieving the community needs/outcomes as articulated in the application process
 - evidence of participation pathways to promote equity in access to activities
 - evidence of meeting responsibilities in Memorandum of Understanding (MOU) agreement

- information related to Governance; and
- annual financial statements, profit and loss statement or audited financial report.

This information is shared with Council as part of the annual Community Support and Grant Program presentation update.

4.7 The recommended application for approval is detailed in the Expression of Interest - Recommended (Attachment 4) which includes further information on:

- the high-level project request
- the requested usage
- the building space and usage; and
- the Grant Assessment Panel's comments against criteria and priorities.

4.8 The applications not recommended by the Grant Assessment Panel are detailed in Expression of Interest – Not Recommended (Attachment 5), with similar information provided.

5. OPTIONS

Recommendation

1. Council endorse the Congolese Community of South Australia as successful in the Community Support and Grant Program - Building Spaces Support for use of the original Kalara Clubrooms for a maximum term of three (3) years.
2. Council authorise the Chief Executive Officer to enter into a legal agreement with the successful applicant on Council's behalf.

Option 2

1. Council endorse the following organisation(s) as successful in the Community Support and Grant Program - Building Spaces Support for use of the original Kalara Clubrooms for a maximum term of three years:
 - _____
 - _____
 - _____
2. Council authorise the Chief Executive Officer to enter into a legal agreement with the successful applicant on Council's behalf.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

Applications have been individually assessed by the Grant Assessment Panel, with recommendations made following a thorough assessment and analysis against the current criteria and Guidelines.

The recommended applications align with the endorsed Community Support and Grant Program Policy, Community Support and Grant Program Procedure - Building Spaces Support and Community Support and Grant Program - Building Spaces Support Guidelines (Attachments 1, 2 and 3).

Risk Appetite

Service Delivery

Council has a moderate appetite for supporting and enhancing existing services and programs to improve the social, recreation and health and wellbeing outcomes for residents, as well as driving social and economic transformation through major projects and Council initiatives, which will create jobs and act as a catalyst for private investment into Northern Adelaide to support the growing population.

This decision supports groups whose goals are to work with the community to increase social, health and wellbeing outcomes for its residents.

6.1.2 Financial Implications

There are no financial or resource implications.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

This option provides Council the opportunity to make amendments to the staff recommendation. However, it should be noted that the staff recommended applications align with the Community Support and Grant Program Policy (Attachment 1), Community Support and Grant Program Procedure - Building Spaces Support (Attachment 2) and Community Support and Grant Program - Building Spaces Support Guidelines (Attachment 3).

Any changes to the recommendation would potentially be inconsistent with the associated Policy, Procedures and Guidelines as applied in this instance.

6.2.2 Financial Implications

There are no perceived financial or resource implications for Council.

Community Support and Grant Program Policy



Policy Author	General Manager City Services
Date of next review	April 2027

1. Statement of Intent

The Council is committed to delivering a Community Support and Grant Program that ensures fairness, transparency and consistency when assessing, recommending, and approving applications using defined criteria as set out in the guidelines.

The Community Support and Grant Program offers financial and in-kind support, partnership opportunities and subsidized or no cost accommodation in an identified Council community facility to community organisations, groups and associations which contribute to creating a vibrant and stimulating place for people to live, work or visit. Grants are also offered to individuals who are residents and who have made an outstanding achievement in their chosen field of endeavour, and young people who find cost a barrier to participating in club or organised sport to encourage sport and social recreation.

2. Scope

This Policy applies to eligible incorporated community groups and individuals who are residents.

3. Legislation and References

This Policy is to be read in conjunction with the Community Development Support Grant Procedure.

Related documents include:

- *Local Government Act 1999* – Section 137, 7(c) and 7(h)
- Community Support Grant Program Procedure – Community Development Grant
- Community Support Grant Program Procedure – Individual and Equipment Grant
- Community Support Grant Program Procedure – Building Spaces Support
- Community Support Grant Program Procedure – Financial Support
- Community Support Grant Program Procedure – Program and Event Support
- Building Spaces Support Program Guidelines
- Club Participation Sponsorship Grant Guidelines
- Community Development and Event Grant Guidelines
- Equipment Grant Guidelines
- Outstanding Achievement Grant Guidelines
- Program and Event Sponsorship Guidelines
- Program and Event Sponsorship Tracking Tool
- City of Playford Strategic Plan

- City of Playford Global Glossary

This Policy should not be considered as the only document that may relate to community development grants, other tiers of government, agencies or organisations may have legislation or policies that also apply.

4. Application

Council Members	Ensure the Policy and Procedure are adhered to when endorsing Community Development and Event Grants and Building Spaces and Financial Support applications.
Chief Executive Officer	Delegate to appropriate staff to ensure compliance with this Policy.
General Manager City Services	Approve requests from Grants Officers to reallocate budgeted funds from an undersubscribed grant category into an oversubscribed grant category to provide flexibility across categories based on community need.
Senior Manager Ageing and Inclusion	Ensure the Policy and Procedure are adhered to across the application of the Community Support Grant Program.
Manager Connection and Inclusion	Ensure the Policy and Procedure are adhered to in the assessment of Council's Community Development and Event Grant, Equipment Grant, Outstanding Achievement Grant and Club Participation Sponsorship applications.
Grants Officer	Implement the Policy and ensure it is adhered to when supporting applicants in the assessment of Community Development and Event Grant, Equipment Grant, Outstanding Achievement Grant and Club Participation Sponsorship applications. Council Members be invited to attend a celebration to recognise successful Community Development and Event Grant recipients.
Grant Assessment Panel Members	Ensure the Policy and Procedure are adhered to in the assessment of the Community Development and Event Grant, Financial Support Program, Building Spaces Support Program and relevant Programs and Events Support applications.
Employees	May be requested to assist the assessment panel on an as-needs basis and offer specialised knowledge in relation to a particular topic or applicant.

5. Relevance to Risk Appetite Statement

Financial Sustainability

The City of Playford has a **LOW** appetite for short-term financial risk that adversely impacts on the delivery of the Long Term Financial Plan (LTFP) and the City of Playford's overall financial stability and sustainability, as such, this Policy will try to enforce consistency on funding allocations and predetermining the maximum amount of funding an organisation can receive per grant application.

Reputation

The City of Playford has a **LOW** appetite for negative perceptions that compromise its credibility and reputation, and as such, this Policy outlines the parameters for administering the Community Development Grant Program to ensure it is fair, transparent and consistent.

6. Feedback

Your feedback on this Policy is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	3948694
Version no.	4
Procedure link	Community Support Grant Program Procedure
Policy author	General Manager City Services
Endorsed by	Council
Resolution no.	5868
Legal requirement	N/A
Review schedule	3 Years - per Grant Review Cycle
Date of current version	May 2024
Date of next review	May 2027

Version history

Version no.	Approval date	Approval by	Change
1	17 April 2018	Ordinary Council Resolution No. 3132	New Policy
2	28 May 2019	Ordinary Council Resolution No. 3575	Amended Policy
3	27 April 2021	Ordinary Council Resolution No 4535	Procedural content removed and added to separate procedure.

New policy statement outlines
City of Playford commitment to
a Community Development
Grants Program.

4

28 May 2024

Ordinary Council
Resolution No 5868

Amended Policy



Community Support and Grant Program Procedure – Building Spaces Support

Procedure Author	General Manager – City Services
Date of next review	May 2027

1. Purpose

Council recognises that community funding and partnerships can provide a significant opportunity to work collaboratively with community groups, organisations and individuals to deliver activities that increase social inclusion, build community capacity and strengthen connections within the community.

This Procedure details the Building Spaces Support category of the Community Support and Grant Program offered by the City of Playford and references the tools used to assess and approve applications for this category.

2. References and Supporting Documentation

This Procedure is to be read in conjunction with the Community Support and Grant Program Policy and relevant documents referenced.

3. Application

Council Members	Adoption of the Procedure. Endorse successful applicants in adherence with the Procedure and associated documents.
Chief Executive Officer	Ensure the Procedure is implemented and subject to periodic evaluation and review. Approval of changes to the associated Guidelines.
General Manager City Services	Approval of building spaces to be included in the Building Spaces Support category.
Manager Connection and Inclusion	Prepare a Council Decision Report with recommendation from the Assessment Panel on successful applicants for Council Member consideration and endorsement.
Grants Officer	Provide guidance to applicants in the Building Spaces Support Program to support their understanding in meeting eligibility criteria in the Procedure and associated documents.
Assessment Panel Members	Assess applications in accordance with the Procedure and associated documents and make a recommendation on successful applicants to Council Members.

Employees	Other employees may be requested to assist the assessment panel on an as needs basis and offer specialised knowledge in relation to a building space or applicant.
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4. Procedure

4.1 Category Description

The Building Spaces Support Program offers support to local community organisations through the provision of accommodation in a Council community facility, through an equitable and contestable process, as selected spaces become available through end of current lease or licence, or as new spaces are identified. It ensures that the services run from Council facilities are contemporary and relevant and provides opportunities for new community organisations to gain support from Council.

Each space will be offered for a maximum term of three years to allow the community organisation to build their service and demonstrate community benefit while also allowing opportunities to different community groups as community needs and priorities change.

Proposals will be required to demonstrate:

- How the activities carried out within the space will provide a public benefit.
- How the use of the space will increase social inclusion and community participation and promote community health and wellbeing.
- An identified gap in service delivery in the community.

Key eligibility criteria for the Building Spaces Support category is outlined in the associated Guideline.

4.2 Assessment and Endorsement

Applications can be submitted throughout the year by a contestable expression of interest process as selected spaces become available from end of current lease/licence or as new spaces are identified. Applications must be submitted using the application form published by the Council on its website or by such other means as detailed in the associated Guideline.

Applications will be assessed against detailed criteria outlined in the associated Guideline by an Assessment Panel of employees with representation from relevant teams including Sport and Property, City Property, Ageing and Inclusion, Child, Families and Young People and Financial Services. Other employees may be requested to assist on the Assessment Panel on an as needs basis and offer specialised knowledge in relation to a building space or applicant.

Final endorsement of successful applicants will occur via a Council Decision Report which will include the Assessment Panel members and justification for the recommendation to Council.

Each space will be offered for a maximum term of three years, at which time it will return to the contestable process. An organisation can re-apply, and consideration will be given in the assessment criteria to organisations already occupying a space, but ongoing space is not guaranteed.

If a selected space becomes available for any reason outside of the annual process timing, Council staff may undertake an additional process to ensure the space is filled in a timely manner.

Community groups may be encouraged to share spaces where applicable, to maximise utilisation and community benefit.

4.3 Acknowledgements

City of Playford is to be formally recognised as a sponsor/partner on all publicity and promotional material. Successfully funded organisations will be provided with a copy of the logo and Brand Guidelines to ensure appropriate application.

4.4 Reporting and Acquittals

Organisations who have received support under the Building Spaces Support Program must complete a financial and outcomes report as detailed in the applicable Guidelines.

4.5 Caretaker Period

Council will not endorse any Decision Reports during a caretaker period.

Any assessments for the Community Support and Grant Program categories will be assessed by Council at a meeting prior to a caretaker period (in Council election years).

5. Feedback

Your feedback on this Procedure is invited and can be directed to the Manager Governance via email to governance@playford.sa.gov.au or by calling the Customer Contact Team on 8256 0333.

Administration use only

ECM document set no.	4466307
Version no.	1
Policy link	Community Support and Grant Program Policy
Procedure author	General Manager – City Services
Endorsed by	Council
Resolution no.	5868
Legal requirement	N/A
Review schedule	3 Years - per Grant Review Cycle
Date of current version	May 2024
Date of next review	May 2027

Version history

Version no.	Approval date	Approval by	Change
1	28 May 2024	Ordinary Council (Resolution 5868)	New Procedure



Community Support and Grant Program

Building Spaces Support Guidelines

Purpose

Building Spaces Support offers subsidised or no cost accommodation in an identified Council community facility to local community organisations through an equitable and contestable process. This support category aims to support Council's goal of services run from Council facilities being contemporary and relevant, and to provide opportunities for new community organisations to gain support from Council to deliver positive outcomes that meet community need.

Timeline

A call for expressions of interest will be advertised on Council's website as selected spaces become available throughout the year.

Application Process

Applications can be submitted by a contestable expression of interest process as advertised on Council's website, when selected spaces become available from end of current lease/licence or as new spaces are identified to be included. If a space becomes available for any reason outside of the process timing, Council staff may undertake an additional expression of interest process to ensure the space is filled in a timely manner.

Applications will initially be assessed by a Grant Assessment Panel of Council staff against weighted criteria in conjunction with current Policy, Procedure and Guidelines. The Grant Assessment Panel will make a recommendation, and the final decision on the successful applicant for the community space will be determined by Council at the relevant Ordinary Council meeting.

All applicants should contact Council's Grants Officer to discuss their application prior to submission to support applicants in reducing their risk of not meeting eligibility criteria. The Grants Officer can provide support and advice on applications received prior to the expression of interest process closing.

Funding

Each available community facility included in the Building Spaces Support category will be offered for a maximum term of three years to allow the community organisation to build their service and demonstrate community benefit, while also allowing opportunities to different community groups as community needs and priorities change.

Community groups may be encouraged to share facilities where applicable to maximise utilisation and community benefit.

An organisation can reapply for the next expression of interest process past their three-year term and consideration will be given in the assessment criteria to organisations already occupying a space, but ongoing space is not guaranteed.

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Website — playford.sa.gov.au

Post — 12 Bishopstone Road
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Visit

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Elizabeth SA 5112

Stratton Centre
307 Peachey Road
Munno Para SA 5115

Or playford.sa.gov.au/stayconnected

1



Criteria

Priorities

Proposals will be required to demonstrate:

- activities carried out within the facility will provide a public benefit;
- how the use of the facility will decrease social isolation, increase community participation and promote community health and wellbeing;
- an identified gap in service delivery in the community; and
- a sustainability plan beyond the funded period.

Expressions of Interest for Council community spaces will be assessed against the below priorities:

Strategic objectives	<ul style="list-style-type: none"> • Contributes towards City of Playford's vision of prosperity, liveability, and happiness. 	10%
Community benefit	<ul style="list-style-type: none"> • Demonstrates that activities carried out within the facility will provide a public benefit and indicate how they will benefit the local community. • Majority of participants accessing services residing in City of Playford. • Demonstrates how the use of the facility will increase social inclusion, increase community participation and/or promote health and well-being in the community. • Identifies a gap in service delivery to the community and demonstrates how their activities provide support to assist the community in relation to this. 	40%
Community relationships	<ul style="list-style-type: none"> • Demonstrates a track record of engaging with local community and a commitment to community involvement. 	15%
Equity	<ul style="list-style-type: none"> • Demonstrates commitment to promoting equal opportunities and does not discriminate on any grounds. • Demonstrates inclusive participation opportunities including participation pathways for all people. 	5%
Organisation status	<ul style="list-style-type: none"> • Demonstrates a clear and transparent purpose and able to articulate how they will use the facilities/financial support to achieve their goals. • Evidence of best practice governance including Quality Management Systems and WHS Compliance. • Demonstrates compliance with eligibility criteria outlined below. 	20%
Existing support from Council	<ul style="list-style-type: none"> • Community organisations currently occupying a Council space or building are required to demonstrate the value they have provided to the community during their tenure. 	10%

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2



Eligibility

Eligible entities include those who:

- demonstrate capacity and resources required to make good use of the facilities and ability to manage any associated risks;
- hold a non-profit organisation or charity status. In some cases, the applicant may be able to demonstrate their work is equivalent to non-profit purposes;
- have a willingness to enter into a relevant legal agreement (e.g. MOU, contract lease or licence to occupy) and demonstrate compliance with all relevant laws and regulations, including WHS regulations;
- have limited external funding (grant/government funding) from other sources; and
- have limited ability to generate other income.

Ineligibility

Support will **not** be provided for:

- applications from public or private educational institutions.
- applications from organisations which receive significant funding from a State or Federal Government source.
- proposals that limit or restrict accessibility or use of public spaces.
- applicants who are yet to acquit a grant, complete and submit an outcomes report or who have been through the debt recovery process in any City of Playford Community Support and Grant category.
- applications from groups or organisations that receive poker machine revenue.

Annual Reporting

Entities successful in the provision of space under the Building Spaces Support category must submit an annual report to Council's Grants Officer and include:

- a summary of activities and initiatives delivered;
- evidence of participation/volunteer numbers and hours of use;
- evidence of achieving the community needs/outcomes as articulated in the application process;
- evidence of participation pathways to promote equity in access to activities;
- evidence of meeting responsibilities in MOU agreement;
- information related to Governance; and
- annual financial statements, profit and loss statement or audited financial report.

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3

Expression of Interest – Recommended



Applicant	Congolese Community of SA
Requested Usage	Monday to Sunday during business hours and after hours.
Applicant	<p>Applicant is a dynamic non-profit organisation that supports and promotes the welfare, personal development, economic growth and integration of Congolese people living in South Australia and friends of the Democratic Republic of Congo. Their mission, duty, and purpose are to serve as a vehicle for leveraging the efforts of Congolese community residing in South Australia towards the improvement of general welfare and economic empowerment. Currently hiring the Stretton Centre which limits activities that can be delivered to the community.</p>
Proposed Use of Space	<p>The applicant intends to deliver a range of services and activities from the original clubrooms at Kalara Reserve that promote social inclusion, cultural identity, and community wellbeing. These include:</p> <ul style="list-style-type: none"> • Youth engagement programs such as mentoring, after-school support, sports, and leadership development. • Language and education support, including language schools, homework clubs, and workshops to assist both young people and adults with literacy and skills development. • Family mental health and wellbeing services, offering workshops, peer support, and connections to professional services. • Community capacity building through training, networking, and small business information sessions. • Social connection activities, such as women's groups, elders' gatherings, and intergenerational programs that bring people together to reduce isolation. <p>The space will be used to create a safe, inclusive, and vibrant hub where the Congolese community and the wider multicultural community can connect, learn, and thrive. Some larger-scale cultural and community events may occur at other venues due to the size of events and expected attendance.</p>
Assessment Comments	<p>Applicant meets eligibility criteria in the following ways:</p> <ul style="list-style-type: none"> • Venue is fit-for-purpose. • Evidence of sustainability plan to ensure continuity of services once the lease period has ended. • Operating since 2005 and currently offers a wide range of services to their community. • Strong existing relationships with community and other local community groups/providers. • Demonstrated capacity to successfully deliver community programs in the Playford region through established governance, strong volunteer base, and partnerships with service providers. • Proposing full use of the space, however open to partnering with other groups/services to ensure maximized utilization. • Solid membership base with a membership fee model. • High percentage of South Australian based Congolese community live in Playford (approximately 90%), central to the facility location. • Ability to contribute to facility operating costs.

Expression of Interest – Not Recommended



Applicant	Afghan Women's Federation of SA
Requested Usage	Thursday to Sunday during business hours and after hours.
Applicant	<p>Afghan Women's Federation of South Australia (AWFSA) is a volunteer-led, not-for-profit organisation that empowers Afghan women, their families, and broader culturally and linguistically diverse (CALD) communities.</p> <p>AWFSA works to ensure Afghan women and families are included, supported, and able to thrive as active members of South Australian society. Their purpose is to reduce social isolation, build confidence, and create pathways for education, leadership, and community participation. Through cultural programs, advocacy, and community events, they provide safe and welcoming spaces where women can connect, share experiences and develop skills.</p>
Proposed Use of Space	<p>Establishment of a community toy library, open and welcoming to all families in Playford. Also, intending to provide a safe space of counselling and support for Afghan women living locally.</p> <p>The toy library will provide affordable access to educational toys and resources, helping families support their children's learning and development while also creating opportunities for social connection. The space will be a safe and welcoming place for women and children to come together, build friendships, and reduce isolation. It will also serve as a base for future programs and workshops, including women's support groups, health and wellbeing sessions, family education workshops, and cultural activities.</p> <p>By having a permanent presence in Playford, the applicant will be able to expand their reach and deliver programs that foster community connection, participation and inclusion.</p>
Assessment Comments	<p>The application evidences this service is an identified as a gap in the community, however the applicant could not adequately evidence a clear service delivery and financial sustainability model. Currently they will be relying on a grant to fund their toy library (funding not yet received) and will not be sustainable in delivering the service without this or another funding source, which was perceived to be a risk to optimal utilisation of the space. The applicant was also only proposing to use the space from Thursday to Sunday to begin with and potentially expand in the future, however the shelving and items stored will take up much of the space, limiting options for other services to use the space at alternate days/times. The panel therefore felt an alternate location could be discussed that may be better suited.</p>

Applicant	African Muslim Information Centre South Australia Inc
Requested Usage	Monday to Sunday during business hours and after hours.
Applicant	<p>Applicant is a not-for-profit, community-led hub that provides a safe, inclusive, and multi-functional space for local youth, migrant mothers, and vulnerable community members. Free social programs, youth mentoring, wellbeing workshops and support initiatives have been delivered across Adelaide's northern suburbs, reaching more than 450 people per year since 2021. Currently deliver programs from a community centre on Peachey Rd, Smithfield Plains however the space is no longer adequate.</p> <p>Their purpose is to strengthen community connection, reduce youth disengagement, and improve social outcomes for culturally and linguistically diverse families, with a focus on youth development and women's empowerment.</p>
Proposed Use of Space	<ul style="list-style-type: none"> • Weekly youth mentoring and life-skills sessions. • Homework club and study support pop-ups during school term. • Women's support circle. • Parenting workshops. • Settlement, language, and practical life-skills sessions. • School holiday programs. • Positive recreation community wellbeing workshops. • Referral pop-ups. • Volunteer training, leadership development and community connection events. • Outdoor activities suited to a reserve setting e.g. soccer and fitness clinics, walking groups.
Assessment Comments	<p>The applicant demonstrated long-term service operations and relationships within the African community. The applicant indicated they were able to contribute towards operating costs, however would prefer to invest this money directly to the programs if this is an option. Building is not fit-for-purpose as their preference is for something bigger and would like to explore funding opportunities for capital works to increase the size. Their preference would be use of a larger venue or engage in capital works at Kalara to increase capacity. They would also like to install a fence for safety/security which could reduce the inclusiveness of the overall reserve.</p> <p>As the facility, in its current configuration, was unable to meet the operational and functional requirements of the group, the application was assessed as unsuccessful.</p> <p>Council will continue to engage with this group to identify alternative locations.</p>

Applicant	Andrews Farm Community Church Inc
Requested Usage	Monday to Sunday during business hours and after hours.
Applicant	<p>Applicant's vision is to see the whole Andrews Farm and surrounding communities powerfully impacted with Christ's new life and the hope He brings. The church's plan is to intentionally connect with the local community in genuine and meaningful ways, building strong relationships of trust and care. While the church is open to everyone, the focus will be on the many new young families moving into the area, including those from other nations.</p> <p>There are two active congregations currently operating out of a shared Council-owned building in Davoren Park:</p> <ul style="list-style-type: none"> • Andrews Farm Community Church • Karenji Burmese congregation <p>Applicant indicated they are wanting to grow and expand congregation and services, hence looking for a new location.</p>
Proposed Use of Space	<p>Activities held at Kalara Reserve will be an extension of current activities at their current location. The building will be used for church activities, an administrative centre, community meetings, community group hire, children's activities, youth activities, delivery of VET based courses, support for disability groups, shower and laundry facilities for the homeless and services to the homeless.</p> <p>Applicant has a close relationship with Hopestreet and other local groups and indicated they would be happy to support shared space in this facility, subject to availability.</p>
Assessment Comments	<p>The applicant evidenced long-standing community relationships, strong governance models and financial stability.</p> <p>Building is not fit-for-purpose. Their preference would be use of a larger venue or engage in capital works at Kalara to increase capacity. They would also like to install a fence for safety/security which could reduce the inclusiveness of the overall reserve.</p> <p>The applicant can evidence financial sustainability, and their long-term goal is to access available capital funding from the overarching Baptist Church when they find a suitable location. There may be opportunity for Council to work alongside the church to find land that is more suited to their needs.</p>

Applicant	Anti-Poverty Network – Northern Suburbs Branch
Requested Usage	<p>Weekdays between 9am – 5pm with flexibility to open later for evening workshops or meetings as required.</p> <p>Occasional weekend use arranged in consultation with Council.</p>
Applicant	<p>This grassroots community organisation is based in the Playford Region and provide support to individuals and families experiencing poverty, housing stress and social isolation through a mix of mutual aid, community building and advocacy.</p> <p>Previously provided service from Playford Women's Shed, however this site was no longer fit for purpose. They have since been providing the service from a volunteers' home which is not a long-term option. They are open to sharing the facility with other groups where possible, to maximise utilisation and community benefit.</p>
Proposed Use of Space	<p>Use of the building space as a community hub for food relief, creative workshops and grassroots advocacy activities. Examples include:</p> <ul style="list-style-type: none"> • Food Rescue collections, sorting and preparation for weekly community hampers. • Workshops and training sessions (e.g. creative making, skills building, advocacy and leadership groups). • Community BBQ's and social connection events, open drop-in support sessions. • Fridays - Hamper packing and collection/delivery, with volunteer support and community engagement. <p>The space would be used consistently to:</p> <ul style="list-style-type: none"> • Store and distribute food for vulnerable families. • Store and distribute other personal and household goods to those most in need. • Provide a safe and welcoming meeting place for social connection and peer support. • Run creative and skill building workshops that reduce isolation and build resilience. • Host advocacy and training sessions for people with lived experience of poverty.
Assessment Comments	<p>Fills an important service gap in the community and has a strong focus on servicing the Playford community in areas of food relief and homelessness. Financial sustainability relies on fundraising, however applicant has long-term relationships in these areas.</p> <p>Further discussion with the applicant highlighted their primary use would be for storage and hamper packing with no current plans to use the building for service delivery. Other facilities may be a better fit for this project in a more central location for accessibility. This could be discussed in more detail with the applicant if space becomes available.</p>

Applicant	Careworks (Hopestreet)
Requested Usage	Monday to Sunday during business hours and after hours.
Applicant	<p>Hopestreet is a program of CareWorks Inc, dedicated to standing in the gap for at risk young people and families in Playford. Their mission is for young people in Playford to know they are loved, have a purpose, and are capable of living that purpose. This is done by creating safe spaces, providing positive role models, and offering a place to belong – supporting young people and families to build hope, resilience, and strong pathway for the future.</p>
Proposed Use of Space	<p>Kalara Reserve would be used as a true homebase - a safe, consistent, and welcoming foundation for groups of at-risk young people and their growing team. Rather than being a casual drop in site, this space would focus on structured, small group programs and targeted support. It would allow stabilisation and expansion of the work already underway through the current outreach and youth programs. The facility would provide a safe space to enable the much needed follow up and deeper pathways of support young people are needing.</p> <p>The following is a list of services and activities that could be delivered in the future if a sustainable funding pathway is identified:</p> <ul style="list-style-type: none"> • Mentoring & Life Skills Groups. • Safe, supervised environment for youth mentors and mentees to meet one-on-one. • Confidential conversations and ongoing follow-up could take place in a secure, supportive setting. • Mentors and mentees could also utilise the green space at Kalara Reserve for healthy recreational activities such as casual sports or fitness, adding variety and fun while strengthening positive relationships. • Targeted Youth Programs and Pathways of Support - Follow-up for at risk young people through referrals, case conversations, and pathways into school, training, and employment. • Strengthen existing partnerships with two local high schools and expand alternative learning spaces. • Casual sports & recreation. • A permanent home for our staff, volunteers, and student placements. • Emergency Relief and Outreach Supplies - secure storage for homelessness backpacks, toiletries, clothing, and other essential items that the team distributes to young people in crisis during outreach and mentoring. <p>By activating Kalara Reserve as a homebase, Hopestreet would ensure this facility becomes a place of safety, belonging, and hope - not a casual drop-in site, but a structured, supportive environment for small groups of young people, particularly for at-risk youth in Munno Para and surrounds. At the same time, it would provide the team and volunteers the stable base needed to sustain and grow this vital work in the Playford community.</p>
Assessment Comments	<p>Hopestreet is highly valued by the community and have long-standing trusted relationships and demonstrated a gap in services to at-risk youth in the Munno Para and surrounds areas.</p> <p>The applicant currently receives substantial financial support from Council to deliver services from the Youth Hub. It was noted that further work is needed to demonstrate a clear and financially sustainable model</p>

	for maintaining existing services or expanding service delivery.
Applicant	Dadhammer Support Network
Requested Usage Applicant	<p>Monday to Sunday during business hours and after hours.</p> <p>The Dadhammer Support Network is a group of Dads and Fathers who get together to play tabletop war-games, board games and tabletop roleplaying games and use this shared enjoyment as a way to open up and chat about the struggles and trials of life as a Dad.</p> <p>The purpose of the group is to bring people together, especially dads and their families through gaming and give everyone a shoulder and brother to lean on and chat to when needed.</p>
Proposed Use of Space	<ul style="list-style-type: none"> Host multiple gaming days/night during the week. Provide space for gamers to play games, paint miniatures and hang out. Use kitchen facilities to provide food and drinks for attendees. Space for gamers to bring their families. Host organised events such as wargaming tournaments to open the group up to a wider wargaming community.
Assessment Comments	<p>Applicant has some great ideas for supporting social inclusion in a positive family-friendly environment and building is somewhat fit for purpose for their needs.</p> <p>Application does not meet the following eligibility criteria:</p> <ul style="list-style-type: none"> Applicant is not incorporated and has not provided an auspice organisation. Applicant has not provided any audited financial statements or AGM minutes. Applicant does not have public liability insurance. <p>Application also does not meet priorities as strongly as other applications for the selected space. The applicant may be a better enquiring about venue hire at one of our community spaces and seeking support through the Program and Event Support category as initial start-up support.</p>

Applicant	Nokutenda Disability Foundation Inc
Requested Usage	Thursday to Sunday during business hours and after hours.
Applicant	Applicant has been in operation since 2017 and is committed to supporting the mental health and wellbeing of Culturally and Linguistically Diverse (CALD) communities, with a special focus on African populations in Australia. Their holistic approach is grounded in respect, cultural sensitivity, and empowerment.
Proposed Use of Space	<p>The services listed below are designed to foster connection, understanding, and support tailored to the unique needs of our communities:</p> <ul style="list-style-type: none"> • Social and emotional wellbeing (Mental Health) service. • Mentoring service. • Crisis line service. • Food hamper service (partnering with Food Bank). • Cultural competence training service. • Family and domestic violence training.
Assessment Comments	<p>Applicant has evidenced their commitment to building a healthier, more connected community, particularly people from a culturally diverse background. Clear goals for delivery were outlined within their application that would benefit primarily the culturally and linguistically diverse community.</p> <p>Applicant could not adequately evidence a clear financial sustainability model. Their financial statements show a \$600,000 debt that may hinder their stability and sustainability.</p> <p>Further to this, the application did not provide sufficient information to give the assessment panel confidence that the group will be specifically working with the Playford community, as the group has a national focus.</p>

Applicant	Playford City Bands
Requested Usage	Monday to Thursday during business hours and after hours – storage space would also be required.
Applicant	<p>Playford City Bands was formed in 1999 and has been part of the community for 26 years.</p> <p>Playford City Bands offers a wide choice in music styles and caters for a wide range of abilities. They welcome anyone interested in trying out with the band.</p> <p>The band acquired its own band hall at 4 Woodfalls Road in 2002 but the standing and maintenance cost make membership expensive relative to other bands in other council areas and therefore make it difficult to recruit new members and deliver rehearsal services.</p>
Proposed Use of Space	<ul style="list-style-type: none"> • Band rehearsals Monday, Wednesday and Thursday. • Management meetings on a monthly basis. • Storage of instruments owned by the band in locked rooms. • Collaborate with Playford International School music program in 2026.
Assessment Comments	<p>Applicant provides a valued contribution towards local community events, supporting wellbeing, learning and socialization through their activity.</p> <p>Application does not meet priorities as strongly as other applications for the selected space. They could not adequately evidence a clear financial sustainability model.</p> <p>Applicant has evidenced that they are at a critical stage financially and from a membership perspective. Due to low membership, they have been turning down performances and opportunities for fundraising which raises concern about their ability to continue service delivery, even with the support of providing a free space to lower expenses at their current location.</p>

Applicant	Rise and Shine World Inc
Requested Usage	Monday through Sunday during business hours and after hours as needed.
Applicant	<p>Rise and Shine World Inc. is an incorporated non-profit religious organisation based in Australia, dedicated to transforming lives through the gospel of Jesus Christ.</p> <p>They engage in faith-based discipleship, leadership training, and livelihood development programs, helping people achieve holistic success in personal, spiritual, and economic spheres. Programs integrate practical skills and spiritual guidance, ensuring participants are not only empowered in their communities but also equipped to make sustainable, positive impact. This approach exemplifies their belief in "business as mission," demonstrating how entrepreneurship and faith can work hand in hand to create meaningful social change.</p>
Proposed Use of Space	<p>The following programs are being proposed:</p> <ul style="list-style-type: none"> • Evangelisation Department: Gospel outreach, Bible study sessions, worship/praise gatherings, youth and family ministry activities. • Business as Mission Department: Mentorship and support for Christian entrepreneurs, ethical business workshops and sustainable community business initiatives. • Charity Department: Food drives, clothing and shelter distribution and support for vulnerable community members. • Sport and Entertainment Department: Community sports, tournaments and recreational activities to encourage healthy lifestyle. • I.T and Media Department: Digital literacy workshops, media engagement and technology-based learning programs. • Education Department: Literacy programs, vocational training, leadership development and educational support for youth and adults. • Medical Department: Health awareness campaigns, wellness programs and community clinics. • Travel, Tourism, and Hospitality Department: Cultural exchange programs, mission trips and hospitality initiatives that foster community engagement. • Humanitarian Department: Disaster relief, refugee support and community development initiatives. • Awards: Recognising community excellence and inspiring service and leadership. • Talent Hunt: Identifying and nurturing local talents in arts, music and performance. • Miss RSW International: Empowering young women as ambassadors of faith, confidence, and cultural inclusion.
Assessment Comments	<p>Applicant does not currently operate in Playford, however is looking to expand programs into Playford. Application does not meet the following eligibility criteria:</p> <ul style="list-style-type: none"> • Audited financial statements or AGM minutes have not been provided. • Applicant does not have public liability insurance. <p>Further to this, the assessment panel is not confident that the group will be specifically working with the Playford community, and a clear community need for the service has not been evidenced.</p>

Applicant	The Association of the Burundian Community of SA
Requested Usage	Monday through Sunday during business hours and after hours as needed
Applicant	Applicant offers programs designed to strengthen community connections, promote health and wellbeing, support education and economic opportunities, engage youth and provide family and cultural support. These programs aim to empower the Burundian community in Playford and foster social inclusion and resilience.
Proposed Use of Space	Applicant intends to deliver a wide range of services and activities in the space, including health and wellbeing programs, education and literacy support, economic empowerment classes, youth engagement activities, cultural preservation initiatives, Kirundi language school, and community lessons focused on mental health and alcohol awareness.
Assessment Comments	Applicant has established relationships through running existing community events. Building is fit for purpose for the applicant's needs. The panel felt other applicants more strongly met outlined criteria and priorities. Applicant could not adequately evidence a clear financial sustainability model. Currently they rely solely on grant funding and community donations and events are held based on the donations received.

STAFF REPORTS

***Matters which cannot be
delegated to a Committee or Staff***

15.1 CORPORATE GOVERNANCE COMMITTEE - INDEPENDENT MEMBER APPOINTMENT**Responsible Executive Manager :** Sam Green**Report Author :** Sarah Schutz**Delegated Authority :** Matters which cannot be delegated to a Committee or Staff**Attachments :** 1. Corporate Governance Committee Charter**PURPOSE**

For Council to consider the reappointment of Mr Mark Labaz and Mr Martin White as Independent Member representatives on the Corporate Governance Committee from 1 April 2026 to 31 March 2028.

STAFF RECOMMENDATION

Council reappoints Mr Mark Labaz and Mr Martin White as Independent Member representatives on the Corporate Governance Committee for a two-year term commencing 1 April 2026 until 31 March 2028.

EXECUTIVE SUMMARY

The current term for Mr Mark Labaz and Mr Martin White on the Corporate Governance Committee ceases on 31 March 2026. Reappointing Mr Mark Labaz and Mr Martin White for a two-year term will provide continuity in membership and retain the required skills, knowledge, and experience relevant to the functions of the Corporate Governance Committee.

1. BACKGROUND

The Corporate Governance Committee (the Committee) has been established to fulfil Council's obligations under Section 126 of the *Local Government Act 1999* to have an audit and risk committee.

Under the *Local Government Act 1999*, the following provisions apply to the membership of a Council audit and risk committee:

- a) *The majority of members of the committee must be persons who are not members of any council*
- b) *The members of the committee (when considered as a whole) must have skills, knowledge and experience relevant to the functions of the committee, including in financial management, risk management, governance and any other prescribed matter*
- c) *The membership of the committee*
 - i. *may not include an employee of the council (although an employee may attend a meeting of the committee if appropriate);*

- ii. *may include, or be comprised of, members of another council audit and risk committee or a regional audit and risk committee; and*
- iii. *must otherwise be determined in accordance with the requirements of the regulations.*

The Committee Charter (Attachment 1) states that the Committee shall be comprised of five (5) members, consisting of the Mayor, one (1) Council Member and three (3) Independent Members.

A summary of the current Committee members and terms of office is provided in the below table.

Member	Date of appointment	Expiry date of current term
Mr Mark Labaz	27 February 2024	31 March 2026
Mr Martin White	27 February 2024	31 March 2026
Mr Peter Brass	26 February 2025	31 March 2027
Mayor Glenn Docherty	29 November 2022	November 2026
Cr Shirley Halls	29 November 2022	November 2026

Appointments to the Committee are structured to support continuity of membership and organisational knowledge, while ensuring a periodic review of the Committee's composition.

Mr Labaz was appointed to the Committee in April 2020. In 2021, the Committee appointed Mr Labaz as the Presiding Member, a position he continues to hold.

Mr White was appointed to the Committee in February 2007 and is the Committee's longest serving member. Throughout his tenure, he has served multiple terms as Presiding Member. Mr White's extensive knowledge of Council's audit history and governance practices has provided significant value to the Committee's deliberations.

2. RELEVANCE TO STRATEGIC PLAN

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

The Corporate Governance Committee is a requirement under Section 126 of the *Local Government Act 1999*.

3. PUBLIC CONSULTATION

There is no requirement to consult with the community on this matter.

4. DISCUSSION

- 4.1 Mr Labaz currently serves as an Independent Member of the Corporate Governance Committee. His current term expires on 31 March 2026. Mr Labaz was first appointed to the Committee in April 2020 and, in 2021, was appointed by the Committee as the Presiding Member, a position he continues to hold.

- 4.2 Mr White currently serves as an Independent Member of the Corporate Governance Committee. His current term also expires on 31 March 2026. Mr White was first appointed to the Committee in February 2007 and is the Committee's longest serving member. Throughout his tenure, he has served multiple terms as Presiding Member. In addition to his skills and experience, Mr White's extensive knowledge of Council's audit history and governance practices continues to provide significant value to the Committee's deliberations.
- 4.3 The Committee currently comprises a diverse mix of skills, knowledge and experience relevant to its functions, including financial management, risk management, governance and asset management. This diversity supports effective oversight and informed decision-making.
- 4.4 The Corporate Governance Committee Charter (Attachment 1) provides that the Committee shall be comprised of five (5) members: the Mayor, one (1) Council Member and three (3) Independent Members.
- 4.5 Reappointing both Mr Labaz and Mr White will maintain the current composition of the Committee and ensure continuity of organisational knowledge and specialist expertise, particularly in the lead-up to the periodic election in November when changes to Council Member skills and representation may occur.

5. OPTIONS

Recommendation

Council reappoints Mr Mark Labaz and Mr Martin White as Independent Member representatives on the Corporate Governance Committee for a two-year term commencing 1 April 2026 until 31 March 2028.

Option 2

1. Council reappoint Mr Mark Labaz and Mr Martin White as Independent Members on the Corporate Governance Committee for a period of six (6) months commencing on 1 April 2026 and concluding on 31 October 2026.
2. An expression of interest process for two (2) Independent Member positions on the Corporate Governance Committee be initiated with a report to be presented to Council at a future meeting to appoint two (2) Independent Members to commence on the Corporate Governance Committee from 1 November 2026.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The staff recommendation provides for the reappointment of the current Independent Members of the Committee, ensuring continuity in membership and the retention of the skills, knowledge, and experience required to effectively perform the Committee's functions.

Reappointment supports stability during the period leading into and following the November 2026 periodic election and reduces the risk of disruption associated with member turnover. In the context of recognised sector-wide challenges in sourcing suitably qualified Independent Members, this approach supports the ongoing effective operation of the Committee and assists in maintaining compliance with legislative requirements.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will maintain Council adherence to the requirements of the *Local Government Act 1999* for Council to establish and maintain an audit and risk committee. The Committee's membership is formed under requirements of the Act, ensuring ongoing legislative compliance and the effective operation of the Committee.

6.1.2 Financial Implications

There are no financial or resource implications relating to this decision as the sitting fees for two (2) Independent Members is already included in the existing budget.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Option 2 presents a heightened risk to the effective operation and compliance of the Committee. While the appointment of new Independent Members may introduce different skills, knowledge and experience, challenges in sourcing suitably qualified and experienced Independent Members are well-recognised across the local government sector. This risk is exacerbated by the legislative requirement under the *Local Government Act 1999* that a majority of Committee members must not be Council Members, together with the *Local Government (Financial Management) Regulations 2011*, which require the Committee to comprise between three (3) and five (5) members (inclusive). Difficulties in recruiting appropriately skilled Independent Members may therefore place Council at risk of non-compliance or reduced Committee effectiveness.

With the periodic election occurring in November 2026, there is an increased likelihood that incoming Council Members may bring limited experience, further elevating the importance of maintaining continuity and expertise within the Committee. Any new members appointed under this option will require a tailored training program, including meeting procedure training and an understanding of Council's strategic and governance objectives.

This option would also require the Committee to appoint a new Presiding Member. During a period of transition following the election, there is a significant risk that a newly appointed Presiding Member may not possess the necessary skills, knowledge or experience to effectively chair the meetings, particularly in the context of sector-wide difficulties in recruiting suitably qualified Independent Members.

6.2.2 Financial Implications

Option 2 will result in additional time and costs associated with running an expression of interest and selection process, however these can be managed within the existing budget.



1. Role

The role of the Corporate Governance Committee (the 'Committee') is to provide independent assurance and advice to Council on accounting, financial management, internal controls, risk management and governance matters.

The Committee shall:

- 1.1 Fulfil the role of the Council's audit committee as required by Section 126 of the *Local Government Act 1999*.
- 1.2 Review Council's annual financial statements to ensure that they present fairly the state of affairs of the Council.
- 1.3 Propose and provide information relevant to the review of the Council's strategic management plans and annual business plans.
- 1.4 Monitor the responsiveness of the Council to recommendations for improvement based on previous audits and risk assessments, including those raised by Council's External and Internal Auditors.
- 1.5 Propose, and review the exercise of powers under Section 130A – Other Investigations of the *Local Government Act 1999*.
- 1.6 Liaise with Council's External Auditor.
- 1.7 Reviews the adequacy of the accounting, internal control, reporting and other financial management systems and practices of Council on a regular basis.
- 1.8 Provides oversight of the Internal Audit function in planning and scoping of the Internal Audit Work Plan.
- 1.9 Reviews and comments on the Internal Auditor's Reports on a quarterly basis.
- 1.10 Reviews and evaluates the effectiveness of policies, systems and procedures established and maintained for the identification, assessment, monitoring, management, and review of strategic, financial, and operational risks on a regular basis.
- 1.11 Reviews any report obtained by Council that addresses prudential issues of a project as per Section 48(1) of the *Local Government Act 1999*.
- 1.12 Performs any other function determined by Council or prescribed by regulations.

2. **Terms of Reference**

The Committee's terms of reference are to consider all matters outlined in Section 126(4) of the *Local Government Act 1999* being the functions of an audit and risk committee.

2.1 Financial Reporting

The Committee shall review the Council's Annual Financial Statements to ensure that they present fairly the state of affairs of the Council and review significant financial reporting issues and judgements which they contain.

The Committee shall review and challenge where necessary:

- a. The consistency of, and any changes to, accounting policies on a year-on-year basis;
- b. The methods used to account for significant or unusual transactions where different approaches are possible;
- c. Whether the Council has followed appropriate accounting standards and made appropriate estimates and judgements, taking into account the views of the External Auditor;
- d. The clarity of disclosure in the Council's financial reports and the context in which statements are made; and
- e. All material information presented with the financial statements, such as the operating and financial review and the External Auditor statement (insofar as it relates to the audit and risk management).

2.2 Strategic Management Plans and Annual Business Plans

The Committee shall propose and provide information relevant to a review of the Council's strategic management plans including the Annual Business Plan and Long Term Financial Plan, and review and provide recommendations on the sustainability of Council's financial performance giving consideration to Council's financial indicators.

2.3 Monitor Auditor Recommendations

The Committee shall:

- a. Review management responses to External and Internal Auditor recommendations.
- b. Monitor the timeliness of response.

2.4 Other Investigations or Evaluations

- a. The Committee may, when necessary, propose and review the exercise of Council's powers under Section 130A of the *Local Government Act 1999*, in relation to the conduct of efficiency and economy Audits in relation to any matter relating to financial management or the efficiency and economy with which Council manages or uses its resources to achieve its objectives, that would not otherwise

be addressed or included as part of an annual external audit and that is considered by Council to be of such significance as to justify examination.

- b. A report under Section 130A of the *Local Government Act 1999* is to be provided to the principal member of Council and the Committee.
- c. The Committee may review and consider reports or recommendations from external agencies where an investigation or evaluation relates to the role of the committee.

2.5 Council's External Auditor

The Committee shall:

- a. Provide input and make recommendation to Council on the appointment of the External Auditor.
- b. Meet with the External Auditor, as needed.
- c. Meet with the External Auditor at least once a year, on a confidential basis where the majority of members of the committee are present and without staff or other elected members being present, to discuss their remit and any issues arising from the External Audit.
- d. Annually review the performance of the External Auditor.

2.6 Accounting, Internal Control, Reporting and other Financial Management Systems

The Committee shall:

- a. Review the policies, practices, and procedures of internal control.
- b. Keep under review the effectiveness of the Council's internal controls systems.
- c. Review and recommend the approval, where appropriate, of statements to be included in the annual report concerning internal controls.

2.7 Internal Audit Function

The Chief Executive Officer (CEO) shall consult with the Committee before the appointment or assignment of an internal auditor.

The Committee shall:

- a. Oversee the planning and scoping of the Internal Audit Work Plan.
- b. Receive a report annually from the CEO on Council's internal audit processes.
- c. Directly receive any reports from the Internal Auditor.
- d. Review and comment on the Internal Auditor's reports on a quarterly basis.
- e. Review management's response to audits.
- f. Consider and make recommendations on the adequacy of resources and access

to information to enable the internal audit program to perform its function effectively and in accordance with the relevant professional standards.

2.8 Risk Management

The Committee shall:

- a. Review and evaluate the effectiveness of policies, systems and procedures established and maintained for the identification, assessment, monitoring, management, and review of strategic, financial, and operational risks on a regular basis.
- b. Review and recommend the approval, where appropriate of statements to be included in the annual report concerning risk management.
- c. Receive and review strategic risk reports.

2.9 Prudential Reports

The Committee shall review all Prudential Reports as per Section 48(1) of the *Local Government Act 1999*.

2.10 Public Interest Disclosures

The Committee shall review the Council's arrangements for its employees to raise concerns, in confidence, about possible wrongdoings in financial reporting, fraud and corruption and other matters.

The Committee shall ensure these arrangements allow for independent investigations and appropriate follow-up action where appropriate.

3. Delegations

3.1 Subject to paragraph 3.2 below, the Committee may:

3.1.1 Approve Committee Minutes as a true and accurate record of proceedings.

3.1.2 Develop and approve the Committee's Work Plan.

3.1.3 Appoint a Presiding Member from within the Committee.

3.2 Any other business referred to the Committee in accordance with its Purpose and Functions, and Terms of Reference, or where the Committee does not hold the delegated authority, may be debated with a recommendation referred to the next Ordinary Council Meeting for consideration.

3.3 The Executive Officer in consultation with the Presiding Member may approve a deputation request for business that falls in-line with the Committee's Purpose and Functions, and Terms of Reference. The Committee may resolve to seek further information on the business of a deputation; although no further resolution may be passed for the business of a deputation at the meeting the deputation was provided.

3.4 Petitions are not delegated to the Committee and are only to be presented to Council.

4. Meetings

- 4.1 The Committee will meet on the first Tuesday of the month, starting at 5:00pm. The Committee will meet a minimum of six (6) times per annum. The Committee will determine an annual schedule of meetings. Meetings must occur at least quarterly.
- 4.2 The Executive Officer, in consultation with the Presiding Member, is authorised to vary the meeting schedule (including the date and commencement time), if required due to business needs, ensuring legislated public notification obligations are fulfilled.
- 4.3 The CEO, in consultation with the Presiding Member may determine on reasonable grounds that a meeting is not required to take place where there:
 - a. are insufficient items for consideration by the Committee to warrant a meeting being held;
 - b. there are unforeseeable, unusual or emergency circumstances for the meeting not being held.
- 4.4 The Committee will meet in the Committee Room at the Playford Civic Centre, 10 Playford Boulevard, Elizabeth, unless otherwise determined by the Committee prior to the meeting.
 - a. Meetings may be conducted via electronic means. A member of the Council participating in a Committee meeting by electronic means is taken to be present at the meeting provided that the member:
 - i. can hear all other members present at the meeting;
 - ii. can be seen and heard by all other members present at the meeting; and
 - iii. can be heard by the person recording the minutes of the meeting.
- 4.5 The agenda will be prepared and distributed to all Members at least three clear days before the date of the meeting, with the preference being to distribute electronically.
- 4.6 Special Meetings of the Committee may be necessary from time to time and may be called in accordance with Section 87 of the *Local Government Act 1999*. Notice of a Special Committee Meeting may be at a minimum of four hours' notice, due to the urgency of the matters on the agenda.

5. Membership

- 5.1 The Committee is comprised of five members consisting of the Mayor, one (1) Council Member and three (3) Independent Members.
 - a. The term of the Council Member appointment will be for a period determined by Council but not exceeding the next General Election.
 - b. Independent Members who are appointed to the Committee may carry over past an election term.
 - c. The Presiding Member must be an Independent Member and will be determined by the Committee for a period of two years, after which they may stand for re-election.
 - d. The Council may appoint a Deputy Member for the purpose of attending meetings where the Mayor or appointed Council Member are unable to attend a meeting. A Deputy Member is not permitted to attend a meeting in place of an Independent Member.
 - e. Unless the context otherwise requires, a reference to a Member in this document includes a Deputy Member.
- 5.2 The members of the Committee (when considered as a whole) must have skills, knowledge, and experience relevant to the functions of the committee, including in financial management, risk management, governance, and asset management.
- 5.3 A table providing a summary of current Members and terms of office will be made available on a website determined by the CEO.

6. Role of the Presiding Member

- 6.1 Oversee the conduct of meetings in accordance with the *Local Government Act 1999* and Code of Practice for Council and Committee Meetings.
- 6.2 Ensure all Members have the opportunity to participate in debate and discussions in an open and encouraging manner.
- 6.3 Where a matter has been debated significantly and no new information is being discussed the Presiding Member may call the meeting to order and ask for the debate to be finalised and proceed to voting.

7. Role of Committee Members

- 7.1 Actively participate in debate and discussion in a professional manner at all times.
- 7.2 Be prepared and informed of Committee meeting matters prior to the meeting.
- 7.3 Utilise the skills and experience of the Members to effectively carry out the Committee's role.

8. Independent Member Support

Remuneration

- 8.1 Sitting fees are established by Council and will be reviewed biennially.
- 8.2 Independent Members will be paid per meeting, upon receipt of an invoice.
- 8.3 Independent Members who are required to attend an Ordinary Council meeting, other Committee meetings or mandatory training are entitled to 50% of the sitting fee.
- 8.4 If an Independent Member is also the Presiding Member of a Committee, they will receive 125% of the sitting fee.

Sitting fee	50%	125%
\$550	\$275	\$687.50

Training

- 8.5 A tailored induction and training program will be provided to members joining the committee based on the skills, knowledge and experience of the member.
- 8.6 Independent Members may be offered to undertake training relevant to their role on the Committee. This may include mandatory training required of Council Members and Council and Committee Meeting Procedure training.

Insurance / Liability

- 8.7 Whilst acting in their capacity as an Independent Member, for any honest act or omission, Members will be provided indemnity for civil liability claims under the Local Government Association Mutual Liability Scheme.
- 8.8 Whilst acting in their capacity as an Independent Member, personal accident coverage will be provided to Independent Members. Note that under the *Private Health Insurance Act 2007* and the rules attached to that Act, the personal accident policy may not cover medical expenses and Independent Members are responsible for their own medical expenses.

Submission of Returns

- 8.9 Council has determined that Division 2 – Register of Interests of the *Local Government Act 1999* applies to the Corporate Governance Committee.
- 8.10 Independent Members are required to submit a Primary Return within 30 days of initial appointment to the Committee. Ordinary Returns will be required within 60 days after 30 June each year.
- 8.11 Failure to supply a return before the expiration of one month from the period outlined in 8.10 will result in a vacancy.

9. Role of the Executive Officer and Administrative Support

- 9.1 The Executive Officer is appointed by the CEO to support the administration and operation of the Committee.
- 9.2 The Executive Officer and relevant staff may provide advice during the meeting in order to aid informed decision making.
- 9.3 A minute taker will be provided to the Committee.
- 9.4 Governance will liaise with Independent Members to process remuneration and returns.

10. Reporting and Review

- 10.1 The Committee will undertake an annual self-assessment (in the election year this will be incorporated into the external review) to assess the on-going role and effectiveness of the Committee and report any recommendations to Council as required.
- 10.2 In the year leading up to a Council Election the Committee will undertake an external review of the Committee's effectiveness. Any relevant recommendations will be provided to the Council to assist with the on-going structure of the Committee.
- 10.3 The Committee will provide an annual report to the Council on the work of the Committee and this report will be included in Council's annual report.
- 10.4 The Committee will communicate with Council following each meeting. Communication may be in the form of meeting minutes, a presentation from the Presiding Member or Executive Officer, a written memo, or Council report.
- 10.5 Council may invite independent members of the Corporate Governance Committee to workshops with Council to discuss relevant topics as needed.

11. Supporting Documentation

- *Local Government Act 1999*
- *Local Government (Financial Management) Regulations 2011*
- *Local Government (Procedures at Meetings) Regulations 2013*
- *Private Health Insurance Act 2007*
- City of Playford Global Glossary
- Code of Practice for Council and Committee Meetings
- Code of Practice for Public Access to Meetings and Meeting Documents
- Behavioural Standards for Council Members

12. Document Control

- 13.1 Approved by Ordinary Council Resolution 6115 on 28 January 2025.
- 13.2 Before using a printed copy, please verify it is the current document.

STAFF REPORTS

Matters for Information

15.2 CORPORATE GOVERNANCE COMMITTEE COMMUNIQUE

Responsible Executive Manager : Luke Culhane

Report Author : Sarah Schutz

Delegated Authority : Matters for Information

Attachments : [1. Corporate Governance Committee Communique February 2026](#)

Purpose

To provide the Council with an update from the Corporate Governance Committee concerning matters discussed at the most recent meeting, held on 3 February 2026.

STAFF RECOMMENDATION

The Council notes the update provided by the Corporate Governance Committee for the February 2026 meeting.

Relevance to Strategic Plan

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

The Corporate Governance Committee (the Committee) is established in accordance with Section 126 of the *Local Government Act 1999* (the Act). Its Charter details how the Committee fulfils these legislative requirements.

Under Section 128(8)(a) of the Act, the audit and risk committee of a Council must provide a report to the Council after each meeting. This report must summarise the Committee's work during the period preceding the meeting and highlight the outcomes of the meeting. This requirement is in addition to the provision of Committee minutes and the Committee's annual report.

Relevance to Community Engagement Policy

There is no requirement to consult with the community on this matter.

Background

On 30 November 2023, amendments to Section 126 of the Act regarding audit and risk committees came into effect. As part of these amendments, Section 126(8)(a) introduced additional reporting requirements for Council's Corporate Governance Committee, requiring a report to Council after each Committee meeting.

This report has been prepared in accordance with those requirements, following the most recent meeting of the Corporate Governance Committee.

Current Situation

The Corporate Governance Committee Communiqué for February 2026 is provided in Attachment 1.

Future Action

The Council will receive a report from the Corporate Governance Committee after each meeting, summarising the matters discussed, in accordance with Section 126(8)(a) of the Act.

Communiqué

Corporate Governance Committee – February 2026

The Presiding Member formally opened the first Committee meeting for 2026 and welcomed Committee Members, staff, management and external attendees.

At the Committee meeting held on 3 February 2026, the Committee considered and reviewed nine (9) items, comprising of Staff Reports and other matters, through Information Updates, for consideration by the Committee only.

The matters considered included:

- Public Interest Disclosure Procedure – Consultation
- External Auditor Draft Audit Plan 2025/26
- Risk and WHS Action Plan Update 2026
- Mid-year review – 2025/26 Forecast Financial Statements
- Review of the Committee Work Plan for 2026

Three (3) matters were considered by the Committee in confidence in relation to:

- Chief Executive Officer Update
- Access controls Internal Audit Report
- Long-Term Financial Plan 2026/27

The Committee provides the following overview of key matters for Council's information.

External Auditor Draft Audit Plan 2025/26

The Committee received an overview from representatives of Council's external auditor, Bentleys, appointed in October 2025. The briefing outlined the proposed audit approach and provided the Committee with an opportunity to ask questions and consider the External Audit Plan for the 2025/26 audit. The Committee provided feedback on the audit scope and endorsed the Plan.

Public Interest Disclosure Procedure – Consultation

The Committee considered the proposed amendments to the Public Interest Disclosure Procedure, noting that the changes were minor in nature. The Committee also sought clarification on certain definitions and responsible officer reporting requirements, which has been referred to staff for consideration and clarification with a response to be provided to the Committee out of session.

Risk and WHS Action Plan Update 2026

The Committee received progress updates on both the Risk and WHS Action Plans. The Committee noted that the WHS Action Plan is on track for full completion by 30 September 2026 and that significant progress has been made in advancing the Risk Action Plan. The Committee congratulated the team on achieving 100 per cent completion and compliance with the 2024/25 WHS Action Plan, resulting in a full rebate from LGAWCS.

The Committee discussed the importance of training in psychosocial safety, which is included in the implementation of the 2026 Risk and WHS Action Plans and emphasised the role of organisational culture in effective risk management. The Committee noted that strengthening risk awareness, accountability and reporting across the organisation is critical to embedding a positive risk culture.

Mid-Year Review – End of Year Forecast

An information report was provided to the Committee on the Mid-Year Review Report and end-of-year forecast. The report outlined Council's anticipated financial position as at 30 June 2026 and was prepared in accordance with the model financial statements prescribed under the Act. The Committee asked several questions regarding the information provided, including variances to the budget.

Chief Executive Officer Update

The Chief Executive Officer provided a briefing in confidence on strategic matters relevant to the Committee.

Access Controls Internal Audit Report

The Committee considered in confidence the Access Controls Internal Audit Report.

Long Term Financial Plan 2026/27

The Committee received a presentation in confidence providing an update on the process and key assumptions to be used in the 2026/27 Long Term Financial Plan.

15.3 BUDGET UPDATE REPORT

Responsible Executive Manager : Luke Culhane

Report Author : Janey Yang

Delegated Authority : Matters for Information

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

Purpose

To inform Council on the organisation's financial performance to the end of January 2026.

STAFF RECOMMENDATION

Council notes the Budget Update Report (Attachment 1) for the period ending 31 January 2026.

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 January 2026 is an operating surplus of \$5.5M compared with a budgeted surplus of \$6.8M, \$1.3M unfavourable. This comprises operating income being favourable to budget by \$2.1M mainly due to \$0.5M additional planning application fees, \$0.9M reimbursements and \$0.7M other income and contributions, offset by unfavourable operating expenditure of \$3.4M.

The structural surplus of \$0.8M compares with a budgeted structural surplus of \$3.5M 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 January 2026, the forecast is an operating surplus of \$4.7M compared with a budgeted operating surplus of \$11.1M, unfavourable by \$6.4M and structural deficit of \$6.0M 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 January 2026, the full year net capital forecast of \$56.2M is \$4.4M 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 January 2026 were \$68.8M, well below the approved maximum debt facility.

Future Action

Further updates to be provided on a monthly basis.

YTD Result as at January 2026

The table below shows the year to date position for income and expense with a year to date net Surplus of \$0.8M (excluding non-structural items) which is unfavourable to YTD Budget by \$2.7M.

	YTD Actual \$'000	YTD Budget \$'000	Variance Fav/(Unfav) \$'000	%	Explanation of variance where considered material
Income					
RATES REVENUES	72,214	72,130	84	0%	
STATUTORY CHARGES	2,672	2,165	507	23%	Planning application fees, Section 7 searches, dog registrations, parking, bushfire prevention and building and compliance fines
USER CHARGES	2,334	2,505	(171)	(7%)	Reduced Food Co-op user charges and property lease fees
INVESTMENT INCOME	38	52	(14)	(27%)	Interest revenue
REIMBURSEMENTS	1,355	399	956	240%	Reimbursements for Tree Services, court booking system, Aquadome electricity, Planning Services legal fees, TAFE SA external works and SA Water reimbursement NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
OTHER INCOME	567	248	319	129%	
GRANTS, SUBSIDIES, CONTRIBUTIONS	13,689	13,282	407	3%	Prepayment of Financial Assistance grant offset by additional grants
Total Income	92,869	90,781	2,088	2%	
Expense					
EMPLOYEE COSTS	32,034	31,749	(285)	(1%)	
MATERIALS CONTRACTS OTHER EXPENSES	31,587	28,393	(3,194)	(11%)	Uni Study Hub, Aquadome subsidy, Youth Hub trial, Strategic Projects, Kerbside Waste and Regulatory Services and City Operations contractor costs
FINANCE COSTS	1,533	2,699	1,166	43%	Lower debt balance
DEPRECIATION, AMORTISATION & IMPAIRMENT	22,217	21,102	(1,115)	-5%	Revaluation Impact
Total Expense	87,371	83,943	- 3,428	(4%)	
Net Surplus/(Deficit)	5,498	6,838	- 1,340		
Non-Structural Items ¹	4,695	3,366	1,329		
Net Structural Surplus/(Deficit)	803	3,472	- 2,669		

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 January 2026

The table below shows the full year forecasted result for income and expense with a net Deficit of \$6M (excluding non-structural items) which is unfavourable to Budget by \$7.7M.

	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	4,071	3,443	628	18%	Planning application fees, Section 7 searches, dog registrations, parking, bushfire prevention and building and compliance fines
USER CHARGES	4,349	4,518	(169)	(4%)	Reduced Food Co-op user charge and property lease fees
INVESTMENT INCOME	58	89	(31)	(35%)	Lower forecast to reflect actuals
REIMBURSEMENTS	1,589	663	926	140%	Reimbursements for Aquadome electricity, tree services, planning Services legal fees, TAFE SA external work and SA Water reimbursement
OTHER INCOME	582	258	324	126%	NAWMA additional bin income, NAIDOC in the North, Career Expo sponsorship and insurance reimbursements
GRANTS, SUBSIDIES, CONTRIBUTIONS	26,962	33,667	(6,705)	(20%)	Prepayment of Financial Assistance grant offset by additional grants
NET GAIN - JOINT VENTURES & ASSOCIATES	454	635	(181)	(29%)	
Total Income	162,088	167,045	(4,957)	(3%)	
Expense					
EMPLOYEE COSTS	56,414	55,998	(416)	(1%)	Short term Grant funded positions are not budgeted
MATERIALS CONTRACTS OTHER EXPENSES	58,847	56,234	(2,613)	(5%)	Uni Study Hub, Aquadome subsidy and Youth Hub trial, Condition Monitoring, Strategic Projects and Regulatory Services contractor costs
FINANCE COSTS	3,718	6,241	2,523	40%	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	157,412	155,937	(1,475)	(1%)	
Net Surplus/(Deficit)	4,676	11,108	(6,432)		
Non-Structural Items ¹	10,643	9,362	1,281		
Net Structural Surplus/(Deficit)	(5,967)	1,746	(7,713)		
<i>For comparative purposes only</i>					
Adjustment for advance payment of FA Grants	9,181		9,181		
Adjusted Net Structural Surplus/(Deficit)	3,214	1,746	1,468		

Notes:

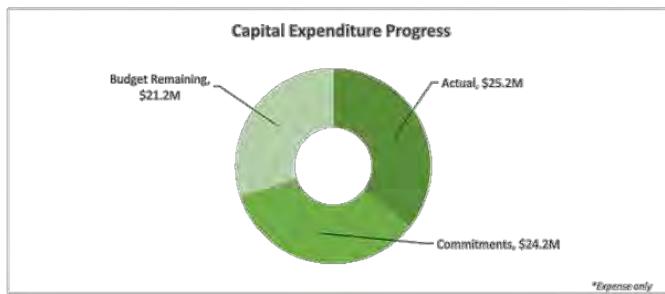
1. Developer contributions, operating grants used for capital projects, reserves & one off investment decisions not part of recurrent base budget or for future use on infrastructure projects

Capital Full Year Movement (2025-2026)

The table below shows the full year forecasted net capital expenditure of \$56.2M which is less than Budget by \$4.5M.

	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	60,929	70,613	9,684	AMP Kerbs and Reseal - one road on hold. Multiyear projects: Dwight Clubrooms and Changerooms 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	56,170	60,660	4,490	

	Full Year Forecast \$'000	Full Year Budget \$'000	Variance Less/ (Greater) \$'000	Explanation of variance where considered material
Buildings	4,446	5,957	1,511	Multiyear projects: Dwight Clubrooms and Changerooms gated to detail design and construction will continue into 2026/27, Kalara clubroom renewal to continue in 2026/27.
Fleet	2,452	3,489	1,037	Vehicles to be ordered.
IT	1,267	1,359	92	
Northern CBD	102	118	16	
Other	2,443	2,093	(350)	Development works underway
Playford Alive	2,629	2,955	326	Savings
Parks	6,286	7,779	1,493	Multiyear projects: Munno Para Sportsground to continue in 2026/27
Stormwater	3,627	2,491	(1,136)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Streetscapes	9,920	11,079	1,159	Developer to carry out work on Stebonheath Rd, Eyre
Transport	21,659	23,139	1,480	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	1,339	201	(1,138)	Multiyear projects: Playford Water Business Expansion to continue in 26/27
Total Net Capital Expenditure	56,170	60,660	4,490	

Capital Expenditure Progress as at January

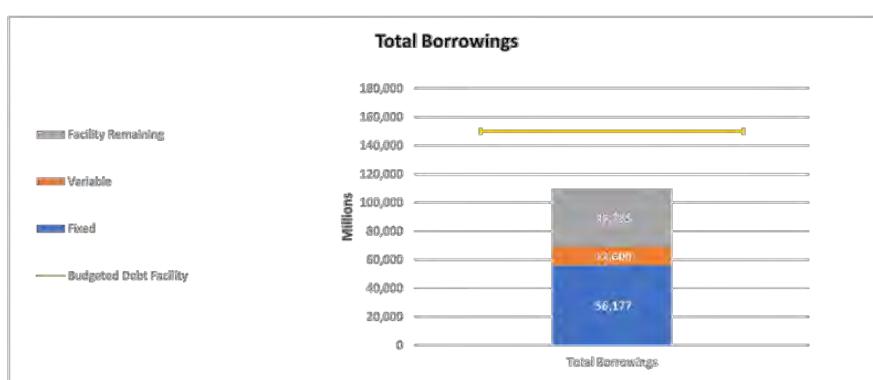
Borrowings/Investment Summary (2025/2026)**Debt Mix:**

As at January 2026 the balance of Council's short-term investments is \$0.2M.

Council's total borrowings as at the end of January 2026 are \$68.8M, comprising \$56.2M in fixed rate borrowings and \$12.6M of variable rate borrowings, total facilities accumulate to \$109.6M.

Total borrowings, net of repayments, have increased by \$4.2M from \$64.6M 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 \$80.8M.

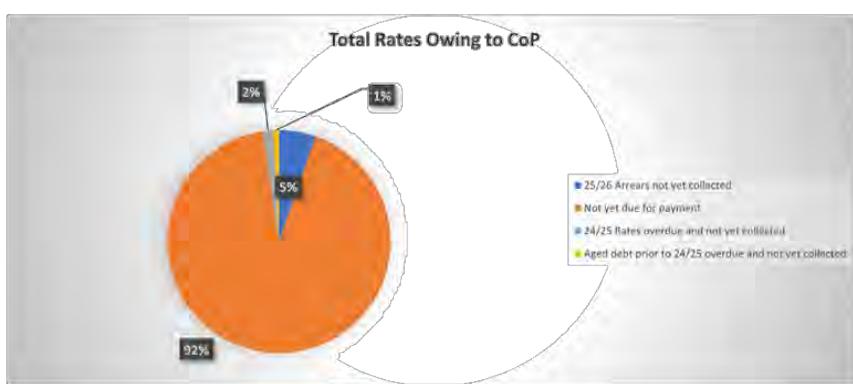
**Rates Recovery:**

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 \$52.2M (40.6%) as at January 2026 reflects an decrease of 1.3% compared to January 2025.

9.3% of ratepayers are proactively utilising Council's bill smoothing options including direct debit and centrepay.

0.9% of councils ratepayers have arrangements in place under councils hardship policy.



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 \$21.5M.

Below is a summary of the forecasted contributions, expenditure and estimated interest as at January 2026.

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	(590)	277	7,883
Stormwater Infrastructure Deed - Virginia	(171)			(6)	(177)
Stormwater Infrastructure Deed - Angle Vale	3,044	897	(5)	143	4,079
Stormwater Infrastructure Deed - Playford North Extension	(662)			(24)	(686)
Social Infrastructure Deed - Virginia	238	58		11	307
Social Infrastructure Deed - Angle Vale	2,288	216		91	2,595
Social Infrastructure Deed - PNE	1,545	736		83	2,364
Supplementary Local Roads	2,437	716	(606)	93	2,640
Playford Alive Initiative Fund	671	368	(64)	35	1,010
Urban fund tree	94	33		5	132
Gawler Rail Vegetation Offset	223		(20)	7	210
Other one-off Reserves	1,230		(95)	41	1,176
	17,206	4,951	(1,380)	756	21,533

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	Description	Target	Forecast	Adjusted Forecast	Budget	Indicates if indicator is within +/- 10% of target range
Operating Surplus Ratio	Gives an indication of Council's ability to service its operations from expected income, while maintaining long term financial sustainability.	Between 1% and 10%	2.9%	8.1%	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%	-3.9%	1.9%	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%	93.0%	93.0%	99.1%	
Net Financial Liabilities Ratio**	Shows the extent to which Council is managing its debt.	Between 50% and 160%	58.4%	55.3%	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%	3.0%	3.0%	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.						

15.4 SECOND BUDGET REVIEW 2025/26

Responsible Executive Manager : Luke Culhane

Report Author : Iolanda Calabrese

Delegated Authority : Matters for Information

Attachments : 1. Uniform Presentation of Finances 2026

PURPOSE

The purpose of the Second Budget Review 2025/26 is to adjust for any changes in circumstances and priorities since adoption of the First Budget Review in October 2025.

STAFF RECOMMENDATION

1. The Second Budget Review 2025/26, incorporating the Uniform Presentation of Finances 2026 (Attachment 1) be adopted.
2. Note the Second Budget Review 2025/26 consists of:
 - Revised operating expenditure of \$156.0M
 - An operating surplus of \$11.1M
 - A structural surplus of \$1.7M
 - Revised capital expenditure of \$80.3M supported by revenue (grant funding and third-party contributions) for new/upgraded assets of \$9.1M (a net capital budget of \$71.2M).
3. Note a revised balance sheet net asset movement of \$363.2M.
4. Note no change to the existing maximum debt facility of \$150.0M.
5. That Council notes the funding pathway for Curtis Road and Andrews Road Intersection Upgrade is through growth allocation.

EXECUTIVE SUMMARY

Following endorsement of the Second Budget Review 2025/26, all changes will be incorporated into end of month reporting. The impacts of the proposed changes on the operating and capital budgets are presented in the revised Uniform Presentation of Finances 2026 (Attachment 1).

1. BACKGROUND

In accordance with Regulation 9 of the *Local Government (Financial Management) Regulations 2011*, Council must reconsider its budget at least two (2) times throughout the year, between 30 September and 31 May, restating the impact in the Uniform Presentation of Finances 2026 (Attachment 1).

This is the second major budget reconsideration by Council for the 2025/26 financial year. The purpose of this review is to adjust the budget for any changes in circumstances and priorities since the adoption of the First Budget Review in October 2025.

The revised budget takes account of changed operating conditions and recent Council decisions which have an ongoing impact to Council's operating result.

Other non-permanent, once-off adjustments that do not result in a change to the ongoing budget, are not included in the revised budget. These are instead reported via forecasting in Council's monthly Budget Update Report.

All items included in the revised budget have considered Council's ability to deliver the work based on resourcing and capacity. Items included in this budget review include those projects that will continue into 2026/27 and require realignment of budget between financial years.

2. RELEVANCE TO STRATEGIC PLAN

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

This item ensures we meet 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 our community by illustrating how the Finance Strategy is achieving long term financial sustainability.

3. PUBLIC CONSULTATION

Council is not required to consult with the community concerning the Second Budget Review 2025/26. Financial information is provided to residents through the Annual Report and monthly Budget Update Reports presented to Council.

4. DISCUSSION

4.1 Operating Budget Review Recommendations

The Second Budget Review 2025/26 provides a revised operating surplus of \$11.113M, an operating decrease of \$0.005M. The structural surplus of \$1.751M is an increase of \$0.005M from the First Budget Review.

The Operating Budget has been adjusted for the following item:

- Operating expense savings associated with capital projects not delivered.

The table below summarises the impact of this update:

Operating Position 2025/26	Operating \$000's (Unfav)/Fav	Structural \$000's (Unfav)/Fav
Current Budget	11,108	1,746
Savings associated with capital projects no longer being delivered.	5	5
Total Value of Changes	5	5
Revised Budget Surplus	11,113	1,751

4.2 Capital Budget Review Recommendations

The 2025/26 Capital Budget was developed in conjunction with the 4-Year Delivery Plan.

The Second Budget Review 2025/26 is an opportunity to update project budgets based on Council resolutions, timing of works, additional budget requirements or projects no longer being delivered.

Summary	Capital Revenue \$000's	Capital Expense \$000's	Operating \$000's
Realignment of project budgets	-	969	-
Council Resolution	-	8,279	861*
Additional budget request on existing projects	-	759	63*
Projects not delivered	-	(342)	(5)
Total	-	9,665	919

*Proposed to be funded through growth allocation.

4.2.1 Approved projects via Council resolution

Curtis Road and Andrews Road Intersection Upgrade

The Curtis Road and Andrews Road Intersection Upgrade will deliver an upgraded, signalised intersection of Curtis Road and Andrews Road. This upgrade will include the realignment of Andrews Road to the north of Curtis Road to form a 4-way intersection, duplication of Curtis Road through the intersection treatment and the installation of traffic lights. Council funded its contribution to the detailed design of this intervention through the 2022/23 Annual Business Plan.

This project is identified within the Playford North Extension Growth Area Road Infrastructure Deed, with the cost distribution of the intervention attributing approximately 40% of the cost to Council and 60% to landowners through deed contributions.

As part of the adjoining Tudor Vale development, Council with the Department for Infrastructure and Transport (DIT) have been able to negotiate with the developer Daycorp to deliver the detailed design of this intersection concurrently with their development. The intent being also for the developer to progress with the construction of the intersection upgrade following detailed design, subject to agreements with DIT. The intersection upgrade is tied to the progression of latter stages of their development but holistically is critical to the entire Playford North Extension Growth Area. Progression of SA Water Infrastructure within the Andrews Road alignment has resulted in significant projected residential growth in this immediate locality.

A project group has been established, inclusive of Council staff, DIT, and the developer. The design is moving towards 100% completion and is close to tender for construction, subject to available funding.

The State Government has recently announced a commitment to funding their portion of the project. Funding Council's portion of this project will allow for progression of a key piece of growth infrastructure which is a significant pain point for our community.

The ongoing operating cost associated with works of \$860,761 is proposed to be funded through growth allocation.

*

Project	Resolution	Net Capital \$000's	Operating \$000's
Curtis Road and Andrews Road Intersection Upgrade	6421	8,279	861*
Total		8,279	861

**Proposed to be funded through growth allocation.*

4.2.2 Realignment of project budgets between financial years

Realigning project budgets between financial years based on actual work to be completed in the coming year and the updated schedule of works for the current year. This includes works already committed through purchase orders or projects undertaken over multiple years. This change does not result in a change to the approved project budget.

Project	Net Capital \$000's	Operating \$000's
AMP net projects carry-in	5,500	-
New/Upgrade net projects carry-in	850	-
AMP net projects carry-outs	(472)	-
New/Upgrade net projects carry-outs	(4,909)	-
Total	969	-

4.2.3 Additional budget request on existing projects

ICT Priority Projects

ICT hardware associated with new positions.

Munno Para Sportsground Stage 1

Expenditure associated with \$0.75M State grant 'Power of Her – Infrastructure and Participation Program' towards construction of clubroom, synthetic soccer and multi-purpose oval at Munno Para Regional Sportsground. Grant revenue was recognised in the First Budget Review.

Project	Capital Revenue \$000's	Capital Expense \$000's	Operating \$000's
ICT Priority Projects	-	9	-
Munno Para Sportsground Stage 1	-	750	63*
Total	-	759	63

** Proposed to be funded through growth allocation.*

4.2.4 Projects not delivered

Unsealed Road Capping - Bevan Road

This project has been delivered by SA Water.

AMP - Angle Vale Bridge

Due to the failure of the Angle Vale Bridge, this project has been cancelled and replaced with a proposed placemaking project.

Project	Capital Revenue \$000's	Capital Expense \$000's	Operating \$000's
Unsealed Road Capping - Bevan Road	-	(63)	(5)
AMP – Angle Vale Bridge	-	(279)	-
		(342)	(5)

4.2.5 Capital Summary

Overall, a \$9.7M net increase to the Capital Budget is proposed as summarised in the table below:

Capital Budget 2025/26	Revenue \$000's	Expense \$000's	Net Capital \$000's
Current Budget	13,481	116,724	103,243
Approved BR1 Amendments	(3,528)	(46,111)	(42,583)
Realignment of project budgets	-	969	969
Council Resolution	-	8,279	8,279
Additional budget request on existing projects	-	759	759
Projects not delivered	-	(342)	(342)
Total Value of Changes	-	9,665	9,665
Revised Capital Budget	9,953	80,278	70,325

The table below summarises the net capital adjustment by new or renewal:

Capital Budget 2025/26	Original Budget \$000's	Net BR1 Change \$000's	Net BR2 Change \$000's	Revised Net Capital Budget \$000's
AMP	41,401	(3,356)	4,749	42,794
New/Upgraded Assets	61,842	(39,227)	4,916	27,531
Total Capital Budget	103,243	(42,583)	9,665	70,325

The table below summarises the net capital adjustment by Asset Class:

Asset Class	Original Budget \$'000	Net BR1 Change \$'000	Net BR2 Change \$'000	Revised Capital Budget \$000's
Building	12,748	(6,791)	(257)	5,700
Fleet	4,543	(1,054)	-	3,489
IT	663	696	9	1,368
NCBD	620	(502)	-	118
Other	1,537	556	(150)	1,943
Playford Alive	4,262	(1,307)	-	2,955
Parks	35,481	(27,702)	(2,715)	5,064
Stormwater	3,382	(891)	450	2,941
Streetscapes	10,678	401	(1,009)	10,070
Transport	26,202	(3,063)	13,107	36,246
Wetlands	3,127	(2,926)	230	431
Change in Capital Expenditure	103,243	(42,583)	9,665	70,325

4.3 Revised Balance Sheet Recommendations

The revised balance sheet reflects the updated capital position and considers changes in revenue and expenditure, that have a flow on impact to cash, infrastructure, property plant and equipment, borrowings, and equity.

4.4 Revised Debt Recommendations

The budget revisions result in a revised 30 June 2026 debt position of \$97.4M, \$47.0M lower than the original budget of \$144.4M. No change to the maximum debt facility of \$150.0M is required.

5. OPTIONS

Recommendation

1. The Second Budget Review 2025/26, incorporating the Uniform Presentation of Finances 2026 (Attachment 1) be adopted.
2. Note the Second Budget Review 2025/26 consists of:
 - Revised operating expenditure of \$156.0M
 - An operating surplus of \$11.1M
 - A structural surplus of \$1.7M
 - Revised capital expenditure of \$80.3M supported by revenue (grant funding and third-party contributions) for new/upgraded assets of \$9.1M (a net capital budget of \$71.2M).
3. Note a revised balance sheet net asset movement of \$363.2M.
4. Note no change to the existing maximum debt facility of \$150.0M.
5. That Council notes the funding pathway for Curtis Road and Andrews Road Intersection Upgrade is through growth allocation.

Option 2

1. That the Second Budget Review 2025/26, incorporating the Uniform Presentation of Finances 2026 (Attachment 1) be adopted with the following amendments:
 - _____
 - _____
 - _____
2. Note no change to the existing maximum debt facility of \$150.0M.

6. ANALYSIS OF OPTIONS

6.1 Recommendation Analysis

6.1.1 Analysis & Implications of the Recommendation

The recommendation ensures Council incorporates all known changes and issues that have arisen since the adoption of the First Budget Review in October 2025.

Risk Appetite

Regulatory Compliance

Council has a zero tolerance for non-compliance with applicable legislation including but not limited to: Local Government Act (LGA) 1999; Independent Commissioner Against Corruption (ICAC) Act 2012; Work Health & Safety (WHS) Act 2012; Environment Protection Act (EPA) 1993; Development Act 1993; Equal Employment Opportunity legislation; and Public Consultation legislation.

This decision will ensure Council meets its regulatory compliance where it must reconsider its budget at least two (2) times throughout the year, between 30 September and 31 May, restating the impact in the Uniform Presentation of Finances.

6.1.2 Financial Implications

The revised operating surplus is \$11.11M, an increase of \$0.005M, and structural surplus of \$1.75M, an increase of \$0.005M. Carry overs already have approved funding pathways so do not result in any change to the operating surplus.

6.2 Option 2 Analysis

6.2.1 Analysis & Implications of Option 2

Option 2 allows Council to adopt the Revised Budget and Uniform Presentation of Finance incorporating requested amendments.

6.2.2 Financial Implications

The financial impact under Option 2 is unknown and subject to any amendments requested by Council.

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 Revised Budget 2 \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
INCOME						
113,073 Rates	123,772	123,772	123,772	-	0%	
4,011 Statutory Charges	3,443	3,443	3,443	-	0%	
4,634 User Charges	4,518	4,518	4,518	-	0%	
199 Investment Income	89	89	89	-	0%	
1,353 Reimbursements	663	663	663	-	0%	
542 Other Income	258	258	258	-	0%	
31,570 Grants, Subsidies and Contributions - operating	23,574	24,564	24,564	-	0%	
6,719 Grants, Subsidies and Contributions - capital	8,383	9,103	9,103	-	0%	
- Net Gain - Equity Accounted Council Businesses	635	635	635	-	0%	
162,101 TOTAL INCOME	165,335	167,045	167,045	-	0%	
EXPENSES						
50,877 Employee costs	55,998	55,998	55,998	-	0%	
50,040 Materials, Contracts & Other Expenses	54,402	56,234	56,234	-	0%	
2,739 Finance costs	6,692	6,241	6,238	3	0%	
34,074 Depreciation, Amortisation and Impairment	37,365	37,268	37,266	2	0%	
2,599 Net Loss - Equity Accounted Council Businesses	196	196	196	-	0%	
140,329 TOTAL EXPENSES	154,653	155,937	155,932	5	0%	
21,772 Operating Surplus / (Deficit)	10,682	11,108	11,113	5		
(4,867) Asset Disposal & Fair Value Adjustments	-	-	(1,250)	(1,250)	0%	Loss from infrastructure disposal
9,527 Amounts Received Specifically for New or Upgraded Assets	11,480	7,539	7,539	-	0%	
53,977 Physical Resources Received Free of Charge	39,460	39,460	39,460	-	0%	
80,409 NET SURPLUS / (DEFICIT)	61,622	58,107	56,862	(1,245)	(2%)	
Other Comprehensive Income						
262,554 Changes in Revaluation Surplus - I,PP&E	53,489	53,489	417,945	364,456	681%	FY26 Revaluation was completed in Dec 25
Share of Other Comprehensive Income - Equity Accounted Council Businesses	-	-	-	-	0%	
(269) Other Equity Adjustments - Equity Accounted Council Businesses - Impairment (Expense) / Recoupments Offset to Asset Revaluation	-	-	-	-	0%	
262,285 Total Other Comprehensive Income	53,489	53,489	417,945	364,456	681%	
342,694 TOTAL COMPREHENSIVE INCOME	115,111	111,596	474,807	363,211	325%	

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 Revised Budget 2 \$000's	Variance Fav/ (Unfav)	Variance Fav/ (Unfav)	Explanation of variance where considered material
				\$000's	%	
CURRENT ASSETS						
2,871 Cash & Cash Equivalents	1,500	1,500	1,500	-	0%	
7,734 Trade & Other Receivables	8,143	8,310	8,298	(12)	(0%)	
223 Inventories	286	304	304	-	0%	
27 Other Financial Assets	29	29	29	-	0%	
1,280 Other current assets	1,128	1,316	1,316	-	0%	
362 Non-current assets classified as Held for Sale	4,387	8,787	12,557	3,770	43%	Timing of Land sale
12,497 TOTAL CURRENT ASSETS	15,473	20,246	24,004	3,758	19%	
NON-CURRENT ASSETS						
196 Financial Assets	167	167	167	-	0%	
16,492 Equity Accounted Investments in Council Businesses	16,810	16,931	16,931	-	0%	
2,242,831 Infrastructure, Property, Plant & Equipment	2,422,301	2,346,596	2,728,348	381,752	16%	\$412M revaluation uplift
35,815 Other Non-Current Assets	30,683	35,815	35,815	-	0%	
2,295,334 TOTAL NON-CURRENT ASSETS	2,469,961	2,399,509	2,781,261	381,752	16%	
2,307,831 TOTAL ASSETS	2,485,434	2,419,755	2,805,265	385,510	16%	
CURRENT LIABILITIES						
19,639 Trade & Other Payables	16,653	20,606	20,530	(76)	(0%)	
4,559 Borrowings	3,559	3,590	3,616	26	1%	
6,376 Provisions	6,739	6,704	6,704	-	0%	
30,574 TOTAL CURRENT LIABILITIES	26,951	30,900	30,850	(50)	(0%)	
NON-CURRENT LIABILITIES						
71,351 Long Term Borrowings	140,856	71,418	93,767	22,349	31%	Capital projects carryin
1,441 Long Term Provisions	1,364	1,376	1,376	-	0%	
72,792 TOTAL NON-CURRENT LIABILITIES	142,220	72,794	95,143	22,349	31%	
103,366 TOTAL LIABILITIES	169,171	103,694	125,993	22,299	22%	
2,204,465 NET ASSETS	2,316,263	2,316,061	2,679,272	363,211	16%	
EQUITY						
580,781 Accumulated Surplus	634,081	636,354	635,109	(1,245)	(0%)	
1,606,478 Asset Revaluation Reserves	1,664,648	1,659,967	2,024,423	364,456	22%	Transport and Street Scape revaluation
17,206 Other Reserves	17,534	19,740	19,740	-	0%	
2,204,465 TOTAL EQUITY	2,316,263	2,316,061	2,679,272	363,211	16%	

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 Revised Budget 2 \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
INFLOWS / (OUTFLOWS)		INFLOWS / (OUTFLOWS)	INFLOWS / (OUTFLOWS)			
CASHFLOWS FROM OPERATING ACTIVITIES						
Receipts						
113,126 Rates Receipts	123,379	123,289	123,289	-	0%	
4,011 Statutory Charges	3,406	3,297	3,297	-	0%	
4,952 User Charges	4,501	4,281	4,281	-	0%	
32,842 Grants, Subsidies and Contributions	23,583	24,331	24,331	-	0%	
199 Investment Receipts	89	91	91	-	0%	
1,456 Reimbursements	664	658	658	-	0%	
11,086 Other Receipts	354	256	256	-	0%	
Payments						
(51,089) Payments to Employees	(55,735)	(55,735)	(55,735)	-	0%	
(56,077) Payments for Materials, Contracts & Other Expenses	(53,353)	(55,117)	(55,117)	-	0%	
(2,739) Finance Payments	(6,691)	(6,241)	(6,237)	4	0%	Capital carry in back to 2025/26
57,767 NET CASH PROVIDED BY (USED IN) OPERATING ACTIVITIES	40,197	39,110	39,114	4	0%	
CASH FLOWS FROM FINANCING ACTIVITIES						
Receipts						
60,427 Proceeds from Borrowings	72,605	63,626	64,501	875	1%	Capital carry in back to 2025/26
26 Proceeds from Bonds & Deposits	-	-	-	-	0%	
Payments						
(75,918) Repayments of Borrowings	(34,413)	(64,413)	(43,013)	21,400	33%	Capital carry in back to 2025/26
Repayment of bonds and deposits						
(163) Repayment of Finance Lease Liabilities	(112)	(171)	(187)	(16)	(9%)	New leases
(15,628) NET CASH PROVIDED BY (USED IN) FINANCING ACTIVITIES	38,080	(958)	21,301	22,259	(2323%)	
CASH FLOWS FROM INVESTMENT ACTIVITIES						
Receipts						
1,104 Sale of Replaced Assets	-	-	-	-	0%	
780 Sale of Surplus Assets	18,560	14,160	1,562	(12,598)	(89%)	Timing of Land sale
7,110 Amounts Received Specifically for New/Upgraded Assets	11,415	7,595	7,596	-	0%	
3,905 Grants utilised for capital purposes	8,445	9,307	9,307	-	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)	(42,793)	(4,749)	(12%)	Capital carry in back to 2025/26
(30,326) Expenditure on New/Upgraded Assets	(75,323)	(32,569)	(37,485)	(4,916)	(15%)	Capital carry in back to 2025/26
(41,019) NET CASH PROVIDED BY (USED IN) INVESTMENT ACTIVITIES	(78,277)	(39,523)	(61,786)	22,263	56%	
1,120 NET INCREASE (DECREASE) IN CASH HELD	-	(1,371)	(1,371)	-	0%	
1,751 CASH AT BEGINNING OF REPORTING PERIOD	1,500	2,871	2,871	-	0%	
2,871 CASH AT END OF REPORTING PERIOD	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 Revised Budget 2 \$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	56,862	(1,245)	(2%)	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)	(2,534)	-	0%	
580,781 Balance at end of reporting period	634,081	636,354	635,109	(1,245)	(0%)	
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%	FY26 Revaluation was completed in Dec
(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	2,534	-	0%	
- Transfers from accumulated surplus	-	-	-	-	0%	
1,343 Transfer between Reserves	-	-	-	-	0%	
17,206 Balance at end of reporting period	17,534	19,740	19,740	-	0%	
2,204,465 TOTAL EQUITY AT END OF REPORTING PERIOD	2,316,263	2,316,061	2,679,272	363,211	16%	
580,781 Accumulated Surplus	634,081	636,354	635,109	(1,245)	(0%)	
1,623,684 Reserves	1,682,182	1,679,707	2,044,163	364,456	22%	FY26 Revaluation was completed in Dec
2,204,465 TOTAL EQUITY AT END OF REPORTING PERIOD	2,316,263	2,316,061	2,679,272	363,211	16%	

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 Revised Budget 2 \$000's	Variance Fav/ (Unfav) \$000's	Variance Fav/ (Unfav) %	Explanation of variance where considered material
	INCOME						
113,073	Rates	123,772	123,772	123,772	-	0%	
4,011	Statutory Charges	3,443	3,443	3,443	-	0%	
4,634	User Charges	4,518	4,518	4,518	-	0%	
199	Investment Income	89	89	89	-	0%	
1,353	Reimbursements	663	663	663	-	0%	
542	Other Income	258	258	258	-	0%	
6,719	Grants, Subsidies and Contributions - capital	8,383	9,103	9,103	-	0%	
31,570	Grants, Subsidies and Contributions - operating	23,574	24,564	24,564	-	0%	
	Net Gain - Equity Accounted Council Businesses	635	635	635	-	0%	
162,101	TOTAL INCOME	165,335	167,045	167,045	-	0%	
	EXPENSES						
50,877	Employee costs	55,998	55,998	55,998	-	0%	
50,040	Materials, Contracts & Other Expenses	54,402	56,234	56,234	-	0%	
2,739	Finance costs	6,692	6,241	6,237	(4)	(0%)	
34,074	Depreciation, Amortisation and Impairment	37,365	37,268	37,266	(2)	(0%)	
2,599	Net Loss - Equity Accounted Council Businesses	196	196	196	-	0%	
140,329	TOTAL EXPENSES	154,653	155,937	155,931	(6)	(0%)	
21,772	Operating Surplus / (Deficit)	10,682	11,108	11,114	6		
(9,181)	Net timing adjustment for general purpose grant funding	-	-	-	-		
(6,719)	Less: grants, subsidies and contributions - capital	(8,383)	(9,103)	(9,103)	-	0%	
5,872	Adjusted Operating surplus/ (deficit)	2,299	2,005	2,011	6	0%	
	Net outlays on existing assets						
(23,618)	Capital expenditure on renewal and replacement of existing assets	(41,401)	(38,044)	(42,793)	(4,749)	(12%)	Capital carry in back to 2025/26
(116)	Finance lease payments for right of use assets on existing assets	(121)	(184)	(201)	(17)	(9%)	New finance leases
34,074	add back Depreciation, Amortisation and Impairment	37,365	37,268	37,266	(2)	(0%)	
-	add back Proceeds from Sale of Replaced Assets	-	-	-	-		
10,340	Net Outlays on Existing Assets	(4,157)	(960)	(5,728)	(4,768)	497%	
	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)	(37,485)	(4,916)	(15%)	Capital carry in back to 2025/26
(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	9,103	-	0%	
7,110	add back Amounts Received Specifically for New and Upgraded Assets	11,415	7,596	7,596	-	0%	
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	1,562	(12,598)	(89%)	Timing of Land sale
(15,779)	Outlays on New and Upgraded Assets	(36,965)	(1,710)	(19,224)	(17,514)	(1024%)	
433	NET LENDING / (BORROWING) FOR FINANCIAL YEAR	(38,823)	(665)	(22,941)	(22,276)	(3350%)	

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 Revised Budget 2	Target	Comments - Non Adjusted
13.4%	Operating Surplus Ratio	<p>Performance Indicator This ratio expresses Council's operating result as a percentage of Council's total income <i>Adjusted for FA Grants prepaid grants</i></p>	6.5%	6.6%	6.7%	1%-10%	Within target
8.2%			N/A	1.2%	1.2%		Within target
10.0%	Structural Surplus Ratio	<p>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.</p>	1.3%	1.1%	1.1%	1%-4%	Within target
4.0%		<i>Adjusted for FA Grants prepaid grants</i>	N/A	-5.0%	-5.0%		\$9.2M financial assistance grant prepaid in FY25
57.1%	Net Financial Liabilities Ratio	<p>Debt Indicator This ratio shows net financial liabilities as a percentage of Total Operating Income. <i>Adjusted for FA Grants prepaid grants and capital grants that recognised as income</i></p>	96.4%	56.1%	69.4%	50%-160%	Within target
69.6%			N/A	63.5%	78.6%		Within target
2.3%	Interest Expense Ratio	<p>Debt Indicator Shows how much discretionary income is used to pay interest on borrowings</p>	5.4%	5.0%	5.0%	Between 0% and 8%	Within target
77.9%	Asset Renewal Funding Ratio	<p>Infrastructure Indicator This ratio shows whether or not Council is replacing assets at the rate as required in the Asset Management Plan.</p>	107.8%	99.1%	111.4%	Between 90% and 110%	Above target due to deferred AMP Program from 2024/25 carried over to 2025/26
186.7%	Cash Flow from Operations Ratio	<p>Infrastructure Indicator Measures whether Council is generating enough cash from its operations to cover the replacement of assets over time. <i>Adjusted for FA Grants prepaid grants</i></p>	119.0%	115.8%	115.8%	Between 90% and 110%	Above target due to short term higher level cash available from operating
157.0%			N/A	88.6%	88.6%		